City Council
Regular Meeting
AGENDA

Register for Ukiah City Council Regular Meeting at:

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After registering, you will receive a confirmation email containing information about joining the webinar. Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

August 18, 2021 - 6:00 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

2.a. A Moment of Silence for Ted Goforth, Former City of Ukiah Public Works Director.

Recommended Action: Hold a moment of silence for Ted Goforth, a former City of Ukiah Public Works Director.

Attachments:

1. Photo - Ted Goforth
2. Commendation - September 1, 1993
3. Government Day - February 4, 1992

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

3.a. Proclamation in Honor of the 101st Anniversary of the 19th Amendment to the United States Constitution.

Recommended Action: Read and Present Proclamation.

Attachments:

1. Proclamation

3.b. Certificate of Recognition for Frank Acosta for his 101 Years of Life Celebration and His Many Years of Service to Our Country and Community.

Recommended Action: Present certificate to Frank Acosta.

Attachments:

1. Certificate of Recognition

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

5.a. Approval of the Minutes for the July 21, 2021, Regular Meeting.

Recommended Action: Approve the Minutes of July 21, 2021, a Regular Meeting, as submitted.

Attachments:

1. 2021-07-21 Draft Minutes

5.b. Approval of the Minutes for the August 2, 2021, Special Meeting.

Recommended Action: Approve the Minutes of August 2, 2021, a Special Meeting, as submitted.

Attachments:

1. 2021-08-02 Draft Minutes - 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

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.

7.a. Report of Disbursements for the Month of June 2021.

Recommended Action: Approve the Report of Disbursements for the Month of June 2021.

Attachments:

1. June 2021 Summary of Disbursements
2. Account Codes for Reference
3. Object codes for Reference
4. June 2021 Disbursement Detail

7.b. Report of Disbursements for the Month of July 2021.

Recommended Action: Approve the Report of Disbursements for the Month of July 2021.

Attachments:

1. July 2021 Summary of Disbursements
2. Account Codes for Reference
3. Object codes for Reference
4. July 2021 Disbursement Detail

7.c. Approval of Settlement Agreement in the Amount of $13,391.33 with the Defense Logistics Agency Energy, an Agency within the United States Department of Defense, Related to the Erroneous Charges of Excise and Sales Tax on Department of Defense Fuel Purchases at the Ukiah Regional Airport.

Recommended Action: Approve settlement agreement in the amount of $13,391.33 with Defense Logistics Agency Energy, an agency within the United States Department of Defense.

Attachments:

1. Draft Settlement Agreement - Ukiah Final

7.d. Consideration of Adoption of Resolution Approving the Application to the CA Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 Per Capita Grant Program to Replace the Large Playground Structure at Todd Grove Park.

Recommended Action: Adopt Resolution approving an application to the CA Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 Per Capita Grant Program to secure funding to replace the large playground structure at Todd Grove Park.

Attachments:

1. Authorizing Resolution

7.e. Consideration of Adoption of Resolution Appointing James Bair to the Paths, Open Space, and Creeks Commission (POSCC).

Recommended Action: Adopt resolution appointing James Bair to the Paths, Open Space, and Creeks Commission (POSCC).

Attachments:

1. Policy Resolution No. 2014-48
2. Application
3. Nomination
4. Proposed Resolution

7.f. Report of the Purchase of Variable Frequency Drive (VFD) for the High Service Pump Station at the Water Treatment Plant (WTP) from Industrial Technical Services Inc. of La Miranda CA in the Total Amount of $97,255.41.

Recommended Action: Report of the purchase of a Variable Frequency Drive for the High Service Pump Station at the Water Treatment Plant from Industrial Technical Services Inc. of La Miranda CA in the total amount of $97,255.41.

Attachments:

1. HSP VFD Bid

7.g. Approval for the City Manager to Negotiate and Execute a Lease Agreement Between the City of Ukiah and the Ukiah Youth Baseball League Inc., for the Use of a Portion of Riverside Park.

Recommended Action: Approval for the City Manager to Negotiate and Execute a Lease Agreement Between the City of Ukiah and the Ukiah Youth Baseball League Inc., for the Use of a Portion of Riverside Park.

Attachments:

1. SULL lease agreement 2021

7.h. Approval of Amendment No. 2 to a Professional Services Agreement with PSOMAS for an Amount Not to Exceed $2,600 to Provide Land Surveying Services Related to the City's Annexation Efforts; and Approval of Corresponding Budget Amendment.

Recommended Action: Approve Amendment No. 2 to an existing Professional Services Agreement with PSOMAS for an amount not to exceed $2,600 for the provision of land surveying services related to the City's reorganization efforts. Also approve corresponding budget amendment.

Attachments:

1. COU_1920-138 - Signed Agreement
2. COU_1920-138 - Amendment #1 - Signed Agreement
3. COU_1920-138 - Amendment # 2 - Proposed

7.i. Adoption of Resolution of the City of Ukiah Establishing Two-Hour and Five-Hour Time Limits on Parking on Designated Streets Pursuant to Ukiah City Code Sections 7160, 7163, and 7164, Thereby Replacing 26 Five-Hour Spaces with Two-Hour Spaces, 11 Ninety-Minute Spaces with Two-Hour Spaces, and 9 Two-Hour Spaces with Five-Hour Spaces.

Recommended Action: Adopt a resolution of the City of Ukiah establishing a two-hour and five-hour time limit on parking on designated streets pursuant to Ukiah City Code sections 7160 and 7164, thereby replacing 26 five-hour spaces with two-hour spaces, 11 ninety-minute spaces with two-hour spaces, and 9 two-hour spaces with five-hour spaces.

Attachments:

1. 5-Hour 2- Hour Parking Resolution DV

7.j. Approval of Lease Agreement Between the City of Ukiah and Judy Chan for Use of Parks Maintenance Facilities at 185 Mason St, Ukiah.

Recommended Action: Authorize the City Manager to negotiate and execute a lease agreement between the City of Ukiah and Judy Chan for use of parks maintenance facilities at 185 Mason St, Ukiah.

Attachments:

1. Mason St Lease 2021

7.k. Approval of Agreement with Moss Adams, LLP for Accounting Review Services of Ukiah Waste Solutions, Inc., and Solid Waste Systems, Inc.

Recommended Action: Ratify the signature of, and authorize, the Finance Director to execute agreements with Moss Adams, LLP for accounting review services of Ukiah Waste Solutions, Inc., and Solid Waste Systems Inc.

Attachments:

1. City of Ukiah MA Nonattest SWS
2. City of Ukiah MA Nonattest UWS

7.l. Approve Contract Amendment with Thomas Hise, Architect, for Architectural Services for the Grace Hudson Museum in the Amount of $14,163, and Approve Corresponding Budget Amendment.

Recommended Action: Approve contract amendment with Thomas Hise, Architect, for architectural services for the Grace Hudson Museum in the amount of $14,163; and approve corresponding budget amendment.

Attachments:

1. GH Billing (62521)
2. Amendment 5 - Draft

7.m. Approval of Change Order #06 to CV Larsen Company in the Amount of $430,773.04 and Extend the Pressure Zone 2 South Reservoir Replacement Project, Specification No. 20-02 for a Total Revised Contract Amount of $1,206,724.09.

Recommended Action: Approve Change Order #06 to CV Larsen Company in the amount of $430,773.04 and extend the Pressure Zone 2 South Reservoir Replacement Project, Specification No. 20-02 for a total revised contract amount of $1,206,724.09.

Attachments:

1. February 3, 2021 Agenda Item 7f and Change Order #3
2. Spec20-02_CV Larsen COR_ 04AUG2021
3. Spec20-02_CV Larsen COR_ 09AUG2021
4. Spec20-02_CV Larsen COR_Cost Summary Table

7.n. Approval of Purchase of One (1) Set of Genesis Auto Extrication Tools from Municipal Emergency Services in the Amount of $30,834.41 per the Fiscal Year 2022 Capital Improvement Plan (CIP).

Recommended Action: Approve the purchase of one (1) set of Genesis auto extrication tools from Municipal Emergency Services (MES) in the amount of $30,834.41 as approved in the Fiscal Year 2022 Capital Improvement Plan (CIP).

Attachments:

1. Sole Source Agreement MES 2021
2. MES-Genesis Tool Quote 7 14 21

7.o. Approval of Purchase of One (1) Breathing Air Compressor from Bauer Compressors in the Amount of $55,131.81 per the Fiscal Year 2022 Capital Improvement Plan (CIP).

Recommended Action: Approve the purchase of one (1) breathing air compressor from Bauer Compressors in the amount of $55,131.87 as approved in the Fiscal Year 2022 Capital Improvement Plan (CIP).

Attachments:

1. Bauer Quote

7.p. Approval of Lease Purchase of Two (2) 2021 North Star 147-1 Type 1 Ambulances from Braun NW Inc., in the Amount of $382,410.00 Plus Tax per the Fiscal Year 2022 Capital Improvement Plan (CIP) and Approval of Corresponding Budget Amendment(s).

Recommended Action: Approve the lease purchase of two (2) North Start 147-1 type 1 Ambulances from Braun NW Inc. through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing program, in the Amount of $382,410.00 plus tax per the Fiscal Year 2022 Capital Improvement Plan (CIP) and approval of corresponding budget amendment(s).

Attachments:

1. Ukiah Valley FA_HGAC_Prop_6-17-21 from Braun NW

7.q. Report of Acquisition from Western Fire Supply in the Amount of $23,776.04 for a Solo Rescue SCBA-Decon Washer.

Recommended Action: Receive notification of the purchase of one Solo Rescue Decon Washer for decontamination and sanitation of the Self-Contained Breathing Apparatus (SCBA) in the amount of $23,776.04 from Western Fire Supply.

Attachments:

1. SCBA Quotes- E37917 (002) (1)
2. Decon Washer Purchase Order

7.r. Notification of Change Order #2 to Coastal Mountain Electric in the Amount of $15,700.62 for Design Changes due to Unidentified Obstacles with the Electric Service Transfer from Overhead to Underground on State Street, and Approve Corresponding Budget Amendment.

Recommended Action: Receive notification of Change Order #2 to Coastal Mountain Electric in the amount of $15,700.62 for design changes due to unidentified obstacles with the electric service transfer from overhead to underground on State Street, and approve corresponding budget amendment.

Attachments:

1. Change Order #2

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)

11.a. Consideration and Possible Introduction by Title Only of Proposed Ordinance Amending Division 9, Chapter 2 of the Ukiah Municipal Code to Execute General Plan Housing Element Implementation Tasks and Comply with New State Housing Laws; and Consideration of Adoption of Resolution Approving Initial Study/Negative Declaration and General Plan Amendment No. 21-01 to Allow for Increased Density and Lot Coverage in Compliance with the General Plan Housing Element and State Housing Laws.

Recommended Action: 1) Decide on the minimum duplex parking requirement of either 1 or 1.5 space(s) per unit; and 2) approve the Initial Study/Negative Declaration (IS/ND); and 3) adopt Resolution approving IS/ND and General Plan Amendment No. 21-01 to allow for increased density and lot coverage in compliance with the General Plan Housing Element and State housing laws; and 4) introduce by title only the draft Ordinance Amending Division 9, Chapter 2 of the Ukiah Municipal Code to Execute General Plan Housing Element Implementation Tasks and comply with new State housing laws.

Attachments:

1. Draft Ordinance
2. Draft Resolution
3. PC Staff Report and Attachments
4. Draft ISND
5. ISND_Reduced Duplex Parking
6. Revised Table 1- Summary of Proposed Zoning Code Amendments

12. UNFINISHED BUSINESS

12.a. Receive Status Report and Consider Any Action or Direction Related to the Novel Coronavirus (COVID-19) Emergency Including Operational Preparedness and Response; Continuity of City Operations and Services; Community and Business Impacts; and Any Other Related Matters.

Recommended Action: Receive status report and consider any action or direction related to the Novel Coronavirus (COVID-19) Emergency including operational preparedness and response; continuity of City operations and services; community and business impacts; and any other related matters.

Attachments: None

13. NEW BUSINESS

13.a. Discussion and Consideration of Possible Approval of Sale of C & S Holdings' Stock to Waste Connections US, Inc., and Possible Approval of Sale Agreement, Based on Availability of Information and Staff Recommendations at the time of the August 18th, City Council Meeting.

Recommended Action: Approve Sale of C & S Holdings' stock to Waste Connections US, Inc., and Approve Sale Agreement, based on Staff recommendations at the time of the August 18th, City Council Meeting.

Attachments: None

13.b. Receive Updates on City Council Committee and Ad Hoc Assignments, and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad Hoc(s).

Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s).

Attachments:

1. 2021 City Council Special Assignments

14. CLOSED SESSION - CLOSED SESSION MAY BE HELD AT ANY TIME DURING THE MEETING

14.a. **Conference with Legal Counsel—Anticipated Litigation**
(Government Code Section 54956.9(d)(2)or(4))
Significant exposure to litigation pursuant to paragraph (2) or (4) of subdivision (d) of Section 54956.9. Consideration of potential litigation arising from emergency drought declaration. (Government Code Section 54956.9(e)(2)): (Number of potential cases: 1)
Recommended Action: Confer in Closed Session

Attachments: None

14.b. **Conference with Legal Counsel—Anticipated Litigation**
(Government Code Section 54956.9(d)(2)or(3))
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Number of potential cases: 1)
Recommended Action: Confer in Closed Session

Attachments: None

14.c. **Conference with Legal Counsel—Anticipated Litigation**
(Government Code Section 54956.9(d)(2)or(3))
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1 potential case, involving possible termination of construction contract for cause)
Recommended Action: Confer in Closed Session

Attachments: None

14.d. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUK-CVPT-2018-70200
Recommended Action: Confer in Closed Session

Attachments: None

14.e. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUK-CVPT-20-74612
Recommended Action: Confer in Closed Session

Attachments: None

14.f. **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
Recommended Action: Confer in Closed Session

Attachments: None

14.g. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 003-500-19; 003-190-08; 057-050-12; 157-050-11; 157-060-003; 001-040-83;157-050-03, 157-060-02, 157-050-04, 157-050-03, 157-030-02, 157-050-01, 157-050-02, 157-050-10, 157-050-09, 157-070-01, 157-070-02, 003-190-01; 003-181-01; 003-582-38
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Dave Hull and Ric Piffero
Under Negotiation: Price & Terms of Payment
Recommended Action: Confer in Closed Session

Attachments: None

14.h. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 184-090-07-00 and 184-100-04-00
Negotiator: Sean White, Water Resources Director and Sage Sangiacomo, City Manager;
Negotiating Parties: Noble Vineyard Management
Under Negotiation: Instruction to negotiator will concern price and terms of payment.
Recommended Action: Confer in Closed Session

Attachments: None

14.i. **Conference with Labor Negotiator (54957.6)**
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units
Recommended Action: Confer in Closed Session

Attachments: None

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.

Kristine Lawler, CMC/City Clerk
Dated: 8/13/21

TED GOFORTH

City of Ukiah

Commendation

This City of Ukiah Commendation is presented on this 1st day of September, 1993, to:

TED GOFORTH

In appreciation for 37 years of dedicated service to the City of Ukiah.

Since joining the City in October of 1956, as an Engineering Aide, you continued in your course as a loyal and dedicated public servant.

Your hard work, innovative spirits, and professionalism took you up through the ranks as you became Junior Civil Engineer in July of 1958; Assistant Civil Engineer in August of 1965; Public Works Supervisor in May of 1966; Deputy Director of Public Works in 1974; and Director of Public Works in July of 1990.

You have been involved in innumerable projects; however, some of the more noteworthy projects in which you had a vital role include:

- *Bringing to fruition the Agreements between the City of Ukiah, Willow, and Millview Water Districts*
- *Completion of the City's new Water Filtration Plant*
- *Initiating the City's new Advanced Wastewater Treatment Plant project*
- *Completion of the Carousel Sewer Project, a joint venture with the Ukiah Valley Sanitation District*
- *Reconstruction of the Ukiah Civic Center.*

NOW, THEREFORE, I, Fred Schneiter, Mayor of the City of Ukiah, on behalf of my fellow City Councilmembers, Richard Shoemaker, James Wattenburger, Sheridan Malone, Jim Mastin, and the people of the City of Ukiah, do hereby commend you, Ted Goforth, for your exemplary commitment to the citizens of Ukiah while performing your duties as a well-respected employee of the City of Ukiah these past 37 years.

Fred Schneiter, Mayor

TED GOFORTH

October 22, 1956	Hired as Engineering Aide (Brush cutter on survey crew)
July 1, 1958	Promoted to Jr. Civil Engineer
1960	Promoted to Assistant Civil Engineer
April 27, 1966	Promoted to Public Works Supervisor
1970	Began his "acting career" by filling in for Al Kruth when he was out of the office
August 1, 1975	Promoted to Deputy Director of Public Works
July 8, 1990	Promoted to Director of Public Works

Certificates

Received Grades I, II, III, and IV Water Treatment Certifications from the State Health Department.

Duties and Accomplishments

Managed the Public Works Department, including the Water, Sewer, Street, Sewer Treatment Plant, and Garage Divisions
Completed the Millview and Willow Water Agreements
Completed the Wastewater Treatment Plant Project
Supervised operations at the Landfill
Participated in the Landfill permitting process
Served as Ukiah Valley Sanitation District Liaison
Completed the Carousel Sewer Extension Project
Participated in the Civic Center Reconstruction Project
Completed the drilling and construction of City Well Nos. 5 and 6
Supervised the original Ranney Collector construction
Inspected many water main construction projects early in his career
Developed the backflow prevention ordinance and program
Supervised construction of water mains and irrigation system on the Golf Course "back nine"

Personal Information

Married to Charlene for 36 years
5 children, 6 grandchildren
Member of the Lions Club since 1968 (25-year member)

Hobbies

Farming
Outdoor sports
Hunting
Fishing

3:PER\GOFORTH

February 4, 1992

GOVERNMENT DAY

Ted L. Goforth
Director of Public Works

PERSONAL HISTORY

I have been employed with the City of Ukiah since leaving college in 1956, over 35 years ago. My first job with the City was with a survey crew with the City Engineering Department. Approximately one (1) year later I was promoted to Junior Civil Engineer with primary responsibilities for construction inspection. Approximately two (2) years later I was promoted to Assistant Civil Engineer assigned to planning, right-of-way acquisition, design and construction management of many public works projects, including water, sewer and street system improvements. In that capacity I also performed a system appraisal and participated in negotiations for sale of the municipal gas system to Pacific Gas and Electric Company.

In 1966, I had the opportunity to broaden my management experience by being promoted to Public Works Superintendent. In this position I was responsible for planning, budgeting and supervising field and office activities of the Streets, Water, Sewer, Airport and Municipal Garage Divisions of the Public Works Department. During that time the Public Works Department also was called upon to perform many other services for the City. For example, the Dial-a-Ride Taxi system now operated by the Mendocino Transit Authority (MTA) originated as a concept in our department and became a highly successful mode of transportation for City residents. For about three (3) years our Department was called upon to supervise all maintenance activities of the City's parks and Golf Course until that division could rebuild itself and become self-sufficient once again.

The position of the Public Works Supervisor was later upgraded to Deputy Director of Public Works upon the addition of the landfill operations to our Department. Upon the resignation of the former Public Works Director almost two years ago I was extremely fortunate to have been selected to fill the position. I view this promotion as the highlight of my career and a culmination of a lot of hard work, perseverance and dedication to the City of Ukiah and its wonderful residents.

Preparation for my career began in High School where I concentrated on higher mathematics, science, and problem solving classes. I attended and graduated from Santa Rosa Junior College on a Leadership and Educational Scholarship with a major in Civil Engineering. Since that time I have earned an equivalent to an AA Degree in Business Management from Santa Rosa and Mendocino Community Colleges. Also, I was awarded a diploma from the International Correspondence Schools for completion of a Civil Engineering curriculum with a Highway Engineering major. I have participated in many continuing education classes focused on water supplies, sewage collection and disposal, street maintenance and Public Works Administration and Supervision.

The things that I like best about my job as Public Works Director is the opportunity to help provide the community with long-range planning and improvement of its facilities in terms of assuring a reliable and environmentally-sound cost-effective water, sewer, streets and solid waste disposal systems. Interaction with the public, the City Council, other governmental officials, as well as City Staff is a highlight of my position.

PUBLIC WORKS DEPARTMENT MISSION

The primary mission of the Public Works Department is to provide to the residents of the City the highest possible level of service at the least cost while also giving due consideration to the needs of future generations in terms of adequacy of water supplies, wastewater treatment capacity and landfill capacity.

The Public Works Department plans, budgets and manages the operation, maintenance and construction activities of the water system, including production, treatment, transmission, storage and distribution of water to over 14,500 customers and the collection, treatment and disposal of wastewater from more than 19,000 customers in the City of Ukiah and the Ukiah Valley Sanitation District; supervises the maintenance, cleaning and repair of almost 60 miles of City streets, including curbs, gutters, sidewalks, street name signs, traffic signs, and street trees; manages the municipal vehicle and construction equipment fleet consisting of over 225 pieces ranging from Police cars to lawn maintenance equipment to heavy construction equipment; and, the City-owned 110-ton per day Solid Waste Disposal facility, including planning, budgeting and supervision of the maintenance and operations of the landfill activities while assuring compliance with State and Federal regulations.

PUBLIC WORKS DEPARTMENT BUDGET

The overall Public Works budgets includes:

1. Water, $1.2 million.
2. Sewer, $1.0 million.
3. Solid Waste Disposal, $1.3 million.
4. Municipal Fleet Maintenance, $0.6 million.
5. Street Maintenance Activities, $0.3 million.

Total of $4.2 million.

Our department has approximately 30 full-time employees and two (2) part-time trainees. In addition, the City is very fortunate that the California Conservation Corps has provided our Department almost 2,000 hours of labor during the past year for special maintenance projects throughout the City.

CURRENT PROJECTS/PROGRAMS

Some of the major construction projects and programs currently underway include:

a. Construction of a 6 MGD Water Treatment Facility anticipated to be completed in March, 1992, at a cost of $2.8 million.

b. Planning and design of a wastewater treatment plant expansion and upgrading project scheduled for construction in 1993 at a cost of about $5.5 million.

c. Major emphasis has been placed on recycling and waste diversion activities to assure compliance with the goals set forth in AB 939, ie., 25% reduction of waste by 1995 and 50% reduction by 2000.

PUBLIC WORKS ISSUES

Major issues facing the City and the Public Works Department in the near term are:

a. Landfill capacity crisis.

b. Implementation of the draft final Source Reduction and Recycling Element, Household Hazardous Waste Element and Siting Element for a new regional landfill facility.

c. New regulations and increasing fees being passed down to local agencies by the State and Federal governments.

d. Addition of advanced wastewater treatment at the Wastewater Treatment Plant to meet new effluent discharge standards of the Regional Water Quality Control Board.

R:PW12
GOVERNMENT DAY

Agenda Item No: 3.a.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2020-517

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Proclamation in Honor of the 101st Anniversary of the 19th Amendment to the United States Constitution.

DEPARTMENT: City Clerk **PREPARED BY:** Kristine Lawler, City Clerk
PRESENTER: Councilmember Mari Rodin.

ATTACHMENTS:
1. Proclamation

Summary: The City Council will present a proclamation recognizing the work of the Mendocino Women's Political Coalition, MWPC and the centennial celebration of the 19th Amendment to the U.S. Constitution.

Background: The year 2021 marks the 101st anniversary of the passage of the 19th Amendment, guaranteeing and protecting women's constitutional right to vote. This historic centennial offers an unparalleled opportunity to commemorate a milestone of democracy and to explore its relevance to the issues of equal rights today. The Women's Vote Centennial Initiative, a collaboration of women-centered institutions, organizations, and scholars from across the US, works to ensure that this anniversary, and the 72-year fight to achieve it, are commemorated and celebrated throughout the United States.

Discussion: Staff recommends that Councilmember Rodin read and present the proclamation.

Recommended Action: Read and Present Proclamation.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

PROCLAMATION

CITY OF UKIAH

RECOGNIZING 101ST ANNIVERSARY OF THE 19TH AMENDMENT

WHEREAS, In August 1920, the 19th Amendment to the United States Constitution was passed, granting women the right to vote; therefore, this year marks the 101st Anniversary; and

WHEREAS, women suffragists including Alice Paul, who fought for and won the right of women to vote, should be respected and honored for their momentous struggle and victory; and

WHEREAS, part of the mission of The American Association of University Women (AAUW), The Mendocino Women's Political Coalition (MWPC), The Soroptimist and The League of Women Voters (LWV) is to promote equality for all women and getting the right to vote has been instrumental in advancing women's rights; and

WHEREAS, since the founding of these organizations, they have encouraged women to take advantage of their right to vote to make their voices heard; and

WHEREAS, The American Association of University Women, The Mendocino Women's Political Coalition, The Soroptimist and The League of Women Voters (LWV) urge all citizens of Mendocino County, all civic and fraternal groups, all educational associations, all news media, and other community organizations to join this salute to women gaining the right to vote, and to encourage and promote the celebration of the achievements of all women as they contribute daily to our economic, civic, and cultural purposes; and

WHEREAS, On August 20th, the public is invited to attend a free showing of the motion picture, "Iron Jawed Angel," at 5:30 p.m. at the Matheson Theater in Mendocino in recognition of the 101st Anniversary of the 19th Amendment; and

WHEREAS, On August 21st, the public is invited to the Kelley House lawn in Mendocino to participate in a celebration in recognition of the101st Anniversary of the 19th Amendment; and

WHEREAS, On August 23rd, a banner will be put up at the Ukiah Civic Center commemorating The 101st Anniversary of the 19th Amendment.

THEREFORE BE IT RESOLVED, the City Council of the City of Ukiah does hereby recognize the 101st Anniversary of the 19th Amendment and urge all residents to participate in the scheduled events.

Signed and sealed, this 18th day of August
in the year Two Thousand and Twenty-one.

Juan V. Orozco
City Council, Mayor

Agenda Item No: 3.b.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-992

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Certificate of Recognition for Frank Acosta for his 101 Years of Life Celebration and His Many Years of Service to Our Country and Community.

DEPARTMENT: City Clerk **PREPARED BY:** Kristine Lawler, City Clerk
PRESENTER: Mayor Juan V. Orozco

ATTACHMENTS:

1. Certificate of Recognition

Summary: The City Council will present Frank Acosta a certificate in recognition of his 101 Years of Life Celebration and his many years of service to our country and community.

Background: Frank Acosta is a retired Navy Chief who served in World War II and the Korean War.

He received the Distinguished Flying Cross, which is awarded to U.S. and Foreign military personnel and civilians who have displayed extraordinary heroism while engaged in action against an enemy of the United States, in military operations involving conflict with a foreign force, or while serving with a friendly nation engaged in armed conflict against a force in which the United States is not a belligerent party.

Mr. Acosta also received four Air Medals, which are awarded to U.S. and civilian personnel for single acts of heroism or meritorious achievements while participating in aerial flight and foreign military personnel in actual combat in support of operations.

Discussion: The City Council will present Mr. Acosta with a Certificate of Acknowledgment for his extraordinary achievements and contribution to our country and community.

Recommended Action: Present certificate to Frank Acosta.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Larry Castillo - cousin to Mr. Acosta

Approved: Sage Sangiacomo, City Manager

City of Ukiah

CENTENNIAL

CERTIFICATE *of* RECOGNITION

THIS CENTENNIAL CERTIFICATE RECOGNIZES

Frank Acosta

FOR HIS LONGEVITY OF **101** YEARS OF LIFE, HIS ACHIEVEMENTS,

AND HIS CONTRIBUTION TO OUR COUNTRY AND COMMUNITY.

Juan V. Orozco, Mayor

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
Virtual Meeting Link: https://attendee.gotowebinar.com/rt/3862698010362077965
Ukiah, CA 95482
July 21, 2021
6:00 p.m.

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1. ROLL CALL

Ukiah City Council met at a Regular Meeting on July 21, 2021, having been legally noticed on July 16, 2021. The meeting was held virtually at the following link:

https://attendee.gotowebinar.com/rt/3862698010362077965.

Mayor Orozco called the meeting to order at 6:02 p.m. Roll was taken with the following **Councilmembers Present:** Mari Rodin, Josefina Dueñas, Jim O. Brown, and Juan V. Orozco. **Councilmember Absent by Prearrangement:** Douglas F. Crane, **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR OROZCO PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Orozco.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Presentation: City of Ukiah and Ukiah Unified School District (UUSD) Summer School Partnership.

Presenters: Jake Burgess, Recreation Supervisor and Daniel Spence, Seasonal Programs Coordinator.

Presentation was received.

b. Presentations by Mendocino County Staff Regarding Project Homekey and the Homeless Outreach Team.

Presenters: Shannon Riley, Deputy City Manager and Megan Van Sant, Mendocino County's Health and Human Services Agency (HHSA),Senior Program Manager.

Public Comment: Mendocino County 2nd District Supervisor Maureen (Mo) Mulheren.

Presentations were received.

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

a. Approval of the Minutes for the July 21, 2021, Regular Meeting/

Motion/Second: Brown/Rodin to approve Minutes of July 21, 2021, a regular meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: Crane. ABSTAIN: None.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

a. Annual Report Regarding Boards and Commissions Term Expirations and Appointments; and Adoption of Resolution *(2021-32)* Reappointing Cynthia Coale to the Design Review Board and Henry Sadowski to the Parks, Recreation, and Golf Commission – *City Clerk.*

b. Approval of Contract Amendment #3 *(COU No. 1617-133-A3)* to SHN Consulting Engineers and Geologists, Inc. in the Amount Not To Exceed $49,200 for Additional Engineering Design and Construction Management Services for the Pressure Zone 2 South Reservoir Rehabilitation/Replacement Project, and Corresponding Budget Amendment – *Water Resources.*

c. Notification to City Council of Purchase Order #47221 issued to Vaughan's Industrial Repair, Inc. to Rebuild a 10" Fairbanks Morse VTSH Pump for the Waste Water Treatment Plant in the Amount of $16,053.81 – *Water Resources.*

d. Approve Notice of Completion for Wahlund Construction, Inc. for the Downtown Streetscape Utilities Project, Specification 19-17, and Direct the City Clerk to File the Notice of Completion with the County Recorder – *Public Works.*

e. Consideration and Approval to Unfreeze the Full-Time Assistant Facility Administrator Classification, and Approval of Corresponding Budget Amendments – *Human Resources/Risk Management.*

f. Approval of Contract *(COU No. 2122-077)* in the Amount of $140,000 with Larry Walker and Associates for Technical Permitting Assistance Related to the City's National Pollutant Discharge Elimination System (NPDES) Permit and Recycled Water Permit – *Water Resources.*

g. Approval of the Purchase of Filter Media for the Advanced Water Treatment (AWT) Filters at the Wastewater Treatment Plant (WWTP) from WesTech Inc. of Salt Lake City, UT in the Total Amount of $37,080.00 – *Water Resources.*

h. Approval of Contract *(COU No. 2122-078)* with Stone Creek Environmental Consulting in the Amount of $26,020 for Engineering Services Related to the Municipal Separate Storm Sewer Systems Permit Issued by the North Coast Regional Water Quality Control Board – *Public Works.*

Council Direction for Staff to agendize an item to discuss the Design Review Board.

Motion/Second: Rodin/Brown to approve Consent Calendar Items 7a-7h with the alternate resolution for agenda item 7a. Motion ***carried*** by the following roll call votes: AYES: Rodin, Dueňas, Brown, and Orozco. NOES: None. ABSENT: Crane. ABSTAIN: None.

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No audience comments were received.

9. COUNCIL REPORTS

No Council reports were received.

10. CITY MANAGER/CITY CLERK REPORTS

Presenters:

- **Gobbi Street Speeding Concerns** - Sage Sangiacomo, City Manager
- **Update of Drought and Water Conditions** – Sean White, Water Resources Director.
- **Construction Update** – Sage Sangiacomo, City Manager.

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11. PUBLIC HEARINGS (6:15 PM)

a. Annual Review and Adoption of Resolution Updating the Fee Schedule for Community Services; Including Recreation Programs, Sports Fields, Parks, Municipal Pools, Ukiah Valley Conference Center, and the Grace Hudson Museum.

Presenter: Jake Burgess, Recreation Supervisor.

PUBLIC HEARING OPENED AT 8:16 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 8:16 P.M.

Motion/Second: Brown/Rodin to adopt the Resolution *(2021-33)* updating the fee schedule for Community Services; including recreation programs, sports fields, parks, municipal pools, Ukiah Valley Conference Center, and the Grace Hudson Museum. Motion **carried** by the following roll call votes: AYES: Rodin, Dueňas, Brown, and Orozco. NOES: None. ABSENT: Crane. ABSTAIN: None.

RECESS: 8:18 – 8:30 P.M.

Councilmember Duenas absent at 8:30 p.m.

12. UNFINISHED BUSINESS

a. Council to Receive Status Report on the Ukiah Valley Golf Course and Consider Approval of the 2021/2022 Capital Improvement Plan for the Ukiah Valley Golf Course, and to Consider Approval of an Amended Cart Barn Lease Agreement with the Ukiah Men's Golf Club, and a Corresponding Amendment to the Tayman Park Golf Group Agreement.

Presenters: Maya Simerson, Project Administrator and Roger Vincent, Ukiah Men's Golf Club President; and Frank Johnson, Tayman Park Golf Group;

Motion/Second: Brown/Rodin to approve the 2021/2022 Capital Improvement Plan for the Ukiah Valley Golf Course, and authorize the City Manager to Execute the Amended Cart Barn Lease Agreement *(COU No. 2122-079)* with the Ukiah Men's Golf Club and a corresponding Eighth Amendment *(COU No. 1617-112-A8)* to the Tayman Park Golf Group Agreement. Motion **carried** by the following roll call votes: AYES: Rodin, Brown, and Orozco. NOES: None. ABSENT: Crane and Dueňas. ABSTAIN: None.

Councilmember Duenas returned at 8:53 p.m.

b. Annual Report Regarding the Visit Ukiah Program and Authorization for City Manager to Negotiate and Execute Performance Agreement between the Greater Ukiah Chamber of Commerce and the City of Ukiah for Continued Administration of the Program for Fiscal Year 2021-22.

Presenters: Shannon Riley, Deputy City Manager and Katrina Kessen, The Greater Ukiah Business and Tourism Alliance Executive Director,

Motion/Second: Brown/Rodin to authorize the City Manager to negotiate and execute a performance agreement *(COU No. 2122-080)* between the Greater Ukiah Chamber of Commerce and the City of Ukiah for the continued administration of the program. Motion **carried** by the following roll call votes: AYES: Rodin, Dueňas, Brown, and Orozco. NOES: None. ABSENT: Crane. ABSTAIN: None.

c. Receive Status Report and Consider Any Action or Direction Related to the Novel Coronavirus (COVID-19) Emergency Including Operational Preparedness and Response; Continuity of City Operations and Services; Community and Business Impacts; and Any Other Related Matters.

Presenter: Tami Bartolomei, Office of Emergency Services Coordinator.

Report was received.

13. NEW BUSINESS

a. Consideration of Adoption of a Resolution Adopting the City of Ukiah Emergency Operations Plan.

Presenter: Tami Bartolomei, Emergency Management Coordinator.

Motion/Second: Brown/Rodin to adopt the resolution *(2021-34)* adopting the City of Ukiah Emergency Operations Plan. Motion **carried** by the following roll call votes: AYES: Rodin, Dueňas, Brown, and Orozco. NOES: None. ABSENT: Crane. ABSTAIN: None.

b. Designation of Voting Delegates and Alternates for the League of California Cities Annual Conference – September 22-24, 2021.

Presenter: Sage Sangiacomo, City Manager.

Motion/Second: Brown/Rodin to designate Mayor Orozco as the primary Voting Delegate to represent the City of Ukiah at the League of Cities Annual Conference being held on September 22-24, and Councilmember Duenas and Shannon Riley, Deputy City Manager, as the Alternates. Motion **carried** by the following roll call votes: AYES: Rodin, Dueňas, Brown, and Orozco. NOES: None. ABSENT: Crane. ABSTAIN: None.

c. Receive Updates on City Council Committee and Ad Hoc Assignments and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad hoc(s).

Presenter: Mayor Orozco.

Report was received.

d. Discussion and Possible Action Regarding the Cancellation of the August 4, 2021, Regular City Council Meeting with the Option for the Mayor and/or City Manager to Call for a Special Meeting on an Alternate Date if Time Sensitive Business Arises.

Presenter: Sage Sangiacomo, City Manager.

Motion/Second: Brown/Rodin to approve the cancellation of the August 4, 2021, Regular City Council Meeting with the option for the Mayor and/or City Manager to call for a special meeting on an alternate date if time sensitive business arises. Motion **carried** by the following roll call votes: AYES: Rodin, Dueňas, Brown, and Orozco. NOES: None. ABSENT: Crane. ABSTAIN: None.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 10:03 P.M.

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14. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(2)or(4))
Significant exposure to litigation pursuant to paragraph (2) or (4) of subdivision (d) of Section 54956.9. Consideration of potential litigation arising from emergency drought declaration. (Government Code Section 54956.9(e)(2)): (Number of potential cases: 1)

b. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(2)or(3))
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Number of potential cases: 1)

c. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(2)or(3))
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1 potential case, involving possible termination of construction contract for cause)

d. 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

e. Conference with Real Property Negotiators
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 003-500-19; 003-190-08; 057-050-12; 157-050-11; 157-060-003; 001-040-83;157-050-03, 157-060-02, 157-050-04, 157-050-03, 157-030-02, 157-050-01, 157-050-02, 157-050-10, 157-050-09, 157-070-01, 157-070-02, 003-190-01; 003-181-01; 003-582-38
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Dave Hull and Ric Piffero
Under Negotiation: Price & Terms of Payment

f. Conference with Real Property Negotiators
(Cal. Gov't Code Section 54956.8)
Property: APNs 184-090-07-00 and 184-100-04-00
Negotiator: Sean White, Water Resources Director and Sage Sangiacomo, City Manager;
Negotiating Parties: Noble Vineyard Management
Under Negotiation: Instruction to negotiator will concern price and terms of payment.

g. Conference with Labor Negotiator (54957.6)
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units

No report out was received.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 11:19 p.m.

_____
Kristine Lawler, City Clerk

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CITY OF UKIAH
CITY COUNCIL MINUTES
Special Meeting
Ukiah Valley Conference Center
200 South School Street
Ukiah, CA 95482
August 2, 2021
4:00 p.m.

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1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Ukiah City Council met at a Special Meeting on August 2, 2021, having been legally noticed on July 30, 2021. Mayor Orozco called the meeting to order at 4:04 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Mari Rodin, Josefina Duenas *(arriving at 4:25 p.m.)* and Juan V. Orozco. **Councilmembers Absent by Prearrangement:** Josefina Duenas, Jim O. Brown, **Staff Present:** Sage Sangiacomo, City Manager; Shannon Riley, Deputy City Manager David Rapport, City Attorney; and Kristine Lawler, City Clerk *(departing at 4:08 p.m.).*

MAYOR OROZCO PRESIDING.

The Pledge of Allegiance was led by Mayor Orozco.

2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comments were received.

THE CITY COUNCIL ADJOURNED FOR CLOSED SESSION AT 4:07 P.M.

3. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(2)or(4))
Significant exposure to litigation pursuant to paragraph (2) or (4) of subdivision (d) of Section 54956.9. Consideration of potential litigation arising from emergency drought declaration. (Government Code Section 54956.9(e)(2)): (Number of potential cases: 1)

b. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(2)or(3))
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Number of potential cases: 1)

c. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(2)or(3))
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1 potential case, involving possible termination of construction contract for cause)

d. 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

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e. Conference with Real Property Negotiators
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 003-500-19; 003-190-08; 057-050-12; 157-050-11; 157-060-003; 001-040-83;157-050-03, 157-060-02, 157-050-04, 157-050-03, 157-030-02, 157-050-01, 157-050-02, 157-050-10, 157-050-09, 157-070-01, 157-070-02, 003-190-01; 003-181-01; 003-582-38
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Dave Hull and Ric Piffero
Under Negotiation: Price & Terms of Payment

f. Conference with Real Property Negotiators
(Cal. Gov't Code Section 54956.8)
Property: APNs 184-090-07-00 and 184-100-04-00
Negotiator: Sean White, Water Resources Director and Sage Sangiacomo, City Manager;
Negotiating Parties: Noble Vineyard Management
Under Negotiation: Instruction to negotiator will concern price and terms of payment.

g. Conference with Labor Negotiator (54957.6)
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units

Staff was given direction.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:06 p.m.

_____
Kristine Lawler, City Clerk

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Agenda Item No: 7.a.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2019-82

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Report of Disbursements for the Month of June 2021.

DEPARTMENT: Finance **PREPARED BY:** Candice Rasmason, Accounts Payable
PRESENTER: Consent Calendar

ATTACHMENTS:
1. June 2021 Summary of Disbursements
2. Account Codes for Reference
3. Object codes for Reference
4. June 2021 Disbursement Detail

Summary: The Council will review and consider approval of the Report of Disbursements for the month of June 2021.

Background: Payments made during the month of June 2021 are summarized on the Report of Disbursements. Further detail is supplied on the Schedule of Bills, representing the four (4) individual payment cycles within the month.

Accounts Payable Check Numbers (City & UVFA):3042998-3043072; 3043073-3043151; 3043152-3043239; 3043240-3043320

Accounts Payable Wire Transfers: 44, 45

Payroll Check Numbers:508948-508995, 508996-509066

Payroll Manual Check Numbers: 508943-508947

Direct Deposit Numbers: (104930-105165 misprinted) 105166-105391; 105392-105632

Manual Direct Deposit Numbers: N/A

Void Check Numbers:3043044, 3043315

Void Direct Deposit Numbers: N/A

Discussion: This report is submitted in accordance with Ukiah City Code Division 1, Chapter 7, Article 1.

Attachment #1: June 2021 Summary of Disbursements
Attachment #2: Account Codes for Reference
Attachment #3: Object Codes for Reference
Attachment #4: June 2021 Disbursement Detail

Recommended Action: Approve the Report of Disbursements for the Month of June 2021.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

CITY OF UKIAH
REPORT OF DISBURSEMENTS
REGISTER OF PAYROLL AND DEMAND PAYMENTS
FOR THE MONTH OF JUNE

FUNDS:

100	General Fund	$902,692.09
101	GF-(Sub-Fund) Visit Ukiah	
105	GF-(SUBFUND) FIRE AUTHORITY	
110	Special General Fund	
120	Streets Capital Improvement	$582,875.31
200	City Adminstrative Services	$54,092.30
201	Worker's Comp Fund	
202	Liability Fund	
203	Garage Fund	$7,333.31
204	Purchasing Fund	$2,084.98
205	Billing & Collections Fund	$21,167.04
206	Public Safety Dispatch Fund	$817.76
207	Payroll Posting Fund	$294,425.18
208	Building Maintenance/Corp Yard Fun	$48,898.79
209	IT Fund	$18,464.99
220	Equipment Reserve Fund	
249	City Housing Bond Proceeds	
250	Special Revenue Fund	$0.00
251	Special Projects Reserve Fund	$1,120.00
253	CITY PROP 172	$15,306.18
300	Park Development Fund	
301	Anton Stadium Fund	$0.00
302	Observatory Park Fund	
304	Swimming Pool Fund	$0.00
305	Riverside Park Fund	$0.00
306	Skate Park Fund	$0.00
310	Museum Grants	
311	Alex Rorbaugh Recreation Center Fu	$1,833.65
312	Downtown Business Improvement Fu	
313	LMIHF Housing Asset Fund	
314	Winter Special Events	
315	Advanced Planning Fund	$0.00
500	2106 Gas Tax Fund	$324,304.91
501	2107 Gas Tax Fund	
503	2105 Gas Tax Fund	
505	Signalization Fund	
506	Bridge Fund	
507	1998 STIP Augmentation Fund	
508	SB325 Reimbursement Fund	
509	S.T.P. Fund	$13,609.86
510	Trans-Traffic Congest Relief Fund	
511	Rail Trail Fund	
600	Community Development Block Gran	
601	EDBG 94-333 Revolving Loan	
602	Community Development Fund	
603	08-HOME-4688	
604	CDBG Grant 09-STBG-6417	
605	11-HOME-7654 Fund	$0.00
606	CDBG Grant 10-EDEF-7261	
607	Prop 84 Grant Fund	
609	13-CDBG-8940	
610	City RDA Projects Fund	
613	Home Program Activities	
630	Asset Seizure Fund	$5,000.00
631	Asset Seizure Fund (Drug/Alcohol)	
633	H & S Education 11489(B)(2)(A1)	
634	Federal Asset Seizure Grants	
635	SUP Law Enforcement Service Fund	
636	CBTHP Officer	
637	Local Law Enforcement Block Grant	
638	Asset Forfeiture 11470.2 H & S	$901.57
639	Special Revenue - Police	
640	Parking District Fund	$965.12
691	Museum Fund	
695	Transfer Station Fund	

700	Sanitary Disposal Site Fund	$18,513.06
701	Landfill Corrective Fund	
702	Disposal Closure Reserve Fund	$27,996.02
704	Post Closure Fund - Solid Waste	
710	Ambulance Services Fund	$839.10
720	Golf Fund	$38,517.29
730	Confernence Center Fund	$6,192.13
750	Visit Ukiah	
777	Airport Fund	$25,132.79
778	Airport Capital Improvement Fund	
779	Special Aviation Fund	
800	Electric Fund	$1,080,525.84
801	Electric Capital Reserve Fund	$478,816.59
803	Lake Mendocino Bond Reserve	
805	Street Lighting Fund	$238,708.66
806	Public Benefits Fund	$6,667.57
807	Electric Capital & Trade Fund	$148.67
820	Water Fund	$99,824.42
822	Water Capital Improvement Fund	$175,202.20
830	Recycled Water Fund	$37,516.68
840	City/District Sewer Fund	$95,203.42
841	Sewer Contruction Fund	
843	Sewer Capital Fund	
900	Special Deposit Trust	$1,089.67
901	General Service (Accts Recv)	$15,116.36
902	U.S.W. Billing & Collection	$38,573.48
903	Public Safety - AB 109	$0.00
905	Federal Emergency Shelter Grant	
905	Mendocino Emergency Service Authority	
911	Russian River Watershed Association	
915	UVFD	$21,672.01
916	UVFD PROP 172	$4,679.28
917	UVFD Measure B	$4,548.38
918	UVFD Mitigation	$1,361.87
940	Sanitation District Special Fund	
942	Rate Stabilization - UVSD Fund	
943	Sanitation District Capital Improvement Fu	
952	REDIP Sewer Enterprise Fund	
960	Community Redevelopment Agency	
961	RDA Housing Pass-Through	
962	Redevelopment Housing Fund	
963	Housing Debt	
964	RDA Capital Pass-Through	
965	Redevelopment Capital Improvement Fun	
966	Redevelopment Debt Service	
967	Housing Bond Proceeds	
968	Non-Housing Bond Proceeds	
969	RDA Obligation Retirement Fund	$136,311.59
844/944	Sewer Capital Projects Fund	$296,780.15
	Retainage Withheld	$140,305.17
611	CDBG 16-CDBG-11147	

PAYROLL CHECK NUMBERS: 508948-508995
DIRECT DEPOSIT NUMBERS: 105166-105391
PAYROLL PERIOD: 5/16/21-5/29/21

PAYROLL CHECK NUMBERS: 508996-509066
DIRECT DEPOSIT NUMBERS: 105392-105632
PAYROLL PERIOD: 5/30/21-6/12/21

PAYROLL CHECK NUMBERS:
DIRECT DEPOSIT NUMBERS:
PAYROLL PERIOD:

VOID CHECK NUMBERS:
3043044, 3043315

MANUAL CHECK NUMBERS:
508943-508947

WIRE TRANSFER NUMBERS:
44, 45

TOTAL DEMAND PAYMENTS- A/P CHECKS	$5,286,135.44
TOTAL DEMAND PAYMENTS- EFT's	$280.00
TOTAL PAYROLL CHECKS & DIRECT DEPOSITS	$1,055,910.99
TOTAL PAYROLL EFT's (TAXES, PERS, VENDORS)	$625,082.88

* vendor name(if applicable)

TOTAL PAYMENTS	$6,967,409.31

CERTIFICATION OF CITY CLERK
This register of Payroll and Demand Payments was duly approved by the City Council on _____.

City Clerk

APPROVAL OF CITY MANAGER
I have examined this Register and approve same.

City Manager

CERTIFICATION OF DIRECTOR OF FINANCE
I have audited this Register and approve for accuracy and available funds.

Director of Finance

Account Code Summary

10000000	General Fund
10020210	Patrol
10020214	Police Reserves
10020216	COPS Grant
10020218	Police - CSO
10020224	Police - Major Crimes Task Force
10021210	Fire Administration
10021312	Fire Volunteer Station
10022100	Parks
10022300	Aquatics
10022800	Recreation
10022810	Recreation Administration
10022821	Adult Basketball
10022822	Adult Softball
10022824	Co-Ed Volleyball
10022831	Youth Basketball
10022832	Youth Softball
10022840	Day Camp
10022850	Classes & Clinics
10022860	Special Activities
10023100	Community Planning
10023320	Building Inspection
10024210	Engineering
10024214	Traffic Signals
10024224	Storm Drains
10024620	Streets
10112700	Visit Ukiah
20010000	City Council
20012100	City Manger
20012200	City-Wide Admin
20012300	Community Outreach
20012500	City Clerk
20012600	Economic Development
20012800	Emergency Management
20013200	Budget Management
20013210	Accounts Payable
20013220	Payroll
20013400	Accounting
20014000	City Attorney
20015100	City Treasurer
20016100	Human Resources
20112400	Worker's Compensation Fund
20212400	Liability Fund
20324100	Garage Fund
20413500	Purchasing Fund
20513300	Billing and Collections
20514000	Billing and Collections - City Attorney
20524412	Water Department - Meter Readers
20526430	Electric Department - Meter Readers
20620231	Ukiah Dispatch
20620232	Ft Bragg Dispatch
20700000	Payroll Posting Fund
20822500	Building Maintenance
20824300	Corporation Yard
20913900	IT Fund
22013300	FA Replace - Finance UB
22020200	FA Replace - Police Operations
22021210	FA Replace - Fire Administration
22022900	FA Replace - Information Technology
22024100	FA Replace - Garage
22024220	FA Replace - Streets
22024413	FA Replace - Water Distribution Cap
22024414	FA Replace - Water Distribution O&M
22024421	FA Replace - City Wastewater
25024210	Engineering Reserve
25024300	Corporation Yard Reserve
25122900	CIP - IT
25123100	CIP - Planning
25124210	CIP - Engineering
25124220	CIP - Streets
25124410	CIP - Water
25124421	CIP - City Wastewater
25126410	CIP - Electric
30022200	Park Development
30122210	Anton Stadium
30222220	Observatory Park
30522250	Riverside Park
30622260	Skate Park
30822280	Project Planning
31022700	Museum Grant
31122000	Alex Rorabaugh Recreation Center
31217100	Downtown Business Improvement District
50524210	Engineering - Signalization Fund
50624210	Capital Engineering
50824210	SB325 - Engineering
50824220	SB325 - Streets
50924210	STP - Engineering
50924220	STP - Streets
51024220	Trans - Traffic Slurry Seal
510X9999	Trans -Traffic Project
60217441	Grant - CDBG 602
60317442	Grant - HOME 603
60417441	Grant - CDBG 604
60517442	Grant - HOME 605

60517462	FTHB Activity Delivery
60517467	FTHB - PIR
60600000	CDBG Grant 10-EDEF-7261 Fund
60617441	Grant - CDBG 606
60617451	General Administration
60617452	AD ED Direct Financial Assistance
60617453	ED Direct Financial Assistance
60717443	Grant Prop 84
60724413	Prop 84 Water Distribution Cap
60900000	13-CDBG-8940
60917458	13-CDBG-8940
63020210	Asset Seizure Expenditure
63120210	Drug & Alcohol Education
63320210	H&S Asset Seizure Expenditure
63420250	Fed Asset Seizure Expenditure
63520210	SLESF
63820210	Asset Forfeiture 11470
64020213	Parking Enforcement
69122700	Museum
70024500	Landfill 700
70224500	Landfill Closure
70424500	Landfill Post closure
72022400	Golf
73022600	Conference Center
75017110	Visit Ukiah
77725200	Airport Operations
77817411	FAA Grant
80026100	Electric Administration
80026110	Electric Overhead
80026120	Electric Underground
80100000	Infrastructure
60517461	First Time Homebuyer Program
80026130	Electric Substation
80026140	Reimbursable Work for Others
80026200	Electric Metering
80026300	Electric Generation
80026312	Mendocino Hydro
80026330	Hydro Electric
80026400	Electric Administration
80026410	Electric General Administration
80026430	Interdepartmental Charges
80326330	Hydro Plant
80526610	Street Lighting
80626500	Public Benefit
82027110	Water
82027111	Water - Production O&M
82027113	Water - Distribution Capital
82027114	Water - Distribution O&M
82027115	Water - Production Capital
82227113	Water - Distribution Capital
84027220	Wastewater
84027221	Wastewater City - O&M
84027222	Wastewater City - Capital
84027225	Wastewater Treatment - O&M
84027226	Wastewater Treatment - Capital
84227220	Wastewater
84327222	Wastewater City - Capital
84427221	Wastewater City Capital - O&M
84427222	Wastewater City - Capital
90000000	Special Deposit Trust Fund
91190100	Russian River Watershed Assoc
96900000	Successor Agency

12102	INVENTORY OF SUPPLIES
12103	STORES PURCHASES
12104	INVENTORY - PURCHASES
12105	STORES ISSUES
51211	PERS UNFUNDED LIABILITY
51280	OVERTIME/CALLOUT MEALS
51285	CALLOUT MILEAGE REIMBURSEMENTS
52100	CONTRACTED SERVICES
52107	CONTRACTED SERVICES-EIR
52108	CONTRACT SERVICES-GPU
52110	AMBULANCE BILLING
52111	MAINT. CONTRCTS - DEFIBRULATOR
52112	M. S. OVERSIGHT
52113	PLANNING STUDIES
52114	COMPLIANCE STUDIES
52120	LABOR CHARGES FROM OTHER DEPAR
52130	EDUCATIONAL & MARKETING MATL'S
52131	ASSISTANCE TO SENIORS
52132	EMERGENCY ASSISTANCE
52133	MONTHLY DISCOUNT PROGRAM
52134	CONTRACT ADMINISTRATION
52135	ENERGY CONSERVATION PROGRAM
52136	PHOTOVOLTAIC RATES/INCENTIVE
52137	PUBLIC BENEFITS PROGRAM MGMT
52138	NCPA PUBLIC BENEFITS PROGRAM
52139	RESEARCH, DEVELOPMENT & DEMO
52140	LITIGATION EXPENSES
52145	DETACHMENT-SEWER-UVSD
52150	LEGAL SERVICES/EXPENSES
52151	AFLAC & PERS INSUR ADMIN FEES
52170	UKIAH WASTE SOLUTIONS
52171	RESIDENTIAL BILLING CHARGE
52172	COMMERCIAL OVERSIGHT FEE
52180	SECURITY SERVICES
52301	PROPERTY TAX ADMIN FEE
52302	AMBULANCE FEES
52303	REHIT SUPPORT
52304	LAFCO FEES AND PROP TAX EXP
52500	TRUSTEE FEES
52510	ADVERTISING & PROMOTION
52515	ADVERTISING & PUBLICATION
52521	LIABILITY INSURANCE PREMIUM
52522	LIABILITY INSURANCE DEDUCT
52523	BOILER/MACHINERY PREMIUMS
52524	PROPERTY INSURANCE
52525	WORKER'S COMP. EXPENSE
52526	FRAUD INVEST. ASSESSMENT
52527	A.D.P. PREMIUM & DEDUCTIBLE
52528	LIABILITY INSURANCE
52529	EARTHQUAKE & FLOOD PREMIUMS
52530	POLLUTION-ENVIRON INS PREMIUM
52531	UMEMPLOY. INS EXPENSE
52532	SAFETY & TRAINING SUPPORT
52600	RENT
52841	SUCCESSOR AGENCY ADMIN
54100	SUPPLIES
54101	POSTAGE
54102	SMALL TOOLS
54105	PHOTOGRAPHIC EXPENSE
54106	SPECIALTY SUPPLIES
54120	PW - SPECIAL SUPPLIES
54121	PW - ASPHALT CONCRETE
54122	PW - AGGREGATE BASE
54123	PW - CRACK SEALANT
54124	PW - CONCRETE/SUPPLIES
54125	PW - TRAFFIC PAINT
54126	PW-PREMARKS
54127	PW - SIGN POSTS/SHEETING
54128	PW - COLD PATCH MATERIAL
54129	PW - TACK OIL
54130	PW - SAFETY
54131	PW - BARRICADES & CONES
54160	HR - CITY LIABILITY & CONTRACT
54161	HR - BACKGROUND & PHYSICALS
54162	HR - ADVERTISING
54163	HR - INTERVIEW SUPPLIES
54164	HR - FORMS & OTHER DIV. EXP.
54165	HR - NEW EMPLOYEE FINGERPRINT
54166	HR - DOT TESTING PROGRAM
54167	HR - EMPLOYEE DEVELOPMENT
54168	HR - REMIF SAFETY TRNG & SUPPO
54201	PRISONER EXPENSE
54202	MAJOR CRIME INVETIGATIONS
54320	SOFTWARE
54330	COMPUTER AND TECHNOLOGY
54500	EQUIP RENTS AND LEASES
54700	FINES & PENALTIES
55100	TELEPHONE
55200	PG&E
55210	UTILITIES
56100	VEHICLE & EQUIPMENT MAINT. & R
56110	CITY GARAGE - PARTS

56121 R & M RADIO EQUIPMENT
56122 R & M NON-AUTO EMS EQUIPMENT
56123 R & M COMPUTERS
56124 MAINT CONTRACT DEFIBULATORS
56130 EXTERNAL SERVICES
56210 FUEL & FLUIDS
56300 BUILDING MAINT. & REPAIR
56410 EQUIPMENT RENTAL - PRIVATE
56504 FACILITY MAINTENANCE & REPAIR
56600 AIRFIELD MAINTENANCE & REPAIR
56700 LANDFILL CLOSURE EXPENSE
57100 CONFERENCE & TRAINING
57101 CONF & TRAINING-AQUATICS
57102 CONF & TRAINING-PARKS STAFF
57200 MEETINGS
57300 MEMBERSHIPS & SUBSCRIPTIONS
58101 NCPA PLANT GENERATION
58102 NCPA POWER PURCHASES
58103 NCPA TRANSMISSION
58104 NCPA MANAGEMENT SERVICES
58105 NCPA THIRD PARTY SALES
58106 NCPA PASS THROUGH COSTS
58107 NCPA COMMITMENTS ACTIVITY
58201 WATER PURCHASES
58202 WATER TREATMENT PLANT CHEMICAL
58401 AVIATION FUEL
58410 GARAGE LUBRICANTS & PARTS
58510 REIMBRSABLE JOBS
59100 PROPERTY TAXES PAID
59101 FEES
59102 FRANCHISE FEES
59350 PURCHASE DISCOUNTS TAKEN
59400 OTHER EXPENSES
70101 LOAN PAYMENTS MADE
70102 BOND INTEREST PAYMENTS
70110 BOND ISSUANCE COSTS
70201 LOAN PRINCIPAL PAYMENTS
70202 BOND PRINCIPAL PAYMENTS
80100 MACHINERY & EQUIPMENT
80200 BUILDINGS ACQUISITION
80210 LAND ACQUISITION
80220 BUILDING IMPROVEMENTS
80230 INFRASTRUCTURE
80231 RECYCLING STUDY 50% GRANT MATC
80232 LINE REPLACEMENTS
80233 MAIN REPLACEMENTS
80234 INFLOW/INFILTRATION

56111 CITY GARAGE - LABOR
56112 EQUIPMENT PARTS FOR RESALE
56120 EQUIPMENT MAINTENANCE & REPAIR
80235 SYSTEM MAINTENANCE
80236 EMERGENCY/CONTINGENCY
90100 LOAN PROCEEDS
90101 LOAN PAYMENT RECEIVED
90301 LOAN REPAYMENT
90410 BOND PROCEEDS

List of Checks Presented for Approval on 6/4/2021

The following list of bills payable was reviewed and approved for payment.

CR 6/7/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ABD ENGINEERING & DESIGN, INC.	20210539	COUNCIL CHAMBER A/V UPGRADE -	$3,089.67	*20822500-80220*	*BUILDING IMPROVEMENTS*	*$3,089.67*
					Vendor Total:	*$3,089.67*
ABI ATTACHMENTS INC	INV47933	REPLACEMENT DRAG MAT	$137.23	*10022100-54102*	*SMALL TOOLS*	*$137.23*
					Vendor Total:	*$137.23*
ADAMSON POLICE PRODUCTS	INV353980	LINEAR LE TRAFFICE ADVISOR, CABLE	$994.03	*10021210-56130*	*EXTERNAL SERVICES*	*$994.03*
					Vendor Total:	*$994.03*
ADVANCED SECURITY SYSTEMS	560829	MONTHLY ALARM SERVICES FOR 1301 TALMAGE RD	$25.75	*10021210-52180*	*SECURITY SERVICES*	*$12.87*
				91521400-52180	*SECURITY SERVICES*	*$12.88*
	564287	MONTHLY ALARM SERVICES FOR 1301 TALMAGE RD	$25.75	*10021210-52180*	*SECURITY SERVICES*	*$12.86*
				91521400-52180	*SECURITY SERVICES*	*$12.89*
					Vendor Total:	*$51.50*
ALL-GUARD ALARM SYSTEMS INC	A323286	MONTHLY MONITORING AT WWTP	$91.40	*84027225-52180*	*SECURITY SERVICES*	*$91.40*
					Vendor Total:	*$91.40*
ALTEC INDUSTRIES INC	11652690	BEARINGS	$114.67	*80026110-56130*	*EXTERNAL SERVICES*	*$114.67*
					Vendor Total:	*$114.67*
AMAZON CAPITAL SERVICES	1M7G-NFY1-VCNW	SPECIAL EVENTS SUPPLIES	$688.06	*90000000-23226*	*CONCERT SERIES*	*$100.00*
				90000000-23243	*FAMILY FUN IN THE SUN*	*$100.00*
				90000000-23242	*JULY 4TH PICNIC IN THE PARK*	*$100.00*
				90000000-23219	*PUMPKINFEST*	*$100.00*
				90000000-23256	*SPECIAL EVENTS TRUST*	*$288.06*
	1L19-DR7P-CV7C	WASP SPRAY CAN HOLDERS	$71.82	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$71.82*
	1MNY-9WGX-DVPM	HINGES	$269.90	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$269.90*

List of Checks Presented for Approval on 6/4/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	1M3F-DXKQ-PD9P	ELBOW FITTING, AIR TUBING CLAMPS	$362.21	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$362.21
	16GR-VLGX-3CQP	VEHICLE INSPECTION BOOK FORMAT	$192.16	20324100-56112	EQUIPMENT PARTS FOR RESALE	$192.16
	1C1C-F9JV-KKL9	DAY CAMP - COVID	$870.98	10022840-54100	SUPPLIES	$870.98
	1N1P-PF4D-F1QH	DAY CAMP - COVID	$901.81	10022840-54100	SUPPLIES	$901.81
	1JYR-H7JG-NPND	WEBCAM, BLUETOOTH USB RECEIVER	$84.90	10023100-54100	SUPPLIES	$84.90
	1LWN-RH1M-F6KP	WIRELESS KEYBOARD AND MOUSE COMBO	$84.50	20013400-54100	SUPPLIES	$84.50
	1RW2-6TF7-7DWP	TONER PACK	$194.83	20324100-54100	SUPPLIES	$194.83
	14VM-6H4T-7WYV	FOLD TABLE, CHAIR WITH FOOT PAD	$400.88	20824300-54100	SUPPLIES	$400.88
	1NNW-M7WY-HWLC	ETHERNET ADAPTERS	$61.72	20913900-54100	SUPPLIES	$61.72
	1LKR-JWX6-D3QT	CABLES, MOUSE/KEYBOARD COMBOS	$327.93	20913900-54100	SUPPLIES	$327.93
	1JRJ-D6CV-Y7KF	BATTERIES	$171.06	80026400-54100	SUPPLIES	$171.06
					Vendor Total:	$4,682.76
ANDREW SNYDER	TA 6/14/21	TRAVEL ADVANCE	$30.00	10020210-57100	LEARNING AND DEVELOPMENT	$30.00
					Vendor Total:	$30.00
BARTLEY PUMP PM, LLC	62792 A	WELL #4 EMERGENCY SHUTDOWN/TRO	$10,298.00	82027111-52100	CONTRACTUAL SERVICES	$10,298.00
					Vendor Total:	$10,298.00
BAUER COMPRESSORS INC	0000276573	SERVICE TRAVEL TIME	$1,247.50	10021210-56120	EQUIPMENT MAINTENANCE & REPAIR	$623.74
				91521400-56120	EQUIPMENT MAINTENANCE & REPAIR	$623.76
					Vendor Total:	$1,247.50
CAROLLO ENGINEERS INC	FB10805	DESIGN PHASES I&II RECYCLED WA	$32,126.25	83027330-80230	INFRASTRUCTURE	$32,126.25
					Vendor Total:	$32,126.25
CENTER FOR PROCUREMENT EXCELLENCE	58	REGISTRATION - M WILLIAMSON, S STRADER	$640.00	20413500-57100	LEARNING AND DEVELOPMENT	$640.00
					Vendor Total:	$640.00
CHROMAGRAPHICS	69920	BUSINESS CARDS - S OROPEZA	$64.79	10023320-54100	SUPPLIES	$64.79
					Vendor Total:	$64.79
CITIBANK N.A.	11270023686	DAYCAMP - COVID	$65.33	10022840-54100	SUPPLIES	$65.33
	11390000417	DAYCAMP - COVID	$86.66	10022840-54100	SUPPLIES	$86.66
	11270000413	DAYCAMP - COVID	$114.32	10022840-54100	SUPPLIES	$114.32

List of Checks Presented for Approval on 6/4/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CITIBANK N.A.	11400001096	DAYCAMP - COVID	$162.50	*10022840-54100*	*SUPPLIES*	*$162.50*
	11320000668	DAYCAMP - COVID	$259.99	*10022840-54100*	*SUPPLIES*	*$259.99*
	11310000845	DAYCAMP - COVID	$796.64	*10022840-54100*	*SUPPLIES*	*$796.64*
	11260000994	DAYCAMP FOOD SUPPLIES/MISC. IT	$1,636.86	*10022840-54100*	*SUPPLIES*	*$1,636.86*
	11330000699	TV, WALL MOUNT	$463.25	*10023320-54100*	*SUPPLIES*	*$463.25*
	052121	INTEREST CHARGE	$76.77	*20413500-54100*	*SUPPLIES*	*$76.77*
					Vendor Total:	*$3,662.32*
CITY OF UKIAH	6386	PERMIT FEES FOR EV CHARGING STATION	$148.67	*80700000-48180*	*CAP AND TRADE - EUD*	*$148.67*
	DV060121	PERMIT #4576	$598.16	*20822500-59101*	*FEES*	*$598.16*
					Vendor Total:	*$746.83*
COLANTUONO HIGHSMITH & WHATLEY PC	47657	LEGAL SERVICES	$1,267.50	*84427222-52100*	*CONTRACTUAL SERVICES*	*$1,267.50*
					Vendor Total:	*$1,267.50*
COMCAST	5488 JUN 21	INTERNET SERVICES	$89.86	*10021210-55100*	*TELEPHONE*	*$44.93*
				91521400-55100	*TELEPHONE*	*$44.93*
	0472 MAY 21	INTERNET SERVICES	$161.77	*20913900-55100*	*TELEPHONE*	*$161.77*
	4635 APR 21	INTERNET SERVICES	$246.48	*20913900-55100*	*TELEPHONE*	*$246.48*
	4635 MAY 21	INTERNET SERVICES	$256.49	*20913900-55100*	*TELEPHONE*	*$256.49*
					Vendor Total:	*$754.60*
DEPT OF FORESTRY & FIRE PROTECTION	0000001369382	3RD QTR DISPATCHING SERVICES - 1-YEAR	$55,175.40	*10021210-52100*	*CONTRACTUAL SERVICES*	*$55,175.40*
					Vendor Total:	*$55,175.40*
EIDIM GROUP INC	2021117 3	SPEC 20-09 COUNCIL CHAMBER A/V	$25,923.90	*20822500-80220*	*BUILDING IMPROVEMENTS*	*$25,923.90*
					Vendor Total:	*$25,923.90*
FARWEST LINE SPECIALTIES LLC	332419	POCKET KNIVES, BUCKSKINNERS	$748.15	*80026120-54102*	*SMALL TOOLS*	*$748.15*
					Vendor Total:	*$748.15*
FASTENAL	CAUKA42783	MISC. SUPPLIES AS NEEDED	$141.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$141.00*
					Vendor Total:	*$141.00*
FEDERAL EXPRESS	7-379-36141	SHIPPING SERVICES	$58.13	*10020210-54101*	*POSTAGE*	*$58.13*
					Vendor Total:	*$58.13*
GARTON TRACTOR INC	CU59217	CARTRIDGE, ELEMENT, COMP, FILTER	$119.01	*82027111-56130*	*EXTERNAL SERVICES*	*$119.01*

List of Checks Presented for Approval on 6/4/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GARTON TRACTOR INC	CU59240	SEAT KUBOT	$238.33	82027111-56130	EXTERNAL SERVICES	$238.33
	CU58822	STARTER	$397.19	20324100-58510	REIMBURSABLE JOBS	$397.19
	CU59141	GAUGE - 1500	$29.55	82027114-54100	SUPPLIES	$29.55
					Vendor Total:	$784.08
GENERAL PACIFIC INC	1408782	(C-863) COND, 600V UG AL #2/0	$3,097.49	80000000-12104	INVENTORY - PURCHASES	$3,097.49
					Vendor Total:	$3,097.49
GENERAL SERVICES AGENCY	JUN 21	SPANISH MTN SUBLEASE MO RENT-	$50.00	20620231-52100	CONTRACTUAL SERVICES	$50.00
					Vendor Total:	$50.00
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CI028424	DOOR SLIDE, DOOR SPRINGS, WASHERS	$30.61	10021210-56130	EXTERNAL SERVICES	$30.61
	CI027891	HEATER, ENGINE, IMMERSION, 1000W 6V/8V, ISC	$84.99	20324100-58510	REIMBURSABLE JOBS	$84.99
					Vendor Total:	$115.60
HERC RENTALS INC	32132988-001	RENTAL OR PURCHASE OF MISC EQU	$255.41	10024620-54120	PW - SPECIAL SUPPLIES	$255.41
					Vendor Total:	$255.41
INTERSTATE SALES	7677	ENNIS FLINT #884119 THERMOPLAS	$1,988.78	10024620-54125	PW - TRAFFIC PAINT	$1,988.78
					Vendor Total:	$1,988.78
JACK MILLER	21049 1	LATE FEE - PO #47085	$19.71	82027111-52100	CONTRACTUAL SERVICES	$19.71
	21063	EMERGENCY WORK ON NORTH TANK -	$1,520.92	82027111-52100	CONTRACTUAL SERVICES	$1,520.92
	21059	PROGRAM AND INSTALL SC200 TURB	$1,954.84	82027111-52100	CONTRACTUAL SERVICES	$1,954.84
					Vendor Total:	$3,495.47
JENNIFER M BRAUS	20210959	AMBULANCE BILLING SERVICES	$319.95	71021100-52110	AMBULANCE BILLING	$319.95
					Vendor Total:	$319.95
JUDY CHAN	JUN 21	JUNE 21 RENT- MASON ST	$1,448.00	10022100-52600	RENT	$1,448.00
					Vendor Total:	$1,448.00
JUSTIN HILL	11622	ANNUAL INSPECTION OF APPARATUS T-6852	$1,100.00	10021210-56120	EQUIPMENT MAINTENANCE & REPAIR	$550.00
				91521400-56120	EQUIPMENT MAINTENANCE & REPAIR	$550.00
					Vendor Total:	$1,100.00
KEVIN PIERACHINI	DV060121	REIMBURSEMENT - CERTIFICATION FEES	$150.00	20324100-59101	FEES	$150.00
					Vendor Total:	$150.00

List of Checks Presented for Approval on 6/4/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LARRY WALKER ASSOCIATES INC	00564.07-14	APPLICATION PREPARATION (NPDES	$2,861.75	84027225-52100	CONTRACTUAL SERVICES	$2,861.75
					Vendor Total:	$2,861.75
MALTBY ELECTRIC SUPPLY CO INC	S1942395.001	ASCO 2500 LOAD BANK - 100KW, 2	$8,900.00	90000000-20231	COUNTY MENTAL HEALTH .5%	($44.50)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($11.13)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($44.50)
				82027111-56120	EQUIPMENT MAINTENANCE & REPAIR	$394.94
				82027111-56120	EQUIPMENT MAINTENANCE & REPAIR	$4,449.99
				84027221-56120	EQUIPMENT MAINTENANCE & REPAIR	$394.94
				84027221-56120	EQUIPMENT MAINTENANCE & REPAIR	$4,450.01
				90000000-23028	MEASURE Y DISTRICT TAX	($44.50)
				90000000-23013	STATE USE TAX LIABILITY	($645.25)
					Vendor Total:	$8,900.00
MEL GRANDI	14134	REIMBURSEMENT - LICENSE	$180.00	80026400-57300	MEMBERSHIPS & SUBSCRIPTIONS	$180.00
	DV052821	REIMBURSEMENT - LUNCHEON MEETING	$40.80	80026400-54100	SUPPLIES	$40.80
	DV052621	REIMBURSEMENT - LUNCHEON MEETING	$101.57	80026400-54100	SUPPLIES	$101.57
					Vendor Total:	$322.37
MENDO MILL & LUMBER CO	187818/1	JOINT TAPE	$2.66	10021210-56300	BUILDING MAINT. & REPAIR	$1.33
				91521400-56300	BUILDING MAINT. & REPAIR	$1.33
	188740/1	AIR FILTER	$17.15	10021210-56300	BUILDING MAINT. & REPAIR	$8.57
				91521400-56300	BUILDING MAINT. & REPAIR	$8.58
	186936/1	FASTENERS, TRIM LINE	$33.96	10021210-56300	BUILDING MAINT. & REPAIR	$16.98
				91521400-56300	BUILDING MAINT. & REPAIR	$16.98
	187956/1	FILM POLY, TUBING, WIRE STAKES,HOSE CLAMP	$170.60	10021210-56300	BUILDING MAINT. & REPAIR	$85.30
				91521400-56300	BUILDING MAINT. & REPAIR	$85.30
	188696/1	DUCT TAPE	$7.68	10021210-56120	EQUIPMENT MAINTENANCE & REPAIR	$3.84

List of Checks Presented for Approval on 6/4/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MENDO MILL & LUMBER CO	188696/1	DUCT TAPE	$7.68	*91521400-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$3.84*
	188875/1	TIE DOWN	$22.52	*10021210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$11.26*
				91521400-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$11.26*
	188872/1	AIR COMPRESSOR	$552.32	*10021210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$276.16*
				91521400-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$276.16*
					Vendor Total:	*$806.89*
MENDOCINO COUNTY ENVIRONMENTAL HEALTH	DV052621C	EVENT PERMIT - CONCERTS	$158.00	*90000000-23226*	*CONCERT SERIES*	*$158.00*
	DV052621M	EVENT PERMIT - MOVIES	$158.00	*90000000-23235*	*MOVIES IN THE PLAZA*	*$158.00*
	DV052621PF	EVENT PERMIT - PUMPKIN FEST	$303.00	*90000000-23220*	*PUMPKINFEST (CC VENDOR PYTS)*	*$303.00*
					Vendor Total:	*$619.00*
MOIRS	166566	MISC. POOL SUPPLIES AS NEEDED	$461.11	*82027111-58202*	*CHEMICALS*	*$461.11*
	166139	MISC. POOL SUPPLIES AS NEEDED	$691.66	*82027111-58202*	*CHEMICALS*	*$691.66*
	166859	MISC. POOL SUPPLIES AS NEEDED	$691.66	*82027111-58202*	*CHEMICALS*	*$691.66*
	166118	MISC. POOL SUPPLIES AS NEEDED	$171.98	*84027225-58202*	*CHEMICALS*	*$171.98*
	165463	MERCHANDISE RETURN	($401.75)	*10022300-54106*	*SPECIALTY SUPPLIES*	*($401.75)*
	165442	MISC. POOL SUPPLIES AS NEEDED	$401.75	*10022300-54106*	*SPECIALTY SUPPLIES*	*$401.75*
	166669	MISC. POOL SUPPLIES AS NEEDED	$490.99	*10022300-54106*	*SPECIALTY SUPPLIES*	*$490.99*
					Vendor Total:	*$2,507.40*
MUNICIPAL MAINTENANCE EQUIPMENT	0159867-IN	MISCELLANEOUS PARTS AS NEEDED	$499.28	*84027221-56130*	*EXTERNAL SERVICES*	*$499.28*
					Vendor Total:	*$499.28*
NOBLE WAIDELICH	TR 5/16-20/21	TRAVEL REIMBURSEMENT	$324.59	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$324.59*
					Vendor Total:	*$324.59*
ONE TIME PAY VENDOR	120469-2	UTILITY REFUND - CHRISTINA ORME	$54.03	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$54.03*
	124509-1	UTILITY REFUND - HEATHER SHAFER	$63.55	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$63.55*
					Vendor Total:	*$117.58*
PACE SUPPLY CORPORATION	CM026717503-2	SALES ERROR PO# 47086	($321.18)	*82227113-80230*	*INFRASTRUCTURE*	*($321.18)*

List of Checks Presented for Approval on 6/4/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PACE SUPPLY CORPORATION	026717503-2	6 X 20 PVC C900 DR14 BLUE PIPE	$484.49	82227113-80230	INFRASTRUCTURE	$484.49
	026717503-1	6 X 20 PVC C900 DR14 BLUE PIPE	$5,627.75	82227113-80230	INFRASTRUCTURE	$5,627.75
	026878196-1	6 CLAY COUPLING W/SR MISSION	$399.16	82000000-12104	INVENTORY - PURCHASES	$399.16
	026862795	(B12) BOXES, CONCRETE 12 X 20	$878.12	82000000-12104	INVENTORY - PURCHASES	$878.12
	026823100	PVC 80 SOC UNION, MIP ADAPTER	$43.57	82027111-54100	SUPPLIES	$43.57
	026779578	MISC. ITEMS AS NEEDED	$17.01	82027114-54100	SUPPLIES	$17.01
	026880124	2 LF UNION BRASS NIPPLE	$112.12	82027114-54100	SUPPLIES	$112.12
	026890221	B12 COVER STEEL WATER W/READER	$182.31	82027114-54100	SUPPLIES	$182.31
	026763320	MISC. ITEMS AS NEEDED	$536.30	82027114-54100	SUPPLIES	$536.30
	026753534	MISC. ITEMS AS NEEDED	$959.93	82027114-54100	SUPPLIES	$959.93
	026878196	COUPLING	$377.54	84027221-54100	SUPPLIES	$377.54
					Vendor Total:	$9,297.12
PETER PUGGER MANUFACTURING INC	15401	TOP COATING BOAT TRAILER	$800.00	10021210-56120	EQUIPMENT MAINTENANCE & REPAIR	$400.00
				91521400-56120	EQUIPMENT MAINTENANCE & REPAIR	$400.00
					Vendor Total:	$800.00
PETERSON TRUCKS INC	PC060167158	PARTS & SERVICE REPAIRS AS NEE	$86.34	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$86.34
	PC060167186	PARTS & SERVICE REPAIRS AS NEE	$188.61	77725200-56130	EXTERNAL SERVICES	$188.61
	PC060167130	PARTS & SERVICE REPAIRS AS NEE	$195.76	84027225-56130	EXTERNAL SERVICES	$195.76
	PC060166490	PARTS & SERVICE REPAIRS AS NEE	$26.59	20324100-58510	REIMBURSABLE JOBS	$26.59
	PC060166489	PARTS & SERVICE REPAIRS AS NEE	$86.86	20324100-58510	REIMBURSABLE JOBS	$86.86
	PC060166488	PARTS & SERVICE REPAIRS AS NEE	$97.23	20324100-58510	REIMBURSABLE JOBS	$97.23
	PC001733904	PARTS & SERVICE REPAIRS AS NEE	$142.43	20324100-58510	REIMBURSABLE JOBS	$142.43
					Vendor Total:	$823.82
PFM ASSET MANAGEMENT LLC	SMA-M0421-23555	FINANCIAL ADVISORY SERVICES	$2,751.89	20015100-52100	CONTRACTUAL SERVICES	$2,751.89
					Vendor Total:	$2,751.89
PRESS DEMOCRAT	25480	ADVERTISING - RECRUITMENT	$485.01	20016100-54162	ADVERTISING	$485.01
					Vendor Total:	$485.01
R&B COMPANY - RWC	0149483	FIRE HYDRANT METER LOCKING DEVICE	$500.82	82027114-54100	SUPPLIES	$500.82
					Vendor Total:	$500.82

List of Checks Presented for Approval on 6/4/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REDWOOD COAST FUELS	2246083	CARDLOCK FUEL PURCHASES	$8,761.86	*10020210-56210*	*FUEL & FLUIDS*	*$2,861.32*
				10022100-56210	*FUEL & FLUIDS*	*$712.44*
				10022810-56210	*FUEL & FLUIDS*	*$69.26*
				10023320-56210	*FUEL & FLUIDS*	*$154.42*
				10024620-56210	*FUEL & FLUIDS*	*$916.45*
				20324100-56210	*FUEL & FLUIDS*	*$165.26*
				20513382-56210	*FUEL & FLUIDS*	*$36.20*
				80026400-56210	*FUEL & FLUIDS*	*$1,447.22*
				82027111-56210	*FUEL & FLUIDS*	*$450.85*
				82027114-56210	*FUEL & FLUIDS*	*$70.53*
				82027114-56210	*FUEL & FLUIDS*	*$400.13*
				82027114-56210	*FUEL & FLUIDS*	*$514.12*
				84027221-56210	*FUEL & FLUIDS*	*$340.86*
				84027221-56210	*FUEL & FLUIDS*	*$437.95*
				84027225-56210	*FUEL & FLUIDS*	*$184.85*
	2243776	CARDLOCK FUEL PURCHASES	($10.00)	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*($10.00)*
	2247767	CARDLOCK FUEL PURCHASES	$1,195.90	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$1,195.90*
	2247765	CARDLOCK FUEL PURCHASES	$366.14	*84027225-58410*	*GARAGE LUBRICANTS & PARTS*	*$366.14*
					Vendor Total:	*$10,313.90*
REOA LTD	4	OFFICIATING OF ADULT SOFTBALL	$2,066.00	*10022822-52100*	*CONTRACTUAL SERVICES*	*$2,066.00*
					Vendor Total:	*$2,066.00*
RICHARD MARTIN	555513	VOLT CAPACITOR	$11.45	*10022100-54100*	*SUPPLIES*	*$11.45*
					Vendor Total:	*$11.45*
ROGINA WATER COMPANY	14335 APR 21	WATER SERVICE - 1301 TALMAGE RD	$23.89	*10021210-55210*	*UTILITIES*	*$11.94*
				91521400-55210	*UTILITIES*	*$11.95*
					Vendor Total:	*$23.89*
ROUND TABLE PIZZA	855653	WTP LUNCHEON	$340.55	*82027111-57100*	*LEARNING AND DEVELOPMENT*	*$340.55*
					Vendor Total:	*$340.55*

List of Checks Presented for Approval on 6/4/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SAUBER MFG CO	PSI217283	EZ UP JACK	$783.70	*80026110-56130*	*EXTERNAL SERVICES*	*$783.70*
					Vendor Total:	*$783.70*
SAVINGS BANK OF MENDOCINO COUNTY	MAY 21	LOVERS LANE LOAN PAYMENT	$1,945.41	*91500000-70103*	*LOAN INTEREST*	*$310.95*
				91800000-70103	*LOAN INTEREST*	*$725.53*
				91500000-70201	*LOAN PRINCIPAL PAYMENTS*	*$272.59*
				91800000-70201	*LOAN PRINCIPAL PAYMENTS*	*$636.34*
					Vendor Total:	*$1,945.41*
SEHI COMPUTER PRODUCTS INC	I00214338	WIRELESS HEADSETS	$393.60	*10023320-54330*	*COMPUTER AND TECHNOLOGY*	*$393.60*
					Vendor Total:	*$393.60*
SHN CONSULTING ENGINEERS & GEOLOGISTS INC	109179	DESIGN & CONST. MGMNT FOR ZONE	$2,319.51	*82227113-80230*	*INFRASTRUCTURE*	*$2,319.51*
					Vendor Total:	*$2,319.51*
SOLID WASTES SYSTEMS INC	456919	MISC. DUMP FEES	$697.11	*10022100-59400*	*OTHER EXPENSES*	*$97.60*
				10024620-54120	*PW - SPECIAL SUPPLIES*	*$574.21*
				20824300-54100	*SUPPLIES*	*$25.30*
					Vendor Total:	*$697.11*
STAPLES CREDIT PLAN	28566	OFFICE SUPPLIES, MISC. AS NEED	$32.65	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$32.65*
	2841553901	OFFICE SUPPLIES, MISC. AS NEED	$43.57	*82027111-56210*	*FUEL & FLUIDS*	*$43.57*
	28224	OFFICE SUPPLIES, MISC. AS NEED	$174.35	*10022840-54100*	*SUPPLIES*	*$174.35*
	33498	OFFICE SUPPLIES, MISC. AS NEED	$290.38	*10022840-54100*	*SUPPLIES*	*$290.38*
	22326	OFFICE SUPPLIES, MISC. AS NEED	$65.31	*20013210-54100*	*SUPPLIES*	*$65.31*
	28152	OFFICE SUPPLIES, MISC. AS NEED	$509.51	*77725200-54100*	*SUPPLIES*	*$509.51*
	23126	OFFICE SUPPLIES, MISC. AS NEED	$43.03	*82027110-54100*	*SUPPLIES*	*$43.03*
	2841627751	OFFICE SUPPLIES, MISC. AS NEED	$50.02	*82027111-54100*	*SUPPLIES*	*$50.02*
	25593	OFFICE SUPPLIES, MISC. AS NEED	$97.40	*82027111-54100*	*SUPPLIES*	*$97.40*
					Vendor Total:	*$1,306.22*
TEAM WENDY LLC	CD970041896	EXFIL BALLISTIL SL HELMET #76-	$1,289.67	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($6.29)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($1.55)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($6.29)*

List of Checks Presented for Approval on 6/4/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
TEAM WENDY LLC	CD970041896	EXFIL BALLISTIL SL HELMET #76-	$1,289.67	*90000000-23028*	*MEASURE Y DISTRICT TAX*	*($6.29)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($91.11)*
				10020210-54100	*SUPPLIES*	*$111.53*
				10020210-54100	*SUPPLIES*	*$1,289.67*
					Vendor Total:	*$1,289.67*
THOMPSON GAS LLC	1504089152	PROPANE PURCHASES AS NEEDED FY	$21.60	*84027225-56110*	*CITY GARAGE - PARTS*	*$21.60*
					Vendor Total:	*$21.60*
TKP ENTERPRISE, INC	117911	DAY CAMP - COVID	$80.91	*10022840-54100*	*SUPPLIES*	*$80.91*
	117908	DAY CAMP - COVID	$401.03	*10022840-54100*	*SUPPLIES*	*$401.03*
					Vendor Total:	*$481.94*
TRAINING INNOVATIONS INC	21-143	ANNUAL TRAINING SOFTWARE	$750.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$750.00*
					Vendor Total:	*$750.00*
TURF STAR INC	7173175-00	CLUTCH	$372.18	*10022100-56130*	*EXTERNAL SERVICES*	*$372.18*
					Vendor Total:	*$372.18*
UKIAH PAPER SUPPLY	I522399	JANITORIAL SUPPLIES, MISC AS N	$134.61	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$134.61*
	I522447	JANITORIAL SUPPLIES, MISC AS N	$366.05	*10022100-54100*	*SUPPLIES*	*$366.05*
	1521855	JANITORIAL SUPPLIES, MISC AS N	$480.30	*10022100-54100*	*SUPPLIES*	*$480.30*
	I521978	JANITORIAL SUPPLIES, MISC AS N	$22.85	*73022600-54100*	*SUPPLIES*	*$22.85*
	1522256	JANITORIAL SUPPLIES, MISC AS N	$33.25	*73022600-54100*	*SUPPLIES*	*$33.25*
	I52244	JANITORIAL SUPPLIES, MISC AS N	$169.04	*73022600-54100*	*SUPPLIES*	*$169.04*
	522562	JANITORIAL SUPPLIES, MISC AS N	$312.32	*77725200-54100*	*SUPPLIES*	*$312.32*
	I522569	JANITORIAL SUPPLIES, MISC AS N	$205.53	*80026110-54100*	*SUPPLIES*	*$205.53*
	521947	JANITORIAL SUPPLIES, MISC AS N	$108.64	*84027225-54100*	*SUPPLIES*	*$108.64*
					Vendor Total:	*$1,832.59*
UKIAH ROUND TREE GLASS	168080	CLEAR LAMINATED NEW STOPS	$279.32	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$279.32*
	168216	36" WIRE RESCREENS	$293.96	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$293.96*
	168558	CLEAR POLYCARBONATE	$359.29	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$359.29*
					Vendor Total:	*$932.57*

List of Checks Presented for Approval on 6/4/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UNION BANK OF CALIFORNIA	1264908	TRUSTEE FEES 2/1-4/30/21	$1,928.00	*20015100-52100*	*CONTRACTUAL SERVICES*	*$1,622.00*
				96995601-52100	*CONTRACTUAL SERVICES*	*$153.00*
				96995669-52100	*CONTRACTUAL SERVICES*	*$153.00*
					Vendor Total:	*$1,928.00*
VERIZON WIRELESS	9880158705	DATA & EMERGENCY	$2,558.11	*80126100-80100*	*MACHINERY & EQUIPMENT*	*$152.04*
				10020210-55100	*TELEPHONE*	*$76.02*
				10022100-55100	*TELEPHONE*	*$38.01*
				10022300-55100	*TELEPHONE*	*$38.00*
				10022810-55100	*TELEPHONE*	*$38.00*
				10022840-55100	*TELEPHONE*	*$38.01*
				10023100-55100	*TELEPHONE*	*$38.01*
				10024210-55100	*TELEPHONE*	*$69.69*
				10024620-55100	*TELEPHONE*	*$54.03*
				20012100-55100	*TELEPHONE*	*$38.01*
				20913900-55100	*TELEPHONE*	*$436.04*
				70024500-55100	*TELEPHONE*	*$28.51*
				77725200-55100	*TELEPHONE*	*$118.03*
				80026210-55100	*TELEPHONE*	*$38.00*
				80026400-55100	*TELEPHONE*	*$352.10*
				82027110-55100	*TELEPHONE*	*$117.19*
				82027111-55100	*TELEPHONE*	*$76.02*
				82027114-55100	*TELEPHONE*	*$300.16*
				84027221-55100	*TELEPHONE*	*$472.66*
				84027225-55100	*TELEPHONE*	*$39.58*
					Vendor Total:	*$2,558.11*
WILLOW COUNTY WATER DIST	10010 MAY 21	WATER SERVICE - 1500 S STATE ST	$67.50	*10021210-55210*	*UTILITIES*	*$33.75*
				91521400-55210	*UTILITIES*	*$33.75*
	40351 MAY 21	WATER SERVICE - 1640 S STATE IRRIG	$20.00	*31122000-55210*	*UTILITIES*	*$20.00*
	40353 MAY 21	WATER SERVICE - 1640 S STATE ST	$31.59	*31122000-55210*	*UTILITIES*	*$31.59*

List of Checks Presented for Approval on 6/4/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WILLOW COUNTY WATER DIST	81154 MAY 21	WATER SERVICE - SEWER TREATMENT	$30.85	*84027225-55210*	*UTILITIES*	*$30.85*
					Vendor Total:	*$149.94*
WIPF CONSTRUCTION LLC	483	CONDUIT INSTALLATION AT YOKAYO	$119,092.95	*80126100-80230*	*INFRASTRUCTURE*	*$119,092.95*
					Vendor Total:	*$119,092.95*
WYATT IRRIGATION CO	291338 01	PARTS & MISC SUPPLIES AS NEEDED	$54.05	*10022100-54100*	*SUPPLIES*	*$54.05*
	291478 01	PARTS & MISC SUPPLIES AS NEEDED	$72.46	*10022100-54100*	*SUPPLIES*	*$72.46*
					Vendor Total:	*$126.51*
					INVOICE TOTAL:	***$336,205.33***

List of Checks Presented for Approval on 6/11/2021

The following list of bills payable was reviewed and approved for payment.

CR 7/1/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AFLAC	263020	CANCER/LIFE/ACC INSURANCE	$7,989.17	*20700000-20527*	*SECTION 125 (CANCER & LIFE)*	*$7,989.17*
					Vendor Total:	*$7,989.17*
AFLAC GROUP INSURANCE	A159635700	MAY 21 AFLAC CRITICAL CARE INS	$339.96	*20700000-20538*	*AFLAC CRITICAL ILLNESS POLICY*	*$339.96*
					Vendor Total:	*$339.96*
AL SMATSKY	108	DESIGN, ENGINEERING & CONSULTA	$5,130.00	*80126100-80230*	*INFRASTRUCTURE*	*$5,130.00*
					Vendor Total:	*$5,130.00*
ALHAMBRA NATIONAL WATER	5109554 060621	DRINKING WATER SERVICES	$137.54	*84027225-54100*	*SUPPLIES*	*$137.54*
					Vendor Total:	*$137.54*
ALPHA ANALYTICAL LABORATORIES INC	1052010-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$177.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$177.00*
	1053054-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$177.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$177.00*
	1053991-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$177.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$177.00*
	1054669-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$177.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$177.00*
	1052932-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$188.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$188.00*
	1055031-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$188.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$188.00*
	1052015-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$190.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$190.00*
	1052931-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$276.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$276.00*
	1054759-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$276.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$276.00*
					Vendor Total:	*$1,826.00*
AMAURY CONTRERAS	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$96.00	*91521400-52181*	*VOLUNTEER EXPENSES*	*$40.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$56.00*
					Vendor Total:	*$96.00*
AMAZON CAPITAL SERVICES	119J-QKMQ-NKN7	SOFTBALL FIELD IMPROVEMENTS	$224.71	*10022822-54100*	*SUPPLIES*	*$224.71*
	1C1C-F9JV-QL3T	SOFTBALL FIELD IMPROVEMENTS	$233.41	*10022822-54100*	*SUPPLIES*	*$233.41*

List of Checks Presented for Approval on 6/11/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	1JRJ-D6CV-QFMK	LED LIGHT	$192.65	*20824300-54100*	*SUPPLIES*	*$192.65*
					Vendor Total:	*$650.77*
AT&T	2799 JUN 21	INTERNET	$91.88	*10022100-55100*	*TELEPHONE*	*$91.88*
					Vendor Total:	*$91.88*
BENJAMIN KATER	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$1,368.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$344.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$1,024.00*
					Vendor Total:	*$1,368.00*
BENJAMIN PAZ	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$1,304.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$288.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$1,016.00*
					Vendor Total:	*$1,304.00*
BLUETARP FINANCIAL, INC	47995637	RENEWAL 1 YEAR ADVANT	$39.99	*84027225-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$39.99*
					Vendor Total:	*$39.99*
BRIAN KLATT	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$840.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$312.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$528.00*
					Vendor Total:	*$840.00*
BRIAN VALENTE	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$248.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$120.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$128.00*
					Vendor Total:	*$248.00*
CA DIVISION OF THE STATE ARCHITECT	4TH QTR 20 1	4TH QTR 2020 AMENDED RETURN	$108.40	*90000000-23012*	*STATE $1 BUS. LIC. SET ASIDE*	*($975.60)*
				90000000-23002	*STATE $1 BUSINESS LICENSE FEE*	*$1,084.00*
					Vendor Total:	*$108.40*
CALIFORNIA GOVERNORS OFFICE OF EMERGENCY SERVICES	HMINSTT	JUSTIN BUCKINGHAM - CA-027-RESP HMINSTT-4-20	$500.00	*10021210-57100*	*LEARNING AND DEVELOPMENT*	*$500.00*
					Vendor Total:	*$500.00*
CANTEEN SERVICE	5975:009878	WATER FILTRATION SERVICE POLICE	$45.00	*10020210-54100*	*SUPPLIES*	*$22.50*
				20620231-54100	*SUPPLIES*	*$22.50*
	5975:009910	COFFEE BREWERS	$100.00	*20012200-54100*	*SUPPLIES*	*$100.00*
					Vendor Total:	*$145.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CAPITOL BARRICADE INC	135590	18" X 12" ALUMINUM	$1,097.46	*10024620-54127*	*PW - SIGN POSTS/SHEETING*	*$1,097.46*
					Vendor Total:	*$1,097.46*
CHAMPION WIRE & CABLE	00299512	(C-834) CONDUCTOR, 600V OH AL	$4,224.75	*80000000-12104*	*INVENTORY - PURCHASES*	*$4,224.75*
					Vendor Total:	*$4,224.75*
COFFEE CRITIC INC, THE	R26082	MISC. COFFEE SUPPLIES AS NEEDE	$90.00	*73022600-54100*	*SUPPLIES*	*$90.00*
	R26069	MISC. COFFEE SUPPLIES AS NEEDE	$315.00	*91521400-54100*	*SUPPLIES*	*$157.50*
				91721400-54100	*SUPPLIES*	*$157.50*
					Vendor Total:	*$405.00*
COMCAST	1067 JUN 21	INTERNET SERVICES	$114.81	*10021210-55100*	*TELEPHONE*	*$57.40*
				91521400-55100	*TELEPHONE*	*$57.41*
					Vendor Total:	*$114.81*
COMPUTER OPTIONS INC	BILL63822	SECURITY REMEDIATION - PHASE 1	$2,620.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$2,620.00*
					Vendor Total:	*$2,620.00*
DAVID RAPPORT	7297	LEGAL SERVICES FOR FY 20/21	$20,437.10	*20014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$1,104.60*
				20014000-52150	*LEGAL SERVICES/ EXPENSES*	*$13,433.87*
				20414000-52150	*LEGAL SERVICES/ EXPENSES*	*$1,218.21*
				80014000-52150	*LEGAL SERVICES/ EXPENSES*	*$1,128.77*
				82014000-52150	*LEGAL SERVICES/ EXPENSES*	*$873.53*
				84014000-52150	*LEGAL SERVICES/ EXPENSES*	*$1,259.30*
				90214000-52150	*LEGAL SERVICES/ EXPENSES*	*$1,418.82*
					Vendor Total:	*$20,437.10*
DC ELECTRIC GROUP INC	417240	TRAFFIC SIGNAL REPAIRS PER INV	$1,247.01	*10024214-52100*	*CONTRACTUAL SERVICES*	*$1,247.01*
					Vendor Total:	*$1,247.01*
EFAX CORPORATE	3264208	EFAX SERVICES	$149.50	*20012200-52100*	*CONTRACTUAL SERVICES*	*$149.50*
					Vendor Total:	*$149.50*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ERIC SINGLETON	TA 6/22-25/21	TRAVEL ADVANCE	$873.95	*10021210-57100*	*LEARNING AND DEVELOPMENT*	*$873.95*
					Vendor Total:	*$873.95*
FASTENAL	CAUKA42909	MISC. SUPPLIES AS NEEDED	$198.58	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$198.58*
	CAUKA42897	MISC. SUPPLIES AS NEEDED	$19.78	*84027225-56130*	*EXTERNAL SERVICES*	*$19.78*
					Vendor Total:	*$218.36*
FEDERAL EXPRESS	7-386-83104	SHIPPING SERVICES	$18.85	*10020210-54101*	*POSTAGE*	*$18.85*
					Vendor Total:	*$18.85*
FIREQUICK PRODUCTS INC	6878	FIREQUICK INITIAL ATTACK KIT	$3,754.90	*91721400-54102*	*SMALL TOOLS*	*$3,754.90*
					Vendor Total:	*$3,754.90*
FRANK ROMANO	UPD4-62021	ANNUAL K9 TRAINING	$675.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$675.00*
					Vendor Total:	*$675.00*
GABRIELA BUSHWAY	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$392.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$200.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$192.00*
					Vendor Total:	*$392.00*
GEORGINA FETH-MICHEL	DV060821	REIMBURSEMENT - AICPA MEMBERSHIP DUES	$295.00	*20013400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$295.00*
					Vendor Total:	*$295.00*
GHILOTTI CONSTRUCTION COMPANY INC	5909*06	DOWNTOWN STREETSCAPE & ROAD DI	$715,564.08	*10024200-80230*	*INFRASTRUCTURE*	*$212,705.26*
				12024200-80230	*INFRASTRUCTURE*	*$222,001.15*
				50024220-80230	*INFRASTRUCTURE*	*$123,518.81*
				50924200-80230	*INFRASTRUCTURE*	*$5,183.62*
				80526610-80230	*INFRASTRUCTURE*	*$117,201.97*
				82227113-80230	*INFRASTRUCTURE*	*$18,410.26*
				84427221-80230	*INFRASTRUCTURE*	*$16,543.01*
	5909*07	DOWNTOWN STREETSCAPE & ROAD DI	$1,176,396.41	*10024200-80230*	*INFRASTRUCTURE*	*$375,156.28*
				12024200-80230	*INFRASTRUCTURE*	*$391,551.81*
				50024220-80230	*INFRASTRUCTURE*	*$217,854.78*
				50924200-80230	*INFRASTRUCTURE*	*$9,142.55*
				80526610-80230	*INFRASTRUCTURE*	*$121,201.33*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GHILOTTI CONSTRUCTION COMPANY INC	5909*07	DOWNTOWN STREETSCAPE & ROAD DI	$1,176,396.41	*82227113-80230*	*INFRASTRUCTURE*	*$32,470.86*
				84427221-80230	*INFRASTRUCTURE*	*$29,018.80*
					Vendor Total:	*$1,891,960.49*
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CI027798	PARTS FOR FIRE	$16.69	*91521400-56130*	*EXTERNAL SERVICES*	*$16.69*
					Vendor Total:	*$16.69*
GRAINGER INC	9918657355	PAPER TOWEL ROLL, DRY WIPE ROLL	$92.85	*91521400-54100*	*SUPPLIES*	*$46.43*
				91721400-54100	*SUPPLIES*	*$46.42*
					Vendor Total:	*$92.85*
HAILEY STONE	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$112.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$32.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$80.00*
					Vendor Total:	*$112.00*
INTERCOUNTY MECHANICAL & ELECTRICAL INC	7785	FILTERS	$116.27	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$116.27*
					Vendor Total:	*$116.27*
JASON GILMAN	12/1/20-5/31/21	VOLUNTEER REIMBURSMENT	$144.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$64.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$80.00*
					Vendor Total:	*$144.00*
KENNETH RONK	BA FY 20/21 1	ANNUAL BOOT ALLOWANCE	$31.35	*77725200-54100*	*SUPPLIES*	*$31.35*
					Vendor Total:	*$31.35*
KIMBALL MIDWEST	8913198	TOOLS AND SUPPLIES AS NEEDED	$902.03	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$902.03*
	8906675	SHOP SUPPLIES	$987.48	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$987.48*
					Vendor Total:	*$1,889.51*
LEC CORPORATION	1682	EMERGENCY DIVE INSPECTION OF R	$2,265.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$2,265.00*
					Vendor Total:	*$2,265.00*
LIFE ASSIST INC	1104241	MISC. EMS SUPPLIES AS NEEDED	$217.96	*10021210-54107*	*EMS SUPPLIES*	*$108.98*
				91521400-54107	*EMS SUPPLIES*	*$108.98*
					Vendor Total:	*$217.96*
LUIS VILLALOBOS	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$112.00	*91521400-52181*	*VOLUNTEER EXPENSES*	*$112.00*
					Vendor Total:	*$112.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LUTZCO INC	0053428-IN	CARHARTT CANVAS PANTS	$313.02	*80026120-54100*	*SUPPLIES*	*$313.02*
					Vendor Total:	*$313.02*
MATHESON TRI-GAS INC	0023633283	OXYGEN & MISC. AS NEEDED	$62.31	*80026210-54100*	*SUPPLIES*	*$62.31*
					Vendor Total:	*$62.31*
MENDOCINO COUNTY ANIMAL CARE SERVICES	CITYOFUKIAH 3RD QTR	ANIMAL SHELTER SERVICES AND FI	$7,383.00	*10020217-52100*	*CONTRACTUAL SERVICES*	*$7,383.00*
	1ST & 2ND QTR	SETTLEMENT AGREEMENT	$150,930.50	*10020217-52100*	*CONTRACTUAL SERVICES*	*$150,930.50*
					Vendor Total:	*$158,313.50*
MICHAEL BAKER	TR 4/26-28/21	TRAVEL REIMBURSEMENT	($112.44)	*10021210-57100*	*LEARNING AND DEVELOPMENT*	*($112.44)*
	TR 6/1-4/21	TRAVEL REIMBURSEMENT	$397.14	*91521400-57100*	*LEARNING AND DEVELOPMENT*	*$397.14*
					Vendor Total:	*$284.70*
MICHAEL MAYFIELD	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$216.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$128.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$88.00*
					Vendor Total:	*$216.00*
MINTIER HARNISH LP	UKIAHSB2-12	GPU, EIR & ADVANCED PLANNING S	$1,722.50	*31523100-52100*	*CONTRACTUAL SERVICES*	*$1,722.50*
					Vendor Total:	*$1,722.50*
NFP NATIONAL ACCOUNT SERVICES INC	21-06 ALTERITY	JUN 21 ALTERITY INSURANCE	$2,679.96	*20700000-20523*	*P/R DEDUCT-LTD*	*$2,364.95*
				20700000-20512	*REMIF LIFE*	*$35.01*
				20700000-20512	*REMIF LIFE*	*$280.00*
					Vendor Total:	*$2,679.96*
OPPERMAN & SON INC	01P43123	BELT	$36.00	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$36.00*
	01P44128	VALVE	$76.17	*10021210-56130*	*EXTERNAL SERVICES*	*$38.08*
				10021210-56130	*EXTERNAL SERVICES*	*$38.09*
	01P43789	DISC PAD SET	$182.91	*10021210-56130*	*EXTERNAL SERVICES*	*$91.45*
				10021210-56130	*EXTERNAL SERVICES*	*$91.46*
	01P43204	BULK FUEL, FUEL FILTER	$13.51	*20822500-56130*	*EXTERNAL SERVICES*	*$13.51*
	01P43453	FUEL FILTER SPIN ON	$22.10	*20822500-56130*	*EXTERNAL SERVICES*	*$22.10*
	01P43658	RED LED LIGHT W/ EYELETS	$117.83	*77725200-56130*	*EXTERNAL SERVICES*	*$117.83*
	01P43874	AIR HOSE KIT	$246.01	*80026110-56130*	*EXTERNAL SERVICES*	*$246.01*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
OPPERMAN & SON INC	01P44181	DEF SENSOR CONCENTRATION	$443.41	*80026110-56130*	*EXTERNAL SERVICES*	*$443.41*
	01P44013	FILTER	$4.61	*82027111-56130*	*EXTERNAL SERVICES*	*$4.61*
	01P44288	3/4" ALUMINUM WELD RING	$51.33	*84027221-56130*	*EXTERNAL SERVICES*	*$51.33*
	01P44102	90 MALE SWIVEL ELBOW	$82.75	*84027221-56130*	*EXTERNAL SERVICES*	*$82.75*
					Vendor Total:	*$1,276.63*
OWEN EQUIPMENT SALES	00052763	BEARING, FLANGE	$465.58	*10024620-56130*	*EXTERNAL SERVICES*	*$465.58*
	00052910	PARTS AS NEEDED	$424.15	*82027114-56130*	*EXTERNAL SERVICES*	*$212.07*
				84027221-56130	*EXTERNAL SERVICES*	*$212.08*
	00052779	DIGGING LANCE A	$915.46	*82027114-56130*	*EXTERNAL SERVICES*	*$457.73*
				84027221-56130	*EXTERNAL SERVICES*	*$457.73*
					Vendor Total:	*$1,805.19*
PAYMENTUS GROUP INC	INV-15-111029	CREDIT CARD PROCESSING SERVICE	$4,955.25	*20513300-52100*	*CONTRACTUAL SERVICES*	*$4,955.25*
					Vendor Total:	*$4,955.25*
PETERSON POWER SYSTEMS INC	SW270053056	PROVIDE PARTS AND LABOR TO REP	$6,448.07	*80026220-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$6,448.07*
	PC060167158	FILTER	$86.34	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$86.34*
	PC060167249	FENDER	$211.74	*10024620-56130*	*EXTERNAL SERVICES*	*$211.74*
	PC060167476	BRACKET ASSY	$733.64	*10024620-56130*	*EXTERNAL SERVICES*	*$733.64*
	PC060167186	SHAFT, CLAMP ASSY	$188.61	*77725200-56130*	*EXTERNAL SERVICES*	*$188.61*
	GO393401	CAT #WT-BHL - 24" SMOOTH EDGE	$1,197.63	*82027114-56130*	*EXTERNAL SERVICES*	*$598.81*
				84027221-56130	*EXTERNAL SERVICES*	*$598.82*
	PC060167130	SEAL, ELEMENT	$195.76	*84027225-56130*	*EXTERNAL SERVICES*	*$195.76*
	PC060166490	HOSE	$26.59	*20324100-58510*	*REIMBURSABLE JOBS*	*$26.59*
	PC060166489	FILTER, LUBE FILTER, GASKET	$86.86	*20324100-58510*	*REIMBURSABLE JOBS*	*$86.86*
	PC060166488	SEAL RING, COUPLING	$97.23	*20324100-58510*	*REIMBURSABLE JOBS*	*$97.23*
	PC001733904	HOSE, SEAL RING, COUPLING	$142.43	*20324100-58510*	*REIMBURSABLE JOBS*	*$142.43*
					Vendor Total:	*$9,414.90*
PETERSON TRUCKS INC	241023R	PARTS & SERVICE REPAIRS AS NEE	$224.50	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$65.01*
				10024620-56130	*EXTERNAL SERVICES*	*$16.94*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PETERSON TRUCKS INC	241023R	PARTS & SERVICE REPAIRS AS NEE	$224.50	*77725200-56130*	*EXTERNAL SERVICES*	*$90.06*
				82027111-56130	*EXTERNAL SERVICES*	*$52.49*
	241938R	PARTS & SERVICE REPAIRS AS NEE	$20.55	*10020210-56130*	*EXTERNAL SERVICES*	*$4.84*
				10022100-56130	*EXTERNAL SERVICES*	*$4.35*
				10024620-56130	*EXTERNAL SERVICES*	*$11.36*
	241564R	PARTS & SERVICE REPAIRS AS NEE	$16.42	*10021210-56130*	*EXTERNAL SERVICES*	*$16.42*
	241857R	PARTS & SERVICE REPAIRS AS NEE	$43.38	*77725200-56130*	*EXTERNAL SERVICES*	*$21.69*
				77725200-56130	*EXTERNAL SERVICES*	*$21.69*
	241715R	PARTS & SERVICE REPAIRS AS NEE	$224.31	*84027221-56130*	*EXTERNAL SERVICES*	*$224.31*
					Vendor Total:	*$529.16*
POWER PARTNERS INC	121531	(CU-----)X 3)POLE MOUNT, 25 KV	$1,605.91	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,605.91*
	122170	(CU-----)X 3)POLE MOUNT, 25 KV	$2,149.19	*80000000-12104*	*INVENTORY - PURCHASES*	*$2,149.19*
					Vendor Total:	*$3,755.10*
QUILL CORPORATION	16811305	50' HDMI CABLE	$31.02	*10023320-54100*	*SUPPLIES*	*$31.02*
					Vendor Total:	*$31.02*
REDWOOD COAST FUELS	2249088	CARDLOCK FUEL PURCHASES	$8,495.40	*10020210-56210*	*FUEL & FLUIDS*	*$2,904.44*
				10022100-56210	*FUEL & FLUIDS*	*$1,001.84*
				10022810-56210	*FUEL & FLUIDS*	*$38.14*
				10023320-56210	*FUEL & FLUIDS*	*$81.91*
				10024620-56210	*FUEL & FLUIDS*	*$898.94*
				20324100-56210	*FUEL & FLUIDS*	*$126.13*
				20513382-56210	*FUEL & FLUIDS*	*$39.27*
				20822500-56210	*FUEL & FLUIDS*	*$112.17*
				80026400-56210	*FUEL & FLUIDS*	*$1,178.51*
				82027111-56210	*FUEL & FLUIDS*	*$329.05*
				82027114-56210	*FUEL & FLUIDS*	*$261.68*
				82027114-56210	*FUEL & FLUIDS*	*$675.42*
				84027221-56210	*FUEL & FLUIDS*	*$222.92*
				84027221-56210	*FUEL & FLUIDS*	*$575.35*
				84027225-56210	*FUEL & FLUIDS*	*$49.63*

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REDWOOD COAST FUELS	3116519	CARDLOCK FUEL PURCHASES	$604.14	*20824300-56210*	*FUEL & FLUIDS*	*$604.14*
					Vendor Total:	*$9,099.54*
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	21-06 HEALTHCOMP	JUN 21 MEDICAL, DENTAL, VISION	$269,784.60	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$509.60*
				20700000-20524	*NON-EMPLOYEE HEALTH INS.PREM*	*$2,576.56*
				20700000-20524	*NON-EMPLOYEE HEALTH INS.PREM*	*$20,792.00*
				20700000-20520	*P/R DEDUCT.-MEDICAL INS*	*$226,492.00*
				20700000-20510	*REMIF DENTAL*	*$16,375.04*
				20700000-20511	*REMIF VISION*	*$3,039.40*
					Vendor Total:	*$269,784.60*
RELIANCE ENTERPRISES	40369	SERVICE CALL - NO HEAT	$650.78	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$650.78*
					Vendor Total:	*$650.78*
REXEL USA INC	1L67381	MISC. ELECTRICAL SUPPLIES AS N	$24.39	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$24.39*
	1L78307	MISC. ELECTRICAL SUPPLIES AS N	$78.61	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$78.61*
	1L91831	MISC. ELECTRICAL SUPPLIES AS N	$130.51	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$130.51*
	1M48367	MISC. ELECTRICAL SUPPLIES AS N	$144.29	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$144.29*
	1M48310	MISC. ELECTRICAL SUPPLIES AS N	$159.45	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$159.45*
	1L91796	MISC. ELECTRICAL SUPPLIES AS N	$197.10	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$197.10*
	1O84349	MISC. ELECTRICAL SUPPLIES AS N	$47.80	*84027225-56504*	*FACILITY MAINTENANCE & REPAIR*	*$47.80*
	1N59755	MISC. ELECTRICAL SUPPLIES AS N	$614.78	*90000000-23236*	*FIELD SIGNAGE FEES*	*$614.78*
	1P30097	MISC. ELECTRICAL SUPPLIES AS N	$62.51	*10022100-54100*	*SUPPLIES*	*$62.51*
	1N54505	MISC. ELECTRICAL SUPPLIES AS N	$37.75	*80026110-54100*	*SUPPLIES*	*$37.75*
	1O52834	MISC. ELECTRICAL SUPPLIES AS N	$68.25	*80026220-54100*	*SUPPLIES*	*$68.25*
					Vendor Total:	*$1,565.44*
RINO PACIFIC	CL34381	FUEL CARD CHARGES AS NEEDED	$2,224.91	*10021210-56210*	*FUEL & FLUIDS*	*$1,112.45*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RINO PACIFIC	CL34381	FUEL CARD CHARGES AS NEEDED	$2,224.91	*91521400-56210*	*FUEL & FLUIDS*	*$1,112.46*
					Vendor Total:	*$2,224.91*
SANTA ROSA JUNIOR COLLEGE	AR21-01275	REGISTRATION - AJ223 POLICE ACADEMY	$5,538.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$538.00*
				63020210-57100	*LEARNING AND DEVELOPMENT*	*$5,000.00*
					Vendor Total:	*$5,538.00*
SEBASTOPOL BEARING & HYDRAULIC CO INC	IS44305	BRAKE	$374.02	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$374.02*
					Vendor Total:	*$374.02*
SONSRAY MACHINERY LLC	P27356-04	TUBE HYDRAULIC, SLEEVE	$362.36	*82027114-56130*	*EXTERNAL SERVICES*	*$362.36*
					Vendor Total:	*$362.36*
SPORT & CYCLE INC	221052	DUDLEY SOFTBALLS	$914.52	*10022822-54100*	*SUPPLIES*	*$914.52*
	221054	DUDLEY 4A-065Y THUNDER HYCOR	$3,446.52	*10022822-54100*	*SUPPLIES*	*$3,446.52*
					Vendor Total:	*$4,361.04*
SYDNEY DEARBORN	R6406346	REIMBURSEMENT FOR MEDICAL INSURANCE	$168.56	*91500000-20561*	*ACCRUED SICK*	*$168.56*
					Vendor Total:	*$168.56*
TASC	IN2030464	FSA ADMIN FEES	$271.51	*20016100-52151*	*EMPLOYEE BENEFIT ADMIN FEES*	*$271.51*
					Vendor Total:	*$271.51*
TAYLOR SCHMADEKE	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$512.00	*91521400-52181*	*VOLUNTEER EXPENSES*	*$96.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$416.00*
					Vendor Total:	*$512.00*
TGIF REPAIRS INC	6185	PARTS AND LABOR TO REPAIR HP	$1,882.09	*80026400-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,882.09*
					Vendor Total:	*$1,882.09*
TUFTS POLYGRAPH & INVESTIGATION	2021-624(B)	POLYGRAPH & INVESTIGATION SERVICE	$417.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$417.00*
					Vendor Total:	*$417.00*
UKIAH VALLEY ASSOCIATION FOR HABILITATION INC	IN23679	JANITORIAL SERVICES - WWTP FY	$720.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$720.00*
					Vendor Total:	*$720.00*
UNITED SITE SERVICES	114-11973037	PORTABLE TOILET RENTAL	$178.15	*10022100-52100*	*CONTRACTUAL SERVICES*	*$178.15*

List of Checks Presented for Approval on 6/11/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UNITED SITE SERVICES	114-11973038	PORTABLE TOILET RENTAL	$178.15	*10022100-52100*	*CONTRACTUAL SERVICES*	*$178.15*
	114-11973039	PORTABLE TOILET RENTAL	$143.99	*80026220-52100*	*CONTRACTUAL SERVICES*	*$143.99*
					Vendor Total:	*$500.29*
US POST OFFICE	DV060421	METER# 45258829 - PRE-PAID POSTAGE	$3,500.00	*73022600-54101*	*POSTAGE*	*$3,500.00*
					Vendor Total:	*$3,500.00*
WAHLUND CONSTRUCTION INC	1920217 12	DOWNTOWN UTILITY UPGRADE & ELE	$645,435.32	*80126100-80230*	*INFRASTRUCTURE*	*$378,616.88*
				82227113-80230	*INFRASTRUCTURE*	*$1,314.30*
				84427221-80230	*INFRASTRUCTURE*	*$265,504.14*
					Vendor Total:	*$645,435.32*
WALMART COMMUNITY	00441	BEVERAGES - WWTP	$54.31	*82027110-57100*	*LEARNING AND DEVELOPMENT*	*$54.31*
	00936	DAYCAMP - COVID	$84.36	*10022840-54100*	*SUPPLIES*	*$84.36*
	09977	DAYCAMP - COVID	$201.76	*10022840-54100*	*SUPPLIES*	*$201.76*
	06349	DAYCAMP - COVID	$266.79	*10022840-54100*	*SUPPLIES*	*$266.79*
	07926	DAYCAMP - COVID	$279.00	*10022840-54100*	*SUPPLIES*	*$279.00*
	02511	DAYCAMP - COVID	$451.16	*10022840-54100*	*SUPPLIES*	*$451.16*
	04639	DAYCAMP - COVID	$671.30	*10022840-54100*	*SUPPLIES*	*$671.30*
	08117	DAYCAMP - COVID	$736.36	*10022840-54100*	*SUPPLIES*	*$736.36*
	00540	BRUST ST OUTAGE BEVERAGES	$21.52	*80026400-54100*	*SUPPLIES*	*$21.52*
					Vendor Total:	*$2,766.56*
WASTE MANAGEMENT	2824538-2561-8	GARBAGE SERVICE - 1500 S STATE	$71.31	*10021210-55210*	*UTILITIES*	*$35.65*
				91521400-55210	*UTILITIES*	*$35.66*
					Vendor Total:	*$71.31*
WAYLON HOCKEMIER	12/1/20-5/31/21	VOLUNTEER REIMBURSEMENT	$908.00	*10021210-52181*	*VOLUNTEER EXPENSES*	*$200.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$708.00*
					Vendor Total:	*$908.00*
WEX BANK	72178743	FUEL FOR POLICE	$282.88	*10020210-56210*	*FUEL & FLUIDS*	*$282.88*
					Vendor Total:	*$282.88*
ZAB ENTERPRISES INC	MAY 21 CC	PROVIDE MISC. FOOD DISHES AS N	$129.60	*73022600-54100*	*SUPPLIES*	*$129.60*
					Vendor Total:	*$129.60*
					INVOICE TOTAL:	***$3,091,181.57***

List of Checks Presented for Approval on 6/18/2021

The following list of bills payable was reviewed and approved for payment.

CR 7/1/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AACTION RENTS	513184E-1	6" DIESEL TRASH PUMP -TOWABLE	$1,979.10	*80026220-52100*	*CONTRACTUAL SERVICES*	*$1,979.10*
					Vendor Total:	*$1,979.10*
ACME RIGGING & SUPPLY CO	318092	MISC. RENTAL & SUPPLIES AS NEE	$304.83	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$304.83*
	318093	MISC. RENTAL & SUPPLIES AS NEE	$512.82	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$512.82*
					Vendor Total:	*$817.65*
AIRGAS INC	9113455957	COMPRESSED GAS	$596.96	*84027225-54100*	*SUPPLIES*	*$596.96*
					Vendor Total:	*$596.96*
ALPHA ANALYTICAL LABORATORIES INC	1053643-UKIAHLF	QUARTERLY WELL MONITORING PER	$650.00	*70024500-52100*	*CONTRACTUAL SERVICES*	*$650.00*
	1053645-UKIAHLF	QUARTERLY WELL MONITORING PER	$3,699.95	*70024500-52100*	*CONTRACTUAL SERVICES*	*$3,699.95*
	1053584-UKIAHLF	QUARTERLY WELL MONITORING PER	$3,940.95	*70024500-52100*	*CONTRACTUAL SERVICES*	*$3,940.95*
	1053647	QUARTERLY WELL MONITORING PER	$4,656.95	*70024500-52100*	*CONTRACTUAL SERVICES*	*$4,656.95*
	1053642-UKIAHLF	QUARTERLY WELL MONITORING PER	$4,714.95	*70024500-52100*	*CONTRACTUAL SERVICES*	*$4,714.95*
	1053997-UKIAH	MISC. LABORATORY WORK AS NEEDE	$80.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$80.00*
	1053310-UKIAH	MISC. LABORATORY WORK AS NEEDE	$465.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$465.00*
					Vendor Total:	*$18,207.80*
AMAZON CAPITAL SERVICES	1GNH-QMWQ-D4GY	MONITOR	$353.83	*10022100-54330*	*COMPUTER AND TECHNOLOGY*	*$353.83*
	19RP-HJJD-WJ1V	THINKPAD DOCK	$285.15	*10023100-54330*	*COMPUTER AND TECHNOLOGY*	*$285.15*
	1NQ1-GYQ1-9XCX	BUSHINGS, PLUG KIT, AIR LEADER HOSES	$102.67	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$102.67*
	17P9-1WDL-H6XH	POOL ATTENDANT SUPPLIES	$992.19	*10022300-54100*	*SUPPLIES*	*$992.19*
	1WFY-VGLP-9XYF	PICKLEBALLS	$29.76	*10022810-54100*	*SUPPLIES*	*$29.76*
	14QL-VJR3-4WF9	RECREATION APPAREL	$93.63	*10022810-54100*	*SUPPLIES*	*$93.63*
	1X3X-HD3K-G6N9	DAYCAMP - COVID	$165.34	*10022840-54100*	*SUPPLIES*	*$165.34*
	1NR9-6LXM-K9J9	DAYCAMP - COVID	$293.85	*10022840-54100*	*SUPPLIES*	*$293.85*

List of Checks Presented for Approval on 6/18/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	1FGF-K9LK-DF6L	DAYCAMP - COVID	$685.22	*10022840-54100*	*SUPPLIES*	*$685.22*
	1JD4-9K1D-63FQ	DAYCAMP - COVID	$720.66	*10022840-54100*	*SUPPLIES*	*$720.66*
	1WRL-7W4T-6GQT	DAYCAMP - COVID	$870.98	*10022840-54100*	*SUPPLIES*	*$870.98*
	1PWY-F34G-TLXD	DAYCAMP - COVID	$905.54	*10022840-54100*	*SUPPLIES*	*$905.54*
	1WMH-HTYY-H7LV	DAYCAMP - COVID	$946.53	*10022840-54100*	*SUPPLIES*	*$946.53*
	1QDX-7K4P-G79T	DAYCAMP - COVID	$960.10	*10022840-54100*	*SUPPLIES*	*$960.10*
	14T3-VJVK-CNJV	DAYCAMP - COVID	$975.85	*10022840-54100*	*SUPPLIES*	*$975.85*
	1JVV-14VD-33CD	DAYCAMP - COVID	$984.29	*10022840-54100*	*SUPPLIES*	*$984.29*
	1DD1-DKNL-4RDQ	FAST CHARGING OUTLETS	$32.63	*20824300-54100*	*SUPPLIES*	*$32.63*
	1V3L-HJC9-P9J3	CAR WASH SOAP	$51.93	*82027114-54100*	*SUPPLIES*	*$51.93*
	1KFJ-HGN9-CGYV	MCROFIBER TOWELS	$103.74	*82027114-54100*	*SUPPLIES*	*$103.74*
					Vendor Total:	*$9,553.89*
AMERICAN NATIONAL RED CROSS & ITS CONSTITUENT	22349966	LIFEGUARDING WITH BLOODBORNE	$520.00	*10022300-54100*	*SUPPLIES*	*$520.00*
					Vendor Total:	*$520.00*
ANDREW PHILLIPS	TA 6/20-23/21	TRAVEL ADVANCE	$848.92	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$848.92*
					Vendor Total:	*$848.92*
APPLIED INDUSTRIAL TECHNOLOGIES CA LLC	7021598783	FLEX COUPLING FLANGES	$64.87	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$64.87*
	7021599014	7SX42MM FLANGE, 7HS FLEX SLEEVES	$318.87	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$318.87*
					Vendor Total:	*$383.74*
AT&T	000016556094	T1 TO INTERNET FOR DOJ/CLETS	$301.86	*10020210-55100*	*TELEPHONE*	*$150.93*
				20620231-55100	*TELEPHONE*	*$150.93*
	000016558344	TELEPHONE SERVICES	$16.68	*10021210-55100*	*TELEPHONE*	*$8.34*
				91521400-55100	*TELEPHONE*	*$8.34*
	000016558343	TELEPHONE SERVICES	$23.67	*10021210-55100*	*TELEPHONE*	*$11.83*
				91521400-55100	*TELEPHONE*	*$11.84*
	3138 MAY 21	DSL FOR 911 REMOTE SUPPORT	$155.15	*20620231-55100*	*TELEPHONE*	*$155.15*
	000016579805	T1 TO INTERNET	$573.75	*20913900-55100*	*TELEPHONE*	*$573.75*

List of Checks Presented for Approval on 6/18/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T	000016554615	FIBER INTERNET GATEWAY	$1,446.96	*20913900-55100*	*TELEPHONE*	*$1,446.96*
	000016580202	TELEPHONE SERVICES	$5,231.53	*20913900-55100*	*TELEPHONE*	*$5,231.53*
	1718 JUN 21	CC TERMINAL	$240.64	*77725200-55100*	*TELEPHONE*	*$240.64*
					Vendor Total:	*$7,990.24*
AT&T MOBILITY	287303138700x0510202	FIRE - CELL PHONES	$457.50	*10021210-55100*	*TELEPHONE*	*$228.75*
				91521400-55100	*TELEPHONE*	*$228.75*
					Vendor Total:	*$457.50*
BBVA USA	00-1001463-9.26	UKIAH RDA 26 INTEREST	$10,181.44	*96917200-70102*	*BOND INTEREST EXPENSE*	*$10,181.44*
	00-1001463-9.18.1	UKIAH RDA 18 INTEREST	$57,663.08	*96917200-70102*	*BOND INTEREST EXPENSE*	*$57,663.08*
					Vendor Total:	*$67,844.52*
CA POLICE CHIEFS ASSOC	18508	MEMBERSHIP - J WYATT	$440.00	*10020210-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$440.00*
					Vendor Total:	*$440.00*
CINDY SAUERS	DV061121	REIMBURSEMENT - SUPPLIES	$16.32	*80026400-54100*	*SUPPLIES*	*$16.32*
					Vendor Total:	*$16.32*
CITY OF UKIAH	APPL #5154	#5154/$203,069/R / MIS APPLIED FUNDS	$13,835.07	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$13,835.07*
					Vendor Total:	*$13,835.07*
COOPER COMPLIANCE CORPORATION	2364	COMPLIANCE & REPORTING SERVICE	$500.00	*80026400-52100*	*CONTRACTUAL SERVICES*	*$500.00*
					Vendor Total:	*$500.00*
CYME INTERNATIONAL T & D INC	943437991	CYNE/DIST/SRV - DISTRIBUTION A	$1,977.60	*80026400-54320*	*SOFTWARE*	*$1,977.60*
					Vendor Total:	*$1,977.60*
D WALTER K BARR	1995	DOT PHYSICALS	$100.00	*80026400-54161*	*BACKGROUND & PHYSICALS*	*$100.00*
	2025	DOT PHYSICALS	$100.00	*84027221-54161*	*BACKGROUND & PHYSICALS*	*$100.00*
					Vendor Total:	*$200.00*
DEEP VALLEY SECURITY	377542 6	SECURITY SYSTEM MONITORING AT	$39.95	*10022100-52180*	*SECURITY SERVICES*	*$39.95*
	377542	ALARM SERVICES PER ATTACHED CO	$278.65	*10022100-52180*	*SECURITY SERVICES*	*$26.95*
				10022100-52180	*SECURITY SERVICES*	*$29.95*
				10022700-52180	*SECURITY SERVICES*	*$42.95*
				20822500-52180	*SECURITY SERVICES*	*$42.95*
				20824300-52180	*SECURITY SERVICES*	*$49.00*
				73022600-52180	*SECURITY SERVICES*	*$19.95*

List of Checks Presented for Approval on 6/18/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DEEP VALLEY SECURITY	377542	ALARM SERVICES PER ATTACHED CO	$278.65	73022600-52180	SECURITY SERVICES	$21.95
				82027111-52180	SECURITY SERVICES	$20.00
				82027111-52180	SECURITY SERVICES	$24.95
	377542 5	SECURITY UPGRADE & MONITORING/	$42.95	10022700-52180	SECURITY SERVICES	$42.95
	377542 1	MONITORING - SOFTBALL COMPLEX	$32.95	10022822-52180	SECURITY SERVICES	$32.95
	377542 2	SECURITY MONITORING SVCS - STR	$34.95	20824300-52180	SECURITY SERVICES	$34.95
	377542 3	SECURITY MONITORING SVCS - GAR	$46.95	20824300-52180	SECURITY SERVICES	$46.95
	377542 4	PROVIDE AND INSTALL ELECTRONIC	$52.95	80026400-52180	SECURITY SERVICES	$52.95
					Vendor Total:	$529.35
ELLIES MUTT HUT	629223	INTERVIEW LUNCHES	$83.80	20016100-54163	INTERVIEW SUPPLIES	$83.80
					Vendor Total:	$83.80
EPIC AVIATION LLC	7431683	JET A FUEL	$17,624.18	77725200-58401	AVIATION FUEL	$17,624.18
					Vendor Total:	$17,624.18
EUREKA OXYGEN CO	469148	EQUIPMENT MAINTENANCE	$140.00	20822500-52100	CONTRACTUAL SERVICES	$140.00
	DM00825022	RENTAL OF CYLINDERS	$21.43	10021210-56120	EQUIPMENT MAINTENANCE & REPAIR	$10.71
				91521400-56120	EQUIPMENT MAINTENANCE & REPAIR	$10.72
	UB 6938	EQUIPMENT MAINTENANCE	$11.94	20824300-54100	SUPPLIES	$11.94
					Vendor Total:	$173.37
FREIGHTQUOTE. COM INC	6139193799	FREIGHT TO SHIP 2 PUMPS TO VAU	$1,600.00	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$1,600.00
					Vendor Total:	$1,600.00
GABRIEL QUINONEZ	DV061521	REIMBURSEMENT - OVERTIME MEAL	$38.44	82027111-54100	SUPPLIES	$38.44
					Vendor Total:	$38.44
GEMINI GROUP LLC	121-14483	2020 CONSUMER CONFIDENCE REPORT	$3,362.00	82027111-52100	CONTRACTUAL SERVICES	$3,362.00
					Vendor Total:	$3,362.00
GENERAL PACIFIC INC	1410248	ITR 4130534-GENERIC	$3,893.37	80026200-54100	SUPPLIES	$3,893.37
					Vendor Total:	$3,893.37
GRAINGER INC	9920399095	WINDOW EVAPORATIVE COOLER	$942.08	20824300-56300	BUILDING MAINT. & REPAIR	$942.08
					Vendor Total:	$942.08

List of Checks Presented for Approval on 6/18/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GRANITE CONSTRUCTION COMPANY	2021862	MISC ROCK & ROAD PATCH MATERIA	$121.59	*82027114-54100*	*SUPPLIES*	*$121.59*
					Vendor Total:	*$121.59*
GREATER UKIAH CHAMBER OF COMMERCE	8954	LEADERSHIP CIRCLE MEMBERSHIP	$2,500.00	*20012200-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$2,500.00*
					Vendor Total:	*$2,500.00*
HACH COMPANY	12452564	AMMONIA AND NITRATE	$351.77	*84027225-54103*	*LAB SUPPLIES*	*$351.77*
					Vendor Total:	*$351.77*
HANSEL FORD	1222825	MISC. PARTS & MATERIALS AS NEE	$61.05	*10020210-56130*	*EXTERNAL SERVICES*	*$61.05*
	1220560	MISC. PARTS & MATERIALS AS NEE	$58.25	*80026110-56130*	*EXTERNAL SERVICES*	*$58.25*
					Vendor Total:	*$119.30*
IDEXX DISTRIBUTION INC	3085848868	IRRADIATED COLILERT	$832.75	*84027225-54103*	*LAB SUPPLIES*	*$832.75*
	3085848869	IRRADIATED COLILERT	$832.75	*82027111-54100*	*SUPPLIES*	*$832.75*
					Vendor Total:	*$1,665.50*
INTERCOUNTY MECHANICAL & ELECTRICAL INC	7917-B	REPLACE DISCONNECT FOR UPD OFFICE	$1,400.00	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$1,400.00*
					Vendor Total:	*$1,400.00*
JACK DOHENY COMPANIES INC	121957	DIG TUBE	$526.77	*84027221-54100*	*SUPPLIES*	*$526.77*
					Vendor Total:	*$526.77*
JACK MILLER	21059.1	LATE FEE PO 47164	$29.32	*82027111-52100*	*CONTRACTUAL SERVICES*	*$29.32*
	21063.1	EMERGENCY WORK ON NORTH TANK	$627.20	*82027111-52100*	*CONTRACTUAL SERVICES*	*$627.20*
					Vendor Total:	*$656.52*
JACK WANN	DV061521	INSTRUCTOR	$385.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$385.00*
					Vendor Total:	*$385.00*
JACOBSZOON AND ASSOCIATES INC	5483	BOTANICAL SURVEYS & BILOGICAL	$1,045.00	*25122100-52100*	*CONTRACTUAL SERVICES*	*$1,045.00*
					Vendor Total:	*$1,045.00*
JENNIFER M BRAUS	20210780	AMBULANCE BILLING SERVICES	$195.35	*71021100-52110*	*AMBULANCE BILLING*	*$195.35*
	20210550	AMBULANCE BILLING SERVICES	$323.80	*71021100-52110*	*AMBULANCE BILLING*	*$323.80*
					Vendor Total:	*$519.15*
JOSHUA CAMPBELL	BA FY 20/21	BOOT ALLOWANCE	$150.00	*82027111-54100*	*SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*

List of Checks Presented for Approval on 6/18/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
KONOCTI RIDGE CORPORATION	88387	EXTERMINATOR SERVICES	$98.00	10021210-56300	BUILDING MAINT. & REPAIR	$49.00
				91521400-56300	BUILDING MAINT. & REPAIR	$49.00
					Vendor Total:	$98.00
KP PUBLIC AFFAIRS LLC	41787	COMMUNITY OUTREACH PROF SVCS	$10,000.00	20012300-52100	CONTRACTUAL SERVICES	$10,000.00
					Vendor Total:	$10,000.00
LEXISNEXIS RISK DATA MANAGEMENT INC	1410964-20210531	LEXIS NEXUS LE PLUS SEARCHING	$77.00	10020210-54202	MAJOR CRIME INVESTIGATIONS	$77.00
					Vendor Total:	$77.00
MEL GRANDI	DV060821	REIMBURSEMENT - LUNCHEON MEETING	$116.65	80026400-54100	SUPPLIES	$116.65
					Vendor Total:	$116.65
MELISSA MICHAEL	BA FY 20/21 1	BOOT ALLOWANCE - REMAINDER	$52.02	84027225-54100	SUPPLIES	$52.02
					Vendor Total:	$52.02
MENDOCINO COUNTY AUDITOR-CONTROLLER	2108	PROPERTY TAX ALLOCATIONS 19/20	$325.03	64020213-52301	PROPERTY TAX ADMIN FEE	$325.03
					Vendor Total:	$325.03
MILLVIEW COUNTY WATER DISTRICT	UVFA MAY 21	WATER SERVICES - LOVERS LANE	$53.30	10021210-55210	UTILITIES	$26.65
				91521400-55210	UTILITIES	$26.65
					Vendor Total:	$53.30
MUNI SERVICES LLC	INV06-011840	SALES TAX AUDIT REPORTING SERV	$442.07	20013400-52100	CONTRACTUAL SERVICES	$442.07
	INV06-011841	SALES TAX AUDIT REPORTING SERV	$1,876.89	20013400-52100	CONTRACTUAL SERVICES	$1,876.89
					Vendor Total:	$2,318.96
MYERS MEDICAL PHARMACY	264016	EMS SUPPLIES	$130.00	10021210-54107	EMS SUPPLIES	$65.00
				91521400-54107	EMS SUPPLIES	$65.00
					Vendor Total:	$130.00
NCPA	006102-0621028	JUNE 21 NCPA	$923,281.00	80026440-58104	NCPA MANAGEMENT SERVICES	$56,949.00
				80026440-58101	NCPA PLANT GENERATION	$292,625.00
				80026440-58102	NCPA POWER PURCHASES	$322,612.00
				80026440-58105	NCPA THIRD PARTY SALES	($4,438.00)

List of Checks Presented for Approval on 6/18/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
NCPA	006102-0621028	JUNE 21 NCPA	$923,281.00	*80026440-58103*	*NCPA TRANSMISSION*	*$255,533.00*
					Vendor Total:	*$923,281.00*
OLIN CORPORATION	2977512	LIQUID SODIUM HYPOCHLORITE FY	$4,114.24	*84027225-58202*	*CHEMICALS*	*$4,114.24*
					Vendor Total:	*$4,114.24*
ONE TIME PAY VENDOR	229507	BUSINESS LICENSE REFUND-EQUITY BUILDING	$10.00	*10000000-41440*	*BUSINESS LICENSE TAX*	*$10.00*
	123651-2	UTILITY REFUND-JOON KIM	$64.31	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$64.31*
	124435-9	UTILITY REFUND-NEPHELE & BRYAN BARRETT	$108.23	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$108.23*
					Vendor Total:	*$182.54*
OREILLY AUTO PARTS	2707-353934	MAINTENANCE SUPPLIES	$75.69	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$75.69*
	2707-355510	DISC PAD SET	$84.20	*10020210-56130*	*EXTERNAL SERVICES*	*$84.20*
					Vendor Total:	*$159.89*
PG&E CO	3822-9 APR 21	PACIFIC GAS & ELECTRIC	$8,641.94	*84027225-55200*	*PG&E*	*$3,239.60*
				10022100-55210	*UTILITIES*	*$8.11*
				10022300-55210	*UTILITIES*	*$8.11*
				10022700-55210	*UTILITIES*	*$36.35*
				20822500-55210	*UTILITIES*	*$1,605.76*
				70024500-55210	*UTILITIES*	*$521.75*
				73022600-55210	*UTILITIES*	*$8.11*
				73022600-55210	*UTILITIES*	*$8.39*
				77725200-55210	*UTILITIES*	*$9.53*
				82027111-55210	*UTILITIES*	*$3,075.86*
				84027221-55210	*UTILITIES*	*$120.37*
	1522-8 APR 21	PACIFIC GAS & ELECTRIC	$110.50	*10021210-55210*	*UTILITIES*	*$55.25*
				91521400-55210	*UTILITIES*	*$55.25*
	1522-8 MAY 21	PACIFIC GAS & ELECTRIC	$115.82	*10021210-55210*	*UTILITIES*	*$57.91*
				91521400-55210	*UTILITIES*	*$57.91*
	6833-2 APR 21	PACIFIC GAS & ELECTRIC	$477.09	*10021210-55210*	*UTILITIES*	*$238.54*

List of Checks Presented for Approval on 6/18/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PG&E CO	6833-2 APR 21	PACIFIC GAS & ELECTRIC	$477.09	91521400-55210	UTILITIES	$238.55
	6124-2 APR 21	PACIFIC GAS & ELECTRIC	$844.60	10021210-55210	UTILITIES	$422.30
				91521400-55210	UTILITIES	$422.30
	6124-2 MAY 21	PACIFIC GAS & ELECTRIC	$921.95	10021210-55210	UTILITIES	$460.97
				91521400-55210	UTILITIES	$460.98
	7075-1 MAY 21	PACIFIC GAS & ELECTRIC	$4.49	10022100-55210	UTILITIES	$4.49
	0853-6 MAY 21	PACIFIC GAS & ELECTRIC	$1,624.85	31122000-55210	UTILITIES	$1,624.85
					Vendor Total:	$12,741.24
PIONEER LAW GROUP LLP	6423	LANDFILL EIR & CEQA LEGAL SERVICE	$237.00	70224500-80230	INFRASTRUCTURE	$237.00
	6424	LANDFILL EIR & CEQA LEGAL SERVICE	$5,704.00	70224500-80230	INFRASTRUCTURE	$5,704.00
	6425	LANDFILL EIR & CEQA LEGAL SERVICE	$22,055.02	70224500-80230	INFRASTRUCTURE	$22,055.02
					Vendor Total:	$27,996.02
PUBLIC SERVICE DEPARTMENT	APR 21	CITY UTILITIES	$143,162.07	10022100-55210	UTILITIES	$10,641.30
				10022300-55210	UTILITIES	$3,742.24
				10022700-55210	UTILITIES	$1,878.42
				10024214-55210	UTILITIES	$870.75
				10024620-55210	UTILITIES	$392.63
				20620231-55210	UTILITIES	$80.56
				20822500-55210	UTILITIES	$9,147.74
				20824300-55210	UTILITIES	$1,186.87
				64020213-55210	UTILITIES	$473.16
				72022400-55210	UTILITIES	$38,517.29
				73022600-55210	UTILITIES	$1,814.06
				77725200-55210	UTILITIES	$3,261.63
				80026400-55210	UTILITIES	$2,785.68
				80526150-55210	UTILITIES	$12,225.53
				82027111-55210	UTILITIES	$21,768.88
				83027330-55210	UTILITIES	$5,390.43
				84027221-55210	UTILITIES	$52.72

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PUBLIC SERVICE DEPARTMENT	APR 21	CITY UTILITIES	$143,162.07	84027225-55210	UTILITIES	$28,932.18
					Vendor Total:	$143,162.07
R EMMETT JONES	MAY 21	MANAGEMENT ADVISORY SERVICES	$1,237.50	20012100-52100	CONTRACTUAL SERVICES	$937.50
				70024500-52100	CONTRACTUAL SERVICES	$300.00
					Vendor Total:	$1,237.50
RAU & ASSOCIATES INC	2021025	SURVEY- LEGAL DESCRIPTIONS OF	$1,000.50	82027111-80210	LAND ACQUISITION	$1,000.50
	2021005	SURVEY- LEGAL DESCRIPTIONS OF	$4,317.50	82027111-80210	LAND ACQUISITION	$4,317.50
	2021021	SURVEY- LEGAL DESCRIPTIONS OF	$6,942.50	82027111-80210	LAND ACQUISITION	$6,942.50
					Vendor Total:	$12,260.50
REDWOOD COAST FUELS	2248903	CARDLOCK FUEL PURCHASES	$423.89	10022100-56210	FUEL & FLUIDS	$423.89
					Vendor Total:	$423.89
REDWOOD EMPIRE TITLE COMPANY	20211412DN	PRELIMINARY REPORT	$450.00	20012200-52100	CONTRACTUAL SERVICES	$450.00
					Vendor Total:	$450.00
REOA LTD	26	OFFICIATING OF ADULT SOFTBALL	$1,834.00	10022822-52100	CONTRACTUAL SERVICES	$1,834.00
					Vendor Total:	$1,834.00
RICHARD ANDERSON	210518-1	AGREEMENT FOR PROF.SVC'S FOR W	$3,350.00	20913900-52100	CONTRACTUAL SERVICES	$3,350.00
					Vendor Total:	$3,350.00
SAGE SANGIACOMO	DV061021	MEMBERSHIP - S SANGIACOMO	$400.00	20012100-57300	MEMBERSHIPS & SUBSCRIPTIONS	$400.00
					Vendor Total:	$400.00
SOLID WASTES SYSTEMS INC	458980	MISC. DUMP FEES	$864.58	10024620-54120	PW - SPECIAL SUPPLIES	$864.58
	MAY 21	RESIDENTIAL GARBAGE FEES	$37,154.66	90200000-52170	UKIAH WASTE SOLUTIONS	$37,154.66
					Vendor Total:	$38,019.24
SONOMA STATE UNIVERSITY	0000031696	PROJECT REVIEW	$75.00	25122100-52100	CONTRACTUAL SERVICES	$75.00
					Vendor Total:	$75.00
STATE CONTROLLER'S OFFICE	FTB-00003028	FY 19/20 FTB OFFSETS 2020	$82.71	64020213-54100	SUPPLIES	$82.71
					Vendor Total:	$82.71
STATE OF CALIFORNIA	DV052821	REGISTRATION - R KRIKEN	$230.00	84027225-57100	LEARNING AND DEVELOPMENT	$230.00
					Vendor Total:	$230.00

List of Checks Presented for Approval on 6/18/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
STEVEN ENGINEERING	2648863-00	WWTP SUPPLIES	$994.01	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$994.01
					Vendor Total:	$994.01
SUNCOAST RESEARCH LABS INC	42437	CITRUS DEPOT FLOAING LIFT STA	$4,485.00	84027221-54100	SUPPLIES	$4,485.00
					Vendor Total:	$4,485.00
SYAR INDUSTRIES INC	830751	ASPHALT AS NEEDED	$1,893.70	10024620-54120	PW - SPECIAL SUPPLIES	$473.43
				82027114-54100	SUPPLIES	$946.85
				84027221-54100	SUPPLIES	$473.42
					Vendor Total:	$1,893.70
TESCO CONTROLS INC	007359-IN	(PP-0720)POWER PEDESTAL, COU S	$108,875.00	80000000-12104	INVENTORY - PURCHASES	$108,875.00
					Vendor Total:	$108,875.00
TKP ENTERPRISE, INC	087770	DAY CAMP - COVID	$187.88	10022840-54100	SUPPLIES	$187.88
	087772	DAY CAMP - COVID	$202.20	10022840-54100	SUPPLIES	$202.20
	087771	DAY CAMP - COVID	$216.22	10022840-54100	SUPPLIES	$216.22
					Vendor Total:	$606.30
UKIAH AUTO PARTS	214296	AUTO & MACHINE PARTS & MATERIA	$31.46	82027111-56300	BUILDING MAINT. & REPAIR	$31.46
	214328	AUTO & MACHINE PARTS & MATERIA	$9.34	82027111-56120	EQUIPMENT MAINTENANCE & REPAIR	$9.34
	211705	AUTO & MACHINE PARTS & MATERIA	$34.33	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$34.33
	214680	AUTO & MACHINE PARTS & MATERIA	$91.31	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$91.31
	214900	AUTO & MACHINE PARTS & MATERIA	$123.34	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$123.34
	214476	AUTO & MACHINE PARTS & MATERIA	($20.00)	20324100-56112	EQUIPMENT PARTS FOR RESALE	($20.00)
	214593	AUTO & MACHINE PARTS & MATERIA	$24.48	20324100-56112	EQUIPMENT PARTS FOR RESALE	$24.48
	213424	AUTO & MACHINE PARTS & MATERIA	$29.83	20324100-56112	EQUIPMENT PARTS FOR RESALE	$29.83
	213227	AUTO & MACHINE PARTS & MATERIA	$30.45	20324100-56112	EQUIPMENT PARTS FOR RESALE	$30.45
	213267	AUTO & MACHINE PARTS & MATERIA	$64.98	20324100-56112	EQUIPMENT PARTS FOR RESALE	$64.98

List of Checks Presented for Approval on 6/18/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH AUTO PARTS	212749	AUTO & MACHINE PARTS & MATERIA	$120.46	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$120.46*
	212175	AUTO & MACHINE PARTS & MATERIA	$322.36	*10020210-56130*	*EXTERNAL SERVICES*	*$322.36*
	214272	AUTO & MACHINE PARTS & MATERIA	$9.03	*10021210-56130*	*EXTERNAL SERVICES*	*$9.03*
	213557	AUTO & MACHINE PARTS & MATERIA	$19.10	*10022100-56130*	*EXTERNAL SERVICES*	*$19.10*
	213265	AUTO & MACHINE PARTS & MATERIA	$45.40	*20824300-56130*	*EXTERNAL SERVICES*	*$45.40*
	214452	AUTO & MACHINE PARTS & MATERIA	$150.57	*77725200-56130*	*EXTERNAL SERVICES*	*$150.57*
	211120	AUTO & MACHINE PARTS & MATERIA	$8.20	*80026110-56130*	*EXTERNAL SERVICES*	*$8.20*
	212794	AUTO & MACHINE PARTS & MATERIA	$29.92	*80026110-56130*	*EXTERNAL SERVICES*	*$29.92*
	211347	AUTO & MACHINE PARTS & MATERIA	$23.57	*82027114-56130*	*EXTERNAL SERVICES*	*$23.57*
	213559	AUTO & MACHINE PARTS & MATERIA	$11.66	*84027225-56130*	*EXTERNAL SERVICES*	*$11.66*
	212620	AUTO & MACHINE PARTS & MATERIA	$70.51	*84027225-56130*	*EXTERNAL SERVICES*	*$70.51*
	213026	AUTO & MACHINE PARTS & MATERIA	$39.71	*84027225-58410*	*GARAGE LUBRICANTS & PARTS*	*$39.71*
	212857	AUTO & MACHINE PARTS & MATERIA	$91.39	*84027225-58410*	*GARAGE LUBRICANTS & PARTS*	*$91.39*
	211940	AUTO & MACHINE PARTS & MATERIA	$25.56	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$25.56*
	211611	AUTO & MACHINE PARTS & MATERIA	$40.12	*80026120-54100*	*SUPPLIES*	*$40.12*
	213713	AUTO & MACHINE PARTS & MATERIA	$54.43	*80026210-54100*	*SUPPLIES*	*$54.43*
					Vendor Total:	*$1,481.51*
UKIAH VALLEY SANITATION DIST	81411 APR 21	SEWER - 1500 S STATE ST	$87.21	*10021210-55210*	*UTILITIES*	*$43.60*
				91521400-55210	*UTILITIES*	*$43.61*
	90558 APR 21	SEWER - 141 LOVERS LN	$112.87	*10021210-55210*	*UTILITIES*	*$56.43*
				91521400-55210	*UTILITIES*	*$56.44*
	58070 MAY 21	SEWER - 432 OBSERVATORY AVE	$53.47	*10022100-55210*	*UTILITIES*	*$53.47*
	104613 MAY 21	SEWER - LOW GAP RD	$53.47	*10022100-55210*	*UTILITIES*	*$53.47*
	113354 MAY 21	SEWER - 1350 HASTINGS RD	$53.47	*80026400-55210*	*UTILITIES*	*$53.47*
					Vendor Total:	*$360.49*
ULINE	134389658	4 STEP NARROW ROLLING LADDER	$471.59	*20012500-54100*	*SUPPLIES*	*$471.59*
					Vendor Total:	*$471.59*

List of Checks Presented for Approval on 6/18/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
US BANK CORPORATE PAYMENT SERVICES	MAY 21	CAL CARD PURCHASES	$2,434.86	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$7.09*
				91521400-56300	*BUILDING MAINT. & REPAIR*	*$7.07*
				10021210-54330	*COMPUTER AND TECHNOLOGY*	*$23.40*
				91521400-54330	*COMPUTER AND TECHNOLOGY*	*$23.40*
				10021210-54107	*EMS SUPPLIES*	*$62.51*
				91521400-54107	*EMS SUPPLIES*	*$62.50*
				10021210-57100	*LEARNING AND DEVELOPMENT*	*$1,119.06*
				10021210-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$30.00*
				91521400-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$30.00*
				91521400-54100	*SUPPLIES*	*$525.83*
				91721400-54100	*SUPPLIES*	*$525.80*
				10021210-55100	*TELEPHONE*	*$9.10*
				91521400-55100	*TELEPHONE*	*$9.10*
					Vendor Total:	*$2,434.86*
USA BLUEBOOK	611354	NITRILE GLOVES	$288.09	*82027111-54100*	*SUPPLIES*	*$288.09*
					Vendor Total:	*$288.09*
VERBAL JUDO INSTITUTE, INC	7530	REGISTRATION- T BREECE	$175.00	*20620231-57100*	*LEARNING AND DEVELOPMENT*	*$175.00*
					Vendor Total:	*$175.00*
VWR INTERNATIONAL INC	8804751958	LABORATORY SUPPLIES WWTP	$100.36	*84027225-54103*	*LAB SUPPLIES*	*$100.36*
	8804759195	LABORATORY SUPPLIES WWTP	$118.89	*84027225-54103*	*LAB SUPPLIES*	*$118.89*
	8804746974	LABORATORY SUPPLIES WWTP	$152.33	*84027225-54103*	*LAB SUPPLIES*	*$152.33*
	8804759194	LABORATORY SUPPLIES WWTP	$347.61	*84027225-54103*	*LAB SUPPLIES*	*$347.61*
					Vendor Total:	*$719.19*
WERLE ENTERPRISE LLC	0408539	SECURITY WINDOW ENVELOPE	$313.41	*20013210-54100*	*SUPPLIES*	*$313.41*
					Vendor Total:	*$313.41*
WYATT IRRIGATION CO	292584 01	PARTS & MISC SUPPLIES AS NEEDED	$53.16	*10022100-54100*	*SUPPLIES*	*$53.16*

List of Checks Presented for Approval on 6/18/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WYATT IRRIGATION CO	290594 01	PARTS & MISC SUPPLIES AS NEEDED	$125.74	*10022700-54100*	*SUPPLIES*	*$125.74*
					Vendor Total:	*$178.90*
					INVOICE TOTAL:	***$1,470,304.35***

List of Checks Presented for Approval on 6/25/2021

The following list of bills payable was reviewed and approved for payment.

CR 7/1/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AFLAC	680351	CANCER/LIFE/ACC INSURANCE	$7,989.17	*20700000-20527*	*SECTION 125 (CANCER & LIFE)*	*$7,989.17*
					Vendor Total:	*$7,989.17*
AMAZON CAPITAL SERVICES	1VWL-RKH6-G9YX	RETURN - WHEEL LOADER	($429.41)	*10024620-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*($429.41)*
	1LCF-7GXQ-MTYG	ARC FLASH GLOVES	$744.51	*80026120-54102*	*SMALL TOOLS*	*$744.51*
	1Q1R-4VPW-RVCH	ADAPTER KITS, PRESSURE WASHER GUNS	$236.22	*84027221-54102*	*SMALL TOOLS*	*$236.22*
	1QLM-WVW7-K1X4	FLASH DRIVES,MEDIA DISC'S	$491.76	*10020210-54100*	*SUPPLIES*	*$491.76*
	1KCQ-WH1T-FFDQ	HDMI ADAPTER	$15.21	*20913900-54100*	*SUPPLIES*	*$15.21*
	1XRW-PVJV-WNVM	USB CABLES	$348.30	*20913900-54100*	*SUPPLIES*	*$348.30*
					Vendor Total:	*$1,406.59*
AMERICAN NATIONAL RED CROSS & ITS CONSTITUENT	22353487	LIFEGUARDING WITH BLOODBORNE	$400.00	*10022300-54100*	*SUPPLIES*	*$400.00*
					Vendor Total:	*$400.00*
AMWINS GROUP BENEFITS INC	6883276	JUN 21 RETIREE HEALTH INSURANCE	$2,149.92	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$2,149.92*
					Vendor Total:	*$2,149.92*
ANIXTER	4927232-00	(C-874) CONDUCTOR, CU 500 KCM	$1,179.12	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,179.12*
	4921202-00	HUBBELL #ASOD8582N DEADENDS, B	$3,109.14	*80026120-54100*	*SUPPLIES*	*$3,109.14*
					Vendor Total:	*$4,288.26*
AQUATIC BIO SCIENCE, LLC	13130	#ABS-BLUE-IT SUPER BLUE CONCEN	$2,688.80	*82027111-58202*	*CHEMICALS*	*$2,688.80*
					Vendor Total:	*$2,688.80*
ARROW FENCING	81772	FENCING SERVICES	$377.02	*10022100-54100*	*SUPPLIES*	*$377.02*
					Vendor Total:	*$377.02*
AT&T	000016613855	FIBER INTERNET	$1,584.76	*20913900-52601*	*DATA STORAGE & CONNECTIVITY*	*$1,584.76*
	2463 JUN 21	FAX SERVICES - S STATION	$51.49	*10021210-55100*	*TELEPHONE*	*$25.74*

List of Checks Presented for Approval on 6/25/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T	2463 JUN 21	FAX SERVICES - S STATION	$51.49	91521400-55100	TELEPHONE	$25.75
					Vendor Total:	$1,636.25
AT&T MOBILITY	832118877X06142021	DATA & VOICE CELL PHONES	$364.27	10020210-55100	TELEPHONE	$129.69
				20620231-55100	TELEPHONE	$15.18
				77725200-55100	TELEPHONE	$43.51
				80026400-55100	TELEPHONE	$86.46
				82027110-55100	TELEPHONE	$15.18
				82027111-55100	TELEPHONE	$43.89
				84027221-55100	TELEPHONE	$30.36
	830256361X06142021	POLICE - MODEMS	$559.50	10020210-55100	TELEPHONE	$559.50
	287303138700X6102021	FIRE- CELL PHONES	$557.23	10021210-55100	TELEPHONE	$278.61
				91521400-55100	TELEPHONE	$278.62
					Vendor Total:	$1,481.00
B & B INDUSTRIAL SUPPLY INC	254651	MISC. MATERIALS AS NEEDED	$334.31	20822500-56300	BUILDING MAINT. & REPAIR	$334.31
	255155	MISC. MATERIALS AS NEEDED	$241.07	82027111-56120	EQUIPMENT MAINTENANCE & REPAIR	$241.07
	255180	MISC. MATERIALS AS NEEDED	$404.36	84027221-56120	EQUIPMENT MAINTENANCE & REPAIR	$404.36
	255103	MISC. MATERIALS AS NEEDED	$547.92	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$547.92
	254975	MISC. MATERIALS AS NEEDED	$26.94	80026110-56130	EXTERNAL SERVICES	$26.94
	255293	MISC. MATERIALS AS NEEDED	$60.93	84027221-54100	SUPPLIES	$60.93
					Vendor Total:	$1,615.53
BELKORP AG	726689	MOWER BLADE	$73.58	77725200-56300	BUILDING MAINT. & REPAIR	$73.58
	727683	SUPPLIES	$291.38	77725200-56300	BUILDING MAINT. & REPAIR	$291.38
	724596	FILTERS	$56.30	10022100-56130	EXTERNAL SERVICES	$35.49
				84027225-56130	EXTERNAL SERVICES	$20.81
	725585	FILTERS	$76.48	10022100-56130	EXTERNAL SERVICES	$36.32
				10024620-56130	EXTERNAL SERVICES	$40.16
					Vendor Total:	$497.74

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BOUND TREE MEDICAL LLC	84062623	CURAPLEX BURN KIT	$457.06	*10021210-54107*	*EMS SUPPLIES*	*$228.53*
				91521400-54107	*EMS SUPPLIES*	*$228.53*
					Vendor Total:	*$457.06*
BUSINESS CARD	54629	ADVERTISING	$840.00	*20016100-54162*	*ADVERTISING*	*$840.00*
	SFD-22772	ADVERTISING	$129.35	*10018000-52510*	*ADVERTISING & PROMOTION*	*$129.35*
	PO 47230	AQUA CREEK #ACP-5-250TTP - WAT	$6,402.53	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($32.01)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($8.02)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($32.01)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($32.01)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($464.18)*
				10022840-54100	*SUPPLIES*	*($266.77)*
				10022840-54100	*SUPPLIES*	*$568.23*
				10022840-54100	*SUPPLIES*	*$6,669.30*
	SFD-25203	SIRUS XM RADIO SUBSCRIPTION	$247.51	*90000000-23236*	*FIELD SIGNAGE FEES*	*$247.51*
	42685752116	REGISTRATION - E CHRISTOPHERSON	$70.00	*10023320-57100*	*LEARNING AND DEVELOPMENT*	*$70.00*
	7216	REGISTRATION - M KEIZER & S OROPEZA	$70.00	*10023320-57100*	*LEARNING AND DEVELOPMENT*	*$70.00*
	051121	REGISTRATION & MEMBERSHIP - S MANNION	$1,090.00	*20016100-57100*	*LEARNING AND DEVELOPMENT*	*$720.00*
				20016100-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$370.00*
	7934H	REGISTRATION & MEMBERSHIP - T MITCHELL	$1,090.00	*20016100-57100*	*LEARNING AND DEVELOPMENT*	*$720.00*
				20016100-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$370.00*
	SFD-25140	REGISTRATION - A VARGAS	$163.53	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$163.53*
	300005829	MEMBERSHIP - M KEIZER	$120.00	*10023320-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$120.00*
	4777	MMANC MEMBERSHIP	$95.00	*20012100-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$95.00*
	051421	WALL STREET JOURNAL MAY 21	$19.49	*20013400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$19.49*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BUSINESS CARD	SFD-25132	ANNUAL RENEWAL - M HORGER	$150.00	*20413500-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$75.00*
				20413520-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$75.00*
	R05560	RETURN WIRED TAGS	($153.15)	*10020210-54201*	*PRISONER EXPENSE*	*($153.15)*
	SFD-25120	12X18 SIGN	$295.81	*10024620-54127*	*PW - SIGN POSTS/SHEETING*	*$295.81*
	052121	SOFTWARE SUBSCRIPTION	$16.50	*10020210-54320*	*SOFTWARE*	*$16.50*
	INV24645375 221	IT GLUE, KASEYA SOFTWARE	$245.70	*20913900-54320*	*SOFTWARE*	*$245.70*
	05102021	IT GLUE, KASEYA SOFTWARE	$714.15	*20913900-54320*	*SOFTWARE*	*$714.15*
	00317759	CONNECTWISE IT HELPDESK SOFTWARE	$844.20	*20913900-54320*	*SOFTWARE*	*$844.20*
	21-MAY	FASTRAK TOLL FEES	$40.00	*10020210-54100*	*SUPPLIES*	*$40.00*
	18275	MEMBERSHIP DUES - J WYATT	$145.00	*10020210-57300*	*MEMBERSHIP & SUBSCRIPTIONS*	*$145.00*
	17642133	BREACHING TOOL	$345.94	*10020210-54100*	*SUPPLIES*	*$345.94*
	089	POLICE APPRECIATION WEEK	$61.70	*10020214-54100*	*SUPPLIES*	*$61.70*
	PO47210	POOL VACUUM	$1,524.23	*10022300-54100*	*SUPPLIES*	*$1,524.23*
	8159	DAYCAMP SUPPLIES	$68.90	*10022840-54100*	*SUPPLIES*	*$68.90*
	0002493J	DAYCAMP SUPPLIES	$89.82	*10022840-54100*	*SUPPLIES*	*$89.82*
	SFD-25201	DUST MOP, KEYS	$97.85	*10022840-54100*	*SUPPLIES*	*$97.85*
	SFD-25127	DAYCAMP SUPPLIES	$100.17	*10022840-54100*	*SUPPLIES*	*$100.17*
	SFD-25137	FACE MASKS	$315.04	*10022840-54100*	*SUPPLIES*	*$315.04*
	SFD-25131	DAYCAMP SUPPLIES	$476.06	*10022840-54100*	*SUPPLIES*	*$476.06*
	08427J	DAYCAMP SUPPLIES	$524.33	*10022840-54100*	*SUPPLIES*	*$524.33*
	SFD-25138	LIFEGUARD TUBES	$541.72	*10022840-54100*	*SUPPLIES*	*$541.72*
	09522J	DAYCAMP SUPPLIES	$607.09	*10022840-54100*	*SUPPLIES*	*$607.09*
	SFD-25121	6.25X40 PLAN BAGS	$85.01	*10023320-54100*	*SUPPLIES*	*$85.01*
	PO 47192	IPAD PRO 12.9' - SPACE GREY, 2	$379.97	*10024224-54100*	*SUPPLIES*	*$379.97*
	21876	LAPEL PINS	$901.57	*63820210-54100*	*SUPPLIES*	*$901.57*
	SFD-23958	5 GAL GEL WIRE	$516.86	*80026120-54100*	*SUPPLIES*	*$516.86*
	SFD-23930	HAMMOND CONTROL TRANSFORMER	$182.91	*80026210-54100*	*SUPPLIES*	*$182.91*
	SFD-23947	RIPSAW	$917.82	*84027221-54100*	*SUPPLIES*	*$917.82*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BUSINESS CARD	425052453910	WWTP TRAINING LUNCH	$26.78	*84027225-54100*	*SUPPLIES*	*$26.78*
					Vendor Total:	*$20,399.39*
CA SURVEYING & DRAFTING SUPPLY INC	166750/1	SUPPLIES AS NEEDED	$989.78	*82027110-54100*	*SUPPLIES*	*$494.89*
				84027221-54100	*SUPPLIES*	*$494.89*
					Vendor Total:	*$989.78*
CDW GOVERNMENT INC	F285648	APPLE 11" IPAD PRO - WIFI/CELL	$2,731.77	*82027111-54330*	*COMPUTER AND TECHNOLOGY*	*$2,731.77*
					Vendor Total:	*$2,731.77*
CHRISTOPHER V LARSEN	160061-22	PZ2S WATER TANK REPLACEMENT -	$123,690.51	*82227113-80230*	*INFRASTRUCTURE*	*$123,690.51*
					Vendor Total:	*$123,690.51*
CINTAS CORPORATION	4083539211	RUG/MAT & UNIFORM SERVICES	$85.39	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$85.39*
	4084858891	RUG/MAT & UNIFORM SERVICES	$85.39	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$85.39*
	4083539240	RUG/MAT & UNIFORM SERVICES	$59.04	*20324100-52100*	*CONTRACTUAL SERVICES*	*$59.04*
	4084859047	RUG/MAT & UNIFORM SERVICES	$59.04	*20324100-52100*	*CONTRACTUAL SERVICES*	*$59.04*
	4085526705	RUG/MAT & UNIFORM SERVICES	$71.98	*20324100-52100*	*CONTRACTUAL SERVICES*	*$71.98*
	4084187789	RUG/MAT & UNIFORM SERVICES	$222.55	*20324100-52100*	*CONTRACTUAL SERVICES*	*$222.55*
	4083539131	RUG/MAT & UNIFORM SERVICES	$35.00	*31122000-52100*	*CONTRACTUAL SERVICES*	*$35.00*
	4084858899	RUG/MAT & UNIFORM SERVICES	$35.00	*31122000-52100*	*CONTRACTUAL SERVICES*	*$35.00*
	4083539259	RUG/MAT & UNIFORM SERVICES	$35.00	*73022600-52100*	*CONTRACTUAL SERVICES*	*$35.00*
	4084859046	RUG/MAT & UNIFORM SERVICES	$35.00	*73022600-52100*	*CONTRACTUAL SERVICES*	*$35.00*
	5062718254	RUG/MAT & UNIFORM SERVICES	$12.37	*20324100-54100*	*SUPPLIES*	*$12.37*
	5062888604	RUG/MAT & UNIFORM SERVICES	$30.71	*77725200-54100*	*SUPPLIES*	*$30.71*
	4083662721	RUG/MAT & UNIFORM SERVICES	$53.11	*77725200-54100*	*SUPPLIES*	*$53.11*
	4084323371	RUG/MAT & UNIFORM SERVICES	$53.11	*77725200-54100*	*SUPPLIES*	*$53.11*
	4084984669	RUG/MAT & UNIFORM SERVICES	$53.11	*77725200-54100*	*SUPPLIES*	*$53.11*
	4085686365	RUG/MAT & UNIFORM SERVICES	$53.11	*77725200-54100*	*SUPPLIES*	*$53.11*
					Vendor Total:	*$978.91*
COMCAST	9780 JUN 21	INTERNET SERVICES	$145.88	*73022600-55100*	*TELEPHONE*	*$145.88*
					Vendor Total:	*$145.88*
DANIEL STEEL & MACHINE INC	15666	CRANE SERVICES AS NEEDED AT WWTP	$407.19	*84027225-54102*	*SMALL TOOLS*	*$407.19*
					Vendor Total:	*$407.19*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DAVID BURTON	TR 5/11-13/21	TRAVEL REIMBURSEMENT	$392.98	*10022700-57100*	*LEARNING AND DEVELOPMENT*	*$392.98*
					Vendor Total:	*$392.98*
DC CUSTOMS INC	192343	TOW AND STOW HITCH AND BALL	$722.45	*82027114-54100*	*SUPPLIES*	*$722.45*
	191284	TOW AND STOW HITCH AND BALL	$722.45	*84027221-54100*	*SUPPLIES*	*$722.45*
					Vendor Total:	*$1,444.90*
DC ELECTRIC GROUP INC	417665	TRAFFIC SIGNAL REPAIRS FOR MAY	$5,045.72	*10024214-52100*	*CONTRACTUAL SERVICES*	*$5,045.72*
					Vendor Total:	*$5,045.72*
DEPARTMENT OF JUSTICE	513454	FINGERPRINTS	$179.00	*10022900-54169*	*LIVESCAN*	*$179.00*
					Vendor Total:	*$179.00*
DON BROWN	BA FY 20/21	BOOT ALLOWANCE	$121.93	*82027114-54100*	*SUPPLIES*	*$60.96*
				84027221-54100	*SUPPLIES*	*$60.97*
					Vendor Total:	*$121.93*
E SOURCE COMPANIES LLC	20542	PM FOR UTILITY BILLING CIS REP	$6,886.25	*20513300-52100*	*CONTRACTUAL SERVICES*	*$6,886.25*
					Vendor Total:	*$6,886.25*
E WATER SOLUTIONS	S20732	TECHNO SERIES #5002-316 - 6" C	$8,064.87	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$8,064.87*
					Vendor Total:	*$8,064.87*
EFFICIENCY SERVICES GROUP LLC	3207	ADMIN OF EUD PUBLIC BENEFITS P	$3,500.00	*80626450-52137*	*PUBLIC BENEFITS PROGRAM MGMT*	*$3,500.00*
					Vendor Total:	*$3,500.00*
ENTENMANN-ROVIN CO	0159087-IN	PD BADGE	$139.14	*10020210-54100*	*SUPPLIES*	*$139.14*
					Vendor Total:	*$139.14*
EVERGREEN JOB & SAFETY TRAINING INC	1310	JOB AND SAFETY TRAINING - MAY	$2,109.12	*80026110-52100*	*CONTRACTUAL SERVICES*	*$2,109.12*
					Vendor Total:	*$2,109.12*
FASTENAL	CAUKA42960	MISC. SUPPLIES AS NEEDED	$198.58	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$198.58*
					Vendor Total:	*$198.58*
FEDERAL EXPRESS	7-393-87819	SHIPPING SERVICES	$57.42	*10020210-54101*	*POSTAGE*	*$57.42*
	7-401-43361	SHIPPING SERVICES	$136.23	*10020210-54101*	*POSTAGE*	*$136.23*
					Vendor Total:	*$193.65*
FRIEDMANS HOME IMPROVEMENT	INV13117461	MISC. ITEMS AS NEEDED	$29.13	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$29.13*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FRIEDMANS HOME IMPROVEMENT	INV13131394	MISC. ITEMS AS NEEDED	$45.52	20822500-56300	BUILDING MAINT. & REPAIR	$45.52
	INV13034466	MISC. ITEMS AS NEEDED	$51.78	20822500-56300	BUILDING MAINT. & REPAIR	$51.78
	INV13098417	MISC. ITEMS AS NEEDED	$100.13	20822500-56300	BUILDING MAINT. & REPAIR	$100.13
	INV13003259	MISC. ITEMS AS NEEDED	$121.75	20822500-56300	BUILDING MAINT. & REPAIR	$121.75
	INV13127651	MISC. ITEMS AS NEEDED	$124.33	20822500-56300	BUILDING MAINT. & REPAIR	$124.33
	INV13009283	MISC. ITEMS AS NEEDED	$136.90	20822500-56300	BUILDING MAINT. & REPAIR	$136.90
	INV13027820	MISC. ITEMS AS NEEDED	$153.49	20822500-56300	BUILDING MAINT. & REPAIR	$153.49
	INV13072478	MISC. ITEMS AS NEEDED	$176.71	20822500-56300	BUILDING MAINT. & REPAIR	$176.71
	INV13171147	MISC. ITEMS AS NEEDED	$177.97	20822500-56300	BUILDING MAINT. & REPAIR	$177.97
	INV13087624	MISC. ITEMS AS NEEDED	$276.13	20822500-56300	BUILDING MAINT. & REPAIR	$276.13
	INV12988483	MISC. ITEMS AS NEEDED	$324.90	20822500-56300	BUILDING MAINT. & REPAIR	$324.90
	INV13138895	MISC. ITEMS AS NEEDED	$45.83	77725200-56300	BUILDING MAINT. & REPAIR	$45.83
	INV13074937	MISC. ITEMS AS NEEDED	$63.76	77725200-56300	BUILDING MAINT. & REPAIR	$63.76
	INV13125047	MISC. ITEMS AS NEEDED	$78.92	77725200-56300	BUILDING MAINT. & REPAIR	$78.92
	INV12981717	MISC. ITEMS AS NEEDED	$10.86	82027111-56300	BUILDING MAINT. & REPAIR	$10.86
	INV13027956	MISC. ITEMS AS NEEDED	$52.28	82027111-56300	BUILDING MAINT. & REPAIR	$52.28
	CN-188630	MISC. ITEMS AS NEEDED	($34.45)	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	($34.45)
	INV13073150	MISC. ITEMS AS NEEDED	$16.99	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$16.99
	INV13140270	MISC. ITEMS AS NEEDED	$19.26	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$19.26
	INV12981797	MISC. ITEMS AS NEEDED	$65.17	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$65.17
	INV13098408	MISC. ITEMS AS NEEDED	$94.69	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$94.69
	INV13002814	MISC. ITEMS AS NEEDED	$101.61	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$101.61
	INV13047901	MISC. ITEMS AS NEEDED	$125.84	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$125.84
	INV12981977	MISC. ITEMS AS NEEDED	$199.00	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$199.00
	INV13034297	MISC. ITEMS AS NEEDED	$63.23	20324100-56130	EXTERNAL SERVICES	$63.23
	INV13079061	MISC. ITEMS AS NEEDED	$25.39	80026110-56130	EXTERNAL SERVICES	$25.39

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FRIEDMANS HOME IMPROVEMENT	INV13027917	MISC. ITEMS AS NEEDED	$56.77	*80126100-80230*	*INFRASTRUCTURE*	*$56.77*
	INV13177208	MISC. ITEMS AS NEEDED	$71.79	*80126100-80230*	*INFRASTRUCTURE*	*$71.79*
	INV13175382	MISC. ITEMS AS NEEDED	$21.26	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$21.26*
	INV13136388	MISC. ITEMS AS NEEDED	$25.59	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$25.59*
	INV13134078	MISC. ITEMS AS NEEDED	$33.69	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$33.69*
	INV12988240	MISC. ITEMS AS NEEDED	$36.62	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$36.62*
	INV13040521	MISC. ITEMS AS NEEDED	$51.16	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$51.16*
	INV13123965	MISC. ITEMS AS NEEDED	$110.84	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$110.84*
	INV13177315	MISC. PARTS & MATERIALS AS NEE	$755.63	*77725200-54102*	*SMALL TOOLS*	*$755.63*
	INV13034569	MISC. ITEMS AS NEEDED	$194.89	*80026120-54102*	*SMALL TOOLS*	*$194.89*
	INV12982284	MISC. ITEMS AS NEEDED	$27.40	*10022100-54100*	*SUPPLIES*	*$27.40*
	INV13078975	MISC. ITEMS AS NEEDED	$40.15	*10022100-54100*	*SUPPLIES*	*$40.15*
	INV12981719	MISC. ITEMS AS NEEDED	$334.04	*10022100-54100*	*SUPPLIES*	*$334.04*
	INV13003814	MISC. ITEMS AS NEEDED	$365.66	*80026120-54100*	*SUPPLIES*	*$365.66*
	INV12995718	MISC. ITEMS AS NEEDED	$32.29	*80026220-54100*	*SUPPLIES*	*$32.29*
	INV13143483	MISC. ITEMS AS NEEDED	$24.92	*82027111-54100*	*SUPPLIES*	*$24.92*
	INV12982191	MISC. ITEMS AS NEEDED	$38.31	*82027111-54100*	*SUPPLIES*	*$38.31*
	INV13144115	MISC. ITEMS AS NEEDED	$225.35	*82027111-54100*	*SUPPLIES*	*$225.35*
	INV13008475	MISC. ITEMS AS NEEDED	$10.37	*82027114-54100*	*SUPPLIES*	*$10.37*
	INV12981700	MISC. ITEMS AS NEEDED	$10.48	*82027114-54100*	*SUPPLIES*	*$10.48*
	INV12995308	MISC. ITEMS AS NEEDED	$10.48	*82027114-54100*	*SUPPLIES*	*$10.48*
	INV13126481	MISC. ITEMS AS NEEDED	$17.14	*82027114-54100*	*SUPPLIES*	*$17.14*
	INV13124896	MISC. ITEMS AS NEEDED	$17.88	*82027114-54100*	*SUPPLIES*	*$17.88*
	INV13098252	MISC. ITEMS AS NEEDED	$20.92	*82027114-54100*	*SUPPLIES*	*$20.92*
	INV13075412	MISC. ITEMS AS NEEDED	$25.68	*82027114-54100*	*SUPPLIES*	*$25.68*
	INV13098550	MISC. ITEMS AS NEEDED	$37.17	*82027114-54100*	*SUPPLIES*	*$37.17*
	INV13117779	MISC. ITEMS AS NEEDED	$48.62	*82027114-54100*	*SUPPLIES*	*$48.62*
	INV13040634	MISC. ITEMS AS NEEDED	$54.90	*82027114-54100*	*SUPPLIES*	*$54.90*
	INV13171899	MISC. ITEMS AS NEEDED	$92.30	*82027114-54100*	*SUPPLIES*	*$92.30*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FRIEDMANS HOME IMPROVEMENT	INV13085771	MISC. ITEMS AS NEEDED	$123.80	*82027114-54100*	*SUPPLIES*	*$123.80*
	INV13091931	MISC. ITEMS AS NEEDED	$92.32	*84027221-54100*	*SUPPLIES*	*$92.32*
					Vendor Total:	*$5,655.54*
GCR TIRES & SERVICES	851-51750	TIRES, TUBES, REPARIS & LABOR	$183.49	*10020210-56130*	*EXTERNAL SERVICES*	*$183.49*
	851-51441	TIRES, TUBES, REPARIS & LABOR	$746.33	*10020210-56130*	*EXTERNAL SERVICES*	*$746.33*
	851-51537	TIRES, TUBES, REPARIS & LABOR	$556.39	*10021210-56130*	*EXTERNAL SERVICES*	*$556.39*
	851-51494	TIRES, TUBES, REPARIS & LABOR	$331.57	*10022100-56130*	*EXTERNAL SERVICES*	*$331.57*
	851-51525	TIRES, TUBES, REPARIS & LABOR	$882.23	*10024620-56130*	*EXTERNAL SERVICES*	*$882.23*
	851-51663	TIRES, TUBES, REPARIS & LABOR	$630.12	*10520210-56130*	*EXTERNAL SERVICES*	*$630.12*
	851-51440	TIRES, TUBES, REPARIS & LABOR	$199.69	*82027112-56130*	*EXTERNAL SERVICES*	*$199.69*
	851-51652	TIRES, TUBES, REPARIS & LABOR	$351.90	*82027114-56130*	*EXTERNAL SERVICES*	*$351.90*
	851-51699	TIRES, TUBES, REPARIS & LABOR	$1,001.84	*84027221-56130*	*EXTERNAL SERVICES*	*$1,001.84*
	851-51475	TIRES, TUBES, REPARIS & LABOR	$38.31	*82027111-54100*	*SUPPLIES*	*$38.31*
					Vendor Total:	*$4,921.87*
GHD INC	163858	GIBSON CREEK ENVIRONMENTAL SER	$1,372.75	*10024224-52100*	*CONTRACTUAL SERVICES*	*$1,372.75*
					Vendor Total:	*$1,372.75*
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CI028711	REMOTE CONTROL ASSY	$1,081.25	*20324100-58510*	*REIMBURSABLE JOBS*	*$1,081.25*
					Vendor Total:	*$1,081.25*
GRAINGER INC	9920407401	ALUMINUM FOIL ROLL	$127.53	*91521400-54100*	*SUPPLIES*	*$63.77*
				91721400-54100	*SUPPLIES*	*$63.76*
					Vendor Total:	*$127.53*
INFOSEND INC	192355	UB PRINT & MAIL SERVICES	$4,291.02	*20513300-52100*	*CONTRACTUAL SERVICES*	*$4,291.02*
	192986	UB PRINT & MAIL SERVICES	$965.32	*80626450-52130*	*EDUCATIONAL & MARKETING MATL'S*	*$965.32*
					Vendor Total:	*$5,256.34*
INTEGRITY SHRED LLC	119962	DOCUMENT SHREDDING	$30.50	*20016100-52100*	*CONTRACTUAL SERVICES*	*$30.50*
					Vendor Total:	*$30.50*
INTERCOUNTY MECHANICAL & ELECTRICAL INC	7932-B	REPLACE FAN MOTOR	$1,050.00	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$1,050.00*
					Vendor Total:	*$1,050.00*
INTERSTATE BATTERIES	380046309	BATTERIES	$151.20	*10020210-56130*	*EXTERNAL SERVICES*	*$151.20*

List of Checks Presented for Approval on 6/25/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
INTERSTATE BATTERIES	380046186	BATTERIES	$302.40	10021210-56130	EXTERNAL SERVICES	$302.40
	330006614	BATTERIES	$151.20	10024620-56130	EXTERNAL SERVICES	$151.20
	124831	BATTERIES	$258.85	10024620-56130	EXTERNAL SERVICES	$258.85
	389173	BATTERIES	$517.70	80026110-56130	EXTERNAL SERVICES	$258.85
				84027221-56130	EXTERNAL SERVICES	$258.85
					Vendor Total:	$1,381.35
KELLY-MOORE PAINT COMPANY INC	910-00000342855	MISC. PURCHASES AS REQUIRED	$8.54	10022700-54100	SUPPLIES	$8.54
	910-00000342733	MISC. PURCHASES AS REQUIRED	$16.80	10022700-54100	SUPPLIES	$16.80
					Vendor Total:	$25.34
KEMIRA WATER SOLUTIONS INC	9017714063	LIQUID FERRIC CHLORIDE FY 2021	$8,832.99	84027225-58202	CHEMICALS	$8,832.99
					Vendor Total:	$8,832.99
KEN FOWLER MOTORS INC	30172	CAP	$16.05	10021210-56130	EXTERNAL SERVICES	$16.05
	29995	CLUTCH, SWITCH	$290.80	10021210-56130	EXTERNAL SERVICES	$290.80
	30103	RADIATOR, HOSE, TENSIONER, FLUID	$733.54	10021210-56130	EXTERNAL SERVICES	$733.54
					Vendor Total:	$1,040.39
LEGAL SHIELD	38295 JUN 21	JUN 21 PRE-PAID LEGAL SERVICES	$77.70	20700000-20526	PREPAID LEGAL - AFLAC	$77.70
	38295 MAY 21	MAY 21 PRE-PAID LEGAL SERVICES	$77.70	20700000-20526	PREPAID LEGAL - AFLAC	$77.70
					Vendor Total:	$155.40
LIEBERT CASSIDY WHITMORE	1520311	LEGAL SERVICES PERTAINING TO E	$3,335.00	20016100-52100	CONTRACTUAL SERVICES	$3,335.00
	1520310	LEGAL SERVICES PERTAINING TO E	$54.00	20016100-52150	LEGAL SERVICES/ EXPENSES	$54.00
	1520312	LEGAL SERVICES PERTAINING TO E	$135.00	20016100-52150	LEGAL SERVICES/ EXPENSES	$135.00
	1520309	LEGAL SERVICES PERTAINING TO E	$1,910.40	20016100-52150	LEGAL SERVICES/ EXPENSES	$1,910.40
	1520308	LEGAL SERVICES PERTAINING TO E	$5,870.00	20016100-52150	LEGAL SERVICES/ EXPENSES	$5,870.00
					Vendor Total:	$11,304.40
LIFE ASSIST INC	1100381	MISC. EMS SUPPLIES AS NEEDED	$428.52	10021210-54107	EMS SUPPLIES	$214.26
				91521400-54107	EMS SUPPLIES	$214.26
					Vendor Total:	$428.52
LINCOLN AQUATICS	NX281892	PULSAR #AWC-50-6501 PLUS BRIQU	$671.32	10022300-54106	SPECIALTY SUPPLIES	$671.32

List of Checks Presented for Approval on 6/25/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LINCOLN AQUATICS	NX281049	PULSAR #AWC-50-6501 PLUS BRIQU	$4,699.26	*10022300-54106*	*SPECIALTY SUPPLIES*	*$4,699.26*
					Vendor Total:	*$5,370.58*
MCKAYLA TAYLOR	DV061821	REIMBURSEMENT - SOFTBALL PURCHASES	$26.10	*10022822-54100*	*SUPPLIES*	*$26.10*
					Vendor Total:	*$26.10*
MENDOCINO COUNTY AUDITOR-CONTROLLER	2119	PROPERTY TAX ADMINISTRATIVE SE	$7,284.23	*91521400-52301*	*PROPERTY TAX ADMIN FEE*	*$7,284.23*
					Vendor Total:	*$7,284.23*
MICHELLE WAGENET	DV061721	REIMBURSEMENT - TRAINING SUPPLIES	$146.58	*82027111-57100*	*LEARNING AND DEVELOPMENT*	*$146.58*
					Vendor Total:	*$146.58*
OCCU-MED LTD	0621511	PRE-EMPLOYMENT PHYSICAL	$581.75	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$581.75*
					Vendor Total:	*$581.75*
ONE TIME PAY VENDOR	19471-2	ENERGY REBATE - COTTIE MORRISON	$549.00	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$549.00*
	109695-7 1	ENERGY REBATE - DENISE LOVDAL-JOHNSON	$1,653.25	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$1,653.25*
	0014653	RECREATION REFUND- PRAVIN HALADY	$140.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$140.00*
	0020387	DAYCAMP REFUND - DIANA MACIAS	$425.00	*10022840-44915*	*RECREATION PROGRAM INCOME*	*$425.00*
	124619-8	UTILITY REFUND - MOUNTANOS PROPERTIES	$12.92	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$12.92*
	113594-6	UTILITY REFUND - CLAYTON BRENNAN	$978.25	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$978.25*
					Vendor Total:	*$3,758.42*
OPERATING ENGINEER PUBLIC& MISC EMPLOYEES	86138 MAY 21	MAY 21 HEALTH INSURANCE	$1,777.00	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$1,777.00*
					Vendor Total:	*$1,777.00*
OPERATING ENGINEERS UNION	2106	JUN 21 ADMIN & MAINT UNION DUES	$1,560.00	*20700000-20509*	*P/R DEDUCT.-UNION DUES*	*$1,560.00*
					Vendor Total:	*$1,560.00*
PAYMENTUS GROUP INC	INV-15-112340	CREDIT CARD PROCESSING SERVICE	$4,959.05	*20513300-52100*	*CONTRACTUAL SERVICES*	*$4,959.05*
					Vendor Total:	*$4,959.05*
PG&E CO	6833-2 MAY 21	PACIFIC GAS & ELECTRIC	$511.80	*10021210-55210*	*UTILITIES*	*$255.90*
				91521400-55210	*UTILITIES*	*$255.90*

List of Checks Presented for Approval on 6/25/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PG&E CO	8716-1 JUN 21	PACIFIC GAS & ELECTRIC	$10,405.46	*82027111-55210*	*UTILITIES*	*$10,405.46*
					Vendor Total:	*$10,917.26*
POLYDYNE INC	1546242	NON-IONIC DRY POLYMER FY 2021	$1,053.14	*82027111-58202*	*CHEMICALS*	*$1,053.14*
					Vendor Total:	*$1,053.14*
RAINBOW AGRICULTURAL SERVICES	44078/1	TRIMMER HEAD	$32.65	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$32.65*
	260310/1	PARTS & MISC SUPPLIES AS NEEDED	$152.40	*82027114-56130*	*EXTERNAL SERVICES*	*$152.40*
	247395/1	SERVICING KIT, SCREWS	$528.86	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$528.86*
	43686/1	K-9 FOOD	$43.54	*10020210-54100*	*SUPPLIES*	*$43.54*
	43588/1	TIMMER LINE	$16.32	*82027111-54100*	*SUPPLIES*	*$16.32*
					Vendor Total:	*$773.77*
REDWOOD FORD	335198	PARTS & SERVICE REPAIRS AS NEE	$83.36	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$83.36*
	335344	PARTS & SERVICE REPAIRS AS NEE	$35.52	*10020210-56130*	*EXTERNAL SERVICES*	*$35.52*
	335448	PARTS & SERVICE REPAIRS AS NEE	$46.97	*10021210-56130*	*EXTERNAL SERVICES*	*$46.97*
	335319	PARTS & SERVICE REPAIRS AS NEE	$49.74	*10022100-56130*	*EXTERNAL SERVICES*	*$49.74*
	335304	PARTS & SERVICE REPAIRS AS NEE	$64.74	*10022100-56130*	*EXTERNAL SERVICES*	*$64.74*
	335100	PARTS & SERVICE REPAIRS AS NEE	$65.94	*20324100-56130*	*EXTERNAL SERVICES*	*$65.94*
	335113	PARTS & SERVICE REPAIRS AS NEE	$171.15	*20324100-56130*	*EXTERNAL SERVICES*	*$171.15*
	335051	PARTS & SERVICE REPAIRS AS NEE	$189.68	*80026110-56130*	*EXTERNAL SERVICES*	*$189.68*
	CM335240	PARTS & SERVICE REPAIRS AS NEE	($27.22)	*82027111-56130*	*EXTERNAL SERVICES*	*($27.22)*
	335240	PARTS & SERVICE REPAIRS AS NEE	$232.15	*82027111-56130*	*EXTERNAL SERVICES*	*$232.15*
	335250	PARTS & SERVICE REPAIRS AS NEE	$20.46	*82027114-56130*	*EXTERNAL SERVICES*	*$20.46*
					Vendor Total:	*$932.49*
REXEL USA INC	1Q64226	MISC. ELECTRICAL SUPPLIES AS N	$203.61	*80126100-80230*	*INFRASTRUCTURE*	*$203.61*
	1Q80657	MISC. ELECTRICAL SUPPLIES AS N	$378.04	*80126100-80230*	*INFRASTRUCTURE*	*$378.04*
	1R08621	MISC. ELECTRICAL SUPPLIES AS N	$185.23	*20824300-54100*	*SUPPLIES*	*$185.23*
					Vendor Total:	*$766.88*
RINO PACIFIC	CL34520	FUEL CARD CHARGES AS NEEDED	$2,812.61	*10021210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,406.30*

List of Checks Presented for Approval on 6/25/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RINO PACIFIC	CL34520	FUEL CARD CHARGES AS NEEDED	$2,812.61	*91521400-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,406.31*
					Vendor Total:	*$2,812.61*
RONALD ROYSUM	RS2145	CONFINED SPACE TRAINING	$3,600.00	*82027114-57100*	*LEARNING AND DEVELOPMENT*	*$1,600.00*
				84027225-57100	*LEARNING AND DEVELOPMENT*	*$2,000.00*
					Vendor Total:	*$3,600.00*
THURSTON CHEVROLET TOYOTA SCION	233456	GASKET, OIL FILTER	$51.94	*10020210-56130*	*EXTERNAL SERVICES*	*$51.94*
	233627	BATTERY	$253.48	*80026110-56130*	*EXTERNAL SERVICES*	*$253.48*
					Vendor Total:	*$305.42*
THURSTON CHRYSLER DODGE JEEP RAM	20687	SPARK PLUG, COIL IGNITION	$145.46	*10020210-56130*	*EXTERNAL SERVICES*	*$145.46*
					Vendor Total:	*$145.46*
TUFTS POLYGRAPH & INVESTIGATION	2021-634(A)	POLYGRAPH & INVESTICATION SERV	$800.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$800.00*
					Vendor Total:	*$800.00*
UKIAH TROPHIES & GIFTS	298105	BENCH & TREE PROGRAM TROPHIES	$140.78	*90000000-23212*	*ADOPT-A-TREE PROGRAM*	*$140.78*
	923375	BENCH & TREE PROGRAM TROPHIES	$140.78	*90000000-23212*	*ADOPT-A-TREE PROGRAM*	*$140.78*
					Vendor Total:	*$281.56*
UKIAH VALLEY SANITATION DIST	81411 MAY 21	SEWER - 1500 S STATE ST	$87.21	*10021210-55210*	*UTILITIES*	*$43.60*
				91521400-55210	*UTILITIES*	*$43.61*
	90558 MAY 21	SEWER - 141 LOVERS LN	$112.87	*10021210-55210*	*UTILITIES*	*$56.43*
				91521400-55210	*UTILITIES*	*$56.44*
	89690 MAY 21	89690 MAY 21	$87.21	*31122000-55210*	*UTILITIES*	*$87.21*
					Vendor Total:	*$287.29*
ULINE	134491402	NITRILE GLOVES	$299.35	*84027225-54100*	*SUPPLIES*	*$299.35*
					Vendor Total:	*$299.35*
UPS	0000E19R54221	SHIPPING SERVICES	$40.39	*84027225-54101*	*POSTAGE*	*$40.39*
					Vendor Total:	*$40.39*
US CELLULAR	0443500150	CELL PHONES	$635.22	*10024620-55100*	*TELEPHONE*	*$41.10*
				80026400-55100	*TELEPHONE*	*$59.37*
				80026400-55100	*TELEPHONE*	*$135.27*

List of Checks Presented for Approval on 6/25/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
US CELLULAR	0443500150	CELL PHONES	$635.22	*82027110-55100*	*TELEPHONE*	*$57.06*
				82027111-55100	*TELEPHONE*	*$156.24*
				84027221-55100	*TELEPHONE*	*$57.06*
				84027225-55100	*TELEPHONE*	*$129.12*
					Vendor Total:	*$635.22*
VINCENTE MARTINEZ	BA FY 20/21	BOOT ALLOWANCE	$150.00	*82027114-54100*	*SUPPLIES*	*$75.00*
				84027221-54100	*SUPPLIES*	*$75.00*
					Vendor Total:	*$150.00*
WESCO GRAPHICS INC	47894	PRODUCTION OF RECREATION GUIDE	$4,463.03	*10022850-54100*	*SUPPLIES*	*$4,463.03*
					Vendor Total:	*$4,463.03*
XEROX CORP	013638534	COPIER LEASE - SEE ADD'L DESCR	$115.05	*10022700-52100*	*CONTRACTUAL SERVICES*	*$115.05*
	013550618	COPIER LEASE - SEE ADD'L DESCR	$159.05	*73022600-52100*	*CONTRACTUAL SERVICES*	*$159.05*
	013638533	COPIER LEASE - SEE ADD'L DESCR	$152.61	*10020210-54500*	*EQUIP RENTS AND LEASES*	*$106.83*
				20620231-54500	*EQUIP RENTS AND LEASES*	*$30.52*
				64020213-54500	*EQUIP RENTS AND LEASES*	*$15.26*
	013550617	COPIER LEASE - SEE ADD'L DESCR	$689.60	*10020210-54500*	*EQUIP RENTS AND LEASES*	*$482.72*
				20620231-54500	*EQUIP RENTS AND LEASES*	*$137.92*
				64020213-54500	*EQUIP RENTS AND LEASES*	*$68.96*
	013638537	COPIER LEASE - SEE ADD'L DESCR	$158.74	*10021210-54500*	*EQUIP RENTS AND LEASES*	*$79.37*
				91521400-54500	*EQUIP RENTS AND LEASES*	*$79.37*
	013550614	COPIER LEASE - SEE ADD'L DESCR	$458.37	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$458.37*
	013550615	COPIER LEASE - SEE ADD'L DESCR	$458.37	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$458.37*
	013550616	XEROX CB070H COPIER LEASE	$829.71	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$829.71*
					Vendor Total:	*$3,021.50*
					INVOICE TOTAL:	***$302,020.16***

Agenda Item No: 7.b.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2019-82

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Report of Disbursements for the Month of July 2021.

DEPARTMENT: Finance **PREPARED BY:** Candice Rasmason, Accounts Payable
PRESENTER: Consent Calendar

ATTACHMENTS:
1. July 2021 Summary of Disbursements
2. Account Codes for Reference
3. Object codes for Reference
4. July 2021 Disbursement Detail

Summary: The Council will review and consider approval of the Report of Disbursements for the month of July 2021.

Background: Payments made during the month of July 2021 are summarized on the Report of Disbursements. Further detail is supplied on the Schedule of Bills, representing the five (5) individual payment cycles within the month.

Accounts Payable Check Numbers (City & UVFA):3043321-3043400; 3043401-3043483; 3043484-3043607; 3043608-3043703; 3043704-3043845

Accounts Payable Wire Transfers: 46, 47, 48

Payroll Check Numbers: 509067-509149; 509150-509238; 509239-509323

Payroll Manual Check Numbers: N/A

Direct Deposit Numbers:105633-105886; 105887-106143; 106144-106401

Manual Direct Deposit Numbers: N/A

Void Check Numbers: 3043370, 3043409

Void Direct Deposit Numbers: 105727

Discussion: This report is submitted in accordance with Ukiah City Code Division 1, Chapter 7, Article 1.

Attachment #1: July 2021 Summary of Disbursements
Attachment #2: Account Codes for Reference
Attachment #3: Object Codes for Reference
Attachment #4: July 2021 Disbursement Detail

Recommended Action: Approve the Report of Disbursements for the Month of July 2021.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

Attachment 1

CITY OF UKIAH
REPORT OF DISBURSEMENTS
REGISTER OF PAYROLL AND DEMAND PAYMENTS
FOR THE MONTH OF JULY

FUNDS:

100	General Fund	$1,036,503.23
101	GF-(Sub-Fund) Visit Ukiah	
105	Measure S General Fund	$25,899.60
110	Special General Fund	
120	Streets Capital Improvement	$1,006,632.06
200	City Adminstrative Services	$121,114.44
201	Worker's Comp Fund	$446,142.00
202	Liability Fund	$791,520.19
203	Garage Fund	$11,261.75
204	Purchasing Fund	$2,119.89
205	Billing & Collections Fund	$82,935.53
206	Public Safety Dispatch Fund	$14,541.64
207	Payroll Posting Fund	$279,335.26
208	Building Maintenance/Corp Yard Fun	$18,427.81
209	IT Fund	$78,671.12
220	Equipment Reserve Fund	
249	City Housing Bond Proceeds	
250	Special Revenue Fund	$0.00
251	Special Projects Reserve Fund	$403.75
253	CITY PROP 172	$5,078.51
300	Park Development Fund	
301	Anton Stadium Fund	$0.00
302	Observatory Park Fund	
304	Swimming Pool Fund	$0.00
305	Riverside Park Fund	$0.00
306	Skate Park Fund	$0.00
310	Museum Grants	
311	Alex Rorbaugh Recreation Center Fu	$2,717.19
312	Downtown Business Improvement Fu	
313	LMIHF Housing Asset Fund	
314	Winter Special Events	
315	Advanced Planning Fund	$0.00
500	2106 Gas Tax Fund	$366,480.61
501	2107 Gas Tax Fund	
503	2105 Gas Tax Fund	
505	Signalization Fund	
506	Bridge Fund	
507	1998 STIP Augmentation Fund	
508	SB325 Reimbursement Fund	
509	S.T.P. Fund	$17,724.14
510	Trans-Traffic Congest Relief Fund	
511	Rail Trail Fund	
600	Community Development Block Grant	
601	EDBG 94-333 Revolving Loan	
602	Community Development Fund	
603	08-HOME-4688	
604	CDBG Grant 09-STBG-6417	
605	11-HOME-7654 Fund	$0.00
606	CDBG Grant 10-EDEF-7261	
607	Prop 84 Grant Fund	
609	13-CDBG-8940	
610	City RDA Projects Fund	
613	Home Program Activities	
630	Asset Seizure Fund	$12,862.93
631	Asset Seizure Fund (Drug/Alcohol)	
633	H & S Education 11489(B)(2)(A1)	
634	Federal Asset Seizure Grants	
635	SUP Law Enforcement Service Fund	
636	CBTHP Officer	
637	Local Law Enforcement Block Grant	
638	Asset Forfeiture 11470.2 H & S	$1,062.00
639	Special Revenue - Police	
640	Parking District Fund	$5,091.52
691	Museum Fund	
695	Transfer Station Fund	

700	Sanitary Disposal Site Fund	$1,106.09
701	Landfill Corrective Fund	
702	Disposal Closure Reserve Fund	$20,471.00
704	Post Closure Fund - Solid Waste	
710	Ambulance Services Fund	$15,066.44
720	Golf Fund	$29,752.87
730	Confernence Center Fund	$3,127.65
750	Visit Ukiah	
777	Airport Fund	$90,543.02
778	Airport Capital Improvement Fund	
779	Special Aviation Fund	
800	Electric Fund	$1,586,837.91
801	Electric Capital Reserve Fund	$38,594.45
803	Lake Mendocino Bond Reserve	
805	Street Lighting Fund	$132,110.71
806	Public Benefits Fund	
807	Electric Capital & Trade Fund	
820	Water Fund	$946,474.34
822	Water Capital Improvement Fund	$299,987.83
830	Recycled Water Fund	$47,142.94
840	City/District Sewer Fund	$212,929.09
841	Sewer Contruction Fund	
843	Sewer Capital Fund	
900	Special Deposit Trust	$27,756.33
901	General Service (Accts Recv)	$5,617.55
902	U.S.W. Billing & Collection	$43,906.90
903	Public Safety - AB 109	$0.00
905	Federal Emergency Shelter Grant	
905	Mendocino Emergency Service Authority	
911	Russian River Watershed Association	$83,770.08
915	UVFD	$27,291.80
916	UVFD PROP 172	$5,091.14
917	UVFD Measure B	$45,248.51
918	UVFD Mitigation	$2,995.91
940	Sanitation District Special Fund	
942	Rate Stabilization - UVSD Fund	
943	Sanitation District Capital Improvement Fu	
952	REDIP Sewer Enterprise Fund	
960	Community Redevelopment Agency	
961	RDA Housing Pass-Through	
962	Redevelopment Housing Fund	
963	Housing Debt	
964	RDA Capital Pass-Through	
965	Redevelopment Capital Improvement Func	
966	Redevelopment Debt Service	
967	Housing Bond Proceeds	
968	Non-Housing Bond Proceeds	
969	RDA Obligation Retirement Fund	$2,592.00
844/944	Sewer Capital Projects Fund	$101,767.40
	Retainage Withheld	$125,926.97
611	CDBG 16-CDBG-11147	

PAYROLL CHECK NUMBERS: 509067-509149
DIRECT DEPOSIT NUMBERS: 105633-105886
PAYROLL PERIOD: 6/13/21-6/26/21

PAYROLL CHECK NUMBERS: 509150-509238
DIRECT DEPOSIT NUMBERS: 105887-106143
PAYROLL PERIOD: 6/27/21-7/10/21

PAYROLL CHECK NUMBERS: 509239-509323
DIRECT DEPOST NUMBERS: 106144-106401
PAYROLL PERIOD: 7/11/21-7/24/21

TOTAL DEMAND PAYMENTS- A/P CHECKS	$8,222,634.10
TOTAL DEMAND PAYMENTS- EFT's	$363.00
TOTAL PAYROLL CHECKS & DIRECT DEPOSITS	$1,204,126.39
TOTAL PAYROLL EFT's (TAXES, PERS, VENDORS)	$661,860.83

* vendor name(if applicable)

VOID CHECK NUMBERS:
3043370, 3043409

TOTAL PAYMENTS $10,088,984.32

MANUAL CHECK NUMBERS:
N/A

WIRE TRANSFER NUMBERS:
46, 47, 48

CERTIFICATION OF CITY CLERK
This register of Payroll and Demand Payments was duly approved by the City Council on _____.

City Clerk

APPROVAL OF CITY MANAGER
I have examined this Register and approve same.

City Manager

CERTIFICATION OF DIRECTOR OF FINANCE
I have audited this Register and approve for accuracy and available funds.

Director of Finance

Account Code Summary

10000000	General Fund
10020210	Patrol
10020214	Police Reserves
10020216	COPS Grant
10020218	Police - CSO
10020224	Police - Major Crimes Task Force
10021210	Fire Administration
10021312	Fire Volunteer Station
10022100	Parks
10022300	Aquatics
10022800	Recreation
10022810	Recreation Administration
10022821	Adult Basketball
10022822	Adult Softball
10022824	Co-Ed Volleyball
10022831	Youth Basketball
10022832	Youth Softball
10022840	Day Camp
10022850	Classes & Clinics
10022860	Special Activities
10023100	Community Planning
10023320	Building Inspection
10024210	Engineering
10024214	Traffic Signals
10024224	Storm Drains
10024620	Streets
10112700	Visit Ukiah
20010000	City Council
20012100	City Manger
20012200	City-Wide Admin
20012300	Community Outreach
20012500	City Clerk
20012600	Economic Development
20012800	Emergency Management
20013200	Budget Management
20013210	Accounts Payable
20013220	Payroll
20013400	Accounting
20014000	City Attorney
20015100	City Treasurer
20016100	Human Resources
20112400	Worker's Compensation Fund
20212400	Liability Fund
20324100	Garage Fund
20413500	Purchasing Fund
20513300	Billing and Collections
20514000	Billing and Collections - City Attorney
20524412	Water Department - Meter Readers
20526430	Electric Department - Meter Readers
20620231	Ukiah Dispatch
20620232	Ft Bragg Dispatch
20700000	Payroll Posting Fund
20822500	Building Maintenance
20824300	Corporation Yard
20913900	IT Fund
22013300	FA Replace - Finance UB
22020200	FA Replace - Police Operations
22021210	FA Replace - Fire Administration
22022900	FA Replace - Information Technology
22024100	FA Replace - Garage
22024220	FA Replace - Streets
22024413	FA Replace - Water Distribution Cap
22024414	FA Replace - Water Distribution O&M
22024421	FA Replace - City Wastewater
25024210	Engineering Reserve
25024300	Corporation Yard Reserve
25122900	CIP - IT
25123100	CIP - Planning
25124210	CIP - Engineering
25124220	CIP - Streets
25124410	CIP - Water
25124421	CIP - City Wastewater
25126410	CIP - Electric
30022200	Park Development
30122210	Anton Stadium
30222220	Observatory Park
30522250	Riverside Park
30622260	Skate Park
30822280	Project Planning
31022700	Museum Grant
31122000	Alex Rorabaugh Recreation Center
31217100	Downtown Business Improvement District
50524210	Engineering - Signalization Fund
50624210	Capital Engineering
50824210	SB325 - Engineering
50824220	SB325 - Streets
50924210	STP - Engineering
50924220	STP - Streets
51024220	Trans - Traffic Slurry Seal
510X9999	Trans -Traffic Project
60217441	Grant - CDBG 602
60317442	Grant - HOME 603
60417441	Grant - CDBG 604
60517442	Grant - HOME 605

Account Code Summary

60517462	FTHB Activity Delivery
60517467	FTHB - PIR
60600000	CDBG Grant 10-EDEF-7261 Fund
60617441	Grant - CDBG 606
60617451	General Administration
60617452	AD ED Direct Financial Assistance
60617453	ED Direct Financial Assistance
60717443	Grant Prop 84
60724413	Prop 84 Water Distribution Cap
60900000	13-CDBG-8940
60917458	13-CDBG-8940
63020210	Asset Seizure Expenditure
63120210	Drug & Alcohol Education
63320210	H&S Asset Seizure Expenditure
63420250	Fed Asset Seizure Expenditure
63520210	SLESF
63820210	Asset Forfeiture 11470
64020213	Parking Enforcement
69122700	Museum
70024500	Landfill 700
70224500	Landfill Closure
70424500	Landfill Post closure
72022400	Golf
73022600	Conference Center
75017110	Visit Ukiah
77725200	Airport Operations
77817411	FAA Grant
80026100	Electric Administration
80026110	Electric Overhead
80026120	Electric Underground
80100000	Infrastructure
60517461	First Time Homebuyer Program
80026130	Electric Substation
80026140	Reimbursable Work for Others
80026200	Electric Metering
80026300	Electric Generation
80026312	Mendocino Hydro
80026330	Hydro Electric
80026400	Electric Administration
80026410	Electric General Administration
80026430	Interdepartmental Charges
80326330	Hydro Plant
80526610	Street Lighting
80626500	Public Benefit
82027110	Water
82027111	Water - Production O&M
82027113	Water - Distribution Capital
82027114	Water - Distribution O&M
82027115	Water - Production Capital
82227113	Water - Distribution Capital
84027220	Wastewater
84027221	Wastewater City - O&M
84027222	Wastewater City - Capital
84027225	Wastewater Treatment - O&M
84027226	Wastewater Treatment - Capital
84227220	Wastewater
84327222	Wastewater City - Capital
84427221	Wastewater City Capital - O&M
84427222	Wastewater City - Capital
90000000	Special Deposit Trust Fund
91190100	Russian River Watershed Assoc
96900000	Successor Agency

12102	INVENTORY OF SUPPLIES
12103	STORES PURCHASES
12104	INVENTORY - PURCHASES
12105	STORES ISSUES
51211	PERS UNFUNDED LIABILITY
51280	OVERTIME/CALLOUT MEALS
51285	CALLOUT MILEAGE REIMBURSEMENTS
52100	CONTRACTED SERVICES
52107	CONTRACTED SERVICES-EIR
52108	CONTRACT SERVICES-GPU
52110	AMBULANCE BILLING
52111	MAINT. CONTRCTS - DEFIBRULATOR
52112	M. S. OVERSIGHT
52113	PLANNING STUDIES
52114	COMPLIANCE STUDIES
52120	LABOR CHARGES FROM OTHER DEPAR
52130	EDUCATIONAL & MARKETING MATL'S
52131	ASSISTANCE TO SENIORS
52132	EMERGENCY ASSISTANCE
52133	MONTHLY DISCOUNT PROGRAM
52134	CONTRACT ADMINISTRATION
52135	ENERGY CONSERVATION PROGRAM
52136	PHOTOVOLTAIC RATES/INCENTIVE
52137	PUBLIC BENEFITS PROGRAM MGMT
52138	NCPA PUBLIC BENEFITS PROGRAM
52139	RESEARCH, DEVELOPMENT & DEMO
52140	LITIGATION EXPENSES
52145	DETACHMENT-SEWER-UVSD
52150	LEGAL SERVICES/EXPENSES
52151	AFLAC & PERS INSUR ADMIN FEES
52170	UKIAH WASTE SOLUTIONS
52171	RESIDENTIAL BILLING CHARGE
52172	COMMERCIAL OVERSIGHT FEE
52180	SECURITY SERVICES
52301	PROPERTY TAX ADMIN FEE
52302	AMBULANCE FEES
52303	REHIT SUPPORT
52304	LAFCO FEES AND PROP TAX EXP
52500	TRUSTEE FEES
52510	ADVERTISING & PROMOTION
52515	ADVERTISING & PUBLICATION
52521	LIABILITY INSURANCE PREMIUM
52522	LIABILITY INSURANCE DEDUCT
52523	BOILER/MACHINERY PREMIUMS
52524	PROPERTY INSURANCE
52525	WORKER'S COMP. EXPENSE
52526	FRAUD INVEST. ASSESSMENT
52527	A.D.P. PREMIUM & DEDUCTIBLE
52528	LIABILITY INSURANCE
52529	EARTHQUAKE & FLOOD PREMIUMS
52530	POLLUTION-ENVIRON INS PREMIUM
52531	UMEMPLOY. INS EXPENSE
52532	SAFETY & TRAINING SUPPORT
52600	RENT
52841	SUCCESSOR AGENCY ADMIN
54100	SUPPLIES
54101	POSTAGE
54102	SMALL TOOLS
54105	PHOTOGRAPHIC EXPENSE
54106	SPECIALTY SUPPLIES
54120	PW - SPECIAL SUPPLIES
54121	PW - ASPHALT CONCRETE
54122	PW - AGGREGATE BASE
54123	PW - CRACK SEALANT
54124	PW - CONCRETE/SUPPLIES
54125	PW - TRAFFIC PAINT
54126	PW-PREMARKS
54127	PW - SIGN POSTS/SHEETING
54128	PW - COLD PATCH MATERIAL
54129	PW - TACK OIL
54130	PW - SAFETY
54131	PW - BARRICADES & CONES
54160	HR - CITY LIABILITY & CONTRACT
54161	HR - BACKGROUND & PHYSICALS
54162	HR - ADVERTISING
54163	HR - INTERVIEW SUPPLIES
54164	HR - FORMS & OTHER DIV. EXP.
54165	HR - NEW EMPLOYEE FINGERPRINT
54166	HR - DOT TESTING PROGRAM
54167	HR - EMPLOYEE DEVELOPMENT
54168	HR - REMIF SAFETY TRNG & SUPPO
54201	PRISONER EXPENSE
54202	MAJOR CRIME INVETIGATIONS
54320	SOFTWARE
54330	COMPUTER AND TECHNOLOGY
54500	EQUIP RENTS AND LEASES
54700	FINES & PENALTIES
55100	TELEPHONE
55200	PG&E
55210	UTILITIES
56100	VEHICLE & EQUIPMENT MAINT. & R
56110	CITY GARAGE - PARTS

56121 R & M RADIO EQUIPMENT
56122 R & M NON-AUTO EMS EQUIPMENT
56123 R & M COMPUTERS
56124 MAINT CONTRACT DEFIBULATORS
56130 EXTERNAL SERVICES
56210 FUEL & FLUIDS
56300 BUILDING MAINT. & REPAIR
56410 EQUIPMENT RENTAL - PRIVATE
56504 FACILITY MAINTENANCE & REPAIR
56600 AIRFIELD MAINTENANCE & REPAIR
56700 LANDFILL CLOSURE EXPENSE
57100 CONFERENCE & TRAINING
57101 CONF & TRAINING-AQUATICS
57102 CONF & TRAINING-PARKS STAFF
57200 MEETINGS
57300 MEMBERSHIPS & SUBSCRIPTIONS
58101 NCPA PLANT GENERATION
58102 NCPA POWER PURCHASES
58103 NCPA TRANSMISSION
58104 NCPA MANAGEMENT SERVICES
58105 NCPA THIRD PARTY SALES
58106 NCPA PASS THROUGH COSTS
58107 NCPA COMMITMENTS ACTIVITY
58201 WATER PURCHASES
58202 WATER TREATMENT PLANT CHEMICAL
58401 AVIATION FUEL
58410 GARAGE LUBRICANTS & PARTS
58510 REIMBRSABLE JOBS
59100 PROPERTY TAXES PAID
59101 FEES
59102 FRANCHISE FEES
59350 PURCHASE DISCOUNTS TAKEN
59400 OTHER EXPENSES
70101 LOAN PAYMENTS MADE
70102 BOND INTEREST PAYMENTS
70110 BOND ISSUANCE COSTS
70201 LOAN PRINCIPAL PAYMENTS
70202 BOND PRINCIPAL PAYMENTS
80100 MACHINERY & EQUIPMENT
80200 BUILDINGS ACQUISITION
80210 LAND ACQUISITION
80220 BUILDING IMPROVEMENTS
80230 INFRASTRUCTURE
80231 RECYCLING STUDY 50% GRANT MATC
80232 LINE REPLACEMENTS
80233 MAIN REPLACEMENTS
80234 INFLOW/INFILTRATION

56111 CITY GARAGE - LABOR
56112 EQUIPMENT PARTS FOR RESALE
56120 EQUIPMENT MAINTENANCE & REPAIR
80235 SYSTEM MAINTENANCE
80236 EMERGENCY/CONTINGENCY
90100 LOAN PROCEEDS
90101 LOAN PAYMENT RECEIVED
90301 LOAN REPAYMENT
90410 BOND PROCEEDS

List of Checks Presented for Approval on 7/2/2021

The following list of bills payable was reviewed and approved for payment.

CR 7/2/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	14CY-TCQG-YMFL	HOSE REEL	$195.96	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$195.96*
	14WT-TRXQ-DWPL	BULLETIN BOARD OUTDOOR MENU CASE	$224.02	*90000000-23236*	*FIELD SIGNAGE FEES*	*$224.02*
	14QL-VJR3-4JWR	GLOVES	$248.28	*80026120-54102*	*SMALL TOOLS*	*$248.28*
	1PKQ-HFL4-9CYM	RETURN - TEE SHIRT	($32.55)	*10022810-54100*	*SUPPLIES*	*($32.55)*
	1Y1M-YKGN-WN19	TEE SHIRTS, SWEATSHIRTS	$95.98	*10022810-54100*	*SUPPLIES*	*$95.98*
	1NLD-LLKK-XCPC	DUCT TAPE	$23.93	*10022822-54100*	*SUPPLIES*	*$23.93*
	1KNR-LMPY-FTMR	DECORATIVE TAPE, FILM TAPE	$29.90	*10022822-54100*	*SUPPLIES*	*$29.90*
	1YPQ-1L9N-F4KM	HARDSHELL LAPTOP CASE	$38.32	*10022822-54100*	*SUPPLIES*	*$38.32*
	1WRH-FF6K-VNX9	WEBCAM	$102.49	*10023100-54100*	*SUPPLIES*	*$102.49*
	14TJ-JQW4-Y6QT	COVID SUPPLIES - MASKS	$173.76	*20012200-54100*	*SUPPLIES*	*$173.76*
	1XPM-74V7-6X66	LITHIUM BATTERY	$9.79	*20324100-54100*	*SUPPLIES*	*$9.79*
					Vendor Total:	*$1,109.88*
AMERICAN ASSOCIATION FOR	46724982 21/22	MEMBERSHIP-D BURTON	$155.00	*10022700-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$155.00*
					Vendor Total:	*$155.00*
AMERICAN ASSOCIATION OF MUSEUMS	DV061821	MEMBERSHIP-D BURTON	$165.00	*10022700-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$165.00*
					Vendor Total:	*$165.00*
AMERICAN NATIONAL RED CROSS & ITS CONSTITUENT	22356410	LIFEGUARDING WITH BLOODBORNE	$640.00	*10022840-54100*	*SUPPLIES*	*$640.00*
					Vendor Total:	*$640.00*
ANIXTER	4865540-00	COOPER #D73P16S0E SWITCH DISCO	$1,634.56	*80126100-80230*	*INFRASTRUCTURE*	*$68.40*
				80000000-12104	*INVENTORY - PURCHASES*	*$1,566.16*
	4945995-01	BLACK ELECTRICAL TAPE	$277.63	*80000000-12104*	*INVENTORY - PURCHASES*	*$277.63*
					Vendor Total:	*$1,912.19*
ANTHONY MANDON	BA FY 20/21	BOOT ALLOWANCE	$150.00	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BADGER METER INC	1441231	WATER/SEWER SUPPLIES	$103.35	82027114-54100	SUPPLIES	$103.35
					Vendor Total:	$103.35
BARTLEY PUMP PM, LLC	62792 B	WELL #4 EMERGENCY SHUTDOWN/TRO	$6,976.27	82027111-52100	CONTRACTUAL SERVICES	$6,976.27
					Vendor Total:	$6,976.27
CA MUNICIPAL UTILITIES ASSOC	20-0156	ANNUAL DUES 21/22	$16,000.00	80026400-57300	MEMBERSHIPS & SUBSCRIPTIONS	$1,296.00
				80026400-57300	MEMBERSHIPS & SUBSCRIPTIONS	$13,416.00
				82027110-57300	MEMBERSHIPS & SUBSCRIPTIONS	$1,288.00
					Vendor Total:	$16,000.00
CALIFORNIA ASSOCIATION OF MUSEUMS	8608	MEMBERSHIP-D BURTON	$425.00	10022700-57300	MEMBERSHIPS & SUBSCRIPTIONS	$425.00
					Vendor Total:	$425.00
CALIFORNIA UTILITIES EMERGENCY ASSOCIATION	2122089	CUEA ANNUAL MEMBERSHIP DUES 21/22	$500.00	80026400-57300	MEMBERSHIPS & SUBSCRIPTIONS	$500.00
					Vendor Total:	$500.00
CAROLLO ENGINEERS INC	FB11683	DESIGN PHASES I&II RECYCLED WA	$34,895.38	83027330-80230	INFRASTRUCTURE	$34,895.38
					Vendor Total:	$34,895.38
CDW GOVERNMENT INC	F299733	APPLE 11" IPAD PRO - WIFI/CELL	$219.58	82027111-54330	COMPUTER AND TECHNOLOGY	$219.58
					Vendor Total:	$219.58
CHROMAGRAPHICS	69970	BUSINESS CARDS - T BARTOLOMEI	$68.83	20012800-54100	SUPPLIES	$68.83
					Vendor Total:	$68.83
CINTAS CORPORATION	5062718201	RUG/MAT & UNIFORM SERVICES	$19.63	80026110-54100	SUPPLIES	$19.63
	5062718227	RUG/MAT & UNIFORM SERVICES	$63.44	84027221-54100	SUPPLIES	$63.44
					Vendor Total:	$83.07
COFFEE CRITIC INC, THE	R26114	MISC. COFFEE SUPPLIES AS NEEDE	$90.00	20012200-54100	SUPPLIES	$90.00
					Vendor Total:	$90.00
COMCAST	0472 JUN 21	INTERNET SERVICES	$161.77	20913900-55100	TELEPHONE	$161.77
	1296 JUN 21	INTERNET SERVICES	$173.12	20913900-55100	TELEPHONE	$173.12
					Vendor Total:	$334.89
COMPUTER OPTIONS INC	BILL64004	SECURITY REMEDIATION - PHASE 1	$2,845.00	20913900-52100	CONTRACTUAL SERVICES	$2,845.00

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
COMPUTER OPTIONS INC	BILL64105	SECURITY REMEDIATION - PHASE 1	$3,520.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$3,520.00*
					Vendor Total:	*$6,365.00*
CONCUR TECHNOLOGIES INC	101100184502	CONCUR EXPENSE PAY SOFTWARE L	$457.20	*20413500-54320*	*SOFTWARE*	*$457.20*
					Vendor Total:	*$457.20*
COOPER COMPLIANCE CORPORATION	2338	COMPLIANCE & REPORTING SERVICE	$500.00	*80026400-52100*	*CONTRACTUAL SERVICES*	*$500.00*
					Vendor Total:	*$500.00*
DANIEL HAIR	BA FY 20/21	BOOT ALLOWANCE	$150.00	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*
DEPARTMENT OF JUSTICE	517403	CHEM/TEST REPORT CRIMINAL INVE	$175.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$175.00*
					Vendor Total:	*$175.00*
FASTENAL	CAUKA43131	MISC. SUPPLIES AS NEEDED	$49.06	*20824300-54100*	*SUPPLIES*	*$49.06*
					Vendor Total:	*$49.06*
FEDERAL EXPRESS	7-408-92283	SHIPPING SERVICES	$119.58	*10020210-54101*	*POSTAGE*	*$119.58*
					Vendor Total:	*$119.58*
GABRIEL QUINONEZ	DV063021	REIMBURSEMENT - TRAINING SUPPLIES	$56.19	*82027110-57100*	*LEARNING AND DEVELOPMENT*	*$56.19*
					Vendor Total:	*$56.19*
GENERAL PACIFIC INC	1411255	RITZ #110601001.0001 DCAB 100:	$3,228.59	*80026200-54100*	*SUPPLIES*	*$3,228.59*
					Vendor Total:	*$3,228.59*
GHD INC	163115	DOWNTOWN STREETSCAPE - UNDERGR	$10,385.00	*12024200-80230*	*INFRASTRUCTURE*	*$9,749.84*
				50924200-80230	*INFRASTRUCTURE*	*$533.90*
				82227113-80230	*INFRASTRUCTURE*	*$50.63*
				84427221-80230	*INFRASTRUCTURE*	*$50.63*
					Vendor Total:	*$10,385.00*
GOVERNMENT FORMS AND SUPPLIES LLC	0328454	UTILITY STATEMENT FORMS	$751.19	*20513300-54100*	*SUPPLIES*	*$751.19*
					Vendor Total:	*$751.19*
GRAINGER INC	9943579244	6 VOLT BATTERY	$10.21	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$10.21*
	9923797071	POOL REAGENT REFILL	$79.64	*10022300-54100*	*SUPPLIES*	*$79.64*

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GRAINGER INC	9932122402	TENNSCO #ZA7-4230S-5D - 5 SHEL	$1,283.47	*20012500-54100*	*SUPPLIES*	*$1,283.47*
					Vendor Total:	*$1,373.32*
GRANITE CONSTRUCTION COMPANY	2031847	MISC ROCK & ROAD PATCH MATERIA	$255.72	*82027114-54100*	*SUPPLIES*	*$127.86*
				84027221-54100	*SUPPLIES*	*$127.86*
					Vendor Total:	*$255.72*
HOME DEPOT CREDIT SERVICES	9071720	MISC. SUPPLIES AS NEEDED	$12.52	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$12.52*
	3530359	MISC. SUPPLIES AS NEEDED	$30.22	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$30.22*
	3024165	MISC. SUPPLIES AS NEEDED	$57.67	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$57.67*
	50114143	MISC. SUPPLIES AS NEEDED	$84.32	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$84.32*
	3212215	MISC. SUPPLIES AS NEEDED	($25.23)	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*($25.23)*
	3540318	MISC. SUPPLIES AS NEEDED	$14.85	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$14.85*
	1025066	MISC. SUPPLIES AS NEEDED	$412.64	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$412.64*
	7072239	MISC. SUPPLIES AS NEEDED	$195.91	*10022840-54100*	*SUPPLIES*	*$195.91*
	8541092	MISC. SUPPLIES AS NEEDED	$297.01	*10022840-54100*	*SUPPLIES*	*$297.01*
	3513202	MISC. SUPPLIES AS NEEDED	$669.92	*10022840-54100*	*SUPPLIES*	*$669.92*
	4354613	MISC. SUPPLIES AS NEEDED	$6.50	*20824300-54100*	*SUPPLIES*	*$6.50*
	4033219	MISC. SUPPLIES AS NEEDED	$23.92	*82027111-54100*	*SUPPLIES*	*$23.92*
	4024795	MISC. SUPPLIES AS NEEDED	$64.16	*82027111-54100*	*SUPPLIES*	*$64.16*
	5521145	CLEANING SUPPLIES	$107.48	*84027225-54100*	*SUPPLIES*	*$107.48*
					Vendor Total:	*$1,951.89*
INTEGRITY SHRED LLC	120474	DOCUMENT SHREDDING	$61.00	*20513300-59400*	*CONTRACTUAL SERVICES*	*$61.00*
	120447	DOCUMENT SHREDDING	$65.00	*10020210-54100*	*SUPPLIES*	*$32.50*
				20620231-54100	*SUPPLIES*	*$32.50*
					Vendor Total:	*$126.00*
INTERNATIONAL ASSOC OF CHIEFS OF POLICE INC	0171746	ANNUAL MEMBERSHIP DUES 21/22	$875.00	*10020210-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$875.00*
					Vendor Total:	*$875.00*

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
JACK MILLER	21064	WORK TO REPLACE ZONE 2 TANK LE	$2,414.09	82227113-80230	INFRASTRUCTURE	$2,414.09
	21072	WORK TO REPLACE ZONE 2 TANK LE	$6,843.49	82227113-80230	INFRASTRUCTURE	$6,843.49
	21070	SCADA UPGRADE AT THE WATER TRE	$2,240.00	82027111-80100	MACHINERY & EQUIPMENT	$2,240.00
					Vendor Total:	$11,497.58
JIM EDDIE	BA FY 20/21	BOOT ALLOWANCE	$150.00	82027114-54100	SUPPLIES	$75.00
				84027221-54100	SUPPLIES	$75.00
					Vendor Total:	$150.00
JUDY CHAN	JUL 21	JUL 21 RENT - MASON ST	$1,448.00	10022100-52600	RENT	$1,448.00
					Vendor Total:	$1,448.00
KEVIN PIERACHINI	BA FY 20/21	BOOT ALLOWANCE	$150.00	20324100-54100	SUPPLIES	$150.00
					Vendor Total:	$150.00
KIMBALL MIDWEST	8961973	SAW KIT	$992.82	20324100-54102	SMALL TOOLS	$992.82
					Vendor Total:	$992.82
LAFCO-LOCAL AGENCY FORMATION COMMISSION OF	DV070121	#A-2021-02 FIRE ANNEX	$6,017.50	20012200-52304	LAFCO FEES AND PROP TAX EXP	$6,017.50
					Vendor Total:	$6,017.50
LIEBERT CASSIDY WHITMORE	1522399	LEGAL SERVICES PERTAINING TO E	$3,076.00	20016100-52100	CONTRACTUAL SERVICES	$3,076.00
	1522398	LEGAL SERVICES PERTAINING TO E	$789.00	20016100-52150	LEGAL SERVICES/ EXPENSES	$789.00
	1522400	LEGAL SERVICES PERTAINING TO E	$2,226.00	20016100-52150	LEGAL SERVICES/ EXPENSES	$2,226.00
	1522732	LEGAL SERVICES PERTAINING TO E	$3,130.00	20016100-52150	LEGAL SERVICES/ EXPENSES	$3,130.00
					Vendor Total:	$9,221.00
LIFE ASSIST INC	1108377	MISC. EMS SUPPLIES AS NEEDED	$22.96	10021210-54107	EMS SUPPLIES	$11.48
				91521400-54107	EMS SUPPLIES	$11.48
					Vendor Total:	$22.96
MARIO DOGALI	BA FY 20/21	BOOT ALLOWANCE	$150.00	82027114-54100	SUPPLIES	$75.00
				84027221-54100	SUPPLIES	$75.00
					Vendor Total:	$150.00
MENDOCINO COUNTY COOPERATIVE AERIAL FIRE PATROL	DV070121	FIRE PREVENTION ANNUAL CONTRIBUTION	$500.00	10021210-57300	MEMBERSHIPS & SUBSCRIPTIONS	$250.00

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MENDOCINO COUNTY COOPERATIVE AERIAL FIRE PATROL	DV070121	FIRE PREVENTION ANNUAL CONTRIBUTION	$500.00	*91521400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$250.00*
					Vendor Total:	*$500.00*
MICHELLE WAGENET	DV063021	REIMBURSEMENT - TRAINING SUPPLIES	$176.99	*82027110-57100*	*LEARNING AND DEVELOPMENT*	*$176.99*
					Vendor Total:	*$176.99*
MILSOFT UTILITY SOLUTIONS INC	20213220	REPLACEMENT OF UTILITY BILLING	$20,940.00	*20513300-54320*	*SOFTWARE*	*$20,940.00*
					Vendor Total:	*$20,940.00*
MINTIER HARNISH LP	UKIAHSB2-13	GPU, EIR & ADVANCED PLANNING S	$1,686.25	*31523100-52100*	*CONTRACTUAL SERVICES*	*$1,686.25*
	UKIAHGPU-18	GPU, EIR & ADVANCED PLANNING S	$2,237.50	*31523100-52100*	*CONTRACTUAL SERVICES*	*$2,237.50*
					Vendor Total:	*$3,923.75*
MUNICIPAL MAINTENANCE EQUIPMENT	0160648-IN	#T-TF1022 FLANGE BEARING 1-3/8	$2,426.60	*10024620-56130*	*EXTERNAL SERVICES*	*$1,215.28*
				84027225-56130	*EXTERNAL SERVICES*	*$1,211.32*
					Vendor Total:	*$2,426.60*
NOR-CAL RECYCLED ROCK & AGGREGATES INC	11782	MISC ROCK & ROAD PATCH MATERIA	$204.46	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$117.98*
				82027114-54100	*SUPPLIES*	*$86.48*
					Vendor Total:	*$204.46*
OFFICE DEPOT INC	17389658000	KNIFE, BINDER CLIPS	$10.50	*10020210-54100*	*SUPPLIES*	*$10.50*
	17469121300	PAPER	$11.76	*10020210-54100*	*SUPPLIES*	*$11.76*
	17389658100	STICKY NOTES	$14.76	*10020210-54100*	*SUPPLIES*	*$14.76*
	17567882700	FOLDERS, STORAGE BOXES	$29.45	*10020210-54100*	*SUPPLIES*	*$29.45*
	17469095900	PAPER	$31.42	*10020210-54100*	*SUPPLIES*	*$31.42*
	16856301600	INK CARTRIDGES	$50.06	*10020210-54100*	*SUPPLIES*	*$50.06*
	17389444100	BLADES, CARTRIDGES, PENS, PAPER CLIPS, ENVELOPES	$248.91	*10020210-54100*	*SUPPLIES*	*$248.91*
	17038852400	FOLDERS	$21.94	*20012500-54100*	*SUPPLIES*	*$21.94*
	17038852400	FOLDERS	$23.23	*20012500-54100*	*SUPPLIES*	*$23.23*
	17210905900	FOLDERS	$74.68	*20012500-54100*	*SUPPLIES*	*$74.68*
	17371664500	FOLDERS	$78.81	*20012500-54100*	*SUPPLIES*	*$78.81*

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
OFFICE DEPOT INC	17044931000	TONER	$119.80	20013220-54100	SUPPLIES	$119.80
	17482810500	SHARPIES, MARKERS, SEAT COVERS	$40.70	80026400-54100	SUPPLIES	$40.70
	16609607300	BATTERIES	$48.93	80026400-54100	SUPPLIES	$48.93
	17482810500	BATTERIES	$81.55	80026400-54100	SUPPLIES	$81.55
	17251954700	PAPER	$692.38	80026400-54100	SUPPLIES	$692.38
	17331077200	LABELS, PENS	$36.28	91521400-54100	SUPPLIES	$18.14
				91721400-54100	SUPPLIES	$18.14
					Vendor Total:	$1,615.16
OLDCASTLE PRECAST INC	030305301	#0260100 4686 - 8 IN. PG&E FUL	$13,672.24	80026120-54100	SUPPLIES	$13,672.24
					Vendor Total:	$13,672.24
OLIN CORPORATION	2980679	LIQUID SODIUM HYPOCHLORITE FY	$4,289.81	84027225-58202	CHEMICALS	$4,289.81
					Vendor Total:	$4,289.81
ONE TIME PAY VENDOR	123355-0	UTILITY REFUND - JENNIFER LANDRY	$25.34	90100000-10421	UTILITY RECEIVABLES CLEARING	$25.34
					Vendor Total:	$25.34
OVERHEAD DOOR COMPANY OF SANTA ROSA	4528530	OVERHEAD DOOR REPLACEMENT	$5,884.00	84027225-56300	BUILDING MAINT. & REPAIR	$5,884.00
					Vendor Total:	$5,884.00
PG&E CO	3822-9 MAY 21	PACIFIC GAS & ELECTRIC	$7,398.68	84027225-55200	PG&E	$2,753.26
				10022100-55210	UTILITIES	$8.65
				10022300-55210	UTILITIES	$8.11
				10022700-55210	UTILITIES	$13.48
				20822500-55210	UTILITIES	$414.90
				70024500-55210	UTILITIES	$552.58
				73022600-55210	UTILITIES	$8.12
				73022600-55210	UTILITIES	$15.62
				77725200-55210	UTILITIES	$9.86
				82027111-55210	UTILITIES	$3,491.62
				84027221-55210	UTILITIES	$122.48
					Vendor Total:	$7,398.68
PHENOVA	171972	PROFICIENCY TESTING	$248.61	84027225-52114	COMPLIANCE STUDIES	$248.61
					Vendor Total:	$248.61

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PITNEY BOWES INC	1018300523	POSTAGE MACHINE LEASE & SUPPLI	$117.00	73022600-52100	CONTRACTUAL SERVICES	$117.00
	1018313121	POSTAGE MACHINE LEASE & SUPPLI	$146.98	73022600-52100	CONTRACTUAL SERVICES	$146.98
					Vendor Total:	$263.98
POWER ENGINEERS INC	413707	TASK ORDER #9 CITY OF UKIAH	$1,883.40	80026400-52100	CONTRACTUAL SERVICES	$1,883.40
					Vendor Total:	$1,883.40
PUBLIC SERVICE DEPARTMENT	APR 21 CORR	CITY UTILITIES CORRECTION	$12,459.53	10022100-55210	UTILITIES	$12,459.53
	MAR 21 CORR	CITY UTILITIES CORRECTION	$15,777.70	10022100-55210	UTILITIES	$15,777.70
					Vendor Total:	$28,237.23
RAINFOREST FANTASY	5051	PEER SUPPORT - PD	$78.93	10020210-54100	SUPPLIES	$78.93
					Vendor Total:	$78.93
RANDY BARTON	BA FY 20/21	BOOT ALLOWANCE	$150.00	84027225-54100	SUPPLIES	$150.00
					Vendor Total:	$150.00
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	21-7 EAP	REMIF EAP INSURANCE	$525.40	20700000-20520	P/R DEDUCT.-MEDICAL INS	$525.40
					Vendor Total:	$525.40
ROBERT P STALLINGS	DV060721	2021 SUNDAYS IN THE PARK "HOT	$3,750.00	90000000-23226	CONCERT SERIES	$3,750.00
					Vendor Total:	$3,750.00
SANTA ROSA JUNIOR COLLEGE	AR21-01370	REGISTRATION - AJ3380.4 6/11-14/21	$92.00	10020210-57100	LEARNING AND DEVELOPMENT	$92.00
	AR21-01361	REGISTRATION - AJ351 EVOC 6/11/21	$709.50	10020210-57100	LEARNING AND DEVELOPMENT	$709.50
					Vendor Total:	$801.50
SHN CONSULTING ENGINEERS & GEOLOGISTS INC	109342	COMPACTION TESTING FOR SPEC 19	$3,468.78	82227113-80230	INFRASTRUCTURE	$1,002.03
				84427221-80230	INFRASTRUCTURE	$2,466.75
					Vendor Total:	$3,468.78
SNAP-ON INDUSTRIAL	ARV/48499844	GARAGE TOOLS	$1,003.64	20324100-54102	SMALL TOOLS	$1,003.64
	ARV/48517260	GARAGE TOOLS	$551.56	82027111-54102	SMALL TOOLS	$551.56
					Vendor Total:	$1,555.20
SON OF DAVY LLC	DV060821	2021 SUNDAYS IN THE PARK "CHAR	$5,000.00	90000000-23226	CONCERT SERIES	$5,000.00
					Vendor Total:	$5,000.00
SPORTABLE SCOREBOARDS	41152	SCOREBOARD CONTROLLER	$565.00	90000000-23256	SPECIAL EVENTS TRUST	$565.00
					Vendor Total:	$565.00

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
STATE OF CALIFORNIA	DV061021	PESTICIDE LICENSE - A VARGAS	$230.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$230.00*
					Vendor Total:	*$230.00*
STATE WATER RESOURCES CONTROL BOARD	DV061421	REGISTRATION - R LOTTEN	$65.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$65.00*
	DV061021	CERTIFICATION - R LOTTEN	$80.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$80.00*
					Vendor Total:	*$145.00*
TKP ENTERPRISE, INC	117913	DAYCAMP - COVID	$119.80	*10022840-54100*	*SUPPLIES*	*$119.80*
	117912	DAYCAMP - COVID	$337.00	*10022840-54100*	*SUPPLIES*	*$337.00*
	117914	DAYCAMP - COVID	$363.90	*10022840-54100*	*SUPPLIES*	*$363.90*
	087773	DAYCAMP - COVID	$363.96	*10022840-54100*	*SUPPLIES*	*$363.96*
	087774	DAYCAMP - COVID	$543.78	*10022840-54100*	*SUPPLIES*	*$543.78*
					Vendor Total:	*$1,728.44*
TRIPLE S CAMERA SHOP	119479	PORTRAIT PHOTOGRAPHY	$14.10	*10020210-54100*	*SUPPLIES*	*$14.10*
					Vendor Total:	*$14.10*
UKIAH DAILY JOURNAL	0006575048	CLS LINER	$715.13	*20016100-54162*	*ADVERTISING*	*$715.13*
	0006578235	LEGAL LINER	$139.31	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$139.31*
	0006579214	LEGAL LINER	$139.31	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$139.31*
	0006579380	LEGAL LINER	$139.31	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$139.31*
	0006578222	LEGAL LINER	$140.90	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$140.90*
	0006579389	LEGAL LINER	$142.49	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$142.49*
	0006577056	LEGAL LINER	$150.43	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$150.43*
	0006576420	PUBLISHING SERVICES FY 20/21	$66.22	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$66.22*
	0006575934	CLS LINER	$105.19	*20413500-54100*	*SUPPLIES*	*$105.19*
					Vendor Total:	*$1,738.29*
UKIAH VALLEY MEDICAL CENTER	1451001	SART EXAM	$1,400.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$1,400.00*
					Vendor Total:	*$1,400.00*
WAGNER & BONSIGNORE	06-21-880	ENG SVCS FOR WATER RIGHT PERMI	$882.20	*82027110-52100*	*CONTRACTUAL SERVICES*	*$882.20*
					Vendor Total:	*$882.20*

List of Checks Presented for Approval on 7/2/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WELTY, WEAVER & CURRIE	4409	LEGAL SERVICES - WATER RESOURC	$4,150.00	*20014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$4,150.00*
	4410	LEGAL SERVICES - WATER RESOURC	$3,737.50	*82027110-52150*	*LEGAL SERVICES/ EXPENSES*	*$3,737.50*
	4411	LEGAL SERVICES - WATER RESOURC	$11,100.00	*82027110-52150*	*LEGAL SERVICES/ EXPENSES*	*$11,100.00*
					Vendor Total:	*$18,987.50*
WEST YOST ASSOCIATES INC	2045141	RRWA EXECUTIVE DIRECTOR SERVIC	$25,913.40	*91190100-52100*	*CONTRACTUAL SERVICES*	*$25,913.40*
	2045520	RRWA EXECUTIVE DIRECTOR SERVIC	$30,404.14	*91190100-52100*	*CONTRACTUAL SERVICES*	*$30,404.14*
					Vendor Total:	*$56,317.54*
WILLOW COUNTY WATER DIST	40351 JUN 21	WATER SERVICE - 1640 S STATE ST	$20.00	*31122000-55210*	*UTILITIES*	*$20.00*
	40353 JUN 21	WATER SERVICE - 1500 S STATE ST	$32.53	*31122000-55210*	*UTILITIES*	*$32.53*
	81154 JUN 21	WATER SERVICE - SEWER TREATMENT	$39.45	*84027225-55210*	*UTILITIES*	*$39.45*
					Vendor Total:	*$91.98*
WITMER PUBLIC SAFETY GROUP	E2080926.001	FIRE HOODS	$31.27	*25321210-54106*	*SPECIALTY SUPPLIES*	*$15.63*
				91621400-54106	*SPECIALTY SUPPLIES*	*$15.64*
	E2080926	FIRE HOODS	$577.80	*25321210-54106*	*SPECIALTY SUPPLIES*	*$288.90*
				91621400-54106	*SPECIALTY SUPPLIES*	*$288.90*
					Vendor Total:	*$609.07*
					INVOICE TOTAL:	***$310,026.22***

List of Checks Presented for Approval on 7/9/2021

The following list of bills payable was reviewed and approved for payment.

CR 7/7/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AL SMATSKY	107	DESIGN, ENGINEERING & CONSULTA	$7,579.18	*80126100-80230*	*INFRASTRUCTURE*	*$7,579.18*
					Vendor Total:	*$7,579.18*
ALMETEK INDUSTRIES INC	252285	#H900 - 1 9/16" X 7/8" HOT STA	$2,948.53	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($14.36)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($3.59)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($14.36)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($14.36)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($208.26)*
				80026120-54100	*SUPPLIES*	*$254.93*
				80026120-54100	*SUPPLIES*	*$2,948.53*
					Vendor Total:	*$2,948.53*
ALONZO FRIAS	BA FY 20/21	BOOT ALLOWANCE	$150.00	*82027111-54100*	*SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*
ALTEC INDUSTRIES INC	11679314	PARTS & MATERIALS AS NEEDED	$117.50	*80026110-56130*	*EXTERNAL SERVICES*	*$117.50*
	11679378	PARTS & MATERIALS AS NEEDED	$271.10	*80026110-56130*	*EXTERNAL SERVICES*	*$271.10*
	11679112	PARTS & MATERIALS AS NEEDED	$344.80	*80026110-56130*	*EXTERNAL SERVICES*	*$344.80*
	11682642	PARTS & MATERIALS AS NEEDED	$478.45	*80026110-56130*	*EXTERNAL SERVICES*	*$478.45*
					Vendor Total:	*$1,211.85*
AMAZON CAPITAL SERVICES	1PFW-CDCX-33YK	TAILGATE HANDLE CLIP	$47.09	*82027114-54102*	*SMALL TOOLS*	*$47.09*
	1RFH-C6VK-M71Y	ICE MAKER MACHINE & DISH RACK	$185.06	*20620231-54100*	*SUPPLIES*	*$185.06*
	14LV-3XYR-3GKR	SCREEN PROTECTOR & CASE	$249.14	*82027111-54100*	*SUPPLIES*	*$249.14*
					Vendor Total:	*$481.29*
AMERICAN LIFEGUARD PRODCUTS LLC	231826	LIFE JACKETS	$907.07	*10022840-54100*	*SUPPLIES*	*$907.07*
					Vendor Total:	*$907.07*

List of Checks Presented for Approval on 7/9/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CALIFORNIA WATER ENVIRONMENT ASSOCIATION	DV062921	MEMBERSHIP RENEWALS - D TUBBS	$379.00	*84027225-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$379.00*
					Vendor Total:	*$379.00*
CAPITOL BARRICADE INC	135600	CUSTOM SIGN	$108.88	*10022100-54100*	*SUPPLIES*	*$108.88*
					Vendor Total:	*$108.88*
CARTER GRISSOM	DV0701121	PROMOTOR FOR SUNDAYS IN THE PA	$500.00	*90000000-23226*	*CONCERT SERIES*	*$500.00*
					Vendor Total:	*$500.00*
CITIBANK N.A.	11460020106	POLO SHIRTS	$65.26	*10022810-54100*	*SUPPLIES*	*$65.26*
	11690000534	DAYCAMP - COVID	$238.33	*10022840-54100*	*SUPPLIES*	*$238.33*
	11480000699	DAYCAMP - COVID	$303.33	*10022840-54100*	*SUPPLIES*	*$303.33*
	11590020177	DAYCAMP - COVID	$334.78	*10022840-54100*	*SUPPLIES*	*$334.78*
	11610001002	DAYCAMP - COVID	$446.93	*10022840-54100*	*SUPPLIES*	*$446.93*
	11410000803	DAYCAMP - COVID	$795.38	*10022840-54100*	*SUPPLIES*	*$795.38*
	11680000940	FOOD ITEMS FOR DAY CAMP	$1,875.77	*10022840-54100*	*SUPPLIES*	*$1,875.77*
	11590000602	T-SHIRTS FOR E.M.	$43.51	*20012800-54100*	*SUPPLIES*	*$43.51*
	STMT 062121	INTEREST CREDIT	($139.97)	*20413500-54100*	*SUPPLIES*	*($139.97)*
					Vendor Total:	*$3,963.32*
CITY OF UKIAH	180-070-19	BUILDING PERMIT - EUD HASTINGS RD	$4,138.83	*80126100-80220*	*BUILDING IMPROVEMENTS*	*$4,138.83*
					Vendor Total:	*$4,138.83*
DARWIN DICK	BA FY 2021	BOOT ALLOWANCE	$130.65	*82027111-54100*	*SUPPLIES*	*$130.65*
					Vendor Total:	*$130.65*
DAVID A WHITE JR	47246-00	FRONT RIGHT PILLAR BODY REPAIR	$2,479.20	*80026110-56130*	*EXTERNAL SERVICES*	*$2,479.20*
					Vendor Total:	*$2,479.20*
DETROIT INDUSTRIAL TOOL	585206	DIAMOND BLADE	$992.21	*84027221-54102*	*SMALL TOOLS*	*$992.21*
					Vendor Total:	*$992.21*
ECS IMAGING INC	16173	LASERFISCHE RENEWAL	$20,672.00	*20012500-54320*	*SOFTWARE*	*$20,672.00*
					Vendor Total:	*$20,672.00*
EVERGREEN JOB & SAFETY TRAINING INC	1322	JOB AND SAFETY TRAINING - JULY	$2,109.12	*80026110-52100*	*CONTRACTUAL SERVICES*	*$2,109.12*
					Vendor Total:	*$2,109.12*
FAMILY TREE RESOURCE INC	2021361	TREE TRIMMING PER CONTRACT 19	$315.00	*80026110-52100*	*CONTRACTUAL SERVICES*	*$315.00*

List of Checks Presented for Approval on 7/9/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FAMILY TREE RESOURCE INC	2021360	TREE TRIMMING PER CONTRACT 19	$8,604.00	80026110-52100	CONTRACTUAL SERVICES	$8,604.00
	2021362	TREE TRIMMING PER CONTRACT 19	$8,604.00	80026110-52100	CONTRACTUAL SERVICES	$8,604.00
					Vendor Total:	$17,523.00
FEDERAL EXPRESS	7-416-07759	SHIPPING SERVICES	$136.57	10020210-54101	POSTAGE	$136.57
					Vendor Total:	$136.57
GARTON TRACTOR INC	CU59814	VEHICLE SUPPLY	$50.66	84027225-56130	EXTERNAL SERVICES	$50.66
					Vendor Total:	$50.66
GENERAL PACIFIC INC	1411663	RITZ #110601001.0001 DCAB 100:	$1,817.34	80026200-54100	SUPPLIES	$1,817.34
					Vendor Total:	$1,817.34
GENERAL SERVICES AGENCY	JUL 21	SPANISH MTN SUBLEASE MO RENT	$50.00	20620231-52100	CONTRACTUAL SERVICES	$50.00
					Vendor Total:	$50.00
GHILOTTI CONSTRUCTION COMPANY INC	5909*08	DOWNTOWN STREETSCAPE & ROAD DI	$894,946.49	10024200-80230	INFRASTRUCTURE	$259,484.12
				12024200-80230	INFRASTRUCTURE	$354,033.39
				50024220-80230	INFRASTRUCTURE	$150,683.54
				50924200-80230	INFRASTRUCTURE	$6,323.59
				80126100-80230	INFRASTRUCTURE	$6,244.39
				80526610-80230	INFRASTRUCTURE	$75,646.84
				82227113-80230	INFRASTRUCTURE	$22,459.15
				84427221-80230	INFRASTRUCTURE	$20,071.47
					Vendor Total:	$894,946.49
GRAINGER INC	9936773184	CONDOR 30 GAL FLAMMABLE CABINE	$1,603.24	80026210-54100	SUPPLIES	$1,603.24
					Vendor Total:	$1,603.24
GRANITE CONSTRUCTION COMPANY	2039239	MISC ROCK & ROAD PATCH MATERIA	$589.39	82227113-80230	INFRASTRUCTURE	$589.39
	2040406	MISC ROCK & ROAD PATCH MATERIA	$390.51	82027114-54100	SUPPLIES	$390.51
					Vendor Total:	$979.90
INTERCOUNTY MECHANICAL & ELECTRICAL INC	7883-B	HVAC LEAK REPAIR AND RECHARGE	$2,500.00	77725200-56300	BUILDING MAINT. & REPAIR	$2,500.00
					Vendor Total:	$2,500.00
INTERSTATE BATTERIES	125315	BATTERIES	$134.87	10021210-56130	EXTERNAL SERVICES	$134.87
					Vendor Total:	$134.87

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
JENNIFER HIGBEE	BA FY 20/21	BOOT ALLOWANCE	$114.31	82027111-54100	SUPPLIES	$114.31
					Vendor Total:	$114.31
JENNIFER M BRAUS	20211212	AMBULANCE BILLING SERVICES	$319.40	71021100-52110	AMBULANCE BILLING	$319.40
					Vendor Total:	$319.40
JOHN M YOUNG	DV071121	SUNDAYS IN THE PARK CONCERT SE	$800.00	90000000-23226	CONCERT SERIES	$800.00
					Vendor Total:	$800.00
KATIE WILLIAMS	DV062921	INSTRUCTOR	$840.00	10022850-52100	CONTRACTUAL SERVICES	$840.00
	DV062921.1	INSTRUCTOR	$1,456.00	10022850-52100	CONTRACTUAL SERVICES	$1,456.00
					Vendor Total:	$2,296.00
KEITH GAUDETTE	DV071121	SOUND FOR 2021 SUNDAYS IN THE	$2,400.00	90000000-23226	CONCERT SERIES	$2,400.00
					Vendor Total:	$2,400.00
LACAL EQUIPMENT	0346504-IN	TOE GUARD	$334.25	84027225-56130	EXTERNAL SERVICES	$334.25
					Vendor Total:	$334.25
LIFE ASSIST INC	1111216	MISC. EMS SUPPLIES AS NEEDED	$107.85	10021210-54107	EMS SUPPLIES	$41.33
				71021100-54107	EMS SUPPLIES	$25.19
				91521400-54107	EMS SUPPLIES	$41.33
	1108079	MISC. EMS SUPPLIES AS NEEDED	$447.41	10021210-54107	EMS SUPPLIES	$223.71
				91521400-54107	EMS SUPPLIES	$223.70
	1107987	MISC. EMS SUPPLIES AS NEEDED	$629.94	10021210-54107	EMS SUPPLIES	$314.97
				91521400-54107	EMS SUPPLIES	$314.97
	1108080	MISC. EMS SUPPLIES AS NEEDED	$629.94	10021210-54107	EMS SUPPLIES	$314.97
				91521400-54107	EMS SUPPLIES	$314.97
	1110306	MISC. EMS SUPPLIES AS NEEDED	$294.49	71021100-54107	EMS SUPPLIES	$294.49
					Vendor Total:	$2,109.63
LINCOLN AQUATICS	NF866115	CHLORINE REAGENT	$112.67	10022300-54106	SPECIALTY SUPPLIES	$112.67
	24519607	4 BOLT SIGHT GLASS	$188.89	10022300-54106	SPECIALTY SUPPLIES	$188.89
	D8733195	SHUT OFF VALVE, CPR SIGN, HIFLOW	$555.02	10022300-54106	SPECIALTY SUPPLIES	$555.02
					Vendor Total:	$856.58
LYMAN GROUP INC	1735921	COPPER SULFATE	$493.53	82027111-58202	CHEMICALS	$493.53
	1736454	PROPANE	$69.13	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$69.13

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LYMAN GROUP INC	1731932	HERBICIDE	$277.65	*84027225-56504*	*FACILITY MAINTENANCE & REPAIR*	*$277.65*
	1734621	PROPANE	$41.17	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$41.17*
					Vendor Total:	*$881.48*
MARIO LOPEZ	SF-D 24102	WATER SLIDE & JUMP HOUSE	$500.00	*10020214-54100*	*SUPPLIES*	*$500.00*
					Vendor Total:	*$500.00*
MATHESON TRI-GAS INC	0023792503	OXYGEN & MISC. AS NEEDED	$78.13	*80026210-54100*	*SUPPLIES*	*$78.13*
	0023729420	OXYGEN & MISC. AS NEEDED	$424.27	*80026210-54100*	*SUPPLIES*	*$424.27*
					Vendor Total:	*$502.40*
MELINDA WALLS	FY 21/22	RIGHT OF WAY AGREEMENT - AIRPO	$4,493.64	*77725200-52100*	*CONTRACTUAL SERVICES*	*$4,493.64*
					Vendor Total:	*$4,493.64*
MENDOCINO ANIMAL HOSPITAL	252534	VETERINARY SERVICES	$419.40	*10020210-54100*	*SUPPLIES*	*$419.40*
					Vendor Total:	*$419.40*
MICHAEL CANNON	123566-2.1	ELECTRIC/PV REIMBURSEMENT	$308.85	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$308.85*
					Vendor Total:	*$308.85*
MOIRS	167503	MISC. POOL SUPPLIES AS NEEDED	$665.55	*82027111-58202*	*CHEMICALS*	*$665.55*
	167017	MISC. POOL SUPPLIES AS NEEDED	$998.33	*82027111-58202*	*CHEMICALS*	*$998.33*
	168029	MISC. POOL SUPPLIES AS NEEDED	$1,064.88	*82027111-58202*	*CHEMICALS*	*$1,064.88*
	167876	MISC. POOL SUPPLIES AS NEEDED	$203.81	*10022300-54106*	*SPECIALTY SUPPLIES*	*$203.81*
	167870	MISC. POOL SUPPLIES AS NEEDED	$586.76	*10022300-54106*	*SPECIALTY SUPPLIES*	*$586.76*
					Vendor Total:	*$3,519.33*
ONE TIME PAY VENDOR	123873-2	UTILITY REFUND - GUILLON INC	$82.93	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$82.93*
	123880-7	UTILITY REFUND - GUILLON INC	$101.06	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$101.06*
	119881-1	UTILITY REFUND - MARIAN STAPLES	$105.08	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$105.08*
	123876-5	UTILITY REFUND - GUILLON INC	$126.13	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$126.13*
	123879-9	UTILITY REFUND - GUILLON INC	$202.73	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$202.73*
					Vendor Total:	*$617.93*
ONLINE INFORMATION SRVS INC	1067438	UTILITY EXCHANGE REPORTING FY	$195.39	*20513300-52100*	*CONTRACTUAL SERVICES*	*$195.39*
					Vendor Total:	*$195.39*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
OPPERMAN & SON INC	01P44327	RV-1 REGULATOR VALVE	$94.70	*10021210-56130*	*EXTERNAL SERVICES*	*$94.70*
	01P44627	AIR FILTERS	$570.51	*10021210-56130*	*EXTERNAL SERVICES*	*$570.51*
	01P45059	DEF SENSOR CONCENTRATION	$420.11	*80026110-56130*	*EXTERNAL SERVICES*	*$420.11*
	01P44948	DEF SENSOR CONCENTRATION	$422.26	*80026110-56130*	*EXTERNAL SERVICES*	*$422.26*
	01P44014	AIR FILTER	$10.35	*82027111-56130*	*EXTERNAL SERVICES*	*$10.35*
	01P44788	OVAL RED STT	$58.80	*82027114-56130*	*EXTERNAL SERVICES*	*$58.80*
	01P45228.02	BEARING, RACE, ROLLER BEARING	$795.61	*82027114-56130*	*EXTERNAL SERVICES*	*$795.61*
	01P45027	16.5X7 ROC 23K BOX KIT	$232.37	*84027221-56130*	*EXTERNAL SERVICES*	*$232.37*
	01P44411	WATER TANK ANODE	$327.65	*84027221-56130*	*EXTERNAL SERVICES*	*$163.82*
				84027221-56130	*EXTERNAL SERVICES*	*$163.83*
	01P45305	DEF LEVEL SENSOR	$399.15	*84027221-56130*	*EXTERNAL SERVICES*	*$399.15*
	01P45157	CAST BRAKE SHOE, CORE	$1,177.64	*84027221-56130*	*EXTERNAL SERVICES*	*$1,177.64*
	01P44729	BX150 SERIES FORK, OBDII CABLE	$416.50	*84027225-56130*	*EXTERNAL SERVICES*	*$416.50*
	01P44728	SERVICE MANUAL	$1,086.15	*84027225-56130*	*EXTERNAL SERVICES*	*$1,086.15*
	01P44463	CLEVIS KIT	$66.01	*20324100-58510*	*REIMBURSABLE JOBS*	*$66.01*
					Vendor Total:	*$6,077.81*
OWEN EQUIPMENT SALES	00052986	CAP GASKET, CAGE GASKET	$80.29	*84027221-56130*	*EXTERNAL SERVICES*	*$40.14*
				84027221-56130	*EXTERNAL SERVICES*	*$40.15*
	00053218	SENSOR	$106.42	*84027221-56130*	*EXTERNAL SERVICES*	*$106.42*
	00053140	AIR CYLINDER	$406.45	*84027221-56130*	*EXTERNAL SERVICES*	*$406.45*
					Vendor Total:	*$593.16*
PACE SUPPLY CORPORATION	026935636	MISC. ITEMS AS NEEDED	$145.43	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$145.43*
	026918045	MISC. ITEMS AS NEEDED	$62.65	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$62.65*
	026958102	MISC. ITEMS AS NEEDED	$55.36	*82227113-80230*	*INFRASTRUCTURE*	*$55.36*
	026963751	MISC. ITEMS AS NEEDED	$62.30	*82227113-80230*	*INFRASTRUCTURE*	*$62.30*
	026972938	MISC. ITEMS AS NEEDED	$131.70	*82227113-80230*	*INFRASTRUCTURE*	*$131.70*
	026932283	MISC. ITEMS AS NEEDED	$539.77	*82227113-80230*	*INFRASTRUCTURE*	*$539.77*
	026926111-1	(CL-2-S) CLAMP, SS WRAP, 1", F	$307.29	*82000000-12104*	*INVENTORY - PURCHASES*	*$307.29*
	026926111-2	(CL-2-S) CLAMP, SS WRAP, 1", F	$460.93	*82000000-12104*	*INVENTORY - PURCHASES*	*$460.93*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PACE SUPPLY CORPORATION	026926111	(CL-2-S) CLAMP, SS WRAP, 1", F	$990.15	82000000-12104	INVENTORY - PURCHASES	$990.15
	026933776	MISC. ITEMS AS NEEDED	$7.13	82027114-54100	SUPPLIES	$7.13
	026917586	MISC. ITEMS AS NEEDED	$48.86	82027114-54100	SUPPLIES	$48.86
	026930344	MISC. ITEMS AS NEEDED	$210.19	82027114-54100	SUPPLIES	$210.19
	026876037	CLA-VAL #20957481F 2" REPAIR K	$1,152.33	82027114-54100	SUPPLIES	($23.52)
				82027114-54100	SUPPLIES	$1,175.85
	026958674	MISC. ITEMS AS NEEDED	$154.19	84027221-54100	SUPPLIES	$154.19
					Vendor Total:	$4,328.28
PAMELA WHITAKER	JUN 21	INSTRUCTOR	$750.00	10022850-52100	CONTRACTUAL SERVICES	$750.00
					Vendor Total:	$750.00
PAN-PACIFIC SUPPLY CO	29607711	TEAR DOWN AND INSPECT 3 PUMPS	$15,360.16	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$15,360.16
	29608118	TEAR DOWN AND INSPECT 3 PUMPS	$20,814.81	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$20,814.81
					Vendor Total:	$36,174.97
PUBLIC SERVICE DEPARTMENT	APR 21 CORR	CITY UTILITIES CORRECTION	$12,459.53	10022100-55210	UTILITIES	$12,459.53
	MAR 21 CORR	CITY UTILITIES CORRECTION	$15,777.70	10022100-55210	UTILITIES	$15,777.70
					Vendor Total:	$28,237.23
R&B COMPANY - RWC	P050201	6" C900 CLASS 150 PIPE	$2,816.81	82227113-80230	INFRASTRUCTURE	$2,816.81
	P048019	12 X 6 FLG TEE	$11,627.09	82227113-80230	INFRASTRUCTURE	$11,627.09
	0299022	(U-BSL-N16) BOX, CONCRETE	$960.28	80000000-12104	INVENTORY - PURCHASES	$78.28
				80000000-12104	INVENTORY - PURCHASES	$408.00
				80000000-12104	INVENTORY - PURCHASES	$474.00
					Vendor Total:	$15,404.18
REDWOOD COAST FUELS	2252295	CARDLOCK FUEL PURCHASES	$10,780.67	10020210-56210	FUEL & FLUIDS	$2,780.83
				10022100-56210	FUEL & FLUIDS	$620.29
				10022810-56210	FUEL & FLUIDS	$42.93
				10023320-56210	FUEL & FLUIDS	$119.62
				10024620-56210	FUEL & FLUIDS	$1,138.93
				20324100-56210	FUEL & FLUIDS	$453.90
				20513382-56210	FUEL & FLUIDS	$37.13
				20822500-56210	FUEL & FLUIDS	$212.11

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REDWOOD COAST FUELS	2252295	CARDLOCK FUEL PURCHASES	$10,780.67	*80026400-56210*	*FUEL & FLUIDS*	*$2,212.47*
				82027111-56210	*FUEL & FLUIDS*	*$488.01*
				82027114-56210	*FUEL & FLUIDS*	*$638.20*
				82027114-56210	*FUEL & FLUIDS*	*$699.09*
				84027221-56210	*FUEL & FLUIDS*	*$543.66*
				84027221-56210	*FUEL & FLUIDS*	*$595.53*
				84027225-56210	*FUEL & FLUIDS*	*$197.97*
	3204588	CARDLOCK FUEL PURCHASES	$385.22	*20824300-56210*	*FUEL & FLUIDS*	*$385.22*
	2253885	CARDLOCK FUEL PURCHASES	$80.75	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$80.75*
	2254608	CARDLOCK FUEL PURCHASES	$663.11	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$663.11*
					Vendor Total:	*$11,909.75*
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	21-07 HEALTHCOMP	JUL 21 MEDICAL, DENTAL, VISION INSURANCE	$271,284.04	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$24,296.16*
				20700000-20520	*P/R DEDUCT.-MEDICAL INS*	*$227,212.00*
				20700000-20510	*REMIF DENTAL*	*$16,718.28*
				20700000-20511	*REMIF VISION*	*$3,057.60*
					Vendor Total:	*$271,284.04*
REDWOOD TOXICOLOGY LAB INC	00169820215	DRUG SCREEN TESTING	$63.74	*10020210-52100*	*CONTRACTUAL SERVICES*	*$63.74*
					Vendor Total:	*$63.74*
REDWOOD TREE SERVICE STATIONS INC	MAY 21	CAR WASHES & INTERIOR CLEANING	$379.98	*10020210-56130*	*EXTERNAL SERVICES*	*$262.00*
				10024210-56130	*EXTERNAL SERVICES*	*$103.98*
				20324100-56130	*EXTERNAL SERVICES*	*$14.00*
					Vendor Total:	*$379.98*
RICHARD ANDERSON	210610-2	AGREEMENT FOR PROF.SVC'S FOR W	$2,225.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$2,225.00*
	210610-3	AGREEMENT FOR PROF.SVC'S FOR W	$9,650.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$9,650.00*
					Vendor Total:	*$11,875.00*
ROB GIBSON	BA FY 20/21	BOOT ALLOWANCE	$150.00	*10022100-54100*	*SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ROUND TABLE PIZZA	387570	COMMUNITY POWER MANAGEMENT PROJECT	$158.14	*80126100-80230*	*INFRASTRUCTURE*	*$158.14*
	643205	WWTP TRAINING LUNCHEON	$253.13	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$253.13*
	44267	ELECTRIC - OUTAGE MEAL	$168.92	*80026110-54100*	*SUPPLIES*	*$168.92*
					Vendor Total:	*$580.19*
SAFEWAY INC	JUN 21	MISC. PURCHASES AS REQUIRED	$165.27	*10022700-54100*	*SUPPLIES*	*$12.10*
				10022840-54100	*SUPPLIES*	*$17.85*
				10022840-54100	*SUPPLIES*	*$17.97*
				10022840-54100	*SUPPLIES*	*$30.04*
				10022840-54100	*SUPPLIES*	*$50.51*
				73022600-54100	*SUPPLIES*	*$2.49*
				73022600-54100	*SUPPLIES*	*$4.67*
				73022600-54100	*SUPPLIES*	*$10.47*
				73022600-54100	*SUPPLIES*	*$19.17*
	MAY 21	MISC. PURCHASES AS REQUIRED	$652.22	*10022840-54100*	*SUPPLIES*	*$6.52*
				10022840-54100	*SUPPLIES*	*$26.70*
				10022840-54100	*SUPPLIES*	*$65.67*
				10022840-54100	*SUPPLIES*	*$78.04*
				10022840-54100	*SUPPLIES*	*$108.80*
				10022840-54100	*SUPPLIES*	*$150.57*
				10022840-54100	*SUPPLIES*	*$154.42*
				73022600-54100	*SUPPLIES*	*$2.99*
				73022600-54100	*SUPPLIES*	*$10.87*
				73022600-54100	*SUPPLIES*	*$23.04*
				73022600-54100	*SUPPLIES*	*$24.60*
					Vendor Total:	*$817.49*
SCOTT BOZZOLI	TA 7/19-22/21	TRAVEL ADVANCE	$913.88	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$913.88*
					Vendor Total:	*$913.88*
SNAP-ON INDUSTRIAL	ARV/48531672	7PC SHORT SAE RAT COMWRSET	$352.43	*20324100-54102*	*SMALL TOOLS*	*$352.43*
					Vendor Total:	*$352.43*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SONU UPADHYAY	TA 7/19-22/21	TRAVEL ADVANCE	$1,018.88	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$1,018.88*
					Vendor Total:	*$1,018.88*
STAPLES CREDIT PLAN	7330258905-0	SQUARE MAGSTRIPE READER	$10.88	*10022810-54100*	*SUPPLIES*	*$10.88*
	7331365012-0	NETGEAR A6100 WIFI USB	$32.65	*10022810-54100*	*SUPPLIES*	*$32.65*
	7329567265-0	D-RING ZIPPER BINDER, FORE MP PREM	$84.76	*10022810-54100*	*SUPPLIES*	*$28.05*
				10022822-54100	*SUPPLIES*	*$56.71*
	7331097225-0	X3 NITRILE GLVES, SANITIZING WIPES	$336.14	*20012200-54100*	*SUPPLIES*	*$336.14*
	7331272247-0	COLOR PAPER, CLASP ENVELOPES, FOLDERS	$210.06	*20513300-54100*	*SUPPLIES*	*$210.06*
	7329464674-0	HP COLOR LJ PRO MFP	$444.77	*20513300-54100*	*SUPPLIES*	*$444.77*
					Vendor Total:	*$1,119.26*
STERICYCLE INC	3005598006	"SHARPS" DISPOSAL AS NEEDED	$43.09	*20620231-54100*	*SUPPLIES*	*$43.09*
					Vendor Total:	*$43.09*
THOMAS J CHANDLER	DV062921	SEWER LATERAL REIMBURSEMENT	$2,000.00	*84427222-52100*	*CONTRACTUAL SERVICES*	*$2,000.00*
					Vendor Total:	*$2,000.00*
THOMSON REUTERS BARCLAYS	844191689	CCR T 13 MOTOR VEHICLES - COMP	$559.51	*80026400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$559.51*
	844377258	CCR T 13 MOTOR VEHICLES - COMP	$1,166.05	*80026400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$1,166.05*
					Vendor Total:	*$1,725.56*
UKIAH PAPER SUPPLY	I523139	JANITORIAL SUPPLIES, MISC AS N	$40.12	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$40.12*
	523283	JANITORIAL SUPPLIES, MISC AS N	$82.64	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$82.64*
	I523487	JANITORIAL SUPPLIES, MISC AS N	$68.57	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$68.57*
	I523138	JANITORIAL SUPPLIES, MISC AS N	$125.70	*10020210-54201*	*PRISONER EXPENSE*	*$125.70*
	I523662	JANITORIAL SUPPLIES, MISC AS N	$122.14	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$122.14*
	I523136	JANITORIAL SUPPLIES, MISC AS N	$348.01	*10022840-54100*	*SUPPLIES*	*$348.01*
	I523422	JANITORIAL SUPPLIES, MISC AS N	$114.82	*20822500-54100*	*SUPPLIES*	*$114.82*
	I523406	JANITORIAL SUPPLIES, MISC AS N	$154.01	*73022600-54100*	*SUPPLIES*	*$154.01*
	I523135	JANITORIAL SUPPLIES, MISC AS N	$144.88	*80026110-54100*	*SUPPLIES*	*$144.88*
	I522724	JANITORIAL SUPPLIES, MISC AS N	$233.52	*80026110-54100*	*SUPPLIES*	*$233.52*
	I523046	JANITORIAL SUPPLIES, MISC AS N	$102.77	*84027221-54100*	*SUPPLIES*	*$102.77*

List of Checks Presented for Approval on 7/9/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH PAPER SUPPLY	523049	JANITORIAL SUPPLIES, MISC AS N	$144.34	*84027225-54100*	*SUPPLIES*	*$144.34*
	522990	JANITORIAL SUPPLIES, MISC AS N	$186.12	*84027225-54100*	*SUPPLIES*	*$186.12*
					Vendor Total:	*$1,867.64*
UKIAH WASTE SOLUTIONS INC	458869	BIOSOLID REMOVAL	$7,426.72	*84027225-52100*	*CONTRACTUAL SERVICES*	*$7,426.72*
					Vendor Total:	*$7,426.72*
UNITED SITE SERVICES	114-12082486	PORTABLE TOILET RENTAL	$178.15	*10022100-52100*	*CONTRACTUAL SERVICES*	*$178.15*
	114-12082487	PORTABLE TOILET RENTAL	$178.15	*10022100-52100*	*CONTRACTUAL SERVICES*	*$178.15*
	114-12082489	PORTABLE TOILET RENTAL	$143.99	*80026220-52100*	*CONTRACTUAL SERVICES*	*$143.99*
	114-12069628	PORTABLE TOILET RENTAL	$28.23	*10022840-54100*	*SUPPLIES*	*$28.23*
					Vendor Total:	*$528.52*
UPS	0000E19R542	SHIPPING CHARGES	$31.05	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$31.05*
	0000E19R542	SHIPPING CHARGES	$17.39	*80026210-54100*	*SUPPLIES*	*$17.39*
					Vendor Total:	*$48.44*
USA BLUEBOOK	638483	AMMONIUM HYDROXIDE 3%	$32.05	*82027111-54100*	*SUPPLIES*	*$32.05*
	635989	CHESSELL CIRCULAR CHART, SODIUM HYP	$508.90	*82027111-54100*	*SUPPLIES*	*$508.90*
					Vendor Total:	*$540.95*
VAN LANT & FANKHANEL	062821	AUDIT SVCS, 5-YEAR AGREEMENT	$30,000.00	*20013400-52100*	*CONTRACTUAL SERVICES*	*$30,000.00*
	061821	AUDIT SERVICES - FIRE DISTRICT	$14,210.00	*91521400-52100*	*CONTRACTUAL SERVICES*	*$14,210.00*
					Vendor Total:	*$44,210.00*
VERIZON WIRELESS	9882307988	DATA & EMERGENCY LOANER PHONES	$2,557.42	*80126100-80100*	*MACHINERY & EQUIPMENT*	*$152.04*
				10020210-55100	*TELEPHONE*	*$76.02*
				10022100-55100	*TELEPHONE*	*$38.01*
				10022300-55100	*TELEPHONE*	*$38.01*
				10022810-55100	*TELEPHONE*	*$38.00*
				10022840-55100	*TELEPHONE*	*$38.01*
				10023100-55100	*TELEPHONE*	*$38.01*
				10024210-55100	*TELEPHONE*	*$69.69*
				10024620-55100	*TELEPHONE*	*$54.03*
				20012100-55100	*TELEPHONE*	*$38.01*
				20913900-55100	*TELEPHONE*	*$435.25*

List of Checks Presented for Approval on 7/9/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
VERIZON WIRELESS	9882307988	DATA & EMERGENCY LOANER PHONES	$2,557.42	*70024500-55100*	*TELEPHONE*	*$28.51*
				77725200-55100	*TELEPHONE*	*$118.03*
				80026210-55100	*TELEPHONE*	*$38.01*
				80026400-55100	*TELEPHONE*	*$352.16*
				82027110-55100	*TELEPHONE*	*$117.19*
				82027111-55100	*TELEPHONE*	*$76.02*
				82027114-55100	*TELEPHONE*	*$300.17*
				84027221-55100	*TELEPHONE*	*$472.67*
				84027225-55100	*TELEPHONE*	*$39.58*
					Vendor Total:	*$2,557.42*
VWR INTERNATIONAL INC	8805106560	BUFFER RED	$257.86	*84027225-54103*	*LAB SUPPLIES*	*$257.86*
	8805106559	BUFFER YELLOW	$294.81	*84027225-54103*	*LAB SUPPLIES*	*$294.81*
	8805092701	BUFFER YELLOW, BLUE	$347.50	*84027225-54103*	*LAB SUPPLIES*	*$347.50*
					Vendor Total:	*$900.17*
WAHLUND CONSTRUCTION INC	1920217 13	DOWNTOWN UTILITY UPGRADE & ELE	$40,096.55	*82227113-80230*	*INFRASTRUCTURE*	*$20,048.28*
				84427221-80230	*INFRASTRUCTURE*	*$20,048.27*
					Vendor Total:	*$40,096.55*
WEX BANK	72727737	FUEL FOR POLICE	$366.20	*10020210-56210*	*FUEL & FLUIDS*	*$366.20*
					Vendor Total:	*$366.20*
WILBUR-ELLIS HOLDINGS INC	14337438	SERVICE CHARGE	$4.06	*82027111-54100*	*SUPPLIES*	*$4.06*
	14181538	LIFELINE, ROUNDUP, HERBICIDE, ANTERO	$514.48	*82027111-54100*	*SUPPLIES*	*$514.48*
					Vendor Total:	*$518.54*
WIPF CONSTRUCTION LLC	2021164 RET	RETAINAGE FOR CONTRACT 2021164	$5,954.65	*80100000-20150*	*AP CONTRACT RETAINAGE*	*$5,954.65*
	6611	DELIVERY OF VARIOUS MATERIALS	$1,439.52	*82227113-80230*	*INFRASTRUCTURE*	*$719.76*
				84027221-54100	*SUPPLIES*	*$719.76*
					Vendor Total:	*$7,394.17*

List of Checks Presented for Approval on 7/9/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ZACHARY CHERNEY	TA 7/19-30-21	TRAVEL ADVANCE	$3,331.55	*80026110-57100*	*LEARNING AND DEVELOPMENT*	*$3,331.55*
					Vendor Total:	*$3,331.55*
					INVOICE TOTAL:	***$1,494,747.58***

List of Checks Presented for Approval on 7/16/2021

The following list of bills payable was reviewed and approved for payment.

CR 7/17/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ABB ENTERPRISE SOFTWARE INC	8600103158	(CU-----)x 4) PAD MOUNT, 75 KV	$12,161.34	*80000000-12104*	*INVENTORY - PURCHASES*	*$12,161.34*
	8600102722	(CU-----)x 4) PAD MOUNT, 75 KV	$29,800.18	*80000000-12104*	*INVENTORY - PURCHASES*	*$29,800.18*
					Vendor Total:	*$41,961.52*
ACME RIGGING & SUPPLY CO	318246	GRAB HOOKS	$241.68	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$241.68*
					Vendor Total:	*$241.68*
ALEJANDRO VARGAS	BA FY 21/22	BOOT ALLOWANCE	$150.00	*84027225-54100*	*SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*
ALHAMBRA NATIONAL WATER	5109554 070621	DRINKING WATER SERVICES	$144.73	*84027225-54100*	*SUPPLIES*	*$144.73*
					Vendor Total:	*$144.73*
ALL-GUARD ALARM SYSTEMS INC	A326939	MONTHLY MONITORING AT WWTP	$91.40	*84027225-52180*	*SECURITY SERVICES*	*$91.40*
					Vendor Total:	*$91.40*
ALLEN SHAFFER	8922	PLANTRONICS H31CD STARSET HEADSET	$150.98	*20620231-54100*	*SUPPLIES*	*$150.98*
					Vendor Total:	*$150.98*
ALPHA ANALYTICAL LABORATORIES INC	1065479-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$74.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$74.00*
	1065336-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$95.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$95.00*
	1063163-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$98.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$98.00*
	1065478-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$115.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$115.00*
	1065113-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$118.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$118.00*
	1064571-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$142.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$142.00*
	1062480-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$177.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$177.00*
	1063488-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$177.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$177.00*
	1065366-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$188.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$188.00*
	1062479-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$190.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$190.00*
	1062969-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$192.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$192.00*

List of Checks Presented for Approval on 7/16/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ALPHA ANALYTICAL LABORATORIES INC	1065367-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$276.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$276.00*
	1062788-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$651.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$651.00*
	1063287-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$798.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$798.00*
	1062750-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$930.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$930.00*
	1062498-UKIAHSTP	BELT PRESS SOLIDS TEST	$1,719.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$1,719.00*
	1062668-UKIAHSTP	ANNUAL RIVER TESTING	$3,705.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$3,705.00*
					Vendor Total:	*$9,645.00*
AMAZON CAPITAL SERVICES	1JMR-MJDP-RRHL	MISC. SUPPLIES AS NEEDED	$76.20	*84027225-56504*	*FACILITY MAINTENANCE & REPAIR*	*$76.20*
					Vendor Total:	*$76.20*
ANIXTER	4935872-01	(TE-1) TERMINATION KIT 2 STE,-	$392.66	*80000000-12104*	*INVENTORY - PURCHASES*	*$392.66*
	4935872-00	(TE-1) TERMINATION KIT 2 STE,-	$420.56	*80000000-12104*	*INVENTORY - PURCHASES*	*$420.56*
	4935872-02	(TE-1) TERMINATION KIT 2 STE,-	$584.53	*80000000-12104*	*INVENTORY - PURCHASES*	*$584.53*
					Vendor Total:	*$1,397.75*
AT&T	00001669203	T1 TO INTERNET FOR DOJ/CLETS	$301.86	*10020210-55100*	*TELEPHONE*	*$150.93*
				20620231-55100	*TELEPHONE*	*$150.93*
	00001669604	TELEPHONE SERVICES	$16.67	*10021210-55100*	*TELEPHONE*	*$8.33*
				91521400-55100	*TELEPHONE*	*$8.34*
	00001669604	TELEPHONE SERVICES	$23.67	*10021210-55100*	*TELEPHONE*	*$11.83*
				91521400-55100	*TELEPHONE*	*$11.84*
	3138 JUN 21	DSL FOR 911 REMOTE SUPPORT	$155.15	*20620231-55100*	*TELEPHONE*	*$155.15*
	00001669055	FIBER INTERNET GATEWAY	$1,446.96	*20913900-55100*	*TELEPHONE*	*$1,446.96*
					Vendor Total:	*$1,944.31*
AXON ENTERPRISE INC	SI-1748265	TASER & DATA STORAGE AGREEMEN	$15,051.97	*10020210-54100*	*SUPPLIES*	*$15,051.97*
					Vendor Total:	*$15,051.97*
B & B INDUSTRIAL SUPPLY INC	255730	MISC. MATERIALS AS NEEDED	$29.77	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$29.77*
	256004	MISC. MATERIALS AS NEEDED	$33.88	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$33.88*
	255358	MISC. MATERIALS AS NEEDED	$62.41	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$62.41*

List of Checks Presented for Approval on 7/16/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
B & B INDUSTRIAL SUPPLY INC	255610	MISC. MATERIALS AS NEEDED	$71.29	*80126100-80230*	*INFRASTRUCTURE*	*$71.29*
					Vendor Total:	*$197.35*
BADGER METER INC	1443642	O-RINGS, SCREEN PLATES	$887.46	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$887.46*
					Vendor Total:	*$887.46*
BARTLEY PUMP PM, LLC	62792 C	WELL #4 EMERGENCY SHUTDOWN/TRO	$55,506.25	*82027111-52100*	*CONTRACTUAL SERVICES*	*$55,506.25*
					Vendor Total:	*$55,506.25*
BLUETARP FINANCIAL, INC	48158405	ALUMINUM 5 DRAWER TOOL BOX	$971.12	*84027225-58410*	*GARAGE LUBRICANTS & PARTS*	*$971.12*
	48158457	8" WILTON SHOPE VISE	$544.35	*84027225-54100*	*SUPPLIES*	*$544.35*
					Vendor Total:	*$1,515.47*
BOX INC	INV08973982	BUSINESS PLUS ACCOUNT LICENSES	$3,600.00	*20913900-54320*	*SOFTWARE*	*$3,600.00*
					Vendor Total:	*$3,600.00*
CALIFORNIA INTERGOVERN-MENTAL RISK AUTHORITY	INV-1036	FY 20/21 DEADLY WEAPONS PREMIUM	$1,326.00	*20216200-52521*	*LIABILITY INSURANCE PREMIUM*	*$1,326.00*
	INV-1036 1	CIRA WC & LIABLILITY CONTRIBUTIONS	$1,038,442.00	*20216200-52521*	*LIABILITY INSURANCE PREMIUM*	*$735,786.00*
				20116220-52525	*WORKER'S COMP. EXPENSE*	*$302,656.00*
					Vendor Total:	*$1,039,768.00*
CANTEEN SERVICE	5975:010066	WATER FILTRATION SERVICE POLICE	$45.00	*10020210-54100*	*SUPPLIES*	*$22.50*
				20620231-54100	*SUPPLIES*	*$22.50*
					Vendor Total:	*$45.00*
CAPTURE TECHNOLOGIES INC	2877	SUPPORT SERVICES RENEWAL	$1,163.99	*20016100-54320*	*SOFTWARE*	*$1,163.99*
					Vendor Total:	*$1,163.99*
CASCADE FIRE EQUIPMENT	108811	AQUA-PUNCTURE PIERCING TOOLS	$2,326.95	*25321210-54102*	*SMALL TOOLS*	*$1,163.47*
				91621400-54102	*SMALL TOOLS*	*$1,163.48*
					Vendor Total:	*$2,326.95*
COLLEEN HOLLY HUNT	20002	ENGINEERING SVCS - MUN. STORM	$3,628.75	*10024224-52100*	*CONTRACTUAL SERVICES*	*$3,628.75*
	02013	ENGINEERING SVCS - MUN. STORM	$4,726.25	*10024224-52100*	*CONTRACTUAL SERVICES*	*$4,726.25*
					Vendor Total:	*$8,355.00*

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Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CONCUR TECHNOLOGIES INC	10180017919	CONCUR EXPENSE PAY SOFTWARE L	$457.20	*20413500-54320*	*SOFTWARE*	*$457.20*
					Vendor Total:	*$457.20*
DANIEL F MEAD	50936	DUPLICATE KEYS, REPAIRS & MISC	$11.98	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$11.98*
	50938	DUPLICATE KEYS, REPAIRS & MISC	$12.00	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$12.00*
	50937	DUPLICATE KEYS, REPAIRS & MISC	$66.14	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$66.14*
					Vendor Total:	*$90.12*
DATA TICKET INC	HHTKST	DATATICKET #N5Z1-SKN0ACT; 25Z1	$5,426.73	*10020210-54100*	*SUPPLIES*	*$923.00*
				64020213-54100	*SUPPLIES*	*$4,503.73*
					Vendor Total:	*$5,426.73*
DAVID A WHITE JR	47290-00	ESTIMATED LABOER FOR BOD REPAIR	$1,874.65	*80026110-56130*	*EXTERNAL SERVICES*	*$1,874.65*
					Vendor Total:	*$1,874.65*
DC FROST ASSOCIATES INC	42874	9" CERAMIC DIFFUSERS	$17,181.17	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$17,181.17*
					Vendor Total:	*$17,181.17*
DEEP VALLEY SECURITY	378395	MONITORING - SOFTBALL COMPLEX	$132.36	*10022822-52180*	*SECURITY SERVICES*	*$132.36*
					Vendor Total:	*$132.36*
DELL MARKETING LP	10497886499	DELL LATITUDE 7520 LAPTOP	$1,964.24	*20013210-54330*	*COMPUTER AND TECHNOLOGY*	*$1,964.24*
					Vendor Total:	*$1,964.24*
DEPARTMENT OF JUSTICE	523029	FY 20/21 CLETS SERVICE	$1,200.48	*20620231-55100*	*TELEPHONE*	*$1,200.48*
					Vendor Total:	*$1,200.48*
DIAMOND D CONSTRUCTION	455	REPLACE 12" WATER LINE AT THE	$74,877.98	*80026220-80230*	*INFRASTRUCTURE*	*$74,877.98*
	452	REPLACE 12" WATER LINE AT THE	$96,404.50	*80026220-80230*	*INFRASTRUCTURE*	*$96,404.50*
					Vendor Total:	*$171,282.48*
E SOURCE COMPANIES LLC	20590	PM FOR UTILITY BILLING CIS REP	$4,433.75	*20513300-52100*	*CONTRACTUAL SERVICES*	*$4,433.75*
					Vendor Total:	*$4,433.75*
EFAX CORPORATE	3312776	EFAX SERVICES	$149.50	*20012200-52100*	*CONTRACTUAL SERVICES*	*$149.50*
					Vendor Total:	*$149.50*
EUREKA OXYGEN CO	DM00825926	RENTAL OF CYLINDERS	$20.90	*91521400-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$20.90*
	469341	EQUIPMENT MAINTENANCE	$386.94	*10020210-56130*	*EXTERNAL SERVICES*	*$386.94*
	U 183690	EQUIPMENT MAINTENANCE	$303.66	*20324100-54100*	*SUPPLIES*	*$303.66*
					Vendor Total:	*$711.50*

List of Checks Presented for Approval on 7/16/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
EVIDENT INC	181161A	GUN BOXES W/ EVIDENCE FORM	$131.93	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($0.66)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.16)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($0.66)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($0.66)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($9.57)*
				10020210-54100	*SUPPLIES*	*$11.71*
				10020210-54100	*SUPPLIES*	*$131.93*
					Vendor Total:	*$131.93*
FASTENAL	CAUKA43217	MISC. SUPPLIES AS NEEDED	$37.07	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$37.07*
					Vendor Total:	*$37.07*
FEDERAL EXPRESS	7-422-79588	SHIPPING SERVICES	$116.29	*10020210-54101*	*POSTAGE*	*$26.78*
				10020210-54101	*POSTAGE*	*$44.32*
				84027225-54101	*POSTAGE*	*$45.19*
	7-416-14024	SHIPPING SERVICES	$47.57	*10021210-54101*	*POSTAGE*	*$23.78*
				91521400-54101	*POSTAGE*	*$23.79*
	7-423-56522	SHIPPING SERVICES	$135.19	*10021210-54101*	*POSTAGE*	*$67.59*
				91521400-54101	*POSTAGE*	*$67.60*
					Vendor Total:	*$299.05*
GHD INC	164774	DOWNTOWN STREETSCAPE - UNDERGR	$11,037.05	*12024200-80230*	*INFRASTRUCTURE*	*$10,464.05*
				50924200-80230	*INFRASTRUCTURE*	*$573.00*
	164599	ENGINEERING SVS FOR PHASE 2 ST	$80,273.74	*12024200-80230*	*INFRASTRUCTURE*	*$26,757.92*
				82227113-80230	*INFRASTRUCTURE*	*$26,757.91*
				84427221-80230	*INFRASTRUCTURE*	*$26,757.91*
					Vendor Total:	*$91,310.79*
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CI028312	VEHICLE PARTS	$370.12	*10021210-56130*	*EXTERNAL SERVICES*	*$370.12*
	CC001103	CREDIT ON RETURN	($231.83)	*20324100-58510*	*REIMBURSABLE JOBS*	*($231.83)*
					Vendor Total:	*$138.29*

List of Checks Presented for Approval on 7/16/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GOVCONNECTION INC	71448284	SURFACE PRO X SQ2 - 16GB RAM,	$88.44	*20012100-54330*	*COMPUTER AND TECHNOLOGY*	*$44.23*
				20012600-54330	*COMPUTER AND TECHNOLOGY*	*$44.21*
	71469500	SURFACE PRO X SQ2 - 16GB RAM,	$93.78	*20012100-54330*	*COMPUTER AND TECHNOLOGY*	*$46.89*
				20012600-54330	*COMPUTER AND TECHNOLOGY*	*$46.89*
	71516037	SURFACE PRO X SQ2 - 16GB RAM,	$212.31	*20012100-54330*	*COMPUTER AND TECHNOLOGY*	*$106.15*
				20012600-54330	*COMPUTER AND TECHNOLOGY*	*$106.16*
	71453630	SURFACE PRO X SQ2 - 16GB RAM,	$1,846.29	*20012100-54330*	*COMPUTER AND TECHNOLOGY*	*$923.14*
				20012600-54330	*COMPUTER AND TECHNOLOGY*	*$923.15*
					Vendor Total:	*$2,240.82*
GOVERNMENTJOBS.COM INC	INV-21688	ONLINE RECRUITING MODULE	$2,600.34	*20016100-54320*	*SOFTWARE*	*$2,600.34*
					Vendor Total:	*$2,600.34*
GRAINGER INC	9940433502	PARKER QUICK CONNECT HOSE COUP	$11.35	*80026220-54102*	*SMALL TOOLS*	*$11.35*
					Vendor Total:	*$11.35*
HACH COMPANY	12532824	TITRATION APPLICAITON PACK AME	$6,368.77	*84027225-54100*	*SUPPLIES*	*$6,368.77*
					Vendor Total:	*$6,368.77*
HANSEL FORD	1225088	MISC. PARTS & MATERIALS AS NEE	$140.10	*10020210-56130*	*EXTERNAL SERVICES*	*$140.10*
	1225219	MISC. PARTS & MATERIALS AS NEE	$159.09	*10020210-56130*	*EXTERNAL SERVICES*	*$159.09*
	1225793	MISC. PARTS & MATERIALS AS NEE	$209.30	*20324100-56130*	*EXTERNAL SERVICES*	*$209.30*
	1225984	MISC. PARTS & MATERIALS AS NEE	$268.86	*82027111-56130*	*EXTERNAL SERVICES*	*$268.86*
	1224421	MISC. PARTS & MATERIALS AS NEE	$385.46	*82027111-56130*	*EXTERNAL SERVICES*	*$385.46*
	1224306	MISC. PARTS & MATERIALS AS NEE	$968.01	*82027111-56130*	*EXTERNAL SERVICES*	*$968.01*
	CM1225299	MISC. PARTS & MATERIALS AS NEE	($454.81)	*20324100-58510*	*REIMBURSABLE JOBS*	*($454.81)*
	1225299	MISC. PARTS & MATERIALS AS NEE	$527.31	*20324100-58510*	*REIMBURSABLE JOBS*	*$527.31*
					Vendor Total:	*$2,203.32*
HERC RENTALS INC	32037400-001	FIRST MONTH RENTAL TERM	$2,825.79	*10024620-52100*	*CONTRACTUAL SERVICES*	*$206.29*
				82027114-52100	*CONTRACTUAL SERVICES*	*$2,619.50*
	32037400-002	FIRST MONTH RENTAL TERM	$2,825.79	*10024620-52100*	*CONTRACTUAL SERVICES*	*$206.29*
				82027114-52100	*CONTRACTUAL SERVICES*	*$1,748.29*
				84027221-52100	*CONTRACTUAL SERVICES*	*$871.21*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
HERC RENTALS INC	32037400-003	FIRST MONTH RENTAL TERM	$2,825.79	*10024620-52100*	*CONTRACTUAL SERVICES*	*$206.29*
				84027221-52100	*CONTRACTUAL SERVICES*	*$2,619.50*
					Vendor Total:	*$8,477.37*
HILDEBRAND CONSULTING LLC	339	ON-GOING SEWER UTILITY BILLING	$1,260.00	*20513300-52100*	*CONTRACTUAL SERVICES*	*$1,260.00*
	334	ANNUAL SEWER RECONCILIATION FI	$630.00	*84413400-52100*	*CONTRACTUAL SERVICES*	*$630.00*
					Vendor Total:	*$1,890.00*
HINDERLITER DE LLAMAS AND ASSOCIATES	SIN009673	SALES, USE & TRANSACTIONS TAX	$300.00	*20013400-52100*	*CONTRACTUAL SERVICES*	*$300.00*
	SIN009291	SALES, USE & TRANSACTIONS TAX	$1,195.47	*20013400-52100*	*CONTRACTUAL SERVICES*	*$1,195.47*
					Vendor Total:	*$1,495.47*
INTERSTATE SALES	8018	STENCIL GUARD	$388.40	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$388.40*
					Vendor Total:	*$388.40*
JACK MILLER	21076	FURNISH AND INSTALL ONE (1) PO	$1,301.74	*84027225-80100*	*MACHINERY & EQUIPMENT*	*$1,301.74*
	21056	FURNISH AND INSTALL ONE (1) PO	$13,868.54	*84027225-80100*	*MACHINERY & EQUIPMENT*	*$13,868.54*
					Vendor Total:	*$15,170.28*
JENNIFER M BRAUS	20211364	AMBULANCE BILLING SERVICES	$286.05	*71021100-52110*	*AMBULANCE BILLING*	*$286.05*
					Vendor Total:	*$286.05*
JOHNSON CONTROLS FIRE PROTECTION LP	22380450	HALON SAFETY TEST/INSPECTION	$541.20	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$541.20*
					Vendor Total:	*$541.20*
JUSTIN WYATT	DV071321	REIMBURSEMENT - RENTAL OF ELKS LODGE 9/11/21	$1,062.00	*63820210-54100*	*SUPPLIES*	*$1,062.00*
					Vendor Total:	*$1,062.00*
KELLY-MOORE PAINT COMPANY INC	910-00000345683	MISC. PURCHASES AS REQUIRED	$39.90	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$39.90*
	910-00000345813	MISC. PURCHASES AS REQUIRED	$82.04	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$82.04*
	910-00000345438	MISC. PURCHASES AS REQUIRED	$5.90	*80026120-54100*	*SUPPLIES*	*$5.90*
	910-00000345427	MISC. PURCHASES AS REQUIRED	$34.93	*80026120-54100*	*SUPPLIES*	*$34.93*
	910-00000345437	MISC. PURCHASES AS REQUIRED	$57.53	*80026120-54100*	*SUPPLIES*	*$57.53*
					Vendor Total:	*$220.30*
KEN FOWLER MOTORS INC	30367	MISC AUTOMOTIVE PARTS AS NEEDE	$305.32	*10021210-56130*	*EXTERNAL SERVICES*	*$305.32*
	30373	MISC AUTOMOTIVE PARTS AS NEEDE	$612.24	*10021210-56130*	*EXTERNAL SERVICES*	*$612.24*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
KEN FOWLER MOTORS INC	30585	MISC AUTOMOTIVE PARTS AS NEEDE	$118.93	*80026110-56130*	*EXTERNAL SERVICES*	*$118.93*
	39782	MISC AUTOMOTIVE PARTS AS NEEDE	$730.48	*80026110-56130*	*EXTERNAL SERVICES*	*$730.48*
					Vendor Total:	*$1,766.97*
LC ACTION POLICE SUPPLY LTD	425377 1	GL 429 SUPPRESOR SIGHT	($356.67)	*63020210-54100*	*SUPPLIES*	*($356.67)*
	425377 2	GLOCK G17 GEN 5 MOS 9MM PISTOL	$356.67	*63020210-54100*	*SUPPLIES*	*$356.67*
	426636	GLOCK G17 GEN 5 MOS 9MM PISTOL	$1,019.64	*63020210-54100*	*SUPPLIES*	*$1,019.64*
	425839	GLOCK G17 GEN 5 MOS 9MM PISTOL	$11,843.29	*63020210-54100*	*SUPPLIES*	*$11,843.29*
					Vendor Total:	*$12,862.93*
LES SCHWAB TIRE CENTER	64000538023	MISCELLANEOUS TIRE SERVICES AS	$89.99	*82027111-56130*	*EXTERNAL SERVICES*	*$89.99*
	64000539334	MISCELLANEOUS TIRE SERVICES AS	$20.00	*82027114-56130*	*EXTERNAL SERVICES*	*$20.00*
	64000540248	MISCELLANEOUS TIRE SERVICES AS	$20.00	*84027225-56130*	*EXTERNAL SERVICES*	*$20.00*
					Vendor Total:	*$129.99*
LEXISNEXIS RISK DATA MANAGEMENT INC	1410964-20210630	LEXIS NEXUS LE PLUS SEARCHING	$75.50	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$75.50*
					Vendor Total:	*$75.50*
LIFE ASSIST INC	1110229	MISC. EMS SUPPLIES AS NEEDED	$182.52	*71021100-54107*	*EMS SUPPLIES*	*$182.52*
					Vendor Total:	*$182.52*
LINCOLN AQUATICS	NX285712	PULSAR PLUS BRIQUETTES 100#	$5,639.03	*10022300-54106*	*SPECIALTY SUPPLIES*	*$5,639.03*
					Vendor Total:	*$5,639.03*
MARIS LLC	57068	ONLINE SKILL TESTS	$1,440.00	*20016100-54163*	*INTERVIEW SUPPLIES*	*$1,440.00*
					Vendor Total:	*$1,440.00*
MEL GRANDI	TA 7/28-29/21	TRAVEL ADVANCE	$626.80	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$626.80*
					Vendor Total:	*$626.80*
MENDO MILL & LUMBER CO	190813/1	RETURN - TRASH BAGS	($13.55)	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*($13.55)*
	190367/1	WEED KILLER	$25.44	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$25.44*
	190797/1	TRASH BAGS, WEED KILLER	$38.99	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$38.99*
	191068/1	CABLE TIES	$171.92	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$171.92*
	191002/1	JB CLEARWELD EPOXY, ADHESIVE AP WELDIT	$14.94	*10021210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$7.47*
				91521400-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$7.47*
	187359/1	WADE POOL BLUE	$84.86	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$84.86*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MENDO MILL & LUMBER CO	186580/1	CAP 1" SCHE 80 PVC	$10.87	82027111-54102	SMALL TOOLS	$10.87
	187502/1	PROPANE TANK ADAPTER	$32.65	82027111-54102	SMALL TOOLS	$32.65
	190287/1	TIE DOWN STRAPS, MARKER	$85.10	91621400-54102	SMALL TOOLS	$85.10
	190284/1	RATCH SCREWDRIVER SET, DUCT TAPE, BOLT CUTTER	$373.26	91721400-54102	SMALL TOOLS	$373.26
	182792/1	MISC. SUPPLIES AS NEEDED	$89.35	10022700-54100	SUPPLIES	$89.35
	187217/1	CONNECTORS	$6.51	80026220-54100	SUPPLIES	$6.51
	186552/1	COUPLE ABS DWV, FUNNEL	$17.40	82027111-54100	SUPPLIES	$17.40
	185703/1	TWIST NYLON LINE 270'REEL	$29.36	82027114-54100	SUPPLIES	$29.36
					Vendor Total:	$967.10
MENDOCINO ANIMAL HOSPITAL	253170	VETERINARY SERVICES	$191.32	10020210-54100	SUPPLIES	$191.32
					Vendor Total:	$191.32
MENDOCINO COUNTY INFORMATION SERVICES DIVISION	20215-4	SLA/MAINTENANCE AGREEMENT FY20	$525.00	20620231-52100	CONTRACTUAL SERVICES	$525.00
	20216-4	SLA/MAINTENANCE AGREEMENT FY20	$525.00	20620231-52100	CONTRACTUAL SERVICES	$525.00
	20214-4	SLA/MAINTENANCE AGREEMENT FY20	$1,931.53	20620231-52100	CONTRACTUAL SERVICES	$1,931.53
					Vendor Total:	$2,981.53
MES - MUNICIPAL EMERGENCY SERVICES INC	IN1596530	SEEK #RQ-FFIX FIREPRO X THERMA	$2,699.00	91721400-54102	SMALL TOOLS	$2,699.00
					Vendor Total:	$2,699.00
MILLVIEW COUNTY WATER DISTRICT	UVFA JUN 21	WATER SERVICES - LOVERS LANE	$63.90	10021210-55210	UTILITIES	$31.95
				91521400-55210	UTILITIES	$31.95
					Vendor Total:	$63.90
MUNICIPAL MAINTENANCE EQUIPMENT	0160569-IN	MISCELLANEOUS PARTS AS NEEDED	$657.20	84027221-56130	EXTERNAL SERVICES	$657.20
					Vendor Total:	$657.20
MUNICIPAL MANAGEMENT ASSOCIATION OF	4875	MEMBERSHIP - C RASMASON	$75.00	20013210-57300	MEMBERSHIPS & SUBSCRIPTIONS	$75.00
					Vendor Total:	$75.00
MYERS MEDICAL PHARMACY	265582	EMS SUPPLIES	$99.95	10021210-54107	EMS SUPPLIES	$12.89
				71021100-54107	EMS SUPPLIES	$87.06
					Vendor Total:	$99.95

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NCPA	006102-0721028	JUL 21 NCPA	$1,200,660.00	*80026440-58104*	*NCPA MANAGEMENT SERVICES*	*$39,170.00*
				80026440-58101	*NCPA PLANT GENERATION*	*$370,900.00*
				80026440-58102	*NCPA POWER PURCHASES*	*$481,889.00*
				80026440-58105	*NCPA THIRD PARTY SALES*	*($3,459.00)*
				80026440-58103	*NCPA TRANSMISSION*	*$312,160.00*
					Vendor Total:	*$1,200,660.00*
NOR-CAL RECYCLED ROCK & AGGREGATES INC	11895	MISC ROCK & ROAD PATCH MATERIA	$465.74	*82027114-54100*	*SUPPLIES*	*$465.74*
					Vendor Total:	*$465.74*
NORTHWEST LINEMAN COLLEGE	CIGT-005287C	LAP TUITION - YEAR 4 FOR ZACHA	$2,830.95	*80026110-57100*	*LEARNING AND DEVELOPMENT*	*$2,830.95*
					Vendor Total:	*$2,830.95*
OFFICE DEPOT INC	17567207300	DIVIDER INDEX	$39.52	*10020210-54100*	*SUPPLIES*	*$39.52*
	17655407800	CARTRIDGE	$174.76	*10020210-54100*	*SUPPLIES*	*$174.76*
	17890473700	LABLES	$48.04	*20012500-54100*	*SUPPLIES*	*$48.04*
	17620046200	ENVELOPES	$32.50	*20513300-54100*	*SUPPLIES*	*$32.50*
	17895815200	MEMO BOOKS, CALENDAR	$50.55	*80026400-54100*	*SUPPLIES*	*$50.55*
	17869437600	RETURN LEGAL PAD PAPER	($9.51)	*91521400-54100*	*SUPPLIES*	*($4.76)*
				91721400-54100	*SUPPLIES*	*($4.75)*
	18019641400	LABLES, PAPER, BOXES	$54.85	*91521400-54100*	*SUPPLIES*	*$27.43*
				91721400-54100	*SUPPLIES*	*$27.42*
	17958104400	FIRE DEPT OFFICE SUPPLIES	$317.12	*91521400-54100*	*SUPPLIES*	*$158.56*
				91721400-54100	*SUPPLIES*	*$158.56*
					Vendor Total:	*$707.83*
OLIN CORPORATION	2988349	LIQUID SODIUM HYPOCHLORITE FY	$4,289.06	*84027225-58202*	*CHEMICALS*	*$4,289.06*
					Vendor Total:	*$4,289.06*
ONESOURCE DISTRIBUTORS LLC	S6701327.003	(BC-3) BOLT COVER, 3 X 3 X 1/4	$111.05	*80000000-12104*	*INVENTORY - PURCHASES*	*$111.05*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ONESOURCE DISTRIBUTORS LLC	S6701327.001	(BC-3) BOLT COVER, 3 X 3 X 1/4	$123.03	*80000000-12104*	*INVENTORY - PURCHASES*	*$123.03*
	S6706838.001	BURNDY TDS26 SLEEVE TENSION COPPER	$199.57	*80000000-12104*	*INVENTORY - PURCHASES*	*$199.57*
	S6710690.001	PRIME 59011N 2" SCH40 U-GUARD	$272.19	*80000000-12104*	*INVENTORY - PURCHASES*	*$272.19*
	S6701327.004	(BC-3) BOLT COVER, 3 X 3 X 1/4	$1,255.33	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,255.33*
	S6708207.001	(R-4) REDUCER, 4" X 3"X 2" CAR	$1,671.67	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,671.67*
	S6677106.001	(2U-PA-1) PARKING BUSHING, SIN	$1,704.72	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,704.72*
	S6701327.002	(BC-3) BOLT COVER, 3 X 3 X 1/4	$1,972.73	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,972.73*
	S6693336.001	CLAMP GUY CABLE U-BOLT	$190.26	*80026120-54100*	*SUPPLIES*	*$190.26*
					Vendor Total:	*$7,500.55*
ONLINE INFORMATION SRVS INC	1069226	UTILITY EXCHANGE REPORTING FY	$120.31	*20513300-52100*	*CONTRACTUAL SERVICES*	*$120.31*
					Vendor Total:	*$120.31*
OREILLY AUTO PARTS	2707-362615	1-PC ROTOR	$285.01	*10020210-56130*	*EXTERNAL SERVICES*	*$285.01*
	2707-364468	1-PC ROTOR, DISC PAD SETS	$718.07	*10020210-56130*	*EXTERNAL SERVICES*	*$718.07*
	2707-364471	FUNNEL TRIO	$26.05	*20824300-54100*	*SUPPLIES*	*$26.05*
	2707-369577	VEHICLE CLEANING SUPPLIES WWTP	$80.49	*84027225-54100*	*SUPPLIES*	*$80.49*
					Vendor Total:	*$1,109.62*
OSMOSE UTILITIES SERVICES INC	INV1255671	O-CALC PRO TRAINING	$2,850.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$2,850.00*
					Vendor Total:	*$2,850.00*
PFM ASSET MANAGEMENT LLC	SMA-M0521-24119	FINANCIAL ADVISORY SERVICES	$2,847.70	*20015100-52100*	*CONTRACTUAL SERVICES*	*$2,847.70*
					Vendor Total:	*$2,847.70*
PG&E CO	1522-8 JUN 21	PACIFIC GAS & ELECTRIC	$116.97	*10021210-55210*	*UTILITIES*	*$58.48*
				91521400-55210	*UTILITIES*	*$58.49*
	6124-2 JUN 21	PACIFIC GAS & ELECTRIC	$1,271.34	*10021210-55210*	*UTILITIES*	*$635.67*
				91521400-55210	*UTILITIES*	*$635.67*
	7075-1 JUN 21	PACIFIC GAS & ELECTRIC	$4.39	*10022100-55210*	*UTILITIES*	*$4.39*
	0853-6 JUN 21	PACIFIC GAS & ELECTRIC	$2,443.89	*31122000-55210*	*UTILITIES*	*$2,443.89*
					Vendor Total:	*$3,836.59*
PHENOVA	172648	WP DISSOLVED OXYGEN	$96.19	*84027225-52114*	*COMPLIANCE STUDIES*	*$96.19*
					Vendor Total:	*$96.19*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PIONEER LAW GROUP LLP	6510	LANDFILL EIR & CEQA LEGAL SERV	$3,805.00	*70224500-80230*	*INFRASTRUCTURE*	*$3,805.00*
	6511	LANDFILL EIR & CEQA LEGAL SERV	$16,666.00	*70224500-80230*	*INFRASTRUCTURE*	*$16,666.00*
					Vendor Total:	*$20,471.00*
PITNEY BOWES INC	1018296445	POSTAGE MACHINE LEASE & SUPPLI	$567.45	*20513300-54101*	*POSTAGE*	*$567.45*
					Vendor Total:	*$567.45*
PRESS DEMOCRAT	25481	RECRUITMENT AD	$174.00	*20016100-54162*	*ADVERTISING*	*$174.00*
	26548	RECRUITMENT AD	$410.01	*20016100-54162*	*ADVERTISING*	*$410.01*
					Vendor Total:	*$584.01*
PUBLIC SERVICE DEPARTMENT	APR 21 CORR 1	CITY UTILITIES CORRECTION	$12,459.53	*10022100-55210*	*UTILITIES*	*$12,459.53*
	MAR 21 CORR 1	CITY UTILITIES CORRECTION	$15,777.70	*10022100-55210*	*UTILITIES*	*$15,777.70*
					Vendor Total:	*$28,237.23*
R&B COMPANY - RWC	P074424	12 X 6 FLG TEE	$746.89	*82227113-80230*	*INFRASTRUCTURE*	*$746.89*
					Vendor Total:	*$746.89*
RANDY BARTON	DV063021	REIMBURSEMENT - DEPARTMENT LUNCH	$136.78	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$136.78*
					Vendor Total:	*$136.78*
REDWOOD COAST FUELS	3204282	CARDLOCK FUEL PURCHASES	$875.67	*10021210-56210*	*FUEL & FLUIDS*	*$875.67*
					Vendor Total:	*$875.67*
REDWOOD TREE SERVICE STATIONS INC	JUN 21	CAR WASHES & INTERIOR CLEANING	$260.00	*10020210-56130*	*EXTERNAL SERVICES*	*$260.00*
					Vendor Total:	*$260.00*
RINO PACIFIC	CL34656	FUEL CARD CHARGES AS NEEDED	$2,244.50	*10021210-56210*	*FUEL & FLUIDS*	*$1,122.25*
				91521400-56210	*FUEL & FLUIDS*	*$1,122.25*
					Vendor Total:	*$2,244.50*
ROGINA WATER COMPANY	14355 MAY 21	WATER SERVICE - 1301 TALMAGE RD	$23.89	*10021210-55210*	*UTILITIES*	*$11.94*
				91521400-55210	*UTILITIES*	*$11.95*
					Vendor Total:	*$23.89*
SNAP-ON INDUSTRIAL	ARV/4865370	TRADE IN OF SNAP-ON PRO LINK U	$2,804.77	*20324100-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,804.77*
					Vendor Total:	*$2,804.77*
SOLID WASTES SYSTEMS INC	JUN 21	RESIDENTIAL GARBAGE FEES	$42,947.93	*90200000-52170*	*UKIAH WASTE SOLUTIONS*	*$42,947.93*
					Vendor Total:	*$42,947.93*

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Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SOUTHWIRE C/O YOUNG & COMPANY	94711922	(C-833) CONDUCTOR, CU #2 STR T	$3,679.98	*80000000-12104*	*INVENTORY - PURCHASES*	*$3,679.98*
					Vendor Total:	*$3,679.98*
STAPLES CREDIT PLAN	33479	OFFICE SUPPLIES, MISC. AS NEED	$14.14	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$14.14*
	7333237756-0	OFFICE SUPPLIES, MISC. AS NEED	$5.69	*90000000-23235*	*MOVIES IN THE PLAZA*	*$5.69*
	31672	OFFICE SUPPLIES, MISC. AS NEED	$123.26	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$123.26*
	7333353840-0	OFFICE SUPPLIES, MISC. AS NEED	$332.66	*10022100-54100*	*SUPPLIES*	*$2.79*
				20513300-54100	*SUPPLIES*	*$329.87*
	7332522431-0	OFFICE SUPPLIES, MISC. AS NEED	$22.60	*10022810-54100*	*SUPPLIES*	*$22.60*
	7332522431-1	OFFICE SUPPLIES, MISC. AS NEED	($17.37)	*10022822-54100*	*SUPPLIES*	*($17.37)*
	7332522431-0	OFFICE SUPPLIES, MISC. AS NEED	$17.37	*10022822-54100*	*SUPPLIES*	*$17.37*
	7332232301-0	OFFICE SUPPLIES, MISC. AS NEED	$45.62	*10022840-54100*	*SUPPLIES*	*$45.62*
	32812	OFFICE SUPPLIES, MISC. AS NEED	$382.04	*10022840-54100*	*SUPPLIES*	*$382.04*
	34657	OFFICE SUPPLIES, MISC. AS NEED	$500.48	*10022840-54100*	*SUPPLIES*	*$500.48*
	7332747687-0	OFFICE SUPPLIES, MISC. AS NEED	$33.45	*10022850-54100*	*SUPPLIES*	*$33.45*
	7332669109-0	OFFICE SUPPLIES, MISC. AS NEED	$38.11	*10022850-54100*	*SUPPLIES*	*$38.11*
	7333005940-0	OFFICE SUPPLIES, MISC. AS NEED	$54.08	*10022850-54100*	*SUPPLIES*	*$54.08*
	7332680161-0	OFFICE SUPPLIES, MISC. AS NEED	$71.07	*10023100-54100*	*SUPPLIES*	*$10.02*
				20413500-54100	*SUPPLIES*	*$61.05*
	7332545701-0	OFFICE SUPPLIES, MISC. AS NEED	$139.25	*20012200-54100*	*SUPPLIES*	*$139.25*
	7332957590-0	OFFICE SUPPLIES, MISC. AS NEED	$257.16	*20012200-54100*	*SUPPLIES*	*$251.57*
				20013220-54100	*SUPPLIES*	*$5.59*
	7331964771-0	OFFICE SUPPLIES, MISC. AS NEED	$177.12	*20013210-54100*	*SUPPLIES*	*$177.12*
	7333407560-0	OFFICE SUPPLIES, MISC. AS NEED	$21.76	*20013401-54100*	*SUPPLIES*	*$21.76*
	7332158798-0	OFFICE SUPPLIES, MISC. AS NEED	$54.43	*20013401-54100*	*SUPPLIES*	*$54.43*
	35443	OFFICE SUPPLIES, MISC. AS NEED	$6.53	*80026110-54100*	*SUPPLIES*	*$6.53*
	35775	OFFICE SUPPLIES, MISC. AS NEED	$165.98	*80026210-54100*	*SUPPLIES*	*$165.98*
	2842666671	OFFICE SUPPLIES, MISC. AS NEED	$10.10	*82027111-54100*	*SUPPLIES*	*$10.10*
	35373	OFFICE SUPPLIES, MISC. AS NEED	$36.45	*82027111-54100*	*SUPPLIES*	*$36.45*
	26644	OFFICE SUPPLIES, MISC. AS NEED	$276.90	*82027111-54100*	*SUPPLIES*	*$276.90*

List of Checks Presented for Approval on 7/16/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
STAPLES CREDIT PLAN	34687	OFFICE SUPPLIES, MISC. AS NEED	$26.10	*84027221-54100*	*SUPPLIES*	*$26.10*
	35839	OFFICE SUPPLIES, MISC. AS NEED	$61.47	*84027225-54100*	*SUPPLIES*	*$61.47*
	86944	ENGINEERING PRINTS	$1,265.76	*84027225-54100*	*SUPPLIES*	*$1,265.76*
					Vendor Total:	*$4,122.21*
STATE WATER RESOURCES CONTROL BOARD	EA-LF-0621-2463	ELAP RENEWAL LATE FEE	$420.00	*84027225-59101*	*FEES*	*$420.00*
	EA-RE-0821-2463	ELAP CERTIFICATION RENEWAL	$2,800.00	*84027225-59101*	*FEES*	*$2,800.00*
					Vendor Total:	*$3,220.00*
STRYKER SALES CORPORATION	3440267M	FLOOR PLATE ASSY KIT	$784.99	*71021100-54102*	*SMALL TOOLS*	*$784.99*
					Vendor Total:	*$784.99*
TARGET SOLUTIONS LEARNING LLC	INV27120	ANNUAL MEMBERSHIP	$2,875.00	*20216200-52532*	*SAFETY & TRAINING SUPPORT*	*$2,875.00*
					Vendor Total:	*$2,875.00*
TERRY MAYFIELD - PETTY CASH	070821	REPLENISH PETTY CASH	$25.53	*73022600-54100*	*SUPPLIES*	*$25.53*
					Vendor Total:	*$25.53*
THURSTON CHRYSLER DODGE JEEP RAM	20790	MISC. PARTS & SERVICES AS NEED	$18.65	*10020210-56130*	*EXTERNAL SERVICES*	*$18.65*
	20791	MISC. PARTS & SERVICES AS NEED	$48.72	*10020210-56130*	*EXTERNAL SERVICES*	*$48.72*
	20853	MISC. PARTS & SERVICES AS NEED	$181.23	*10020210-56130*	*EXTERNAL SERVICES*	*$181.23*
	20789	MISC. PARTS & SERVICES AS NEED	$225.77	*10020210-56130*	*EXTERNAL SERVICES*	*$225.77*
	20762	MISC. PARTS & SERVICES AS NEED	$390.08	*10020210-56130*	*EXTERNAL SERVICES*	*$390.08*
					Vendor Total:	*$864.45*
TUFTS POLYGRAPH & INVESTIGATION	2021-634(B)	POLYGRAPH & INVESTICATION SERVICE	$200.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$200.00*
					Vendor Total:	*$200.00*
UKIAH DAILY JOURNAL	0006584892	FOUND PROPERTY NOTICE	$355.92	*10020210-52515*	*ADVERTISING & PUBLICATION*	*$355.92*
	0006577301	LEGAL LINER	$355.92	*10020210-52515*	*ADVERTISING & PUBLICATION*	*$355.92*
	0006586342	NOTICE OF HEARING	$158.38	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$158.38*
	0006582655	NOTICE OF INTENT	$182.21	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$182.21*
	0006582444	NOTICE OF PUBLIC HEARING	$217.96	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$217.96*
	0006581069	NOTICE OF PUBLIC HEARING	$249.74	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$249.74*
	0006581134	NOTICE OF PUBLIC HEARING	$254.51	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$254.51*

List of Checks Presented for Approval on 7/16/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH DAILY JOURNAL	0006585469	PUBLISHING SERVICES FY 20/21	$66.22	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$66.22*
	0006582600	PUBLISHING SERVICES FY 20/21	$75.76	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$75.76*
					Vendor Total:	*$1,916.62*
UNIVAR USA INC	49246901	SODIUM HYDROXIDE 30% FY 2021	$4,418.50	*82027111-58202*	*CHEMICALS*	*$4,418.50*
					Vendor Total:	*$4,418.50*
US BANK CORPORATE PAYMENT SERVICES	JUN 21	CAL CARD PURCHASES	$17,104.61	*10021210-56300*	*BUILDING MAINT. & REPAIR*	*$132.04*
				10021210-54167	*EMPLOYEE DEVELOPMENT*	*$38.74*
				91521400-54167	*EMPLOYEE DEVELOPMENT*	*$38.73*
				10021210-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$58.30*
				91521400-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$58.30*
				10021210-57100	*LEARNING AND DEVELOPMENT*	*$147.40*
				91521400-57100	*LEARNING AND DEVELOPMENT*	*$147.41*
				10021210-54101	*POSTAGE*	*$27.38*
				91521400-54101	*POSTAGE*	*$27.37*
				25321210-54102	*SMALL TOOLS*	*$1,429.52*
				91621400-54102	*SMALL TOOLS*	*$1,299.43*
				91721400-54102	*SMALL TOOLS*	*$5,764.67*
				25321210-54106	*SPECIALTY SUPPLIES*	*($491.54)*
				25321210-54106	*SPECIALTY SUPPLIES*	*$515.88*
				91621400-54106	*SPECIALTY SUPPLIES*	*($491.55)*
				91621400-54106	*SPECIALTY SUPPLIES*	*$515.89*
				10021210-54100	*SUPPLIES*	*$685.22*
				91521400-54100	*SUPPLIES*	*$4,219.56*
				91721400-54100	*SUPPLIES*	*$2,523.66*
				10021210-55100	*TELEPHONE*	*$9.10*
				91521400-55100	*TELEPHONE*	*$9.10*

List of Checks Presented for Approval on 7/16/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
US BANK CORPORATE PAYMENT SERVICES	JUN 21	CAL CARD PURCHASES	$17,104.61	*10021210-52181*	*VOLUNTEER EXPENSES*	*$360.00*
				91521400-52181	*VOLUNTEER EXPENSES*	*$80.00*
					Vendor Total:	*$17,104.61*
VERGIL THOMAS MASSEY	062921	SHOP SUPPLIES	$161.37	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$161.37*
	518882	CARBIDE CHAIN AND REPAIR	$369.34	*25321210-54102*	*SMALL TOOLS*	*$184.67*
				91621400-54102	*SMALL TOOLS*	*$184.67*
					Vendor Total:	*$530.71*
WASTE MANAGEMENT	2824722-2561	GARBAGE SERVICE - 141 LOVERS LN	$71.31	*10021210-55210*	*UTILITIES*	*$35.65*
				91521400-55210	*UTILITIES*	*$35.66*
					Vendor Total:	*$71.31*
WAXIE SANITARY SUPPLY	80117831	KLEENLINE #851306 2-PLY BATH T	$1,540.18	*20822500-54100*	*SUPPLIES*	*$1,540.18*
					Vendor Total:	*$1,540.18*
WEST & ASSOCIATES ENGINEEING INC	2021-UKIAH-UWMP-02	2020 URBAN WATER MANAGEMENT PL	$4,800.00	*82027110-52100*	*CONTRACTUAL SERVICES*	*$4,800.00*
	2021-UKIAH-UWMP-01	2020 URBAN WATER MANAGEMENT PL	$34,000.00	*82027110-52100*	*CONTRACTUAL SERVICES*	*$34,000.00*
					Vendor Total:	*$38,800.00*
WEST YOST ASSOCIATES INC	2045293	TRAINING AT WWTP	$3,506.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$3,506.00*
					Vendor Total:	*$3,506.00*
WHITLOCK & WEINBERGER TRANSPORTATIO N INC	26530	TRAFFIC SIGNAL DESIGN AT GOBBI	$1,237.50	*50924210-80230*	*INFRASTRUCTURE*	*$1,237.50*
					Vendor Total:	*$1,237.50*
WILBUR-ELLIS HOLDINGS INC	14450118	SERVICE CHARGE	$7.61	*82027111-54100*	*SUPPLIES*	*$7.61*
					Vendor Total:	*$7.61*
WIPF CONSTRUCTION LLC	6729	DELIVERY OF VARIOUS MATERIALS	$1,439.52	*82227113-80230*	*INFRASTRUCTURE*	*$719.76*
				84027221-54100	*SUPPLIES*	*$719.76*
					Vendor Total:	*$1,439.52*
WITMER PUBLIC SAFETY GROUP	E2085919.001	STRUCTURAL BOOTS	$355.97	*25321210-54106*	*SPECIALTY SUPPLIES*	*$177.99*
				91621400-54106	*SPECIALTY SUPPLIES*	*$177.98*
	E2086839	STRUCTURAL BOOTS	$375.96	*25321210-54106*	*SPECIALTY SUPPLIES*	*$197.97*
				91621400-54106	*SPECIALTY SUPPLIES*	*$177.99*

List of Checks Presented for Approval on 7/16/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WITMER PUBLIC SAFETY GROUP	E2085919	STRUCTURAL BOOTS	$382.96	*25321210-54106*	*SPECIALTY SUPPLIES*	*$191.48*
				91621400-54106	*SPECIALTY SUPPLIES*	*$191.48*
	E2085923	FIRE GLOVES	$920.97	*25321210-54106*	*SPECIALTY SUPPLIES*	*$421.70*
				91621400-54106	*SPECIALTY SUPPLIES*	*$499.27*
	E2085915	FIRE GLOVES	$966.07	*25321210-54106*	*SPECIALTY SUPPLIES*	*$483.03*
				91621400-54106	*SPECIALTY SUPPLIES*	*$483.04*
	E2085920	FIRE HOODS, STREAMLIGHT SURVIVOR	$999.63	*25321210-54106*	*SPECIALTY SUPPLIES*	*$499.81*
				91621400-54106	*SPECIALTY SUPPLIES*	*$499.82*
					Vendor Total:	*$4,001.56*
WYATT IRRIGATION CO	293937 01	PARTS & MISC SUPPLIES AS NEEDE	$68.52	*10022100-54100*	*SUPPLIES*	*$68.52*
					Vendor Total:	*$68.52*
XEROX CORP	013775174	COPIER LEASE - SEE ADD'L DESCR	$107.45	*73022600-52100*	*CONTRACTUAL SERVICES*	*$107.45*
	013775173	COPIER LEASE - SEE ADD'L DESCR	$511.33	*10020210-54500*	*EQUIP RENTS AND LEASES*	*$357.94*
				20620231-54500	*EQUIP RENTS AND LEASES*	*$102.27*
				64020213-54500	*EQUIP RENTS AND LEASES*	*$51.12*
	013775170	COPIER LEASE - SEE ADD'L DESCR	$458.37	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$458.37*
	013775172	XEROX CB070H COPIER LEASE	$681.15	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$681.15*
	013775171	COPIER LEASE - SEE ADD'L DESCR	$756.55	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$756.55*
					Vendor Total:	*$2,514.85*
ZAB ENTERPRISES INC	JUN 21	PROVIDE MISC. FOOD DISHES AS N	$229.50	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$229.50*
	JUN 21 CC	PROVIDE MISC. FOOD DISHES AS N	$65.76	*73022600-54100*	*SUPPLIES*	*$65.76*
					Vendor Total:	*$295.26*
					INVOICE TOTAL:	***$2,974,896.30***

List of Checks Presented for Approval on 7/23/2021

The following list of bills payable was reviewed and approved for payment.

CR 7/30/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	13DX-61KH-F9H3	LG AIR CONDITIONER	$729.41	*10024310-61600*	*GARAGE ALLOCATION*	*$729.41*
	1JVK-PRY7-1R47	ADULT SOFTBALL SUPPLIES	$20.66	*10022822-54100*	*SUPPLIES*	*$20.66*
	13D4-4Q9R-GT3N	COMPUTER DESK CHAIR, YOGA MAT, SEQUENCE TESTER	$400.97	*20824300-54100*	*SUPPLIES*	*$400.97*
					Vendor Total:	*$1,151.04*
AMWINS GROUP BENEFITS INC	6923090	JULY 21 RETIREE HEALTH INSURANCE	$2,149.92	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$2,149.92*
					Vendor Total:	*$2,149.92*
ANIXTER	4945995-00	ELECTRICAL TAPE ROLLS	$277.63	*80000000-12104*	*INVENTORY - PURCHASES*	*$277.63*
					Vendor Total:	*$277.63*
ANSELL USA INC	21213881	GLOVES	$374.32	*10020210-54100*	*SUPPLIES*	*$374.32*
					Vendor Total:	*$374.32*
AT&T	00001672316	T1 TO INTERNET	$573.75	*20913900-55100*	*TELEPHONE*	*$573.75*
	00001672356	TELEPHONE SERVICES	$5,249.58	*20913900-55100*	*TELEPHONE*	*$5,249.58*
	1718 JUL 21	CC TERMINAL	$240.43	*77725200-55100*	*TELEPHONE*	*$240.43*
					Vendor Total:	*$6,063.76*
AT&T MOBILITY	287303138700X0710202	FIRE CELL PHONES	$99.58	*10021210-55100*	*TELEPHONE*	*$49.79*
				91521400-55100	*TELEPHONE*	*$49.79*
	875108535X06142021	VOICE & 1 DATA	$37.96	*84027221-55100*	*TELEPHONE*	*$37.96*
					Vendor Total:	*$137.54*
BELKORP AG	738612	SPARK PLUGS	$15.68	*10022100-56130*	*EXTERNAL SERVICES*	*$15.68*
	733993	CENTER AND LEFT LINKS	$519.51	*84027225-56130*	*EXTERNAL SERVICES*	*$519.51*
					Vendor Total:	*$535.19*
BOUND TREE MEDICAL LLC	84079288	EMS SUPPLIES	$52.24	*71021100-54107*	*EMS SUPPLIES*	*$52.24*
	84079286	EMS SUPPLIES	$58.46	*71021100-54107*	*EMS SUPPLIES*	*$58.46*
	84109535	EMS SUPPLIES	$90.91	*71021100-54107*	*EMS SUPPLIES*	*$90.91*
	84079287	EMS SUPPLIES	$250.55	*71021100-54107*	*EMS SUPPLIES*	*$250.55*
					Vendor Total:	*$452.16*

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BUSINESS CARD	SF-D 22783	FACEBOOK ADVERTISING	$76.99	10018000-52510	ADVERTISING & PROMOTION	$76.99
	66497193	MANITOWOC #IT0500A/D570 HALF I	$4,312.54	90000000-23247	ATHLETIC FIELD DEPOSITS	$539.08
				90000000-23226	CONCERT SERIES	$539.07
				90000000-23243	FAMILY FUN IN THE SUN	$539.06
				90000000-23236	FIELD SIGNAGE FEES	$539.06
				90000000-23242	JULY 4TH PICNIC IN THE PARK	$539.07
				90000000-23219	PUMPKINFEST	$539.07
				90000000-23256	SPECIAL EVENTS TRUST	$539.07
				90000000-23244	UKIAH POOL RENOVATION	$539.06
	SF-D 25214	AB CONTACTOR SET	$861.32	77725200-56300	BUILDING MAINT. & REPAIR	$861.32
	375591879	MICROSOFT SURFACE PRO X BUNDLE	$3,266.23	82027111-54330	COMPUTER AND TECHNOLOGY	$3,266.23
	SF-D 23964	MILLER DH-19 DURAHOIST BRACKET ASSEM	$743.30	90000000-20231	COUNTY MENTAL HEALTH .5%	($3.59)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($0.90)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($3.59)
				90000000-23028	MEASURE Y DISTRICT TAX	($3.59)
				90000000-23013	STATE USE TAX LIABILITY	($52.07)
				80026220-54100	SUPPLIES	$63.74
				80026220-54100	SUPPLIES	$743.30
	SF-D 23950	WH-18 HINGED NEMA ENCLOSURE	$303.45	90000000-23252	DISTRICT USE TAX-LIBRARIES	($0.38)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($1.52)
				84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$23.90
				84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$303.45
				90000000-23013	STATE USE TAX LIABILITY	($22.00)
	47310 1	HAMPTON BAY MEDIUM OAK KITCHEN	$20.66	20620231-56120	EQUIPMENT MAINTENANCE & REPAIR	$1.69
				84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	($0.01)
				84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$18.98

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BUSINESS CARD	WD74609039	LAMINATE ENCAP KIT	$120.29	*20620231-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$120.29*
	47310	HAMPTON BAY MEDIUM OAK KITCHEN	$842.69	*20620231-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$842.69*
	79626	#NS132 4" TITANIUM BACK UP RIN	$999.01	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$999.01*
	23396	4-WHEEL ALIGNMENT	$150.00	*80026110-56130*	*EXTERNAL SERVICES*	*$150.00*
	431947	BULLDOG CRANK HANDLE	$14.14	*84027221-56130*	*EXTERNAL SERVICES*	*$14.14*
	300014415	MEMBERSHIP DUES - M KEIZER	$95.00	*10023320-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$95.00*
	SF-D 25145	CESA MEMBERSHIP RENEWAL	$130.00	*20012800-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$130.00*
	061221	WSJ SUBSCRIPTION	$19.49	*20013400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$19.49*
	SF-D 25216	SELF HEALING 4'X8' RHINO CUTTING MATS	$405.88	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$405.88*
	SF-D 23965	ULTRASONIC LEAK DETECTOR W/TRANSMITTER	$953.69	*80026220-54102*	*SMALL TOOLS*	*$953.69*
	SF-D 23968	ALUMINUM ADAPTER	$160.48	*84027221-54102*	*SMALL TOOLS*	*$160.48*
	INV00367211	MANAGE BASIC PLU KNOWLEDGE	$491.70	*20913900-54320*	*SOFTWARE*	*$491.70*
	INV00347889	CONNECTWISE IT HELPDESK SOFTWA	$603.00	*20913900-54320*	*SOFTWARE*	*$603.00*
	0158645-LF	LATE FEE ON INV# 015864-IN	$6.50	*10020210-54100*	*SUPPLIES*	*$6.50*
	24745	SOC 3-POINT SLING	$50.00	*10020210-54100*	*SUPPLIES*	*$50.00*
	50288566	BREAK-FREE POWDER BLAST GUN	$87.01	*10020210-54100*	*SUPPLIES*	*$87.01*
	180868A	25-KNIFE BOXES W/EVIDENCE FORM	$115.40	*10020210-54100*	*SUPPLIES*	*$115.40*
	50273001	SUNFIRE DSF-870 DEDICATED FOREND	$445.23	*10020210-54100*	*SUPPLIES*	*$445.23*
	SF-D 25202	LAMINATE ROLLS	$251.45	*10022810-54100*	*SUPPLIES*	*$251.45*
	08905	DAYCAMP - COVID	$164.84	*10022840-54100*	*SUPPLIES*	*$164.84*
	SF-D 22774	DAYCAMP - COVID	$236.04	*10022840-54100*	*SUPPLIES*	*$236.04*
	SF-D 25228	DAYCAMP - COVID	$251.02	*10022840-54100*	*SUPPLIES*	*$251.02*
	SF-D 25143	DAYCAMP - COVID	$305.80	*10022840-54100*	*SUPPLIES*	*$305.80*
	SF-D 25227	DAYCAMP - COVID	$313.37	*10022840-54100*	*SUPPLIES*	*$313.37*
	09160	DAYCAMP - COVID	$331.14	*10022840-54100*	*SUPPLIES*	*$331.14*
	SF-D 22773	DAYCAMP - COVID	$348.33	*10022840-54100*	*SUPPLIES*	*$348.33*
	SF-D 25229	DAYCAMP - COVID	$371.94	*10022840-54100*	*SUPPLIES*	*$371.94*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BUSINESS CARD	09697	DAYCAMP - COVID	$467.96	10022840-54100	SUPPLIES	$467.96
	47192	IPAD PRO 12.9' - SPACE GREY, 2	$149.00	10024224-54100	SUPPLIES	$149.00
	47192 1	IPAD PRO 12.9' - SPACE GREY, 2	$1,309.41	10024224-54100	SUPPLIES	$86.77
				10024224-54100	SUPPLIES	$1,222.64
	SF-D 24151	PURCHASING LUNCH MEETING	$102.46	20413500-54100	SUPPLIES	$102.46
	834306	STOCK COMMUNICATION EAR TIP	$195.03	20620231-54100	SUPPLIES	$195.03
	1C52BWJ	POLY #CA12CD-S HEADSET ADAPTER	$1,922.48	20620231-54100	SUPPLIES	$1,922.48
	SF-D 25123	AVPOS MONTHLY SERVICE FEE MAY 21	$50.00	77725200-54100	SUPPLIES	$50.00
	SF-D 23960	OEM CARRIER BRYANT H PUMP	$170.34	80026210-54100	SUPPLIES	$170.34
	47329 1	INTERNATIONAL TRANSACTION FEE	$18.33	80026400-54100	SUPPLIES	$18.33
	47329	REMARKABLE 2 TABLET	$610.79	80026400-54100	SUPPLIES	$610.79
	0137341-IN	VITA-D-CHLOR TABLETS, 5 LB	$1,218.96	84027221-54100	SUPPLIES	$1,218.96
	91069209	NORTHERN STAR PLATE COMPACTOR	$1,101.45	84027225-54100	SUPPLIES	$1,101.45
					Vendor Total:	$25,164.14
CA DIVISION OF THE STATE ARCHITECT	2ND QTR 21	2ND QTR 2021 DISABILITY FEE	$187.60	90000000-23012	STATE $1 BUS. LIC. SET ASIDE	($1,688.40)
				90000000-23002	STATE $1 BUSINESS LICENSE FEE	$1,876.00
					Vendor Total:	$187.60
CA FIRE CHIEFS ASSOCIATION	01587	MEMBERSHIP - D HUTCHISON	$988.14	10521210-57300	MEMBERSHIPS & SUBSCRIPTIONS	$988.14
					Vendor Total:	$988.14
CANTEEN SERVICE	5975:010096	MISC. FOOD ITEMS AS NEEDED	$100.00	20012200-54100	SUPPLIES	$100.00
					Vendor Total:	$100.00
CARTER GRISSOM	DV072521	PROMOTOR FOR SUNDAYS IN THE PARK	$500.00	90000000-23226	CONCERT SERIES	$500.00
					Vendor Total:	$500.00
CINTAS CORPORATION	5065759593	RUG/MAT & UNIFORM SERVICES	$69.06	20324100-52100	CONTRACTUAL SERVICES	$69.06
	5065759510	RUG/MAT & UNIFORM SERVICES	$93.14	10024620-54120	PW - SPECIAL SUPPLIES	$29.72
				84027221-54100	SUPPLIES	$63.42
	5065759504	RUG/MAT & UNIFORM SERVICES	$80.39	77725200-54100	SUPPLIES	$80.39
	5065759520	RUG/MAT & UNIFORM SERVICES	$55.43	80026110-54100	SUPPLIES	$55.43
					Vendor Total:	$298.02

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CODE PUBLISHING COMPANY	68454	CODIFICATION SERVICES AS PER A	$100.50	*20012500-52100*	*CONTRACTUAL SERVICES*	*$100.50*
	69211	CODIFICATION SERVICES AS PER A	$392.25	*20012500-52100*	*CONTRACTUAL SERVICES*	*$392.25*
	68328	CODIFICATION SERVICES AS PER A	$413.25	*20012500-52100*	*CONTRACTUAL SERVICES*	*$413.25*
	69455	CODIFICATION SERVICES AS PER A	$480.00	*20012500-52100*	*CONTRACTUAL SERVICES*	*$480.00*
	69723	CODIFICATION SERVICES AS PER A	$543.00	*20012500-52100*	*CONTRACTUAL SERVICES*	*$543.00*
					Vendor Total:	*$1,929.00*
COFFEE CRITIC INC, THE	R26276	MISC. COFFEE SUPPLIES AS NEEDE	$90.00	*20012200-54100*	*SUPPLIES*	*$90.00*
					Vendor Total:	*$90.00*
COMCAST	1067 JUL 21	INTERNET SERVICES	$114.81	*10021210-55100*	*TELEPHONE*	*$57.40*
				91521400-55100	*TELEPHONE*	*$57.41*
	5488 JUL 21	INTERNET SERVICES	$89.86	*10521210-55100*	*TELEPHONE*	*$89.86*
					Vendor Total:	*$204.67*
COMPUTER OPTIONS INC	BILL64442	AZURE FILE MIGRATION PLANNING	$1,045.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$1,045.00*
					Vendor Total:	*$1,045.00*
DAVID BIGLER	5	DEVELOPMENT OF WATER CONS METH	$2,100.00	*82227113-80230*	*INFRASTRUCTURE*	*$2,100.00*
					Vendor Total:	*$2,100.00*
DAVID RAPPORT	7304	LEGAL SERVICES FOR FY 20/21	$29,212.11	*20014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$979.19*
				20014000-52150	*LEGAL SERVICES/ EXPENSES*	*$24,566.36*
				20414000-52150	*LEGAL SERVICES/ EXPENSES*	*$943.25*
				77714000-52150	*LEGAL SERVICES/ EXPENSES*	*$515.65*
				80014000-52150	*LEGAL SERVICES/ EXPENSES*	*$727.65*
				84014000-52150	*LEGAL SERVICES/ EXPENSES*	*$521.04*
				90214000-52150	*LEGAL SERVICES/ EXPENSES*	*$958.97*
					Vendor Total:	*$29,212.11*
DAVID WEBER	DV063021	INSTRUCTOR	$280.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$280.00*
					Vendor Total:	*$280.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DEPARTMENT OF JUSTICE	511457	CHEM/TEST REPORT CRIMINAL INVE	$700.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$700.00*
					Vendor Total:	*$700.00*
DEPT OF FORESTRY & FIRE PROTECTION	FS-S2-00267	S-290 INTERMEDIATE WILDLAND FI	$1,275.00	*10021210-57100*	*LEARNING AND DEVELOPMENT*	*$1,275.00*
					Vendor Total:	*$1,275.00*
EUREKA OXYGEN CO	U 183430	EQUIPMENT MAINTENANCE	$22.32	*10021210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$11.16*
				91521400-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$11.16*
					Vendor Total:	*$22.32*
FEDERAL ENERGY REGULATORY COMMISSION	H21409-00	2021 FERC ANNUAL ADMINISTRATION	$4,753.62	*80026220-59101*	*FEES*	*$4,753.62*
					Vendor Total:	*$4,753.62*
FRIEDMANS HOME IMPROVEMENT	INV13217789	MISC. ITEMS AS NEEDED	$34.91	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$34.91*
	INV13265587	MISC. ITEMS AS NEEDED	$47.28	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$47.28*
	INV13207329	MISC. ITEMS AS NEEDED	$63.35	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$63.35*
	INV13292286	MISC. ITEMS AS NEEDED	$177.51	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$61.28*
				20822500-54102	*SMALL TOOLS*	*$116.23*
	INV13292257	MISC. ITEMS AS NEEDED	$398.59	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$398.59*
	INV13341141	MISC. ITEMS AS NEEDED	$28.56	*20324100-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$28.56*
	INV13220312	MISC. ITEMS AS NEEDED	$5.21	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$5.21*
	INV13204212	MISC. ITEMS AS NEEDED	$55.28	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$55.28*
	INV13327769	MISC. ITEMS AS NEEDED	$7.06	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$7.06*
	INV13220834	MISC. ITEMS AS NEEDED	$12.21	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$12.21*
	INV13340911	MISC. ITEMS AS NEEDED	$20.28	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$20.28*
	CN-201070	MISC. ITEMS AS NEEDED	($38.93)	*80126100-80230*	*INFRASTRUCTURE*	*($38.93)*
	CN-195737	MISC. ITEMS AS NEEDED	($7.01)	*80126100-80230*	*INFRASTRUCTURE*	*($7.01)*
	INV13186471	MISC. ITEMS AS NEEDED	$33.80	*80126100-80230*	*INFRASTRUCTURE*	*$33.80*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FRIEDMANS HOME IMPROVEMENT	INV13288238	MISC. ITEMS AS NEEDED	$70.77	*80126100-80230*	*INFRASTRUCTURE*	*$70.77*
	INV13204044	MISC. ITEMS AS NEEDED	$84.37	*80126100-80230*	*INFRASTRUCTURE*	*$84.37*
	INV13181025	MISC. ITEMS AS NEEDED	$101.41	*80126100-80230*	*INFRASTRUCTURE*	*$101.41*
	INV13325952	MISC. ITEMS AS NEEDED	$18.71	*82227113-80230*	*INFRASTRUCTURE*	*$18.71*
	INV13329746	MISC. ITEMS AS NEEDED	$23.23	*82227113-80230*	*INFRASTRUCTURE*	*$23.23*
	INV13326711	MISC. ITEMS AS NEEDED	$46.47	*82227113-80230*	*INFRASTRUCTURE*	*$46.47*
	INV13225893	MISC. ITEMS AS NEEDED	$11.15	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$11.15*
	INV13298315	MISC. ITEMS AS NEEDED	$14.15	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$14.15*
	INV13268548	MISC. ITEMS AS NEEDED	$15.70	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$15.70*
	INV13289463	MISC. ITEMS AS NEEDED	$25.59	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$25.59*
	INV13331713	MISC. ITEMS AS NEEDED	$61.23	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$61.23*
	INV13267825	MISC. ITEMS AS NEEDED	$168.43	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$168.43*
	INV13287066	MISC. ITEMS AS NEEDED	$179.59	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$179.59*
	INV13340958	MISC. ITEMS AS NEEDED	$666.58	*10022100-54102*	*SMALL TOOLS*	*$666.58*
	INV13205161	MISC. ITEMS AS NEEDED	$14.14	*10022300-54106*	*SPECIALTY SUPPLIES*	*$14.14*
	INV13219840	MISC. ITEMS AS NEEDED	$97.94	*10020210-54100*	*SUPPLIES*	*$97.94*
	INV13230271	MISC. ITEMS AS NEEDED	$20.68	*10022100-54100*	*SUPPLIES*	*$20.68*
	INV13333131	MISC. ITEMS AS NEEDED	$28.34	*10022840-54100*	*SUPPLIES*	*$28.34*
	INV13226778	MISC. ITEMS AS NEEDED	$47.26	*10022840-54100*	*SUPPLIES*	*$47.26*
	INV13263474	MISC. ITEMS AS NEEDED	$213.34	*10022840-54100*	*SUPPLIES*	*$213.34*
	INV13341995	MISC. ITEMS AS NEEDED	$11.99	*20513382-54100*	*SUPPLIES*	*$11.99*
	INV13310597	MISC. ITEMS AS NEEDED	$30.80	*20513382-54100*	*SUPPLIES*	*$30.80*
	INV13182606	MISC. ITEMS AS NEEDED	$162.65	*20824300-54100*	*SUPPLIES*	*$162.65*
	INV13255340	MISC. ITEMS AS NEEDED	$79.56	*80026110-54100*	*SUPPLIES*	*$79.56*
	INV13299177	MISC. ITEMS AS NEEDED	$11.02	*80026120-54100*	*SUPPLIES*	*$11.02*
	INV13255227	MISC. ITEMS AS NEEDED	$19.45	*80026120-54100*	*SUPPLIES*	*$19.45*
	INV13245924	MISC. ITEMS AS NEEDED	$24.60	*80026120-54100*	*SUPPLIES*	*$24.60*
	INV13341872	MISC. ITEMS AS NEEDED	$4.76	*82027111-54100*	*SUPPLIES*	*$4.76*
	INV13223804	MISC. ITEMS AS NEEDED	$32.60	*82027111-54100*	*SUPPLIES*	*$32.60*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FRIEDMANS HOME IMPROVEMENT	INV13293779	MISC. ITEMS AS NEEDED	$144.15	82027111-54100	SUPPLIES	$144.15
	INV13339910	MISC. ITEMS AS NEEDED	$6.66	82027114-54100	SUPPLIES	$6.66
	INV13335335	MISC. ITEMS AS NEEDED	$16.33	82027114-54100	SUPPLIES	$16.33
	INV13269840	MISC. ITEMS AS NEEDED	$21.83	82027114-54100	SUPPLIES	$21.83
	INV13214380	MISC. ITEMS AS NEEDED	$33.05	82027114-54100	SUPPLIES	$33.05
	INV13212300	MISC. ITEMS AS NEEDED	$37.69	82027114-54100	SUPPLIES	$37.69
	INV13301177	MISC. ITEMS AS NEEDED	$51.11	82027114-54100	SUPPLIES	$51.11
	INV13252491	MISC. ITEMS AS NEEDED	$21.91	84027221-54100	SUPPLIES	$21.91
	INV13273423	MISC. ITEMS AS NEEDED	$41.84	84027221-54100	SUPPLIES	$41.84
	INV13306338	MISC. ITEMS AS NEEDED	$103.20	84027221-54100	SUPPLIES	$103.20
	INV13218018	MISC. ITEMS AS NEEDED	$4.96	84027225-54100	SUPPLIES	$4.96
	INV13306329	MISC. ITEMS AS NEEDED	$828.60	84027225-54100	SUPPLIES	$828.60
					Vendor Total:	$4,435.94
GCR TIRES & SERVICES	851-51818	TIRES, TUBES, REPARIS & LABOR	$171.03	10020210-56130	EXTERNAL SERVICES	$171.03
	851-51782	TIRES, TUBES, REPARIS & LABOR	$176.42	10020210-56130	EXTERNAL SERVICES	$176.42
	851-51832	TIRES, TUBES, REPARIS & LABOR	$183.49	10020210-56130	EXTERNAL SERVICES	$183.49
	851-51790	TIRES, TUBES, REPARIS & LABOR	$359.92	10020210-56130	EXTERNAL SERVICES	$359.92
	851-51769	TIRES, TUBES, REPARIS & LABOR	$367.00	10020210-56130	EXTERNAL SERVICES	$367.00
	851-51808	TIRES, TUBES, REPARIS & LABOR	$427.71	10020210-56130	EXTERNAL SERVICES	$427.71
	851-51873	#001071 BS 425/65R22.5/20 M864	$1,625.16	10021210-56130	EXTERNAL SERVICES	($3.24)
				10021210-56130	EXTERNAL SERVICES	$1,628.40
	851-51909	TIRES, TUBES, REPARIS & LABOR	$1,012.65	10024620-56130	EXTERNAL SERVICES	$1,012.65
	851-51936	TIRES, TUBES, REPARIS & LABOR	$436.16	80026110-56130	EXTERNAL SERVICES	$436.16
	851-51929	TIRES, TUBES, REPARIS & LABOR	$781.75	80026110-56130	EXTERNAL SERVICES	$781.75
	851-51768	TIRES, TUBES, REPARIS & LABOR	$846.86	80026110-56130	EXTERNAL SERVICES	$846.86
	851-51926	TIRES, TUBES, REPARIS & LABOR	$865.75	80026110-56130	EXTERNAL SERVICES	$865.75
	851-51939	TIRES, TUBES, REPARIS & LABOR	$638.17	82027111-56130	EXTERNAL SERVICES	$638.17
	851-51770	TIRES, TUBES, REPARIS & LABOR	$989.89	82027111-56130	EXTERNAL SERVICES	$989.89
	851-51854	TIRES, TUBES, REPARIS & LABOR	$556.44	82027114-56130	EXTERNAL SERVICES	$556.44

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GCR TIRES & SERVICES	851-51877	TIRES, TUBES, REPARIS & LABOR	$859.51	91521400-56130	EXTERNAL SERVICES	$859.51
					Vendor Total:	$10,297.91
GRAFIX SHOPPE	139729	SPRAYER	$185.37	90000000-20231	COUNTY MENTAL HEALTH .5%	($0.93)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($0.23)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($0.93)
				20324100-56112	EQUIPMENT PARTS FOR RESALE	$16.46
				20324100-56112	EQUIPMENT PARTS FOR RESALE	$185.37
				90000000-23028	MEASURE Y DISTRICT TAX	($0.93)
				90000000-23013	STATE USE TAX LIABILITY	($13.44)
	139801	VEHICLE GRAPHIC KIT	$725.37	90000000-20231	COUNTY MENTAL HEALTH .5%	($3.63)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($0.90)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($3.63)
				20324100-56112	EQUIPMENT PARTS FOR RESALE	$64.38
				20324100-56112	EQUIPMENT PARTS FOR RESALE	$725.37
				90000000-23028	MEASURE Y DISTRICT TAX	($3.63)
				90000000-23013	STATE USE TAX LIABILITY	($52.59)
					Vendor Total:	$910.74
HERC RENTALS INC	99999999039	RENTAL OR PURCHASE OF MISC EQUIPMENT	$23.45	82027114-52100	CONTRACTUAL SERVICES	$23.45
	32230860-001	VEHICLE PARTS	$440.21	84027221-56130	EXTERNAL SERVICES	$440.21
					Vendor Total:	$463.66
HILDEBRAND CONSULTING LLC	326	ON-GOING SEWER UTILITY BILLING	$1,260.00	20513300-52100	CONTRACTUAL SERVICES	$1,260.00
					Vendor Total:	$1,260.00
HOT BUTTERED RUM STRING BAND LLC	DV060721	2021 SUNDAYS IN THE PARK "HOT	$3,750.00	90000000-23226	CONCERT SERIES	$3,750.00
					Vendor Total:	$3,750.00
INFOSEND INC	194824	SUNDAYS IN THE PARK INSERT	$76.53	90000000-23226	CONCERT SERIES	$76.53

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
INFOSEND INC	194209	UB PRINT & MAIL SERVICES	$4,294.13	20513300-52100	CONTRACTUAL SERVICES	$4,294.13
					Vendor Total:	$4,370.66
INTEGRITY SHRED LLC	119474	DOCUMENT SHREDDING	$65.00	10020210-54100	SUPPLIES	$32.50
				20620231-54100	SUPPLIES	$32.50
					Vendor Total:	$65.00
ITRON INC	593059	FC300, DESK DOCK - FC300211345	$1,241.03	20513380-54320	SOFTWARE	$620.52
				20513382-54320	SOFTWARE	$620.51
					Vendor Total:	$1,241.03
JUSTIN BUCKINGHAM	TR 6/28-7/1/21	TRAVEL REIMBURSEMENT	$839.04	10021210-57100	LEARNING AND DEVELOPMENT	$839.04
					Vendor Total:	$839.04
KEITH GAUDETTE	DV072521	SOUND FOR 2021 SUNDAYS IN THE	$2,400.00	90000000-23226	CONCERT SERIES	$2,400.00
					Vendor Total:	$2,400.00
KONOCTI RIDGE CORPORATION	90967	EXTERMINATOR SERVICES	$98.00	10521210-56300	BUILDING MAINT. & REPAIR	$98.00
					Vendor Total:	$98.00
KS STATEBANK	05-01-2021	2014 TYPE III FIRE ENGINE	$32,737.15	91721400-74501	CAPITAL LEASE INTEREST	$4,417.14
				91721400-74500	CAPITAL LEASE PRINCIPAL	$28,320.01
					Vendor Total:	$32,737.15
LEGAL SHIELD	38295 JULY 21	JULY 21 PRE-PAID LEGAL SERVICES	$77.70	20700000-20526	PREPAID LEGAL - AFLAC	$77.70
					Vendor Total:	$77.70
LIFE ASSIST INC	1114255	MISC. EMS SUPPLIES AS NEEDED	$551.18	71021100-54102	SMALL TOOLS	$551.18
	1114256	MISC. EMS SUPPLIES AS NEEDED	$551.18	71021100-54102	SMALL TOOLS	$551.18
	1114257	MISC. EMS SUPPLIES AS NEEDED	$551.18	71021100-54102	SMALL TOOLS	$551.18
					Vendor Total:	$1,653.54
LORELEI SCOTT	9009	VEHICLE LOGOS, CA NUMBERS	$413.73	20324100-56112	EQUIPMENT PARTS FOR RESALE	$413.73
					Vendor Total:	$413.73
LYMAN GROUP INC	1744139	CHEMICALS	$879.18	82027111-58202	CHEMICALS	$879.18
	1739580	CHEMICALS	$987.06	82027111-58202	CHEMICALS	$987.06
	1743289	PROPANE	$54.37	10024620-54120	PW - SPECIAL SUPPLIES	$54.37
	1745597	PRUNERS	$363.15	10024620-54120	PW - SPECIAL SUPPLIES	$363.15
					Vendor Total:	$2,283.76

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MATHESON TRI-GAS INC	0023840934	OXYGEN & MISC. AS NEEDED	$55.34	80026210-54100	SUPPLIES	$55.34
					Vendor Total:	$55.34
MENDOCINO COUNTY ANIMAL CARE SERVICES	CITYOFUKIAH 4TH QTR	ANIMAL SHELTER SERVICES AND FI	$9,885.04	10020217-52100	CONTRACTUAL SERVICES	$9,885.04
	SHELTER UK 20-21	ANIMAL CONTROL SERVICES COSTS	$23,421.97	10020217-52100	CONTRACTUAL SERVICES	$23,421.97
					Vendor Total:	$33,307.01
NANCY SKELLY	DV062921	INSTRUCTOR	$480.00	10022850-52100	CONTRACTUAL SERVICES	$480.00
					Vendor Total:	$480.00
NICHOLS CONSULTING ENGINEERS, CHTD	1145015506	TRENCH CUT FEE STUDY	$3,034.79	12024200-52100	CONTRACTUAL SERVICES	$3,034.79
	1145015504	TRENCH CUT FEE STUDY	$4,908.75	12024200-52100	CONTRACTUAL SERVICES	$4,908.75
	1145015505	TRENCH CUT FEE STUDY	$35,781.48	12024200-52100	CONTRACTUAL SERVICES	$35,781.48
					Vendor Total:	$43,725.02
ONE TIME PAY VENDOR	0021858	DAYCAMP REFUND - CHRISTINA OBENYAH	$450.00	10022840-44915	RECREATION PROGRAM INCOME	$450.00
	0021166	REC REFUND - FATIMA BALLAHO	$12.50	10022850-44915	RECREATION PROGRAM INCOME	$12.50
	0017050	REC REFUND - GEORGE PEJANA	$40.00	10022850-44915	RECREATION PROGRAM INCOME	$40.00
	0021268	REC REFUND - MICHAELYN COOPER	$100.00	10022850-44915	RECREATION PROGRAM INCOME	$100.00
	0021407	REC REFUND - SARA TAKAHASHI	$315.00	10022850-44915	RECREATION PROGRAM INCOME	$315.00
					Vendor Total:	$917.50
ONESOURCE DISTRIBUTORS LLC	S6718907.002	(DE-SG46) DEADEND SERVICE GRIP	$339.43	80000000-12104	INVENTORY - PURCHASES	$339.43
	S6718933.001	ENTRANCE SLEEVES	$539.34	80000000-12104	INVENTORY - PURCHASES	$539.34
	S6701327.005	(BC-3) BOLT COVER, 3 X 3 X 1/4	$1,026.69	80000000-12104	INVENTORY - PURCHASES	$1,026.69
	S6718907.001	(DE-SG46) DEADEND SERVICE GRIP	$1,074.60	80000000-12104	INVENTORY - PURCHASES	$1,074.60
	S6718907.003	(DE-SG46) DEADEND SERVICE GRIP	$1,832.37	80000000-12104	INVENTORY - PURCHASES	$1,832.37
	S6710610.002	(NEW - HW-LW-2) HARDWARE, WASH	$2,384.36	80000000-12104	INVENTORY - PURCHASES	$2,357.77
				80026120-54100	SUPPLIES	$26.59
	S6718909.001	(DE-SG46) DEADEND SERVICE GRIP	$3,741.16	80000000-12104	INVENTORY - PURCHASES	$3,741.16
					Vendor Total:	$10,937.95

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PACE SUPPLY CORPORATION	026987039	HINGED SADDLE	$269.16	*82227113-80230*	*INFRASTRUCTURE*	*$269.16*
	027010094	BALL VALVE	$343.38	*82227113-80230*	*INFRASTRUCTURE*	*$343.38*
	027012521	TRACTOR WIRE	$790.82	*82227113-80230*	*INFRASTRUCTURE*	*$790.82*
	026976925	SELF LIGHTING TORCH	$153.66	*82027111-54102*	*SMALL TOOLS*	*$153.66*
	027015391	WATER DEPARTMENT SUPPLIES	$54.54	*82027114-54100*	*SUPPLIES*	*$54.54*
					Vendor Total:	*$1,611.56*
PAYMENTUS GROUP INC	INV-15-113294	CREDIT CARD PROCESSING SERVICE	$7,140.08	*20513300-52100*	*CONTRACTUAL SERVICES*	*$7,140.08*
					Vendor Total:	*$7,140.08*
PETERSON TRUCKS INC	243151R	FILTER LUBE OIL	$57.89	*20324100-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$52.20*
				80026110-56130	*EXTERNAL SERVICES*	*$5.69*
	242804R	BRAKLEEN, WINDSHIELD WASHER	$75.20	*20324100-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$75.20*
	242566R	FILTERS	$26.10	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$26.10*
	243452R	FILTERS	$110.79	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$110.79*
	241564RX1	LUB FILTER	$6.90	*10021210-56130*	*EXTERNAL SERVICES*	*$6.90*
	242357R	FILTER SYSTEM, FILTER-LUBE OIL	$542.40	*10021210-56130*	*EXTERNAL SERVICES*	*$271.20*
				10021210-56130	*EXTERNAL SERVICES*	*$271.20*
	243291R	A/C TRAINING	$488.26	*20324100-57100*	*LEARNING AND DEVELOPMENT*	*$488.26*
	243292R	ELECTRICAL TRAINING	$895.12	*20324100-57100*	*LEARNING AND DEVELOPMENT*	*$895.12*
					Vendor Total:	*$2,202.66*
PUBLIC SERVICE DEPARTMENT	MAY 21	CITY UTILITIES	$155,041.81	*10022100-55210*	*UTILITIES*	*$19,218.54*
				10022300-55210	*UTILITIES*	*$3,854.21*
				10022700-55210	*UTILITIES*	*$2,092.86*
				10024214-55210	*UTILITIES*	*$846.71*
				10024620-55210	*UTILITIES*	*$396.48*
				20620231-55210	*UTILITIES*	*$77.49*
				20822500-55210	*UTILITIES*	*$10,345.80*
				20824300-55210	*UTILITIES*	*$905.88*

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PUBLIC SERVICE DEPARTMENT	MAY 21	CITY UTILITIES	$155,041.81	64020213-55210	UTILITIES	$521.47
				72022400-55210	UTILITIES	$29,752.87
				73022600-55210	UTILITIES	$2,062.20
				77725200-55210	UTILITIES	$2,671.43
				80026400-55210	UTILITIES	$2,895.31
				80526150-55210	UTILITIES	$12,225.53
				82027111-55210	UTILITIES	$24,001.95
				83027330-55210	UTILITIES	$12,247.56
				84027221-55210	UTILITIES	$57.58
				84027225-55210	UTILITIES	$30,867.94
					Vendor Total:	$155,041.81
R EMMETT JONES	JUN 21	MANAGEMENT ADVISORY SERVICES	$1,125.00	20012100-52100	CONTRACTUAL SERVICES	$600.00
				70024500-52100	CONTRACTUAL SERVICES	$525.00
					Vendor Total:	$1,125.00
R&B COMPANY - RWC	P054289	(CL-1600) CLAMP, FCR 16" X 10"	$2,458.18	82000000-12104	INVENTORY - PURCHASES	$2,458.18
					Vendor Total:	$2,458.18
RAINBOW AGRICULTURAL SERVICES	44419/1	CHAIN LOOP	$35.92	10024620-54120	PW - SPECIAL SUPPLIES	$35.92
	44918/1	SERVICE KIT, CHAIN LOOP	$42.44	10024620-54120	PW - SPECIAL SUPPLIES	$42.44
	45115/1	MIX OIL PACKS	$53.33	10024620-54120	PW - SPECIAL SUPPLIES	$53.33
	44981/1	BAR OIL, STIHL FILES, FLAT FILE, FILE HANDLE	$65.77	10024620-54120	PW - SPECIAL SUPPLIES	$65.77
	44915/1	BATTERIES, RAPID CHARGER	$892.73	10024620-54120	PW - SPECIAL SUPPLIES	$892.73
	44546/1	STIHL POWER HEAD,CHAIN LOOP, TRIMMER LINE	$781.68	10022100-54102	SMALL TOOLS	$781.68
	44275/1	K-9 FOOD	$62.05	10020210-54100	SUPPLIES	$62.05
	45175/1	PRESSURE WASHER	$870.99	82027111-54100	SUPPLIES	$870.99
					Vendor Total:	$2,804.91
RAUL RAMOS	BA FY 21/22	BOOT ALLOWANCE	$150.00	10022100-54100	SUPPLIES	$150.00
					Vendor Total:	$150.00
REDWOOD COAST FUELS	2255454	CARDLOCK FUEL PURCHASES	$9,645.04	10020210-56210	FUEL & FLUIDS	$2,805.93

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REDWOOD COAST FUELS	2255454	CARDLOCK FUEL PURCHASES	$9,645.04	*10022100-56210*	*FUEL & FLUIDS*	*$756.65*
				10022810-56210	*FUEL & FLUIDS*	*$114.94*
				10023320-56210	*FUEL & FLUIDS*	*$92.97*
				10024620-56210	*FUEL & FLUIDS*	*$1,375.34*
				20324100-56210	*FUEL & FLUIDS*	*$174.08*
				20513382-56210	*FUEL & FLUIDS*	*$39.68*
				20822500-56210	*FUEL & FLUIDS*	*$143.43*
				80026400-56210	*FUEL & FLUIDS*	*$1,595.04*
				82027111-56210	*FUEL & FLUIDS*	*$545.52*
				82027114-56210	*FUEL & FLUIDS*	*$72.97*
				82027114-56210	*FUEL & FLUIDS*	*$880.45*
				82027114-56210	*FUEL & FLUIDS*	*$980.19*
				84027225-56210	*FUEL & FLUIDS*	*$67.85*
	2255293	CARDLOCK FUEL PURCHASES	$423.89	*10024620-56210*	*FUEL & FLUIDS*	*$423.89*
	3117249	CARDLOCK FUEL PURCHASES	$843.74	*20824300-56210*	*FUEL & FLUIDS*	*$843.74*
					Vendor Total:	*$10,912.67*
REDWOOD FORD	CM335660	RETURN - CORE DEPOSIT	($544.38)	*10020210-56130*	*EXTERNAL SERVICES*	*($544.38)*
	335655	WHEEL ASY	$116.57	*10020210-56130*	*EXTERNAL SERVICES*	*$116.57*
	335660	#AA5Z-6K682-E TURBOCHARGER	$2,383.65	*10020210-56130*	*EXTERNAL SERVICES*	*$2,383.65*
	335787	FILTER	$19.52	*10022100-56130*	*EXTERNAL SERVICES*	*$19.52*
	335842	SPARK PLUG	$103.48	*10022100-56130*	*EXTERNAL SERVICES*	*$103.48*
	335761	ELEMENT ASY	$71.12	*80026110-56130*	*EXTERNAL SERVICES*	*$71.12*
	335784	PAN, PLUG	$51.59	*82027114-56130*	*EXTERNAL SERVICES*	*$51.59*
	335775	FILTER, ELEMENT AND SCREEN ASY	$67.80	*82027114-56130*	*EXTERNAL SERVICES*	*$67.80*
					Vendor Total:	*$2,269.35*
RELIANCE ENTERPRISES	40880	POOL REFRIGERATION SERVICE CALL	$439.00	*10022300-54100*	*SUPPLIES*	*$439.00*
					Vendor Total:	*$439.00*
REOA LTD	30	OFFICIATING OF ADULT SOFTBALL	$1,914.00	*10022822-52100*	*CONTRACTUAL SERVICES*	*$1,914.00*
					Vendor Total:	*$1,914.00*

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RG BECK AZ, INC	2066769	TYR TACTICAL #TYR-PICO6-NFA2/1	$2,309.45	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($11.43)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($2.84)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($11.43)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($11.43)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($165.68)*
				10020210-54100	*SUPPLIES*	*$202.81*
				10020210-54100	*SUPPLIES*	*$2,309.45*
					Vendor Total:	*$2,309.45*
RYAN HERCO PRODUCTS CORP	9730545	HOSE ADAPTOR	$27.81	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$27.81*
	9730546	HOSE ADAPTORS	$37.25	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$37.25*
					Vendor Total:	*$65.06*
SAVINGS BANK OF MENDOCINO COUNTY	JUN 21	LOVERS LANE LOAN PAYMENT	$1,945.41	*91500000-70103*	*LOAN INTEREST*	*$309.79*
				91800000-70103	*LOAN INTEREST*	*$722.83*
				91500000-70201	*LOAN PRINCIPAL PAYMENTS*	*$273.84*
				91800000-70201	*LOAN PRINCIPAL PAYMENTS*	*$638.95*
					Vendor Total:	*$1,945.41*
SHARON WEDEGAERTNER	DV062421	INSTRUCTOR	$1,632.40	*10022850-52100*	*CONTRACTUAL SERVICES*	*$1,632.40*
					Vendor Total:	*$1,632.40*
SOLVE-IT COMPANIES LLC	S04089	MOB ARMOR T2 102" IPAD ENCLOSU	$881.94	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($1.11)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($4.41)*
				91721400-54102	*SMALL TOOLS*	*$69.46*
				91721400-54102	*SMALL TOOLS*	*$881.94*
				90000000-23013	*STATE USE TAX LIABILITY*	*($63.94)*
					Vendor Total:	*$881.94*
SOUTHWEST CHAPTER OF AMERICAN ASSOC	01732	REGISTRATION - G OWEN	$455.00	*77725200-57100*	*LEARNING AND DEVELOPMENT*	*$455.00*

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SOUTHWEST CHAPTER OF AMERICAN ASSOC	01728	MEMBERSHIP DUES - G OWEN	$95.00	*77725200-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$95.00*
					Vendor Total:	*$550.00*
STATE WATER RESOURCES CONTROL BOARD	DV070121	CERTIFICATION - R KRIKEN	$190.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$190.00*
	DV070821	CERTIFICATION - A VARGAS	$230.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$230.00*
					Vendor Total:	*$420.00*
THOMAS KITA	BA FY 21/22	BOOT ALLOWANCE	$146.98	*20513380-54100*	*SUPPLIES*	*$73.49*
				20513382-54100	*SUPPLIES*	*$73.49*
					Vendor Total:	*$146.98*
TKP ENTERPRISE, INC	087775	DAYCAMP -COVID	$363.96	*10022840-54100*	*SUPPLIES*	*$363.96*
					Vendor Total:	*$363.96*
TUFTS POLYGRAPH & INVESTIGATION	2021-637(A)	POLYGRAPH AND INVESTIGATION SERVICES	$800.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$800.00*
					Vendor Total:	*$800.00*
UKIAH AUTO PARTS	216221	RETURN - HALOGEN BEAMS	($24.48)	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*($24.48)*
	217433	SPARK PLUGS	$30.27	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$30.27*
	217205	FAB LOOM, BRAKEFLUID	$48.44	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$48.44*
	217643	TACK CLOTH	$4.88	*10020210-56130*	*EXTERNAL SERVICES*	*$4.88*
	219259	LP FUSES	$16.64	*10020210-56130*	*EXTERNAL SERVICES*	*$16.64*
	217533	REARVIEW MIRRORS	$18.58	*10020210-56130*	*EXTERNAL SERVICES*	*$18.58*
	217129	OIL FILTER, AIR FILTER	$31.68	*10020210-56130*	*EXTERNAL SERVICES*	*$31.68*
	218379	WHEEL BOLT, NUT, OIL, AIR, CABIN FILTER	$49.42	*10020210-56130*	*EXTERNAL SERVICES*	*$49.42*
	217638	ARMOR ALL, ALUMIN POLISH, WAXDRY	$21.20	*20324100-56130*	*EXTERNAL SERVICES*	*$21.20*
	217684	REPLACEMENT LENS	$8.41	*80026110-56130*	*EXTERNAL SERVICES*	*$8.41*
	218525	OIL, AIR, CABIN FILTERS	$42.67	*82027111-56130*	*EXTERNAL SERVICES*	*$42.67*
	218391	BOXED CAPSULES	$27.41	*82027114-56130*	*EXTERNAL SERVICES*	*$27.41*
	216152	BLACK PRIMER	$42.42	*84027221-56130*	*EXTERNAL SERVICES*	*$42.42*

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH AUTO PARTS	218788	OIL AND CABIN FILTERS	$70.17	*84027225-56130*	*EXTERNAL SERVICES*	*$70.17*
	219566	DISPOSABLE GLOVES	$33.74	*20324100-54100*	*SUPPLIES*	*$33.74*
	217303	SPARK PLUGS	$18.16	*82027114-54100*	*SUPPLIES*	*$18.16*
	219439	CABLE	$16.80	*84027221-54100*	*SUPPLIES*	*$16.80*
	218000	UPHOLSTERY CLEANEER, AIR FRESHENERS, CAR WASH	$36.51	*84027221-54100*	*SUPPLIES*	*$36.51*
	216700	UPHOLSTERY & DETAIL BRUSH KITS	$42.61	*84027221-54100*	*SUPPLIES*	*$42.61*
					Vendor Total:	*$535.53*
UKIAH DAILY JOURNAL	1641 21/22	SUBSCRIPTION RENEWAL	$196.86	*20012200-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$196.86*
					Vendor Total:	*$196.86*
UKIAH VALLEY SANITATION DIST	81411 JUN 21	SEWER - 1500 S STATE ST	$87.21	*10021210-55210*	*UTILITIES*	*$43.60*
				91521400-55210	*UTILITIES*	*$43.61*
	90558 JUN 21	SEWER - 141 LOVERS LN	$112.87	*10021210-55210*	*UTILITIES*	*$56.44*
				91521400-55210	*UTILITIES*	*$56.43*
	58070 JUN 21	SEWER - 432 OBSERVATORY AVE	$53.47	*10022100-55210*	*UTILITIES*	*$53.47*
	104613 JUN 21	SEWER - LOW GAP RD	$53.47	*10022100-55210*	*UTILITIES*	*$53.47*
	89690 JUN 21	SEWER - 1640 S STATE ST	$87.21	*31122000-55210*	*UTILITIES*	*$87.21*
	113354 JUN 21	SEWER - 1350 HASTINGS RD	$53.47	*80026400-55210*	*UTILITIES*	*$53.47*
					Vendor Total:	*$447.70*
UKIAH WASTE SOLUTIONS INC	461367	BIOSOLID REMOVAL	$9,401.84	*84027225-52100*	*CONTRACTUAL SERVICES*	*$9,401.84*
					Vendor Total:	*$9,401.84*
USA BLUEBOOK	635576	TUBING ADAPTER, BARBED ADAPTERS	$96.96	*84027225-54100*	*SUPPLIES*	*$96.96*
					Vendor Total:	*$96.96*
WAXIE SANITARY SUPPLY	46031 0	KLEENLINE #851306 2-PLY BATH T	$64.98	*20822500-54100*	*SUPPLIES*	*$64.98*
					Vendor Total:	*$64.98*
WELTY, WEAVER & CURRIE	4827	LEGAL SERVICES - WATER RESOURC	$6,300.00	*82027110-52150*	*LEGAL SERVICES/ EXPENSES*	*$6,300.00*
	4826	LEGAL SERVICES - WATER RESOURC	$14,000.00	*82027110-52150*	*LEGAL SERVICES/ EXPENSES*	*$14,000.00*
					Vendor Total:	*$20,300.00*
WESTERN RENEWABLE ENERGY GENERATION	WR26568	WREGIS CERTIFICATE FEES	$0.33	*80026400-52100*	*CONTRACTUAL SERVICES*	*$0.33*

List of Checks Presented for Approval on 7/23/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WESTERN RENEWABLE ENERGY GENERATION	WR25598	WREGIS CERTIFICATE FEES	$1.59	*80026400-52100*	*CONTRACTUAL SERVICES*	*$1.59*
	WR23335	WREGIS CERTIFICATION	$2.73	*80026400-52100*	*CONTRACTUAL SERVICES*	*$2.73*
	WR27043	WREGIS CERTIFICATE FEES	$149.51	*80026400-52100*	*CONTRACTUAL SERVICES*	*$149.51*
					Vendor Total:	*$154.16*
WIPF CONSTRUCTION LLC	6389	DELIVERY OF VARIOUS MATERIALS	$202.50	*84027221-56130*	*EXTERNAL SERVICES*	*$202.50*
	6360	DELIVERY OF VARIOUS MATERIALS	$285.00	*84027221-56130*	*EXTERNAL SERVICES*	*$285.00*
					Vendor Total:	*$487.50*
WQI	DV070921	REGISTRATION - A VARGAS	$700.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$700.00*
	DV071321	REGISTRATION - R LOTTEN	$700.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$700.00*
					Vendor Total:	*$1,400.00*
WYATT IRRIGATION CO	294757 01	PARTS & MISC SUPPLIES AS NEEDE	$138.25	*10022100-54100*	*SUPPLIES*	*$138.25*
					Vendor Total:	*$138.25*
YSI INC	878099	BATTERY COVER, PH SENSOR, ORP STANDARD	$365.28	*84027225-54103*	*LAB SUPPLIES*	*$365.28*
					Vendor Total:	*$365.28*
					INVOICE TOTAL:	***$467,485.34***

List of Checks Presented for Approval on 7/30/2021

The following list of bills payable was reviewed and approved for payment.

CR 7/30/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AARON BOROWITZ	DV080121	SUNDAYS IN THE PARK "THRIVE" A	$2,000.00	*90000000-23226*	*CONCERT SERIES*	*$2,000.00*
					Vendor Total:	*$2,000.00*
ADVANCED SECURITY SYSTEMS	568351 1	ALARM MONITORING AT GHM	$88.50	*10022700-52180*	*SECURITY SERVICES*	*$88.50*
	568351	FIRE, LIFE SAFETY INSPECTION &	$528.48	*10022700-52180*	*SECURITY SERVICES*	*$528.48*
					Vendor Total:	*$616.98*
ALLEN JAMES	DV072421	INSTRUCTOR	$92.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$92.00*
	DV061921	INSTRUCTOR	$212.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$212.00*
					Vendor Total:	*$304.00*
ALPHA ANALYTICAL LABORATORIES INC	1062808-UKIAHSTP	ANNUAL GROUND WATER TESTING (5	$1,125.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$1,125.00*
	1062676-UKIAHSTP	ANNUAL GROUND WATER TESTING (5	$1,310.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$1,310.00*
	1063424-UKIAHSTP	ANNUAL GROUND WATER TESTING (5	$6,793.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$6,793.00*
					Vendor Total:	*$9,228.00*
AMAZON CAPITAL SERVICES	16H9-LHWY-1WF1	ELECTRIC BALLOON PUMP	$85.32	*90000000-23235*	*MOVIES IN THE PLAZA*	*$85.32*
	11QX-JMRV-J3NK	RECREATION SUPPLIES	$125.01	*90000000-23235*	*MOVIES IN THE PLAZA*	*$125.01*
	1G9H-VHG9-Y1XW	RECREATION SUPPLIES	$242.09	*90000000-23235*	*MOVIES IN THE PLAZA*	*$242.09*
	19HV-KGJ7-71L7	YOUNGSTOWN WORK GLOVES	$522.72	*80026120-54102*	*SMALL TOOLS*	*$522.72*
	1XTK-L97L-G74P	6V BATTERY	$32.65	*10020210-54100*	*SUPPLIES*	*$32.65*
	14CW-KF3T-C3CK	PINATA, CANDY	$101.33	*10020210-54100*	*SUPPLIES*	*$101.33*
	19H7-VFHF-6XFR	TARGET SHOOTS, LENS CLEANING PEN, SAFETY GLASSES	$498.00	*10020210-54100*	*SUPPLIES*	*$498.00*
	19H7-VFHF-WLVL	POOL SUPPLIES	$193.50	*10022300-54100*	*SUPPLIES*	*$193.50*
	13K4-VNR7-WX9P	ADULT SOFTBALL	$83.51	*10022822-54100*	*SUPPLIES*	*$83.51*
	1G9D-VKTR-NVRP	VOLLEY BALL SUPPLIES	$191.61	*10022824-54100*	*SUPPLIES*	*$191.61*
	1W96-QPXV-1LM1	DAYCAMP - COVID	$48.73	*10022840-54100*	*SUPPLIES*	*$48.73*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES	11QX-JMRV-QNC7	DAYCAMP - COVID	$86.88	*10022840-54100*	*SUPPLIES*	*$86.88*
	1JVW-GRD3-NFJD	DAYCAMP - COVID	$435.49	*10022840-54100*	*SUPPLIES*	*$435.49*
	1RJ3-LC4V-NKNV	DAYCAMP - COVID	$748.90	*10022840-54100*	*SUPPLIES*	*$748.90*
	1G9D-VKTR-GQ6N	DAYCAMP - COVID	$772.85	*10022840-54100*	*SUPPLIES*	*$772.85*
	1LFN-CN3G-XGHK	DAYCAMP - COVID	$828.45	*10022840-54100*	*SUPPLIES*	*$828.45*
	1YPQ-1L9N-41QR	DAYCAMP- COVID	$905.24	*10022840-54100*	*SUPPLIES*	*$905.24*
	1QKJ-4CLP-DHGV	DAYCAMP - VCOVID	$943.32	*10022840-54100*	*SUPPLIES*	*$943.32*
	1JDR-L7JM-Y4JJ	APPLE CHARGING CABLES	$318.45	*20824300-54100*	*SUPPLIES*	*$318.45*
					Vendor Total:	*$7,164.05*
AMERICAN LIFEGUARD PRODCUTS LLC	231767	66" RECYCLED PLASTIC POOL LIFE	$3,031.01	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($15.16)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($3.78)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($15.16)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($15.16)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($219.75)*
				10022300-54100	*SUPPLIES*	*$269.01*
				10022300-54100	*SUPPLIES*	*$3,031.01*
					Vendor Total:	*$3,031.01*
AP TRITON CONSULTING LLC	2021-077	CONSULTINGS SERVICES FOR PHEMS	$5,000.00	*71021100-52100*	*CONTRACTUAL SERVICES*	*$5,000.00*
	2021-104	CONSULTINGS SERVICES FOR PHEMS	$5,000.00	*71021100-52100*	*CONTRACTUAL SERVICES*	*$5,000.00*
					Vendor Total:	*$10,000.00*
ARROW FENCING	81732	108 TEMPORARY FENCE PANEL	$2,592.00	*96917200-52100*	*CONTRACTUAL SERVICES*	*$2,592.00*
					Vendor Total:	*$2,592.00*
ASSOC OF CALIFORNIA AIRPORTS	DV070421	MEMBERSHIP - K RONK	$75.00	*77725200-57100*	*LEARNING AND DEVELOPMENT*	*$75.00*
					Vendor Total:	*$75.00*
AT&T	00001676077	FIBER INTERNET	$1,584.76	*20913900-52601*	*DATA STORAGE & CONNECTIVITY*	*$1,584.76*
	2799 JUL 21	INTERNET	$101.87	*10022100-55100*	*TELEPHONE*	*$101.87*
	2463 JUL 21	FAX SERVICES - S STATION	$51.27	*10521210-55100*	*TELEPHONE*	*$51.27*
					Vendor Total:	*$1,737.90*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T MOBILITY	832118877X07142021	DATA & VOICE CELL PHONES	$362.87	10020210-55100	TELEPHONE	$129.69
				20620231-55100	TELEPHONE	$15.10
				77725200-55100	TELEPHONE	$41.85
				80026400-55100	TELEPHONE	$86.46
				82027110-55100	TELEPHONE	$15.10
				82027111-55100	TELEPHONE	$44.47
				84027221-55100	TELEPHONE	$30.20
	830256361X07142021	POLICE-MODEMS	$559.50	10020210-55100	TELEPHONE	$559.50
	875108535x07142021	VOICE & 1 DATA	$37.74	84027221-55100	TELEPHONE	$37.74
					Vendor Total:	$960.11
AUGMENTED MEDIA, LLC	03207006	DISPLAY AD - JULY 21	$350.00	90000000-23243	FAMILY FUN IN THE SUN	$350.00
					Vendor Total:	$350.00
BACKDRAFT OPCO LLC	INV2104095	ANNUAL FP-1 FIRE PACKAGE SUBSC	$4,578.60	10021210-52100	CONTRACTUAL SERVICES	$2,289.30
				91521400-52100	CONTRACTUAL SERVICES	$2,289.30
					Vendor Total:	$4,578.60
BAY AREA BARRICADE SERVICE INC	0023385	OCTAGON ARROW, SIGN BRACE, DETOUR OCTAGON	$646.99	82027114-54100	SUPPLIES	$323.50
				84027221-54100	SUPPLIES	$323.49
					Vendor Total:	$646.99
BAZZANI'S BITCHIN STITCHIN	416	BENCH SET REPAIR	$250.00	10022100-56130	EXTERNAL SERVICES	$250.00
					Vendor Total:	$250.00
BLUETARP FINANCIAL, INC	48158400	109281 PUMP, SEMITRASH 3" REP	$152.42	84027225-58410	GARAGE LUBRICANTS & PARTS	$152.42
					Vendor Total:	$152.42
BORIS PROKOP	UKIAH-2021-2	ASSIST EUD WITH REGULATORY & M	$15,875.00	80026400-52100	CONTRACTUAL SERVICES	$15,875.00
					Vendor Total:	$15,875.00
CALIFORNIA WATER ENVIRONMENT ASSOCIATION	DV072321	MEMBERSHIP - T ANDERSON	$192.00	84027225-57300	MEMBERSHIPS & SUBSCRIPTIONS	$192.00
					Vendor Total:	$192.00
CANTEEN SERVICE	5975-010165	MISC. FOOD ITEMS AS NEEDED	$51.68	20012200-54100	SUPPLIES	$51.68
					Vendor Total:	$51.68

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CARTER GRISSOM	DV080121	PROMOTOR FOR SUNDAYS IN THE PARK	$500.00	*90000000-23226*	*CONCERT SERIES*	*$500.00*
					Vendor Total:	*$500.00*
CDW GOVERNMENT INC	G718005	THUNDERBOLT DOCK	$275.23	*20012100-54330*	*COMPUTER AND TECHNOLOGY*	*$137.62*
				20012600-54330	*COMPUTER AND TECHNOLOGY*	*$137.61*
					Vendor Total:	*$275.23*
CHRISTOPHER V LARSEN	202107-06	PZ2S WATER TANK REPLACEMENT -	$83,453.75	*82227113-80230*	*INFRASTRUCTURE*	*$83,453.75*
					Vendor Total:	*$83,453.75*
CINTAS CORPORATION	4086217753	RUG/MAT & UNIFORM SERVICES	$85.39	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$85.39*
	4087496446	RUG/MAT & UNIFORM SERVICES	$85.39	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$85.39*
	4086217727	RUG/MAT & UNIFORM SERVICES	$59.04	*20324100-52100*	*CONTRACTUAL SERVICES*	*$26.38*
				20824300-52100	*CONTRACTUAL SERVICES*	*$32.66*
	4087496399	RUG/MAT & UNIFORM SERVICES	$59.04	*20324100-52100*	*CONTRACTUAL SERVICES*	*$26.38*
				20824300-52100	*CONTRACTUAL SERVICES*	*$32.66*
	4088184488	RUG/MAT & UNIFORM SERVICES	$71.98	*20324100-52100*	*CONTRACTUAL SERVICES*	*$26.38*
				20824300-52100	*CONTRACTUAL SERVICES*	*$45.60*
	4086867155	RUG/MAT & UNIFORM SERVICES	$222.55	*20324100-52100*	*CONTRACTUAL SERVICES*	*$26.38*
				20824300-52100	*CONTRACTUAL SERVICES*	*$196.17*
	4086217696	RUG/MAT & UNIFORM SERVICES	$35.00	*31122000-52100*	*CONTRACTUAL SERVICES*	*$35.00*
	4087496427	RUG/MAT & UNIFORM SERVICES	$35.00	*31122000-52100*	*CONTRACTUAL SERVICES*	*$35.00*
	4086217711	RUG/MAT & UNIFORM SERVICES	$35.00	*73022600-52100*	*CONTRACTUAL SERVICES*	*$35.00*
	47087496467	RUG/MAT & UNIFORM SERVICES	$35.00	*73022600-52100*	*CONTRACTUAL SERVICES*	*$35.00*
	4086291532	RUG/MAT & UNIFORM SERVICES	$53.11	*77725200-54100*	*SUPPLIES*	*$53.11*
	4086953846	RUG/MAT & UNIFORM SERVICES	$53.11	*77725200-54100*	*SUPPLIES*	*$53.11*
	4087616766	RUG/MAT & UNIFORM SERVICES	$53.11	*77725200-54100*	*SUPPLIES*	*$53.11*
	4088264691	RUG/MAT & UNIFORM SERVICES	$53.11	*77725200-54100*	*SUPPLIES*	*$53.11*
					Vendor Total:	*$935.83*
COFFEE CRITIC INC, THE	R26415	MISC. COFFEE SUPPLIES AS NEEDED	$90.00	*20012200-54100*	*SUPPLIES*	*$90.00*
	R26391	MISC. COFFEE SUPPLIES AS NEEDED	$45.00	*73022600-54100*	*SUPPLIES*	*$45.00*
					Vendor Total:	*$135.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
COLE INFORMATION SERVICES INC	INV40071821	INFORMATION DIRECTORY FOR DISP	$253.95	*20620231-54100*	*SUPPLIES*	*$253.95*
					Vendor Total:	*$253.95*
COMCAST	5488 AUG 21	INTERNET SERVICES	$99.86	*10521210-55100*	*TELEPHONE*	*$99.86*
	0472 JUL 21	INTERNET SERVICES	$161.77	*20913900-55100*	*TELEPHONE*	*$161.77*
	1296 JUL 21	INTERNET SERVICES	$173.12	*20913900-55100*	*TELEPHONE*	*$173.12*
	9780 JUL 21	INTERNET SERVICES	$145.88	*73022600-55100*	*TELEPHONE*	*$145.88*
					Vendor Total:	*$580.63*
COMMSYS INC	IV01579	24X7 CLIPS ANNUAL SUPPORT	$1,001.50	*20620231-54320*	*SOFTWARE*	*$1,001.50*
	IV01578	24X7 CLIPS ANNUAL SUPPORT	$4,974.00	*20620231-54320*	*SOFTWARE*	*$4,974.00*
					Vendor Total:	*$5,975.50*
COMPUTER OPTIONS INC	BILL64507	AZURE FILE MIGRATION PLANNING:	$711.25	*20913900-52100*	*CONTRACTUAL SERVICES*	*$711.25*
	BILL64621	AZURE FILE MIGRATION PLANNING:	$2,455.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$2,455.00*
	BILL63734	SECURITY REMEDIATION - PHASE 1	$3,023.75	*20913900-52100*	*CONTRACTUAL SERVICES*	*$3,023.75*
	BILL63905	SECURITY REMEDIATION - PHASE 1	$4,420.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$4,420.00*
					Vendor Total:	*$10,610.00*
COOPER COMPLIANCE CORPORATION	2386	COMPLIANCE & REPORTING SERVICE	$500.00	*80026400-52100*	*CONTRACTUAL SERVICES*	*$500.00*
					Vendor Total:	*$500.00*
CORROSION PROTECTION SOLUTIONS INC	UKIAH-2021-1	FIELD RELATED CORROSION INVEST	$8,661.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$8,661.00*
					Vendor Total:	*$8,661.00*
CREWSENSE LLC	0020797	PRO ANNUAL TERM 7/1/21 TO 6/3	$1,869.84	*10521210-52100*	*CONTRACTUAL SERVICES*	*$1,234.10*
				71021100-52100	*CONTRACTUAL SERVICES*	*$635.74*
					Vendor Total:	*$1,869.84*
DAVID WEBER	DV072821	INSTRUCTOR	$448.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$448.00*
					Vendor Total:	*$448.00*
DEEP VALLEY SECURITY	378790.6	SECURITY SYSTEM MONITORING AT	$39.95	*10022100-52180*	*SECURITY SERVICES*	*$39.95*
	378790	ALARM SERVICES PER ATTACHED CO	$278.65	*10022100-52180*	*SECURITY SERVICES*	*$26.95*
				10022100-52180	*SECURITY SERVICES*	*$29.95*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DEEP VALLEY SECURITY	378790	ALARM SERVICES PER ATTACHED CO	$278.65	*10022700-52180*	*SECURITY SERVICES*	*$42.95*
				20822500-52180	*SECURITY SERVICES*	*$42.95*
				20824300-52180	*SECURITY SERVICES*	*$49.00*
				73022600-52180	*SECURITY SERVICES*	*$19.95*
				73022600-52180	*SECURITY SERVICES*	*$21.95*
				82027111-52180	*SECURITY SERVICES*	*$20.00*
				82027111-52180	*SECURITY SERVICES*	*$24.95*
	378790.5	SECURITY UPGRADE & MONITORING/	$42.95	*10022700-52180*	*SECURITY SERVICES*	*$42.95*
	378790.1	MONITORING - SOFTBALL COMPLEX	$32.95	*10022822-52180*	*SECURITY SERVICES*	*$32.95*
	378790.2	SECURITY MONITORING SVCS - STR	$34.95	*20824300-52180*	*SECURITY SERVICES*	*$34.95*
	378790.3	SECURITY MONITORING SVCS - GAR	$46.95	*20824300-52180*	*SECURITY SERVICES*	*$46.95*
	378790.4	PROVIDE AND INSTALL ELECTRONIC	$52.95	*80026400-52180*	*SECURITY SERVICES*	*$52.95*
					Vendor Total:	*$529.35*
DIAMOND D CONSTRUCTION	2021176 RET	RETAINAGE FOR CONTRACT 2021176	$13,787.33	*80000000-20150*	*AP CONTRACT RETAINAGE*	*$3,743.90*
				80000000-20150	*AP CONTRACT RETAINAGE*	*$4,820.23*
				80000000-20150	*AP CONTRACT RETAINAGE*	*$5,223.20*
					Vendor Total:	*$13,787.33*
DIANN LUCCHETTI	DV071221	REIMBURSEMENT - SUPPLIES	$31.55	*80026400-54100*	*SUPPLIES*	*$31.55*
	DV072121	REIMBURSEMENT - MEETING LUNCH	$61.75	*80026400-54100*	*SUPPLIES*	*$61.75*
					Vendor Total:	*$93.30*
ELLERY CLARK	DV080121	SUNDAYS IN THE PARK "RISING SI	$500.00	*90000000-23226*	*CONCERT SERIES*	*$500.00*
					Vendor Total:	*$500.00*
ELLIES MUTT HUT	629231	INTERVIEW LUNCHES	$133.00	*20413500-54100*	*SUPPLIES*	*$133.00*
					Vendor Total:	*$133.00*
ENTENMANN-ROVIN CO	0159867-IN	PD BADGE	$165.89	*10020210-54100*	*SUPPLIES*	*$165.89*
					Vendor Total:	*$165.89*
EPIC AVIATION LLC	7451765	JET A FUEL	$2,743.05	*77725200-58401*	*AVIATION FUEL*	*$2,743.05*
	7442868	JET A FUEL	$7,551.76	*77725200-58401*	*AVIATION FUEL*	*$7,551.76*
	7447232	JET A FUEL	$14,213.72	*77725200-58401*	*AVIATION FUEL*	*$14,213.72*
	7438831	JET A FUEL	$18,158.30	*77725200-58401*	*AVIATION FUEL*	*$18,158.30*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
EPIC AVIATION LLC	7438763	AVGAS 100LL	$34,437.15	*77725200-58401*	*AVIATION FUEL*	*$34,437.15*
					Vendor Total:	*$77,103.98*
EVERBRIDGE INC	M64706	NIXLE 360 ANNUAL CONTRACT TERM	$9,853.84	*20913900-54320*	*SOFTWARE*	*$9,853.84*
					Vendor Total:	*$9,853.84*
FASTENAL	CAUKA42644	RETURN - MISC ITEMS	($36.53)	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*($36.53)*
	CAUKA43476	MISC. SUPPLIES AS NEEDED	$33.57	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$33.57*
	CAUKA43466	MISC. SUPPLIES AS NEEDED	$70.47	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$70.47*
	CAUKA41624	MISC. SUPPLIES AS NEEDED	$35.55	*10022100-56130*	*EXTERNAL SERVICES*	*$35.55*
	CAUKA43453	MISC. SUPPLIES AS NEEDED	$41.64	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$41.64*
					Vendor Total:	*$144.70*
FEDERAL EXPRESS	7-444-55271	SHIPPING SERVICES	$30.21	*10020210-54101*	*POSTAGE*	*$30.21*
	7-437-82923	SHIPPING SERVICES	$55.41	*10020210-54101*	*POSTAGE*	*$30.28*
				20324100-54101	*POSTAGE*	*$25.13*
	7-430-61203	SHIPPING SERVICES	$55.76	*10020210-54101*	*POSTAGE*	*$44.94*
				84027225-54101	*POSTAGE*	*$10.82*
	7-430-61203.1	SHIPPING SERVICES	$62.64	*10020210-54101*	*POSTAGE*	*$30.14*
				10020210-54101	*POSTAGE*	*$32.50*
					Vendor Total:	*$204.02*
FLYNN CREEK CIRCUS LLC	DV072321	INSTRUCTOR FEES - FLYNN CREEK CIRCUS	$4,475.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$2,205.00*
				10022850-52100	*CONTRACTUAL SERVICES*	*$2,270.00*
					Vendor Total:	*$4,475.00*
GARTON TRACTOR INC	CU60803	CARTRIDGE, ELEMENTS, FILTER	$148.51	*84027225-56130*	*EXTERNAL SERVICES*	*$148.51*
					Vendor Total:	*$148.51*
GAYNOR TELESYSTEMS INC	INV00003975	REMOTE SERVICE CHARGE	$310.00	*20913900-54100*	*SUPPLIES*	*$310.00*
					Vendor Total:	*$310.00*
GHILOTTI CONSTRUCTION COMPANY INC	5909*09	DOWNTOWN STREETSCAPE & ROAD DI	$1,328,760.03	*10024200-80230*	*INFRASTRUCTURE*	*$404,828.32*
				12024200-80230	*INFRASTRUCTURE*	*$552,337.24*
				50024220-80230	*INFRASTRUCTURE*	*$235,085.53*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GHILOTTI CONSTRUCTION COMPANY INC	5909*09	DOWNTOWN STREETSCAPE & ROAD DI	$1,328,760.03	*50924200-80230*	*INFRASTRUCTURE*	*$9,865.61*
				80126100-80230	*INFRASTRUCTURE*	*$9,742.05*
				80526610-80230	*INFRASTRUCTURE*	*$50,548.08*
				82227113-80230	*INFRASTRUCTURE*	*$35,039.15*
				84427221-80230	*INFRASTRUCTURE*	*$31,314.05*
					Vendor Total:	*$1,328,760.03*
GOLDEN STATE RISK	GS2107100216	WC CONTRIBUTION, LIABILITY, PROPERTY, AUTO	$19,085.00	*10521210-52521*	*LIABILITY INSURANCE PREMIUM*	*$13,639.00*
				10521210-52181	*VOLUNTEER EXPENSES*	*$5,446.00*
					Vendor Total:	*$19,085.00*
GRANITE CONSTRUCTION COMPANY	2060147	MISC ROCK & ROAD PATCH MATERIAL	$128.04	*82027114-54100*	*SUPPLIES*	*$128.04*
					Vendor Total:	*$128.04*
GREG OWEN	TA 8/8-11/21	TRAVEL ADVANCE	$1,019.00	*77725200-57100*	*LEARNING AND DEVELOPMENT*	*$1,019.00*
					Vendor Total:	*$1,019.00*
HARRIS COMPUTER SYSTEMS INC	MN00135476	CLASSIC SOFTWARE MAINT - 7/1/20	$34,799.70	*20513300-52100*	*CONTRACTUAL SERVICES*	*$34,799.70*
					Vendor Total:	*$34,799.70*
HOME DEPOT CREDIT SERVICES	8015250	CONFERENCE CENTER - COVID	$33.71	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$33.71*
	7533177	POLY TUBES	$9.52	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$9.52*
	2271828	HOSE SHUTOFF, HOSE	$65.26	*90000000-23226*	*CONCERT SERIES*	*$65.26*
	0271472	STEPPING STONES	$253.46	*84027225-56504*	*FACILITY MAINTENANCE & REPAIR*	*$253.46*
	9010137	HEX SET, BIT HOLDER, SOCKETS	$42.29	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$42.29*
	5362923	SOCKET ADAPTERS	$11.33	*80026110-54102*	*SMALL TOOLS*	*$11.33*
	8020652	REBAR WIRE, BLUE GLUE, PREPACK NUMBERS, TAPE	$178.58	*82027114-54102*	*SMALL TOOLS*	*$178.58*
	5270783	DAYCAMP - COVID	$809.13	*10022840-54100*	*SUPPLIES*	*$809.13*
	4270811	DAYCAMP - COVID	$988.45	*10022840-54100*	*SUPPLIES*	*$988.45*
	5010299	MORTAR TUBS, TOGGLE SWITCHES	$44.51	*84027225-54100*	*SUPPLIES*	*$44.51*
	7020730	PLIERS SET, SPLIT RINGS	$106.13	*84027225-54100*	*SUPPLIES*	*$106.13*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
HOME DEPOT CREDIT SERVICES	2010051	SUCCULANTS MANURE, BATTERIES	$140.71	*84027225-54100*	*SUPPLIES*	*$140.71*
	1514695	PAVERS - STEPPING STONES	$168.97	*84027225-54100*	*SUPPLIES*	*$168.97*
	5010295	WIRE SHELVES, SWIVEL, DEMAGNETIZER	$278.33	*84027225-54100*	*SUPPLIES*	*$278.33*
					Vendor Total:	*$3,130.38*
INTEGRITY SHRED LLC	121375	DOCUMENT SHREDDING	$56.00	*10521210-54100*	*SUPPLIES*	*$56.00*
					Vendor Total:	*$56.00*
J A MOMANEY SERVICES INC	146419	(U-B36-F) BOX, POLYMER CONCRET	$8,592.96	*80000000-12104*	*INVENTORY - PURCHASES*	*$8,592.96*
					Vendor Total:	*$8,592.96*
JACK HENRY & ASSOCIATES INC	3687881	CAR/LAR 500K ANNUAL LICENSE FE	$4,549.20	*20513300-52100*	*CONTRACTUAL SERVICES*	*$4,549.20*
					Vendor Total:	*$4,549.20*
JACK WANN	DV072021	INSTRUCTOR	$113.75	*10022850-52100*	*CONTRACTUAL SERVICES*	*$113.75*
	DV072021.1	INSTRUCTOR	$341.25	*10022850-52100*	*CONTRACTUAL SERVICES*	*$341.25*
					Vendor Total:	*$455.00*
JACOBSZOON AND ASSOCIATES INC	5627	BOTANICAL SURVEYS & BILOGICAL	$403.75	*25122100-52100*	*CONTRACTUAL SERVICES*	*$403.75*
					Vendor Total:	*$403.75*
JAMES THOMSEN	BA FY 21/22	BOOT ALLOWANCE	$150.00	*10022100-54100*	*SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*
JASON BRENNER	DV072921	INSTRUCTOR	$42.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$42.00*
					Vendor Total:	*$42.00*
JOHN CORIPPO	JUL 21	REIMBURSEMENT - CALL OUT MEALS	$105.55	*10521210-54100*	*SUPPLIES*	*$105.55*
					Vendor Total:	*$105.55*
JOHNSON'S QUALITY TREE CARE AND LOGGING CO LLC	E5946	DEADWOOD AND MAJOR WEIGHT REDU	$2,200.00	*10024620-52100*	*CONTRACTUAL SERVICES*	*$2,200.00*
	E5939	EMERGENCY REMOVAL OF LARGE LIM	$1,350.00	*80026110-52100*	*CONTRACTUAL SERVICES*	*$1,350.00*
	E5947	EMERGENCY REMOVAL OF LARGE LIM	$5,650.00	*80026110-52100*	*CONTRACTUAL SERVICES*	*$5,650.00*
					Vendor Total:	*$9,200.00*
JOSHUA WILLIAMS	84012	WILD GARDENS PLANTS	$95.48	*10022700-54100*	*SUPPLIES*	*$95.48*
					Vendor Total:	*$95.48*
JUSTIN HILL	11665	TOTAL FEET OF GROUND LADDERS T	$1,594.55	*10021210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,594.55*
					Vendor Total:	*$1,594.55*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
KAI FUNG	DV072121	REIMBURSEMENT - SEWER LATERAL	$2,000.00	*84427222-52100*	*CONTRACTUAL SERVICES*	*$2,000.00*
					Vendor Total:	*$2,000.00*
KEITH GAUDETTE	DV080121	SOUND FOR 2021 SUNDAYS IN THE	$2,400.00	*90000000-23226*	*CONCERT SERIES*	*$2,400.00*
					Vendor Total:	*$2,400.00*
LIFE ASSIST INC	1114017	MISC. EMS SUPPLIES AS NEEDED	$44.58	*10521210-54107*	*EMS SUPPLIES*	*$22.29*
				71021100-54107	*EMS SUPPLIES*	*$22.29*
	1113383	MISC. EMS SUPPLIES AS NEEDED	$189.27	*10521210-54107*	*EMS SUPPLIES*	*$94.64*
				71021100-54107	*EMS SUPPLIES*	*$94.63*
	1114493	MISC. EMS SUPPLIES AS NEEDED	$456.77	*10521210-54107*	*EMS SUPPLIES*	*$228.39*
				71021100-54107	*EMS SUPPLIES*	*$228.38*
					Vendor Total:	*$690.62*
LS MITCHELL ARCHITECT INC	1107	ARCHITECTURE SVCS HASTING ROAD	$3,499.00	*80126100-80220*	*BUILDING IMPROVEMENTS*	*$3,499.00*
					Vendor Total:	*$3,499.00*
MARIANNE DAVISON	DV072021	REIMBURSEMENT - MOVIE IN THE PLAZA SUPPLIES	$28.29	*90000000-23235*	*MOVIES IN THE PLAZA*	*$28.29*
					Vendor Total:	*$28.29*
MARK PIPPIN	19687	YOUTH TRIATHLON SHIRTS	$479.60	*90000000-23256*	*SPECIAL EVENTS TRUST*	*$479.60*
					Vendor Total:	*$479.60*
MCKAYLA TAYLOR	DV071221	REIMBURSEMENT - BUD LIGHT TOURNMENT SUPPLIES	$59.03	*10022822-44915*	*RECREATION PROGRAM INCOME*	*$59.03*
					Vendor Total:	*$59.03*
MINTIER HARNISH LP	UKIAHGPU-19	GPU, EIR & ADVANCED PLANNING S	$11,232.50	*31523100-52100*	*CONTRACTUAL SERVICES*	*$11,232.50*
					Vendor Total:	*$11,232.50*
NFP NATIONAL ACCOUNT SERVICES INC	21-07 ALTERITY	JUL 21 ALTERITY INSURANCE	$2,682.20	*20700000-20523*	*P/R DEDUCT-LTD*	*$2,364.95*
				20700000-20512	*REMIF LIFE*	*$2.25*
				20700000-20512	*REMIF LIFE*	*$35.00*
				20700000-20512	*REMIF LIFE*	*$280.00*
					Vendor Total:	*$2,682.20*
OCCU-MED LTD	0721511	PRE-EMPLOYMENT PHYSICAL	$1,771.44	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$1,085.72*
				20016100-54161	*BACKGROUND & PHYSICALS*	*$685.72*
					Vendor Total:	*$1,771.44*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ONE TIME PAY VENDOR	DV072221	PUMPKINFEST REFUND - BRAD TURCHIN	$400.00	*90000000-23220*	*PUMPKINFEST (CC VENDOR PYTS)*	*$400.00*
	0022203	REC REFUND - MARY WATERS	$25.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$25.00*
	0022219	REC REFUND - JENNIFER EADS	$60.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$60.00*
	0021836	DAYCAMP REFUND - SHANNON TODD	$100.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$100.00*
	0021152	REC REFUND - PATRICK WARD	$100.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$100.00*
	125001-8	UTILITY REFUND - VAN LEWIS SLAGLE	$74.65	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$74.65*
	123288-3	UTILITY REFUND - JOSE & MARICELA GALLARDO	$74.86	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$74.86*
	124479-7	UTILITY REFUND - UKIAH PROPERTY MGMT	$74.89	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$74.89*
	121732-2	UTILITY REFUND - MAX VAN PATTEN	$741.03	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$741.03*
					Vendor Total:	*$1,650.43*
OPERATING ENGINEERS UNION	2107-1	JUL 21 PW UNION DUES	$1,056.00	*20700000-20509*	*P/R DEDUCT.- UNION DUES*	*$1,056.00*
	2107	JUL 21 MISC UNION DUES	$1,560.00	*20700000-20509*	*P/R DEDUCT.- UNION DUES*	*$1,560.00*
					Vendor Total:	*$2,616.00*
PACE SUPPLY CORPORATION	027022265	2 IPS WHT PVC UTILITY BALL VALVE	$51.45	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$51.45*
	027019817	TRU DUAL BELL RESTRAINER 1506TD	$66.77	*82227113-80230*	*INFRASTRUCTURE*	*$66.77*
	026992428	(CP-6-ER) COUPLER, 6" EXT RANG	$1,244.82	*82000000-12104*	*INVENTORY - PURCHASES*	*$1,244.82*
	026981099	FEED TAP 94198	$74.06	*82027114-54102*	*SMALL TOOLS*	*$74.06*
					Vendor Total:	*$1,437.10*
PAMELA WHITAKER	DV072921	INSTRUCTOR	$850.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$850.00*
					Vendor Total:	*$850.00*
PARCEL QUEST	20620 1	PARCELQUEST LICENSE	$3,500.00	*20913900-54320*	*SOFTWARE*	*$3,500.00*
	20620	PARCELQUEST BULK DATA DELIVERY	$7,157.50	*20913900-54320*	*SOFTWARE*	*$7,157.50*
					Vendor Total:	*$10,657.50*
PG&E CO	6833-2 JUN 21	PACIFIC GAS & ELECTRIC	$676.07	*10021210-55210*	*UTILITIES*	*$338.03*
				91521400-55210	*UTILITIES*	*$338.04*
	8716-1 JUL 21	PACIFIC GAS & ELECTRIC	$10,297.32	*82027111-55210*	*UTILITIES*	*$10,297.32*
					Vendor Total:	*$10,973.39*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
POWER ENGINEERS INC	410625	TASK ORDER #9 - CITY OF UKIAH	$654.49	80026400-52100	CONTRACTUAL SERVICES	$654.49
					Vendor Total:	$654.49
PPG INDUSTRIES, INC	100550665	TOUCH UP PAINT	$650.53	80026120-54100	SUPPLIES	$650.53
					Vendor Total:	$650.53
R&B COMPANY - RWC	O332731	RETURN ON PO# 47122	($3,794.64)	82000000-12104	INVENTORY - PURCHASES	($3,794.64)
	O182148	(AD-80) ADAPTER, METAL-PVC (SC	$1,128.82	82000000-12104	INVENTORY - PURCHASES	$1,053.65
				82027114-54100	SUPPLIES	$75.17
	P242535	(AD-82) ADAPTER, MALE 1", PVC	$2,350.40	82000000-12104	INVENTORY - PURCHASES	$2,350.40
	n982008	(AD-80) ADAPTER, METAL-PVC (SC	$5,265.86	82000000-12104	INVENTORY - PURCHASES	$1,276.55
				82027114-54100	SUPPLIES	$3,989.31
					Vendor Total:	$4,950.44
REDWOOD COAST FUELS	2258405	CARDLOCK FUEL PURCHASES	$9,270.72	10020210-56210	FUEL & FLUIDS	$3,368.22
				10022100-56210	FUEL & FLUIDS	$561.67
				10023320-56210	FUEL & FLUIDS	$169.36
				10024620-56210	FUEL & FLUIDS	$1,015.28
				20324100-56210	FUEL & FLUIDS	$187.14
				20513382-56210	FUEL & FLUIDS	$38.52
				20822500-56210	FUEL & FLUIDS	$160.20
				80026400-56210	FUEL & FLUIDS	$1,658.60
				82027111-56210	FUEL & FLUIDS	$409.69
				82027114-56210	FUEL & FLUIDS	$411.49
				82027114-56210	FUEL & FLUIDS	$434.12
				84027221-56210	FUEL & FLUIDS	$350.52
				84027221-56210	FUEL & FLUIDS	$369.81
				84027225-56210	FUEL & FLUIDS	$136.10
	3209054	RED DIESEL #2 TO BE DELIVERED	$6,713.23	84027225-56210	FUEL & FLUIDS	$6,713.23
					Vendor Total:	$15,983.95

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	INV-003762	SAFETY PASS, MSDS PASS	$1,950.19	*20216200-52532*	*SAFETY & TRAINING SUPPORT*	*$236.40*
				20216200-52532	*SAFETY & TRAINING SUPPORT*	*$1,713.79*
					Vendor Total:	*$1,950.19*
REXEL USA INC	1S37737	FLU FUSE - 44OMA	$122.14	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$122.14*
	1S79020	N36 STREETLIGHT BOXES- NEEDED	$1,541.39	*80126100-80230*	*INFRASTRUCTURE*	*$1,541.39*
					Vendor Total:	*$1,663.53*
RICHARD ANDERSON	210708-1	AGREEMENT FOR PROF.SVC'S FOR W	$4,450.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$4,450.00*
	270721-1	AGREEMENT FOR PROF.SVC'S FOR W	$8,850.00	*20913900-52100*	*CONTRACTUAL SERVICES*	*$8,850.00*
					Vendor Total:	*$13,300.00*
RINO PACIFIC	CL34791	FUEL CARD CHARGES AS NEEDED	$2,803.88	*10521210-56210*	*FUEL & FLUIDS*	*$2,803.88*
					Vendor Total:	*$2,803.88*
SAFETY-KLEEN SYSTEMS INC	85776699	PARTS WASHER SERVICE AS NEEDED	$440.94	*20324100-52100*	*CONTRACTUAL SERVICES*	*$440.94*
					Vendor Total:	*$440.94*
SAFEWAY INC	JUL 21.1	MISC. PURCHASES AS REQUIRED	$481.94	*90000000-23226*	*CONCERT SERIES*	*$23.96*
				90000000-23226	*CONCERT SERIES*	*$35.94*
				90000000-23226	*CONCERT SERIES*	*$47.83*
				90000000-23226	*CONCERT SERIES*	*$140.32*
				10022822-44915	*RECREATION PROGRAM INCOME*	*$103.89*
				10022840-54100	*SUPPLIES*	*$130.00*
	JUL 21	MISC. PURCHASES AS REQUIRED	$139.30	*90000000-23235*	*MOVIES IN THE PLAZA*	*$6.52*
				90000000-23235	*MOVIES IN THE PLAZA*	*$43.66*
				10022840-54100	*SUPPLIES*	*$65.22*
				73022600-54100	*SUPPLIES*	*$23.90*
					Vendor Total:	*$621.24*
SANTA ROSA UNIFORM & CAREER APPAREL INC	114135181	UNIFORM SUPPLIES	$529.03	*10020210-54100*	*SUPPLIES*	*$529.03*
					Vendor Total:	*$529.03*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SAVINGS BANK OF MENDOCINO COUNTY	JUL 21	LOVERS LANE LOAN PAYMENT	$1,945.41	*91500000-70103*	*LOAN INTEREST*	*$309.52*
				91800000-70103	*LOAN INTEREST*	*$722.20*
				91500000-70201	*LOAN PRINCIPAL PAYMENTS*	*$274.11*
				91800000-70201	*LOAN PRINCIPAL PAYMENTS*	*$639.58*
	JUN 21 1	ACCUMULATED LATE FEES	$389.08	*91500000-70201*	*LOAN PRINCIPAL PAYMENTS*	*$116.73*
				91800000-70201	*LOAN PRINCIPAL PAYMENTS*	*$272.35*
					Vendor Total:	*$2,334.49*
STAPLES CREDIT PLAN	38965	OFFICE SUPPLIES, MISC. AS NEEDED	$80.73	*10022840-54100*	*SUPPLIES*	*$80.73*
	38540	OFFICE SUPPLIES, MISC. AS NEEDED	$27.84	*80026400-54100*	*SUPPLIES*	*$27.84*
	38148	OFFICE SUPPLIES, MISC. AS NEEDED	$170.23	*84027225-54100*	*SUPPLIES*	*$170.23*
					Vendor Total:	*$278.80*
SWANK MOTION PICTURES INC	DB 3037666	2021 MOONLIGHT MOVIE MADNESS	$395.00	*90000000-23235*	*MOVIES IN THE PLAZA*	*$395.00*
					Vendor Total:	*$395.00*
SYAR INDUSTRIES INC	838559	ASPHALT AS NEEDED	$1,999.21	*82027114-54100*	*SUPPLIES*	*$999.60*
				84027221-54100	*SUPPLIES*	*$999.61*
					Vendor Total:	*$1,999.21*
THATCHER COMPANY OF CALIFORNIA INC	285282	CHLORINE PRODUCTS FY 2021	($815.00)	*82027111-58202*	*CHEMICALS*	*($815.00)*
	285281	CHLORINE PRODUCTS FY 2021	$3,887.72	*82027111-58202*	*CHEMICALS*	*$3,887.72*
					Vendor Total:	*$3,072.72*
TIM SANTO	DV072121	REIMBURSEMENT - POWER OUTAGE MEALS	$137.64	*80026400-54100*	*SUPPLIES*	*$137.64*
					Vendor Total:	*$137.64*
TKP ENTERPRISE, INC	087729	DAYCAMP/COVID	$102.22	*10022840-54100*	*SUPPLIES*	*$102.22*
	087730	DAYCAMP/COVID	$363.96	*10022840-54100*	*SUPPLIES*	*$363.96*
	087776	DAYCAMP/COVID	$363.96	*10022840-54100*	*SUPPLIES*	*$363.96*
	117917	DAYCAMP/COVID	$363.96	*10022840-54100*	*SUPPLIES*	*$363.96*
					Vendor Total:	*$1,194.10*
TUFTS POLYGRAPH & INVESTIGATION	2021-642(A)	POLYGRAPH & INVESTICATION SERV	$800.00	*10521210-54161*	*BACKGROUND & PHYSICALS*	*$800.00*
	2021-647	POLYGRAPH & INVESTICATION SERV	$85.00	*20016100-54161*	*BACKGROUND & PHYSICALS*	*$85.00*
					Vendor Total:	*$885.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH ROUND TREE GLASS	169475	RESCREEN DOOR	$65.33	20822500-56300	BUILDING MAINT. & REPAIR	$65.33
					Vendor Total:	$65.33
UKIAH TROPHIES & GIFTS	156145	BENCH AND TREE PROGRAM	$10.89	90000000-23212	ADOPT-A-TREE PROGRAM	$10.89
	903361	KIDS TRIATHLON MEDALS	$81.66	90000000-23242	JULY 4TH PICNIC IN THE PARK	$81.66
	903353	SHIRTS - REC DEPT	$163.31	10022810-54100	SUPPLIES	$163.31
	923396	TOURAMENT T-SHIRTS	$194.14	10022822-54100	SUPPLIES	$194.14
	903354	WOMENS CO-ED PLAQUES	$596.64	10022822-54100	SUPPLIES	$596.64
	903355	SCREEN PRINTED T-SHIRTS	$715.31	10022822-54100	SUPPLIES	$715.31
					Vendor Total:	$1,761.95
UNITED SITE SERVICES	114-12207031	PORTABLE TOILET RENTAL	$178.15	10022100-52100	CONTRACTUAL SERVICES	$178.15
	114-12207032	PORTABLE TOILET RENTAL	$178.15	10022100-52100	CONTRACTUAL SERVICES	$178.15
	114-12207033	PORTABLE TOILET RENTAL	$143.99	80026220-52100	CONTRACTUAL SERVICES	$143.99
					Vendor Total:	$500.29
UPS	0000E19R54281	SHIPPING CHARGES	$33.44	80026120-54100	SUPPLIES	$33.44
					Vendor Total:	$33.44
US CELLULAR	0449287908	CELL PHONES	$619.22	10024620-55100	TELEPHONE	$41.04
				80026400-55100	TELEPHONE	$58.80
				80026400-55100	TELEPHONE	$132.17
				82027110-55100	TELEPHONE	$55.53
				82027111-55100	TELEPHONE	$156.10
				84027221-55100	TELEPHONE	$55.53
				84027225-55100	TELEPHONE	$120.05
					Vendor Total:	$619.22
VISION METERING LLC	200447	#VM-2E2A1P VISION ST METER, FO	$4,988.00	80026200-54100	SUPPLIES	$4,988.00
					Vendor Total:	$4,988.00
VWR INTERNATIONAL INC	8805353823	SODIUM CHLORIDE	$59.16	84027225-54103	LAB SUPPLIES	$59.16
	8805338458	NITRIC ACID	$121.81	84027225-54103	LAB SUPPLIES	$121.81
					Vendor Total:	$180.97
WASTE MANAGEMENT	2825239-2561	GARBAGE SERVICE - 141 LOVERS LANE	$71.31	10521210-55210	UTILITIES	$71.31

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WASTE MANAGEMENT	2825055-2561	GARBAGE SERVICE - 1500 S STATE	$71.31	*10521210-55210*	*UTILITIES*	*$71.31*
					Vendor Total:	*$142.62*
WELTY, WEAVER & CURRIE	4825	LEGAL SERVICES - WATER RESOURC	$600.00	*20014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$600.00*
					Vendor Total:	*$600.00*
WEST YOST ASSOCIATES INC	2044691	RRWA EXECUTIVE DIRECTOR SERVIC	$27,452.54	*91190100-52100*	*CONTRACTUAL SERVICES*	*$27,452.54*
					Vendor Total:	*$27,452.54*
WESTERN HILLS HOMEOWNERS ASSOC	1353	3RD QTR MEMBER DUES	$225.00	*20012200-52100*	*CONTRACTUAL SERVICES*	*$225.00*
					Vendor Total:	*$225.00*
WILLIAM OFFILL	DV072621	INSTRUCTOR	$2,660.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$2,660.00*
					Vendor Total:	*$2,660.00*
WILLOW COUNTY WATER DIST	10010 JUN 21	WATER SERVICE - 1500 S STATE S	$82.46	*10021210-55210*	*UTILITIES*	*$41.23*
				91521400-55210	*UTILITIES*	*$41.23*
	40351 JUL 21	WATER SERVICE - 1640 S STATE S	$20.00	*31122000-55210*	*UTILITIES*	*$20.00*
	40353 JUL 21	WATER SERVICE - 1500 S STATE S	$43.56	*31122000-55210*	*UTILITIES*	*$43.56*
	81154 JUL 21	WATER SERVICE - SEWER TREATMEN	$39.64	*84027225-55210*	*UTILITIES*	*$39.64*
					Vendor Total:	*$185.66*
WIPF CONSTRUCTION LLC	6656	YOSEMITE DR EMERGENCY WATER MA	$88,302.00	*82227113-80230*	*INFRASTRUCTURE*	*$88,302.00*
					Vendor Total:	*$88,302.00*
WQI	DV071921	REGISTRATION - D TUBBS	$700.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$700.00*
					Vendor Total:	*$700.00*
WYATT IRRIGATION CO	294905 01	700-2 ELEC GLOBE VLV	$142.03	*10022100-54100*	*SUPPLIES*	*$142.03*
					Vendor Total:	*$142.03*
XEROX CORP	013893815	COPIER LEASE - SEE ADD'L DESCR	$115.05	*10022700-52100*	*CONTRACTUAL SERVICES*	*$115.05*
	013893814	COPIER LEASE - SEE ADD'L DESCR	$152.12	*10020210-54500*	*EQUIP RENTS AND LEASES*	*$106.49*
				20620231-54500	*EQUIP RENTS AND LEASES*	*$30.43*
				64020213-54500	*EQUIP RENTS AND LEASES*	*$15.20*
	013893825	COPIER LEASE - SEE ADD'L DESCR	$158.25	*10021210-54500*	*EQUIP RENTS AND LEASES*	*$79.12*

List of Checks Presented for Approval on 7/30/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
XEROX CORP	013893825	COPIER LEASE - SEE ADD'L DESCR	$158.25	*91521400-54500*	*EQUIP RENTS AND LEASES*	*$79.13*
					Vendor Total:	*$425.42*
					INVOICE TOTAL:	***$1,929,476.78***

Agenda Item No: 7.c.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-972

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Settlement Agreement in the Amount of $13,391.33 with the Defense Logistics Agency Energy, an Agency within the United States Department of Defense, Related to the Erroneous Charges of Excise and Sales Tax on Department of Defense Fuel Purchases at the Ukiah Regional Airport.

DEPARTMENT: Finance **PREPARED BY:** Ginny Michel, Assistant Finance Director
PRESENTER: Consent Calendar

ATTACHMENTS:
1. Draft Settlement Agreement - Ukiah Final

Summary: Council will consider the approval of a settlement agreement in the amount of $13,391.33 with Defense Logistics Agency Energy, an agency within the United States Department of Defense (DLAE), related to the erroneous charges of excise and sales tax on Department of Defense fuel purchases at the Ukiah Regional Airport.

Background: Between the period April 12, 2012, and November 11, 2014, Department of Defense fuel purchases at the Ukiah Regional Airport were erroneously charged excise and sales tax. The Defense Finance and Accounting Service (DFAS) sent a letter to the City of Ukiah, stating that it had identified erroneous payments of excise and sales tax for the period of April 6, 2012, through November 11, 2014, and requested that the City refund $26,500.02 in sales tax and $282.64 in use tax.

Discussion: Under California law, the United States and its agencies and instrumentalities are exempt from the California sales tax. Cal. Rev. & Tax Code § 6381. In addition, the United States armed forces are exempt from taxes on its purchases of motor vehicle fuel and aircraft jet fuel. Cal. Rev. & Tax Code § 7392 (imposing a tax on the sale of aircraft jet fuel to an aircraft jet fuel user); *id.* § 7389(c) (excepting the armed forces of the United States from the definition of "aircraft jet fuel user); *id.* § 7401(a)(5) (exempting motor vehicle fuel sold to the United States armed forces from the motor vehicle fuel tax); *see also* Cal. Code Regs, tit. 18, §§ 1134, 1137(a)(3). Staff researched the transactions during the period noted, and were unable to verify the entire claim. After numerous discussion, the DLAE agreed to a settlement agreement (Attachment 1) in the amount of $13.391.33.

Recommended Action: Approve settlement agreement in the amount of $13,391.33 with Defense Logistics Agency Energy, an agency within the United States Department of Defense.

BUDGET AMENDMENT REQUIRED: Yes
CURRENT BUDGET AMOUNT: 777-00000-94402 $0
PROPOSED BUDGET AMOUNT: $13.391.33
FINANCING SOURCE: Airport Operating Funds
PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A
COORDINATED WITH: N/A

Approved: _____
Sage Sangiacomo, City Manager

SETTLEMENT AGREEMENT

Between City of Ukiah, California and Defense Logistics Agency Energy

This Settlement Agreement (the "Agreement") is entered into between CITY OF UKIAH, CALIFORNIA, represented by __[NAME]_____, ____[TITLE]_____, and the DEFENSE LOGISTICS AGENCY ENERGY ("DLA Energy"), represented by Daisy Williams, Contracting Officer, Direct Delivery Fuels Directorate, collectively the "Parties."

WHEREAS:

1. DLA Energy is a major subordinate command of the Defense Logistics Agency, an agency within the United States Department of Defense.

2. DLA Energy administers the Aviation Into-Plane Reimbursement (AIR) Card program, which is used to purchase fuel and some ground services for military and civilian agency aircraft at commercial airports worldwide.

3. The City of Ukiah owns and operates the Ukiah Regional Airport.

4. Under California law, the United States and its agencies and instrumentalities are exempt from the California sales tax. Cal. Rev. & Tax Code § 6381. In addition, the United States armed forces are exempt from taxes on its purchases of motor vehicle fuel and aircraft jet fuel. Cal. Rev. & Tax Code § 7392 (imposing a tax on the sale of aircraft jet fuel to an aircraft jet fuel user); *id.* § 7389(c) (excepting the armed forces of the United States from the definition of "aircraft jet fuel user); *id.* § 7401(a)(5) (exempting motor vehicle fuel sold to the United States armed forces from the motor vehicle fuel tax); *see also* Cal. Code Regs, tit. 18, §§ 1134, 1137(a)(3).

5. On April 15, 2015, the Defense Finance and Accounting Service (DFAS) sent a letter to the City of Ukiah, stating that despite the above tax exemptions it had identified erroneous payments of excise and sales tax for the period of April 6, 2012, through November 11, 2014. DFAS further stated that in accordance with a June 10, 2008, letter from the California Board of Equalization, DLA Energy was unable to obtain a refund directly because a refund "may be made only to the firm or individual who paid the tax to [the] Board." Therefore, DFAS requested that the City of Ukiah refund $26,500.02 in sales tax and $282.64 in excise tax erroneously paid, hereinafter referred to as the "Refund Claim." DFAS attached to the Refund Claim a spreadsheet identifying each transaction for which sales or excise taxes were erroneously paid. DFAS further advised the City of Ukiah that it could either file a claim for refund with the California Board of Equalization or amend its tax returns and stated that DLA Energy's tax recovery contractor could provide assistance provided that the refund be passed on to DFAS.

6. The parties wish to amicably resolve the Refund Claim.

NOW THEREFORE, in consideration of the mutual promises contained herein and for good and valuable consideration, the Parties hereby mutually agree as follows:

1. SETTLEMENT PAYMENT. Within 60 days of the effective date of this Agreement, the City of Ukiah will pay to the Government the amount of THIRTEEN THOUSAND THREE HUNDRED NINETY-ONE DOLLARS AND THIRTY-THREE CENTS ($13,391.33) in full accord and satisfaction of the Tax Refund Claim. No interest shall be payable on this settlement amount.

2. AUTHORITY TO SIGN AND ASSIGNMENT. Each person who signs this agreement warrants that he or she is duly authorized to sign on behalf of the party the signer purports to represent.

3. MUTUAL RELEASE OF CLAIMS. In consideration for their faithful performance of the terms of this Agreement, the Parties, for themselves, their successors and assigns, do hereby relinquish, waive, release, and forever discharge each other of and from any and all claims, demands, disputes, or causes of action, known or unknown, based on, related to, or arising under the facts giving rise to the Refund Claim.

The Parties do hereby waive any and all rights based upon the provisions of Section 1542 of the Civil Code of the State of California, which reads as follows:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

4. ADDITIONAL DOCUMENTS. The Parties agree to execute whatever additional documents as may be reasonably necessary to carry out the terms, conditions, and obligations of this Agreement.

5. INTEGRATION. This Agreement is entered into by each of the Parties without reliance upon any statement, representation, promise, inducement, or agreement not expressly contained herein. This Agreement constitutes the entire agreement between the Parties concerning the aforesaid settlement and release of claims.

6. NEGOTIATED TRANSACTION. Each of the Parties has participated in the drafting and negotiation of this Agreement. Accordingly, for all purposes, this Agreement shall be deemed to have been drafted jointly by the Parties.

7. MODIFICATIONS. This Agreement shall not be amended, modified, supplemented, or changed except by an agreement in writing, signed by the Parties hereto. The terms of the Agreement are contractual and not mere recital.

DRAFT

8. NON-ADMISSION OF LIABILITY. As among the Parties to this Agreement, and as among any Party and any other person, firm, corporation, or other entity, nothing contained in this Agreement shall be construed as an admission of liability or as an admission against interest by any Party. This agreement will also not establish any precedent.

9. AUTHORITY. The Parties expressly represent and warrant that they have entered into this Agreement voluntarily, with proper authority, and without any reservation.

10. GOVERNING LAW. This Agreement is to be interpreted in accordance with and governed by the laws of the United States.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective for all purposes as of the ____ day of June 2021.

FOR CITY OF UKIAH, CALIFORNIA	FOR DEFENSE LOGISTICS AGENCY ENERGY
By: _____	By: _____
Name:	Name: Daisy Williams
Title:	Title: Contracting Officer
Date: June ____, 2021	Date: June ____, 2021

DRAFT

Agenda Item No: 7.d.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-973

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Consideration of Adoption of Resolution Approving the Application to the CA Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 Per Capita Grant Program to Replace the Large Playground Structure at Todd Grove Park.

DEPARTMENT: Community Services **PREPARED BY:** Neil Davis, Community Services Administrator
PRESENTER: Consent Calendar

ATTACHMENTS:
1. Authorizing Resolution

Summary: Staff have identified the State Prop 68 Per Capita grant program as a source of funding to replace the failing large playground equipment at Todd Grove Park. Adoption of the attached Authorizing Resolution affirms to the State the City's commitment and ability to replace and maintain the new playground equipment, and authorizes the City Manager or designee to negotiate the terms of the contract.

Background: In September of 2020 the State of California Department of Parks and Recreation, in cooperation with the Office of Grants and Local Services (OGALS), released a call for grant proposals for their Per Capita Grant Program. The program originates from Proposition 68 and makes available funds for local park rehabilitation and improvement grants to local governments on a per capita basis for the purpose of rehabilitating existing infrastructure. The program requires a twenty percent match. Accessing the maximum available grant award of $177,952 requires a local match of at least $44,480.

Application for these funds requires an authorizing resolution to 1) state the City agrees to the terms of the contract and has the funds to complete and maintain the project, and 2) designate the City Manager or designee to represent the City in negotiations pertaining to the project and funding.

The City's Todd Grove Park is the flagship park of the City and has a variety of deferred maintenance needs. The Park serves citizens throughout the Ukiah Valley and beyond. However due to its location in a relatively affluent neighborhood, it is ineligible for most grant programs. This Per Capita grant program is atypical in that the funds can be used in any neighborhood without regard to median household income.

Discussion: Staff has recently been successful in securing funding to improve Oak Manor Park, Vinewood Park, and the Great Redwood Trail – Ukiah Linear Park. Staff is also assertively pursuing grant funds to provide new parks and recreation opportunities to serve underserved neighborhoods. In the meantime, existing facilities require routine maintenance and periodic upgrades. At Todd Grove Park, staff has identified a pressing need for 1) replacement of the 5 to 12-year-old appropriate playground equipment, 2) replacement / upgrade of the group barbecue area, 3) an interior walking path that will provide ADA access to all areas of the park, 4) replacement of existing walkways with permeable surfaces.

Todd Grove Park's large playground climbing apparatus that is designed for 5 to 12-year-olds is in particularly bad condition. The playground has outlived its recommended lifespan of 20 years. Sun damage to the many wooden components requires frequent maintenance and one of the "twisty" slides has been removed due to its unsafe condition. Access to the damaged slide is blocked with a plywood panel. Replacement parts for this

structure are no longer available.

Adoption of this Authorizing Resolution (Attachment 1) will allow staff to move forward in applying for these funds and contract for the replacement of the large playground equipment at Todd Grove Park and required ADA improvements.

Note: The per capita funding comes available on an irregular basis and was the last used funding source for the current playground equipment at Todd Grove Park.

Recommended Action: Adopt Resolution approving an application to the CA Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 Per Capita Grant Program to secure funding to replace the large playground structure at Todd Grove Park.

BUDGET AMENDMENT REQUIRED: No.
CURRENT BUDGET AMOUNT: 30322230.80100.18009: $230,000
PROPOSED BUDGET AMOUNT: N/A
FINANCING SOURCE: State Prop 68 Per Capita Grant and General Funds
PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A
COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

RESOLUTION OF THE City Council OF Ukiah

APPROVING APPLICATION FOR PER CAPITA GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program, setting up necessary procedures governing application(s); and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the grantee's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

WHEREAS, the grantee will enter into a contract(s) with the State of California to complete project(s);

NOW, THEREFORE, BE IT RESOLVED that the City of Ukiah City Council hereby:

1. Approves the filing of project application(s) for Per Capita program grant project(s); and

2. Certifies that said grantee has or will have available, prior to commencement of project work utilizing Per Capita funding, sufficient funds to complete the project(s); and

3. Certifies that the grantee has or will have sufficient funds to operate and maintain the project(s), and

4. Certifies that all projects proposed will be consistent with the park and recreation element of the City of Ukiah general or recreation plan (PRC §80063(a)), and

5. Certifies that these funds will be used to supplement, not supplant, local revenues in existence as of June 5, 2018 (PRC §80062(d)), and

6. Certifies that it will comply with the provisions of §1771.5 of the State Labor Code, and

7. (PRC §80001(b)(8)(A-G)) To the extent practicable, as identified in the "Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and Other Public Lands and Waters," dated January 12, 2017, the City of Ukiah will consider a range of actions that include, but are not limited to, the following:

(A) Conducting active outreach to diverse populations, particularly minority, lowincome, and disabled populations and tribal communities, to increase awareness within those communities and the public generally about specific programs and opportunities.

(B) Mentoring new environmental, outdoor recreation, and conservation leaders to increase diverse representation across these areas.

(C) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.9

(D) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.

(E) Expanding the use of multilingual and culturally appropriate materials in public communications and educational strategies, including through social media strategies, as appropriate, that target diverse populations.

(F) Developing or expanding coordinated efforts to promote youth engagement and empowerment, including fostering new partnerships with diversity-serving and youth-serving organizations, urban areas, and programs.

(G) Identifying possible staff liaisons to diverse populations.

8. Agrees that to the extent practicable, the project(s) will provide workforce education and training, contractor and job opportunities for disadvantaged communities (PRC §80001(b)(5)).

9. Certifies that the grantee shall not reduce the amount of funding otherwise available to be spent on parks or other projects eligible for funds under this division in its jurisdiction. A one-time allocation of other funding that has been expended for parks or other projects, but which is not available on an ongoing basis, shall not be considered when calculating a recipient's annual expenditures. (PRC §80062(d)).

10. Certifies that the grantee has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Procedural Guide; and

11. Delegates the authority to the Mayor or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope(s); and

12. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Approved and adopted the day of _____, 2021 .

I, the undersigned, hereby certify that the foregoing Resolution Number was duly adopted by the City of Ukiah following a roll call vote:

Ayes:

Noes:

Absent:

_____

(Clerk

Agenda Item No: 7.e.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-980

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Consideration of Adoption of Resolution Appointing James Bair to the Paths, Open Space, and Creeks Commission (POSCC).

DEPARTMENT: City Clerk **PREPARED BY:** Kristine Lawler, City Clerk
PRESENTER: Consent Calendar

ATTACHMENTS:
1. Policy Resolution No. 2014-48
2. Application
3. Nomination
4. Proposed Resolution

Summary: Council will review and possibly adopt a resolution appointing James Bair to the Paths, Open Space, and Creeks Commission (POSCC).

Background: Resolution 2014-48 sets forth the procedure for filling vacancies on City Commissions and Boards is attached (Attachment 1).

The Clerk's office received an application (Attachment 2) from James Bair for the 'Resident in City Limits' position, which meets the criteria for the appointment. Councilmember Duenas, being the next in line to make a nomination to POSCC, has nominated Mr. Bair for appointment (Attachment 3).

The vacancy has been noticed since September 2020, with no other applications having been received.

Discussion: Staff recommends that City Council adopt the attached resolution (Attachment 4), appointing James Bair to the 'Resident in City Limits' position on the Parks, Recreation, and Golf Commission.

Recommended Action: Adopt resolution appointing James Bair to the Paths, Open Space, and Creeks Commission (POSCC).

BUDGET AMENDMENT REQUIRED: N/A
CURRENT BUDGET AMOUNT: N/A
PROPOSED BUDGET AMOUNT: N/A
FINANCING SOURCE: N/A
PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A
COORDINATED WITH: N/A

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
PATHS, OPEN SPACE, AND CREEKS COMMISSION APPLICATION FOR APPOINTMENT

A. General Information

Full Name	James Bair	Date	7/21/21
Residence Address (Physical Address, not PO)	[redacted]		
Mailing Address (if different from above)			
Home Phone	[redacted]	Work Phone	( )
Email	[redacted]	Cell Phone	[redacted]
Employer	Ukiah Unified School District - Ukiah High		
Business Address	1000 Low Gap		
Job Title/Position	Teacher	Employed Since	May 2021

How long have you resided in:	Ukiah?	2 mo	Mendocino County?	/	California? 32 yrs

Please list community groups or organizations you are affiliated with and list any offices held.	NA - just moved to town. As for offices, I was Secretary of TA in Dixon and most recently Transportation Commissione

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 Paths, Open Space, and Creeks Commission?
2. What is your understanding of the purpose, role and responsibility of the Paths, Open Space, and Creeks Commission?
3. How do you believe your own skills, experience, expertise and perspectives will be beneficial to the work of the Paths, Open Space, and Creeks Commission?
4. In your opinion, what type of programs or development should the City encourage?
5. What kind of ideal community do you envision for Ukiah?
6. Do you have any known projects or conflict of interest related to this Commission?
7. Are there any other City of Ukiah Committees/Commissions in which you are interested and on which you would be willing to serve?

Signature of Applicant _____ Date 7/21/21

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) 463-6217.

James Bair

Supplemental Application Questions

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 Paths, Open Space, and Creeks Commission?

I went to school at UC Davis, which, in addition to being a bike and pedestrian-friendly town, has a beautiful arboretum where I used to take meditative walks and bike through on my way to and from class. The arboretum was a hub for social and environmental activity. The hills, spaces, creeks and spaces of Ukiah remind me of this little winding sliver of Davis. I am applying for this role because I see the potential to develop spaces that seamlessly and responsibly weave people into the tapestry of nature. Community is important to me. Outdoor spaces are at the intersection of community and nature and I am excited by the possibilities they bring. I am certain my skills would make our commission successful whatever the endeavor.

2. What is your understanding of the purpose, role and responsibility of the Paths, Open Space, and Creeks Commission?

From what I gleaned from the Ukiah general plan, our role would be to ensure access to paths on undeveloped public and private lands and to advocate that any such uses respect our natural resources. It seems to me such a group of commissioners would help establish and maintain paths and open spaces, such as the Veteran's community garden, promote relevant education efforts where appropriate, make suggestions for the development of bike and pedestrian points of access, and seek to maintain balance with our natural resources so we can enjoy said spaces moving forward for generations to come.

3. How do you believe your own skills, experience, expertise and perspectives will be beneficial to the work of the Paths, Open Space, and Creeks Commission?

As Transportation Commissioner for the City of Dixon, I have experience keeping up a dialogue with residents, working with city council members in exploring solutions for program funding, and advocating for expanded bike education programs and access--especially with regard to students and schools. As an educator, I have expertise in building successful programs, speaking in front of large groups of people, and collaborating with many stakeholders. As secretary of our union, I held a leadership stake in organizing members and crafting the leadership vision. I believe these experiences have given me the tools to be adaptive and deliberative with respect to goals and processes of any effort where people are involved.

4. In your opinion, what type of programs or development should the City encourage?

In my opinion, I would like to see the city encourage leadership programs that engage all Ukiahans, but especially young people. My wife is a graduate of Ukiah High School. She had a great experience growing up in Ukiah, which is one of the reasons we packed up and moved here so she could teach at her alma mater. In my own hometown of Dixon, getting anyone to come back was a nail-on-the-chalkboard-struggle. In Ukiah, you have people who

want to come back voluntarily. That's special. Investing in a leadership pipeline program between young people and the City is the best return on investment we can offer the community. All the better if it involves connecting with people and nature.

5. What kind of ideal community do you envision for Ukiah?

I envision Ukiah as an environmentally progressive *15-minute City*, where necessities such as food, housing and culture are all easily accessible within walking or biking distance. I envision Ukiah as not only the cultural hub for Mendocino, but for all of Northern California. I envision city government playing a prominent role in educating, engaging and leading all people in building a Ukiah for the future.

6. Do you have any known projects or conflict of interest related to this Commission?

I do not have any known conflicts related to this commission.

7. Are there any other City of Ukiah Committees/Commissions in which you are interested and on which you would be willing to serve

I would be willing to serve on Planning, Parks and Recreation, Equity and Diversity, and--if in the event one is ever established--Food, Arts and Culture committee.

Kristine Lawler

Subject: FW: Nomination for the Paths, Open Space, and Creeks Commission

From: Josefina Duenas <2mundosukiah@gmail.com>
Sent: Thursday, July 29, 2021 12:02 PM
To: Kristine Lawler <klawler@cityofukiah.com>
Subject: Re: Nomination for the Paths, Open Space, and Creeks Commission

After reading the application of Mr. Blair, and seeing the education, and the experience he has (although, he's new in our community), I believe that he would be an idoneus person to fill the vacant position. Therefore, I nominate Mr. Blair to the Resident in City Limits position on the Paths, Open Space, and Creeks Commission.

Josefina Duenas

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPOINTING JAMES BAIR TO THE PATHS, OPEN SPACE, AND CREEKS COMMISSION (POSCC).

WHEREAS, the POSCC vacancy has been duly noticed since September 17, 2020, in the Office of the City Clerk, the Ukiah Branch of the Mendocino County Library, the Public View Binder, and the Civic Center Glass Case as a position for a "Resident in City Limits;" and

WHEREAS, the City Clerk's office received an application from James Bair for appointment that meets the criteria, with no other applications having been received; and

WHEREAS, Councilmember Duenas, as the next in line to make a nomination to the POSCC, has nominated Mr. Bair for appointment.

NOW, THEREFORE, BE IT RESOLVED, that the Ukiah City Council approve 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 COUNCILMEMBER	TERM EXPIRATION
Paths, Open Space, and Creeks Commission	James Bair	Resident in City Limits	Duenas	August 8, 2024

PASSED AND ADOPTED this 18th day of August 2021, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Juan V. Orozco, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

Agenda Item No: 7.f.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-833

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Report of the Purchase of Variable Frequency Drive (VFD) for the High Service Pump Station at the Water Treatment Plant (WTP) from Industrial Technical Services Inc. of La Miranda CA in the Total Amount of $97,255.41.

DEPARTMENT: Water Resources **PREPARED BY:** Sean White, Water Resources Director
PRESENTER: Consent Calendar

ATTACHMENTS:
1. HSP VFD Bid

Summary: Council will receive a report regarding the purchase of a Variable Frequency Drive (VFD) for the High Service Pump Station at the Water Treatment Plant (WTP) from Industrial Technical Services Inc. of La Miranda CA in the total amount of $97,255.41.

Background: The Variable Frequency Drives (VFDs) for the High Service Pump Station at the Water Treatment Plant (WTP) are approximately 35 years old. There are two VFDs for this facility to provide redundancy because without these VFDs we are unable to pump water to our storage tanks in the western hills.

Discussion: One of the VFDs at the High Service Pump Station recently failed due to water damage. Because of its age, no replacement parts are available. We are currently operating without redundancy.

Fleet Service received bids from two vendors. Industrial Technical Services Inc. of La Miranda CA in the total amount of $97,255.41 (Attachment 1) was the only vendor able to offer installation service at this time.

Due to the vulnerability of the system in conjunction with long lead times for the materials, the City Manager authorized the emergency purchase. On July 28, 2021, Purchase Order 47401 was issued in the amount of $97,255.41.

Recommended Action: Report of the purchase of a Variable Frequency Drive for the High Service Pump Station at the Water Treatment Plant from Industrial Technical Services Inc. of La Miranda CA in the total amount of $97,255.41.

BUDGET AMENDMENT REQUIRED: No
CURRENT BUDGET AMOUNT: 82027111.56120: $97,255.41
PROPOSED BUDGET AMOUNT: N/A
FINANCING SOURCE: Fund 820
PREVIOUS CONTRACT/PURCHASE ORDER NO.: Purchase Order 47401
COORDINATED WITH: Dave Kirch, Fleet Services

Approved: _____
Sage Sangiacomo, City Manager

Industrial Technical Services

714-256-4100

sales@industrialtechnicalservices.com

Estimate # 13680A

07/06/2021

Dave Kirch

707-272-2832

dkirch@cityofukiah.com

City of Ukiah

City of Ukiah

935 River St

Ukiah, CA, 95482

Estimate

714-256-4100,
Sales@industrialtechnicalservices.com

ESTIMATE #	13680A
DATE	07/06/2021
PO #	

CUSTOMER
City of Ukiah 935 River St, Ukiah, CA 95482

SERVICE LOCATION
City of Ukiah Dave Kirch 935 River St, Ukiah, CA 95482 707-272-2832 dkirch@cityofukiah.com

DESCRIPTION	

Description	Qty	Rate	Tax	Total
Sale ---------- Company: City of Ukiah Attn: Dave Kirch Cell: 707-272-2832 Email: dkirch@cityofukiah.com Dear Dave, The following is an estimate for the purchase and installation of an ABB ACS880 350HP ultra low harmonic drive to replace a Siemens Robicon drive. No fuses are included in drive only quotes. Labor, if quoted, is to be performed during regular business hours unless otherwise requested. This quote does include prevailing wages. DIR# 1000009192. All estimates requiring a new drive and/or parts must be prepaid in advance. Labor needed to complete the estimate can be subject to Net 30 days on approved credit. ---------- -Standard credit terms are Net 30 days on approved credit. -All estimates requiring a new drive and/or parts must be prepaid in advance. -A vehicle surcharge will be added for all field service calls. -Labor needed to complete the estimate can be subject to Net 30 days on approved credit. -Late charges will apply for invoices paid after 45 days. Late charges will be applied at 1% per month on the outstanding balance. -All new customers are C.O.D or Credit Card pending approval of credit application. -Please email a copy of the purchase order to sales@industrialtechnicalservices.com, otherwise please sign and add your purchase order number to the bottom of this estimate and email to sales@industrialtechnicalservices.com. Verbal PO's	0.00	$0.00	$0.00	$0.00

cannot be accepted.

Service is to be performed during regular business hours - Mon to Fri from 7am to 3:30pm. Service performed after hours or weekends will be quoted at a different billing rate. Please request a quote for after hours service if needed.

By approval of this estimate with a purchase order or purchase order number, customer agrees upon receipt of the invoice(s) to make payments to the address listed below:

UC Factors, Assignee for:
Industrial Technical Services
PO Box 841647
Los Angeles, CA 90084-1647

Customer agrees to promptly complete any invoice verification paperwork from UC Factors should UC Factors provide it.

Estimate valid for 30 days.

ABB ACS880 - 350HP/403A (VT)/250HP/314A (CT) 480VAC, Cabinet-Built Low Harmonic Drive (12 to 15 week lead time) (Drive/Parts to be prepaid)	1.00	$55,894.75	$0.00	$55,894.75
Sales Tax - 8.875%	1.00	$4,960.66	$0.00	$4,960.66
Freight Costs - LTL	1.00	$2,000.00	$0.00	$2,000.00
Standard Service Labor - Portal to Portal - Prevailing Wages	1.00	$34,400.00	$0.00	$34,400.00
Signature Approval ********** I acknowledge that the above scope of work is correct and I authorize Industrial Technical Services to begin work. P.O. #_____ Date:_____ Accepted by:_____ **********	0.00	$0.00	$0.00	$0.00

CUSTOMER MESSAGE
Thank you for the opportunity. Feel free to contact us if you have any questions. We look forward to working with you.

Estimate Total: $97,255.41

Important Addresses

Payment Remit To Address:

UC Factors, Assignee for:

Industrial Technical Services

PO Box 841647

Los Angeles, CA 90084-1647

Shipping Address:

Industrial Technical Services

15300 Valley View Ave., #E10

La Mirada, CA 90638

Agenda Item No: 7.g.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-986

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval for the City Manager to Negotiate and Execute a Lease Agreement Between the City of Ukiah and the Ukiah Youth Baseball League Inc., for the Use of a Portion of Riverside Park.

DEPARTMENT: Community Services **PREPARED BY:** Neil Davis, Community Services Administrator
PRESENTER: Consent Calendar

ATTACHMENTS:

1. SULL lease agreement 2021

Summary: Staff recommends the Council authorize the City Manager to negotiate and execute a new lease to allow Ukiah Youth Baseball Inc., the use of baseball fields at Riverside Park for five years with an option for 5 year renewal.

Background: The City of Ukiah has leased a portion of the property within the Riverside Park to Ukiah Youth Baseball Inc., and its predecessor South Ukiah Little League for $1.00 per year since April 1984.

Discussion: The proposed lease (Attachment 1) continues similar terms and conditions of the previous lease. Staff believes the continued use of the property for this purpose is beneficial to the public and recommends approval of the lease as proposed. Staff does not anticipate any conflict with future park development as the Little League fields are included in the conceptual plan for the Riverside Park.

Staff recommends the Council authorize the City Manager to negotiate and execute a new lease to allow Ukiah Youth Baseball Inc., the use of baseball fields at Riverside Park for five years with an option for a 5 year extension.

Recommended Action: Approval for the City Manager to Negotiate and Execute a Lease Agreement Between the City of Ukiah and the Ukiah Youth Baseball League Inc., for the Use of a Portion of Riverside Park.

BUDGET AMENDMENT REQUIRED: N/A
CURRENT BUDGET AMOUNT: N/A
PROPOSED BUDGET AMOUNT: N/A
FINANCING SOURCE: N/A
PREVIOUS CONTRACT/PURCHASE ORDER NO.: COU No. 1516-205
COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

LEASE AGREEMENT

This Lease, made this ___ day of _____, 2021, by and between the City of Ukiah, State of California, acting by and through its City Council, hereinafter referred to as "Lessor" and the Ukiah Youth Baseball League Inc., a corporation organized and existing under and in compliance with the laws of the State of California and its officers, hereinafter referred to as "Lessee".

RECITALS:

1. Lessor has the authority contained in Government Code §§ 37380 and 37395 and does determine that the use of certain property owned by the Lessor is not required for its use at this time and is available for Lease, and

2. The use of said property by the Lessee would be and is beneficial for the citizens of the City of Ukiah.

LEASE AGREEMENT

1. LEASE.

The parties hereto agree that on the terms and conditions hereinafter expressed, Lessor does hereby let to Lessee and Lessee does hereby hire from Lessor a portion of that certain parcel of property commonly referred to as "Riverside Park", located on City property to the Southeast of East Gobbi Street, County of Mendocino and West of the Russian River, more specifically described on the attached "Exhibit A".

2. TERM.

The term of this Lease is for a period of five (5) years commencing on the date set forth above, with the option for one, five year, renewal.

3. RENT.

As rent for the term hereby demised, Lessee agrees to pay to Lessor the sum of One Dollar ($1.00) per year and identify Lessor as a sponsor of Lessee's program in consideration hereof for the use of said property.

3.1. Lessee specifically represents that it does not intend to make a profit on the use of the leased premises. All income derived from use of the leased premises shall be used exclusively to sponsor or promote Little League Baseball on the leased premises or for improvements to the leased premises.

3.2 Lessee shall maintain regular books of account which it shall make available to Lessor upon demand for inspection or audit.

3.3 Lessee agrees to provide signage in a location of visibility on the leased premises which identifies Lessor as a sponsor of the Ukiah Youth Baseball League Program.

4. USE AND IMPROVEMENTS.

Lessee hereby agrees to install all permanent improvements which shall become part of said property and title to said improvements shall be vested in the Lessor upon termination of this Lease except as set forth herein.

4.1. Lessee shall use the leased premises exclusively as a Little League Baseball field under the Lessee's sponsorship and supervision.

4.2. Improvements, excavations, removal of any trees, brush, grass or improvements and other modifications to the property shall be the sole responsibility of Lessee and shall be approved by Lessor prior to conducting work.

4.3. Prior to beginning baseball activities on the premises, Lessee shall install and maintain sound reduction materials to the backstop at the approval of Lessor and provide for at least one port-o-let sanitary station to be placed on the premises during baseball season.

4.4. Lessee agrees to keep the premises and all improvements in good repair and order and to bear the full cost for maintenance of all improvements.

4.5. Lessee shall acquire the necessary and required permits from the appropriate regulating body for any development proposed under this lease.

4.6. Lessee is responsible for the relocation, alteration, removal, construction, reconstruction of any municipal or private facilities, structures or utilities existing on leased premises which are presently in use or abandoned.

4.7. Lessee shall insure that no alcoholic beverages are possessed or consumed on the leased premises at any time. Lessee shall not use or permit the leased premises to be used except in full compliance with all rules, regulations, laws or ordinances of the City of Ukiah and the State of California.

4.8. Lessee shall bear sole responsibility for the cost of all utilities and any possessory interest tax which may result due to Lessees occupancy of the property.

4.9. Lessee agrees to allow use and access to the leased premises during the lessee's non-use times to Lessor for the purpose of Lessor's recreation programs. Lessee shall not permit use of the property for any reason after the hour of 10:00 p.m. Lessee shall not permit vehicles to park on the premises between the hours of 10:00 p.m. and 8:00 a.m., and shall properly post the premises in accordance with Vehicle Code requirements.

5. ASSIGNMENT.

Lessee will not assign this Lease or any interest therein and will not let or underlet the said premises or any part thereof without the prior written consent of the Lessor.

6. INDEMNIFICATION AND INSURANCE.

6.1. Lessor shall not be liable for and is free from the cost of any damages for personal injury or property damage resulting from the use made by Lessee of the demised premises, any defective condition or faulty construction of the demised premises existing at the time of letting or arising thereafter and Lessee covenants and agrees to indemnify and save harmless said Lessor and its officers, agents and employees from and against any and all liability, loss, cost, or other obligation, including reasonable attorney's fee, on account of or arising out of any such injuries or losses however occurring.

6.2. Lessee covenants and agrees during the life of this Lease at Lessee's sole expense to comply with the requirements of Exhibit B, Insurance Requirements for Lessees (No Auto Risks), attached hereto and incorporated herein by reference.

6.3 Notwithstanding the provisions of Exhibit B requiring Lessee to procure workmen's compensation insurance, Lessee need not procure such insurance provided all of the following conditions are met:

a. It maintains its status as a non-profit tax exempt organization;

b. Its Board of Directors takes no action to designate any person providing services or work to the organization as its employee; and

c. All persons performing services for the organization do so strictly as volunteers without receiving any compensation whatsoever.

Lessee shall immediately notify Lessor if it fails to meet all of the conditions of this Paragraph 6.3 and shall immediately thereafter comply with the workmen's compensation provisions of Exhibit B.

7. TERMINATION.

7.1. This Lease or any renewal thereof, may be canceled for any reason by either party on sixty (60) days written notice to the other party.

7.2. Lessor can cancel this Lease immediately for any breach of this lease by Lessee, including, but not limited to, failure to provide insurance, without any prior notice to Lessee.

8. ATTORNEY'S FEES.

Lessee shall pay Lessor its reasonable costs and attorney's fees if Lessor prevails in any legal action to enforce any of the terms of this Lease.

9. TIME OF ESSENCE.

Time is of the essence of this agreement.

10. WAIVER.

City's waiver of any default in Lessee's performance of any condition of this Lease, including the obligation to pay rent, shall not constitute a waiver of remedies available for a subsequent breach of the same or a different condition of this Lease. Acceptance of subsequent rental payments from Lessee or its assignees shall not constitute a waiver of the failure of Lessee to pay rent or obtain prior approval to an assignment of this Lease.

11. NOTICES.

Any written notice required hereby shall be deemed sufficient when placed in the United States mail, postage prepaid and addressed as follows:

TO LESSEE:	TO CITY:
Ukiah Youth Baseball League, Inc.	City Manager Ukiah Civic Center 300 Seminary Avenue Ukiah, CA 95482

12. PARAGRAPH HEADINGS.

Paragraph headings are included for the convenience of the parties and are not intended to define or limit the scope of this Lease.

13. PREVIOUS AGREEMENTS.

Any and all existing statement or agreements, whether oral or written, or renewals thereof, between the parties hereto, covering the same subject matter, are hereby canceled and superseded by the terms of this Lease, and such prior agreements, statements or understandings shall have no further force or effect.

14. DUPLICATE ORIGINALS.

This Lease may be executed in one or more duplicate originals bearing the original signature of both parties and when so executed any such duplicate original shall be admissible as proof of the existence and terms of this Lease.

Entered on the date first written above.

CITY OF UKIAH

By:_____

ATTEST:

_____
City Clerk

UKIAH BASEBALL LEAGUE, INC.

By:_____

Agenda Item No: 7.h.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-988

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Amendment No. 2 to a Professional Services Agreement with PSOMAS for an Amount Not to Exceed $2,600 to Provide Land Surveying Services Related to the City's Annexation Efforts; and Approval of Corresponding Budget Amendment.

DEPARTMENT:	Community Development	**PREPARED BY:**	Craig Schlatter, Community Development Director, Jesse Davis, Planning Manager
		PRESENTER:	Consent Calendar

ATTACHMENTS:

1. COU_1920-138 - Signed Agreement
2. COU_1920-138 - Amendment #1 - Signed Agreement
3. COU_1920-138 - Amendment # 2 - Proposed

Summary: Council will consider approval of an amendment, Amendment No. 2, to an existing professional agreement with PSOMAS for an amount not to exceed $2,600 for land surveying services to support the annexation of City owned properties. Council will also consider approval of a corresponding budget amendment.

Background: On September 4, 2019, Council approved COU #1920-138 (Attachment 1) for professional consulting services related to the City's reorganization efforts. The contract was fully executed on September 9, 2019, and totaled $42,245.

On June 22, 2020, the City Manager signed an amendment to COU #1920-138 (Attachment 2). This amendment facilitated additional work for PSOMAS to prepare legal descriptions, plats, and utility schematic drawings for three specific parcels proposed for annexation related to the City's reorganization efforts. The additional work added $3,290 to the agreement. The revised Not to Exceed contract amount subsequently totaled $45,535.

On March 23, 2021, Staff was informed by the Mendocino Local Agency Formation Commission (LAFCo) that an area included as part of the City's annexation application was already located within City limits. Upon review, Staff affirmed LAFCo's determination. Staff now seeks to submit revised documents to progress the annexation request of City-owned parcels with LAFCo. To that end, Staff seeks to revise the previous agreement for professional services with PSOMAS so that updated legal descriptions can be obtained. A copy of the proposed amendment, Amendment No. 2, is included as Attachment 3.

The City has entered into multiple agreements for professional services with PSOMAS. On July 7, 2020, the City entered into a separate yet similar agreement (COU #2021-082) to undertake land surveys and prepare metes and bounds application materials for separate applications to LAFCo. This separate agreement with PSOMAS totaled $55,410.40.

Discussion: As only minimal updates and financial expenditures are required to finalize revisions for response to LAFCo, Staff recommends that the City Council approve Amendment No. 2 (Attachment 3) to COU #1920-138.

Upon approval, PSOMAS will provide the City with updated legal descriptions to reflect the revised metes and bounds courses and course index numbers. Individual areas will be noted and shown, and the updated overall area will be noted in the legal description and on an exhibit map.

Staff recommends Council approve Amendment No. 2 (Attachment 3) to COU #1920-138 in an amount not to exceed $2,600. Staff also recommends Council approve a corresponding budget amendment.

Recommended Action: Approve Amendment No. 2 to an existing Professional Services Agreement with PSOMAS for an amount not to exceed $2,600 for the provision of land surveying services related to the City's reorganization efforts. Also approve corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: Yes
CURRENT BUDGET AMOUNT: 84027220.52100: $0
PROPOSED BUDGET AMOUNT: 84027220.52100: $2,600
FINANCING SOURCE: N/A
PREVIOUS CONTRACT/PURCHASE ORDER NO.: 1920-138
COORDINATED WITH: Mary Horger, Financial Services Manager; Tim Eriksen, City Engineer

Approved: Sage Sangiacomo, City Manager

COU #1920-138

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement, made and entered into this 9th day of September, 2019 ("Effective Date"), by and between CITY OF UKIAH, CALIFORNIA, hereinafter referred to as "City" and Psomas, a California Corporation organized and in good standing under the laws of the state of California, hereinafter referred to as "Consultant".

RECITALS

This Agreement is predicated on the following facts:

a. City requires consulting services related to Land Surveyor Services.

b. Consultant represents that it has the qualifications, skills, experience and properly licensed to provide these services, and is willing to provide them according to the terms of this Agreement.

c. City and Consultant agree upon the Scope-of-Work and Work Schedule attached hereto as Attachment "A", describing contract provisions for the project and setting forth the completion dates for the various services to be provided pursuant to this Agreement.

TERMS OF AGREEMENT

1.0 DESCRIPTION OF PROJECT

1.1 The Project is described in detail in the attached Scope-of-Work (Attachment "A").

2.0 SCOPE OF SERVICES

2.1 As set forth in Attachment "A".

2.2. Additional Services. Additional services, if any, shall only proceed upon written agreement between City and Consultant. The written Agreement shall be in the form of an Amendment to this Agreement.

3.0 CONDUCT OF WORK

3.1 Time of Completion. Consultant shall commence performance of services as required by the Scope-of-Work upon receipt of a Notice to Proceed from City and shall complete such services within 30 working days from receipt of the Notice to Proceed. Consultant shall complete the work to the City's reasonable satisfaction, even if contract disputes arise or Consultant contends it is entitled to further compensation.

4.0 COMPENSATION FOR SERVICES

4.1 Basis for Compensation. For the performance of the professional services of this Agreement, Consultant shall be compensated on a time and expense basis not to exceed a guaranteed maximum dollar amount of $42,245. Labor charges shall be based upon hourly billing rates for the various classifications of personnel employed by Consultant to perform the Scope of Work as set forth in the attached Attachment B,

which shall include all indirect costs and expenses of every kind or nature, except direct expenses. The direct expenses and the fees to be charged for same shall be as set forth in Attachment A. Consultant shall complete the Scope of Work for the not-to-exceed guaranteed maximum, even if actual time and expenses exceed that amount.

4.2 Changes. Should changes in compensation be required because of changes to the Scope-of-Work of this Agreement, the parties shall agree in writing to any changes in compensation. "Changes to the Scope-of-Work" means different activities than those described in Attachment "A" and not additional time to complete those activities than the parties anticipated on the date they entered this Agreement.

4.3 Sub-contractor Payment. The use of sub-consultants or other services to perform a portion of the work of this Agreement shall be approved by City prior to commencement of work. The cost of sub-consultants shall be included within guaranteed not-to-exceed amount set forth in Section 4.1.

4.4 Terms of Payment. Payment to Consultant for services rendered in accordance with this contract shall be based upon submission of monthly invoices for the work satisfactorily performed prior to the date of the invoice less any amount already paid to Consultant, which amounts shall be due and payable thirty (30) days after receipt by City. The invoices shall provide a description of each item of work performed, the time expended to perform each task, the fees charged for that task, and the direct expenses incurred and billed for. Invoices shall be accompanied by documentation sufficient to enable City to determine progress made and to support the expenses claimed.

5.0 ASSURANCES OF CONSULTANT

5.1 Independent Contractor. Consultant is an independent contractor and is solely responsible for its acts or omissions. Consultant (including its agents, servants, and employees) is not the City's agent, employee, or representative for any purpose.

It is the express intention of the parties hereto that Consultant is an independent contractor and not an employee, joint venturer, or partner of City for any purpose whatsoever. City shall have no right to, and shall not control the manner or prescribe the method of accomplishing those services contracted to and performed by Consultant under this Agreement, and the general public and all governmental agencies regulating such activity shall be so informed.

Those provisions of this Agreement that reserve ultimate authority in City have been inserted solely to achieve compliance with federal and state laws, rules, regulations, and interpretations thereof. No such provisions and no other provisions of this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between Consultant and City.

Consultant shall pay all estimated and actual federal and state income and self-employment taxes that are due the state and federal government and shall furnish and pay worker's compensation insurance, unemployment insurance and any other benefits required by law for himself and his employees, if any. Consultant agrees to indemnify and hold City and its officers, agents and employees harmless from and against any claims or demands by federal, state or local government agencies for any such taxes or benefits due but not paid by Consultant, including the legal costs associated with defending against any audit, claim, demand or law suit.

Consultant warrants and represents that it is a properly licensed professional or professional organization with a substantial investment in its business and that it maintains its own offices and staff which it will use in performing under this Agreement.

5.2 Conflict of Interest. Consultant understands that its professional responsibility is solely to City. Consultant has no interest and will not acquire any direct or indirect interest that would conflict with its performance of the Agreement. Consultant shall not in the performance of this Agreement employ a person having such an interest. If the City Manager determines that the Consultant has a disclosure obligation under the City's local conflict of interest code, the Consultant shall file the required disclosure form with the City Clerk within 10 days of being notified of the City Manager's determination.

6.0 INDEMNIFICATION

6.1 Insurance Liability. Without limiting Consultant's obligations arising under Paragraph 6.2 Consultant shall not begin work under this Agreement until it procures and maintains for the full period of time allowed by law, surviving the termination of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with its performance under this Agreement.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office ("ISO) Commercial General Liability Coverage Form No. CG 20 10 0413 ~~10 01~~ and Commercial General Liability Coverage –Completed Operations Form No. CG 20 37 04 13 ~~10 01~~.

2. ISO Form No. CA 0001 (Ed. 1/87) covering Automobile Liability, Code 1 "any auto" or Code 8, 9 if no owned autos and endorsement CA 0025.

3. Worker's Compensation Insurance as required by the Labor Code of the State of California and Employers Liability Insurance.

4. Errors and Omissions liability insurance appropriate to the consultant's profession. Architects' and engineers' coverage is to be endorsed to include contractual liability.

B. Minimum Limits of Insurance

Consultant shall maintain limits no less than:

1. General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations. If Commercial General Liability Insurance or other form with a general aggregate limit is used, the general aggregate limit shall apply separately to the work performed under this Agreement, or the aggregate limit shall be twice the prescribed per occurrence limit.

2. Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

3. Worker's Compensation and Employers Liability: Worker's compensation limits as required by the Labor Code of the State of California and Employers Liability limits of $1,000,000 per accident.

4. Errors and Omissions liability: $1,000,000 per claim. ~~occurrence.~~

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to the City, its officers, officials, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages

a. The City, it officers, officials, employees and volunteers are to be covered as additional insureds as respects; liability arising out of activities performed by or on behalf of the Consultant, products and completed operations of the Consultant, premises owned, occupied or used by the Consultant, or automobiles owned, hired or borrowed by the Consultant for the full period of time allowed by law, surviving the termination of this Agreement. The coverage shall contain no special limitations on the scope-of-protection afforded to the City, its officers, officials, employees or volunteers.

b. The Consultant's insurance coverage shall be primary insurance as respects to the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be in excess of the Consultant's insurance and shall not contribute with it.

c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.

d. The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. Worker's Compensation and Employers Liability Coverage

The insurer shall agree to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses arising from Consultant's performance of the work, pursuant to this Agreement.

3. Professional Liability Coverage

If written on a claims-made basis, the retroactivity date shall be the effective date of this Agreement. The policy period shall extend one year from date of final invoice for this project.

4. All Coverages

Each Insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by ~~certified~~ mail, ~~return receipt requested,~~ has been given to the City. Ten (10) days notice if cancellation is due to non-payment of premium.

E. Acceptability of Insurers

Insurance is to be placed with admitted California insurers with an A.M. Best's rating of no less than A- for financial strength, AA for long-term credit rating and AMB-1 for short-term credit rating.

F. Verification of Coverage

Consultant shall furnish the City with Certificates of Insurance and with original Endorsements effecting coverage required by this Agreement. The Certificates and Endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates and Endorsements are to be on forms provided or approved by the City. Where by statute, the City's Workers' Compensation - related forms cannot be used, equivalent forms approved by the Insurance Commissioner are to be substituted. All Certificates and Endorsements are to be received and approved by the City before Consultant begins the work of this Agreement. The City reserves the right to require complete, certified copies of all required insurance policies, at any time. If Consultant fails to provide the coverages required herein, the City shall have the right, but not the obligation, to purchase any or all of them. In that event, the cost of insurance becomes part of the compensation due the contractor after notice to Consultant that City has paid the premium.

G. Subcontractors

Consultant shall include all subcontractors or sub-consultants as insured under its policies or shall furnish separate certificates and endorsements for each sub-contractor or sub-consultant. All coverage for sub-contractors or sub-consultants shall be subject to all insurance requirements set forth in this Paragraph 6.1.

6.2 Indemnification. Notwithstanding the foregoing insurance requirements, and in addition thereto, Consultant agrees, for the full period of time allowed by law, surviving the termination of this Agreement, to indemnify the City for any claim, cost or liability that arises out of, or pertains to, or relates to any negligent act or omission or the willful misconduct of Consultant in the performance of services under this contract by Consultant, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by the City, or arising from the active negligence of the City.

"Indemnify," as used herein includes the expenses of defending against a claim and the payment of any settlement or judgment arising out of the claim. Defense costs include all costs associated with defending the claim, including, but not limited to, the fees of attorneys, investigators, consultants, experts and expert witnesses, and litigation expenses.

References in this paragraph to City or Consultant, include their officers, employees, agents, and subcontractors.

7.0 CONTRACT PROVISIONS

7.1 Ownership of Work. All documents furnished to Consultant by City and all documents or reports and supportive data prepared by Consultant under this Agreement are owned and become the property of the City upon their creation and shall be given to City immediately upon demand and at the completion of Consultant's services at no additional cost to City. Deliverables are identified in the Scope-of-Work, Attachment "A". All documents produced by Consultant shall be furnished to City in digital format and hardcopy. Consultant shall produce the digital format, using software and media approved by City.

7.2 Governing Law. Consultant shall comply with the laws and regulations of the United States, the State of California, and all local governments having jurisdiction over this Agreement. The interpretation and enforcement of this Agreement shall be governed by California law and any action arising under or in connection with this Agreement must be filed in a Court of competent jurisdiction in Mendocino County.

7.3 Entire Agreement. This Agreement plus its Attachment(s) and executed Amendments set forth the entire understanding between the parties.

7.4 Severability. If any term of this Agreement is held invalid by a court of competent jurisdiction, the remainder of this Agreement shall remain in effect.

7.5 Modification. No modification of this Agreement is valid unless made with the agreement of both parties in writing.

7.6 Assignment. Consultant's services are considered unique and personal. Consultant shall not assign, transfer, or sub-contract its interest or obligation under all or any portion of this Agreement without City's prior written consent.

7.7 Waiver. No waiver of a breach of any covenant, term, or condition of this Agreement shall be a waiver of any other or subsequent breach of the same or any other covenant, term or condition or a waiver of the covenant, term or condition itself.

7.8 Termination. This Agreement may only be terminated by either party: 1) for breach of the Agreement; 2) because funds are no longer available to pay Consultant for services provided under this Agreement; or 3) City has abandoned and does not wish to complete the project for which Consultant was retained. A party shall notify the other party of any alleged breach of the Agreement and of the action required to cure the breach. If the breaching party fails to cure the breach within the time specified in the notice, the contract shall be terminated as of that time. If terminated for lack of funds or abandonment of the project, the contract shall terminate on the date notice of termination is given to Consultant. City shall pay the Consultant only for services

performed and expenses incurred as of the effective termination date. In such event, as a condition to payment, Consultant shall provide to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Consultant under this Agreement. Consultant shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder, subject to off-set for any direct or consequential damages City may incur as a result of Consultant's breach of contract.

7.9 Duplicate Originals. This Agreement may be executed in duplicate originals, each bearing the original signature of the parties. When so signed, each such document shall be admissible in administrative or judicial proceedings as proof of the terms of the Agreement between the parties.

8.0 NOTICES

Any notice given under this Agreement shall be in writing and deemed given when personally delivered or deposited in the mail (certified or registered) addressed to the parties as follows:

CITY OF UKIAH PURCHASING DEPARTMENT 300 SEMINARY AVENUE UKIAH, CALIFORNIA 95482-5400	PSOMAS LESTER E. CARTER JR., PLS 11661 BLOCKER DRIVE, SUITE 200 AUBURN, CA 95603

9.0 SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Agreement the Effective Date:

CONSULTANT - PSOMAS

BY: _____ 9.19.19
Date

NAME: Dan Forgey, Vice President

95-2863554
IRS IDN Number

CITY UKIAH

BY: _____ 9-25-19
Date
CITY MANAGER

ATTEST

_____ 9-25-19
CITY CLERK Date

SECTION 1

Provided Services

PSOMAS

PROJECT UNDERSTANDING

The City of Ukiah (City) desires to annex 17 parcels of land. This requires various documents be prepared by a licensed land surveyor in support of the City's application to the Mendocino County LAFCo review process for changes to the City's jurisdiction boundary.

Psomas will prepare an Annexation Exhibit and Legal Description for each of the APN parcels as noted in the RFP in accordance with the requirements of LAFCo's application process and State Board of Equalization review. The Annexation Exhibits will be similar in format to the examples found in Attachment "A" hereto. We understand that these documents must meet the City's, LAFCo's and the State Board of Equalization's requirements. Psomas understands that full compliance with these requirements is essential before a formal application to change jurisdictional boundaries of the City can be submitted to LAFCo.

To prepare the legal description and exhibits, we will conduct extensive record boundary research and analysis and coordinate with LAFCo for recordation. We will develop precisely created CAD line work that will provide the basis for the individually numbered courses that will form the body of each legal description. We will incorporate "controlling calls" in the legal description to township, range and section and citations to the applicable record documents, street right of way, subdivision, parcel, adjacent parcel deeds. This will ensure we have met LAFCo and the State Board of Equalization's criteria that each legal description be a stand-alone document, suitable for recordation.

Our Proposal also includes providing an exhibit schematic diagram of the plan for providing water, sewer and storm drain services, together with a Statement of Water Availability. These services will be provided in coordination with the City's Utility and Water Services Departments.

This scope includes time to respond to initial review comments from LAFCo. Psomas will provide additional services for subsequent LAFCo reviews on a time and materials basis, upon request from the City.

As described in our Scope of Work below, Psomas' proposal fully addresses the requirements for the preparation of the necessary documents needed for the City's LAFCo Annexation Application.

SCOPE OF WORK

In response to the RFP issued July 23rd, 2019, Psomas proposes to provide the services as described below:

- Review the preliminary title reports and determine record ownerships and any existing encumbrances on each of the subject parcels.

- Perform research of public records, grant deeds and record maps to determine the property boundaries of the subject assessor's parcels.
- Perform a monument recovery field survey to locate a sufficient number of record boundary corners to be able to geo-reference the individual parcel boundaries to Lambert NAD83 Zone 2 coordinates. This will provide the basis of bearings for the cadastral landbase mapping and legal descriptions for each APN parcel.
- Horizontal control will be based on U.S. Survey Feet. All distances will be shown in Ground Distances. Any records that are shown in grid distances or in other units with be converted to U.S. Survey Feet.
- Prepare an Annexation Exhibit Map (Plat) and a written Geographic Description (Legal Description) for each of the 17 APN's listed in the RFP.

There are two items listed in the RFP that address the requirements for LAFCo's "Plan of Service" that Psomas has included in this proposal:

- One (1) copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage system (refer to Government Code Section 56653).
- One (1) copy of the Statement of Timely Availability of Water Supplies (reference to Government Code Section 56668(k).

Psomas will coordinate with the City Utility and Water Departments to provide the above documents. We have addressed these in more detail in our stated Assumptions.

Deliverables

Psomas will provide CAD and GIS data compatible with the City of Ukiah's records management system and Mendocino County's GIS system. All deliverables will comply with the State Board of Equalization requirements; Government Code Sections 54900 through 54903 as referenced in the RFP. The deliverables for each APN parcel will include:

- AutoCAD Civil 3D .DWG files containing the individual APN Exhibit Maps.
- Digital copy of the legal description in MS Word and PDF file format.
- One (1) printed copy (8 1/2" x 11") of the Exhibit Map for each APN parcel.
- The Exhibit Map and Boundary Description for each APN parcel shall meet the following: *The Requirements for Written Geographic Description of the Project Area, Map(s) and List of Assessor's Parcel Numbers for the Project Area as contained in the State Board of Equalization Requirements will be followed in preparing each of the deliverables. A copy of the State Board of Equalization Requirements is included as Attachment "B".*

Assumptions

The following assumptions are hereby stated for this Work:

- The City has indicated that they will provide existing as-built drawings of existing water, sewer and storm drain utilities in the areas for the

annexations so that Psomas can utilize this information to prepare the Utility Plan and Exhibit required in the RFP. It is our understanding that this information will be in the form of GIS and/or CAD data and as-built drawings in .PDF format.

- Psomas will coordinate with the City's Water Department for compiling the information needed to prepare the Statement of Timely Availability of Water Letter for the parcels to be annexed.
- Prior to commencement of Work, Psomas will be provided with copies of all land records held by the City that pertain to the APN parcels to be included in the annexation. These land records will include:
  - Current Preliminary Title Reports (PTR's); These will include copies of all supporting documents referenced in the PTR's.
  - CAD and GIS information on City Boundary and APN parcels.
  - Copies of Tract and Parcel Maps and Record of Survey Maps for the subject APN's
  - Utility as-built drawings and information for the areas covering the affected parcels.
- The land records will be provided in electronic format with file names indexed APN, Record Map Number or other geo-reference.
- Provided title information per the preliminary title reports from the City is correct.
- Record information is correctly indexed in the County Recorder's office.
- We will coordinate with the City to obtain any additional land records necessary for determining property ownership or boundary information.

Exclusions

The following services are excluded from the scope of this proposal. If any of the following services are required, Psomas can provide a separate scope and fee estimate for those services:

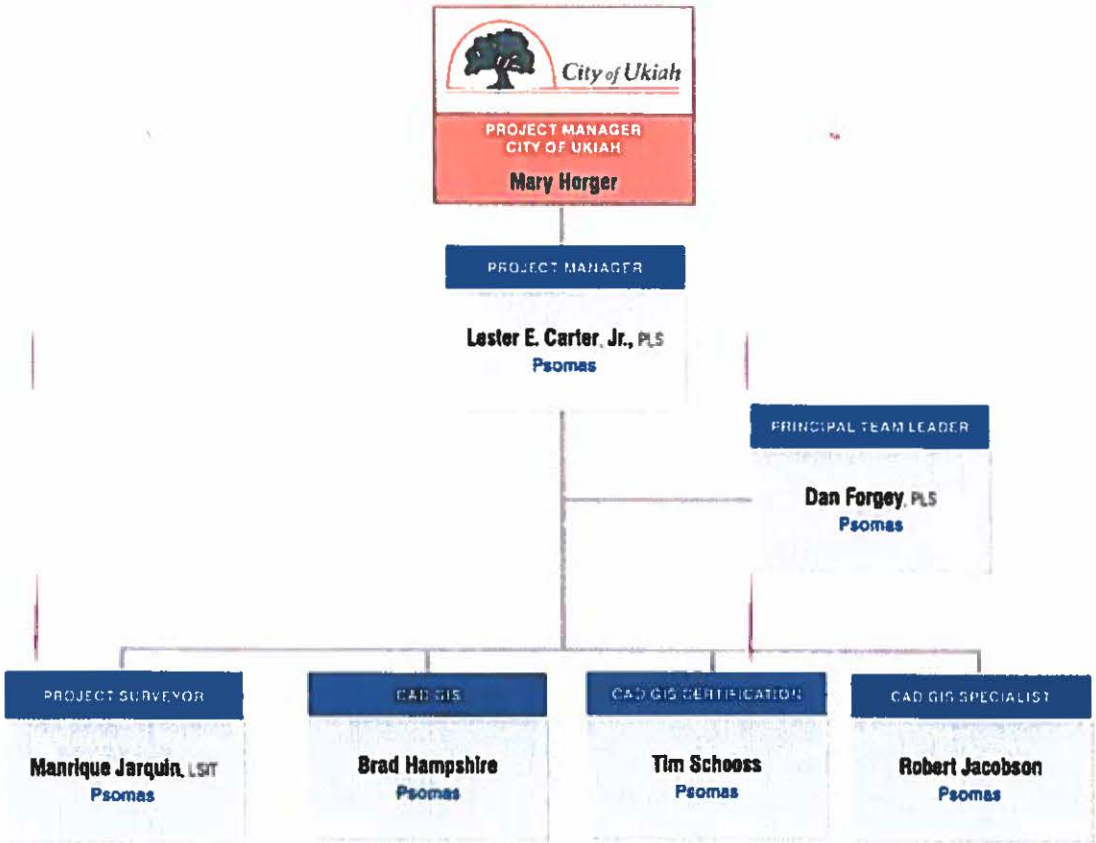
- Boundary Dispute Resolution or Boundary Corner Monumentation.
- Filing a Record of Survey for any of the APN parcels is not included in this Proposal.
- Boundaries that are along non-cadastral lines such as stream, rivers, etc. will be represented "graphically" on the Boundary Exhibit and described in accordance with regional standards for describing these features in the legal description.
- The preparation of agreements ancillary to the annexation are not included in the scope of work for this proposal.
- Utility As-Built Surveying (Underground Locating Services). Note: This Proposal does not include these services, however Psomas can provide these services per separate Services Agreement.

PROJECT TEAM

Knowing that surveying is often in the critical path, Psomas' key to success in maintaining schedules and budgets is maintaining clear communication and having an understanding of expectations. Communication, with and between our clients and staff, is crucial to understanding project needs and client expectations. Only with a mutual understanding of expectations, scope of work, deliverables, budgets and schedules can a project be successfully completed by all involved. With these goals in mind, Psomas strives first and foremost to open the communication dialogue to discuss the project's ultimate goals and needs with our clients.

Psomas has assembled a survey team to meet the needs of the City of Ukiah. This team has extensive experience in providing exceptional survey services to public works agencies, special districts, transportation authorities, private developers, and the public at-large.

Resumes of our key staff have been included in the Appendix.



SECTION 2

Time & Materials / Rate Schedule

PSOMAS FEE

Psomas' fee for the above services is based on Time and Materials "Not-to-Exceed" Fee of: **$42,245.00**

The above estimated fee shall not be exceeded without prior authorization from client and shall remain valid for 30 days. Psomas' current Standard Rate Schedule is attached on the following page.

PSOMAS

FEE SCHEDULE
LAND SURVEYING AND MAPPING SERVICES
NORTHERN CALIFORNIA

Effective March 1, 2019 thru February 29, 2020

Hourly Rates

OFFICE SERVICES

$ 98.00 - project administrator
$ 60.00 - intern/survey assistant
$ 110.00 - surveyor I/CADD technician/editor/ GIS technician
$ 120.00 - surveyor II/compiler/LiDAR extractor I
$ 132.00 - surveyor III/LiDAR extractor II/photogrammetrist I
$ 140.00 - surveyor IV/photogrammetrist II/senior programmer
$ 146.00 - project surveyor I/photogrammetrist III
$ 156.00 - project surveyor II/photogrammetrist IV
$ 164.00 - project surveyor III
$ 176.00 - project surveyor IV/project manager I
$ 182.00 - project manager II
$ 192.00 - project manager III/applications manager
$ 208.00 - project manager IV/senior applications manager
$ 220.00 - senior GIS/IT consultant/mobile mapper surveyor

FIELD SERVICES

$ 178.00* - one-person survey party
$ 264.00* - two-person survey party
$ 378.00* - three-person survey party

* Hourly rates for field survey parties include normal usage of survey supplies and vehicle expenses. Rates adjust per increase in prevailing rates March 1 of each year.

SPECIAL EQUIPMENT AND OTHER COSTS

Mileage and parking expenses incurred by office employees are charged at cost. Prints, plot media, CD's, messenger service, subsistence, air travel, and other direct expenses will be charged at cost plus ten percent. The services of outside consultants will be charged at cost plus fifteen percent. Standard computer and technology costs are incorporated into the above hourly rates.

$ 50.00 per hour - Static Terrestrial Laser Scanner
$ 5,000 per day - Mobile Terrestrial Laser Scanner

The above schedule is for straight time and includes overhead. Overtime will be charged at 135 percent of the standard hourly rates. Sundays and holidays will be charged at 170 percent of the standard hourly rates. Forensic services and expert testimony, including preparation, standby time and depositions, will be charged at 200 percent of the standard hourly rates.

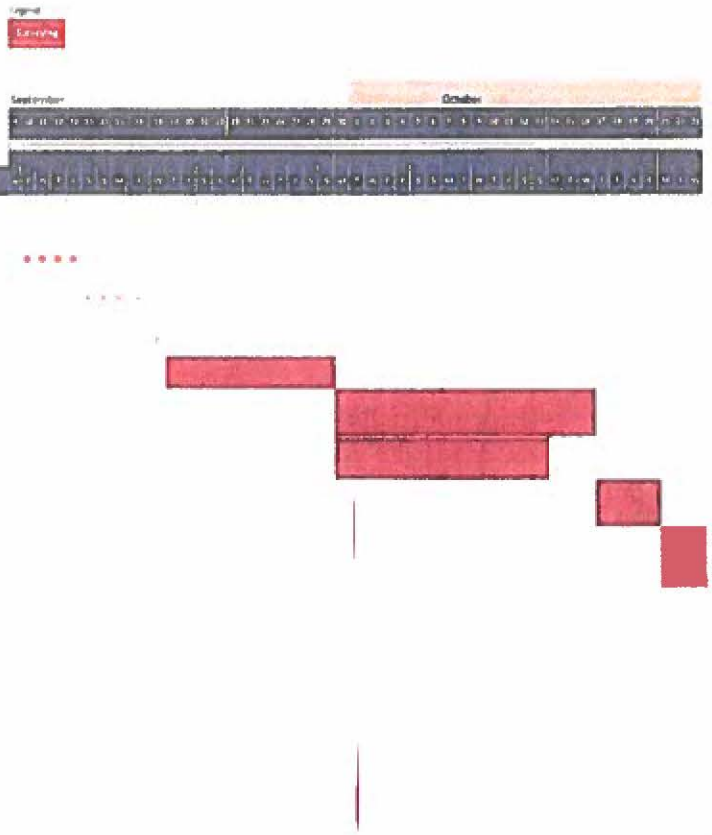
SECTION 3

Proposed Schedule

Psomas has anticipated 30 working days to perform the above scope of services. Meeting our proposed schedule and submittal deadline is dependent upon receiving work authorization and reference documents in sufficient time to complete the work and the time required for the District to complete a review of the preliminary deliverables.

City Of Ukiah Land Survey Services

Prepare Legal Descriptions and Annexation Drawings	Lester L Carter III PLS Survey Project Manager		
Compile and Review Land Records, Agency Coordination	Marvin Jarquin	9/10/2019	4
Field Package for Survey Crew, Mobilization to set GPS Control and Property Corner Recovery	Les Carter Survey Crew	9/14/2019	4
Field Survey Data Reduction and QC	Les Carter	9/18/2019	1
Parcel Boundary Mapping	Manrique Jarquin, Brad Hampshire	9/19/2019	11
Prepare Exhibit Drawings and Legal Descriptions	Manrique Jarquin, Brad Hampshire	9/30/2019	17
Prepare Utility Schematics and Statement of Water Availability	Les Carter Rob Jacobson	9/30/2019	14
Surveyor II, PM/PLS QA/QC Review	Les Carter Manrique Jarquin	10/17/2019	4
Submit preliminary deliverables for City's review and comments	Ruth Smith	10/21/2019	1
30 Days for City's Review	City Staff	10/24/2019	14
Promptly address City's comments, Make revisions and prepare Final documents and deliverables	Les Carter Manrique Jarquin, Brad Hampshire, Rob Jacobson	11/7/2019	4
Task 15e Final Deliverables by 6/30/19	Ruth Smith, Les	11/12/2019	1
		Total Calendar Days:	**33**



PSOMAS

City Of Ukiah Land Survey Services

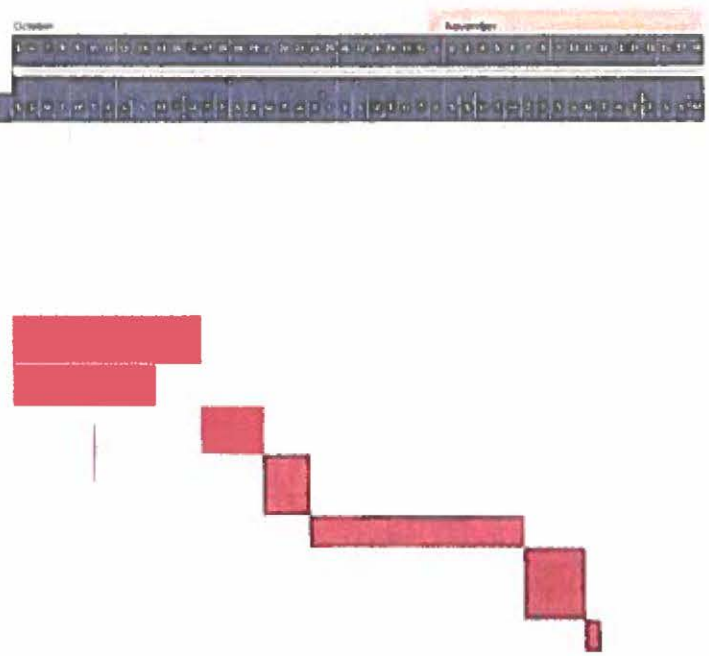
Psomas
Les Carter Jr. Office 805 863 3832 Mobile 805 563 3832

Project Start Date: 9/9/2019

Building Improvement: No

Legend: Surveying

Task Description	Assigned To	Start	Duration (Days)
Prepare Legal Descriptions and Annexation Drawings	Les Carter Jr. PLS Survey Project Manager		
Compile and Review Land Records, Agency Coordination	Manny Jarquin	9/10/2019	4
Field Package for Survey Crew, Mobilization to set GPS Control and Property Corner Recovery	Les Carter, Survey Crew	9/14/2019	4
Field Survey Data Reduction and QC	Les Carter	9/18/2019	1
Parcel Boundary Mapping	Manrique Jarquin, Brad Hampshire	9/19/2019	11
Prepare Exhibit Drawings and Legal Descriptions	Manrique Jarquin, Brad Hampshire	9/30/2019	11
Prepare Utility Schematics and Statement of Water Availability	Les Carter; Rob Jacobson	9/30/2019	14
Surveyor II, FM/PLS QA/QC Review	Les Carter Manrique Jarquin	10/17/2019	4
Submit preliminary deliverables for City's review and comments.	Ruth Smith	10/21/2019	1
10 Days for City's Review	City Staff	10/24/2019	14
Psomas to address City's comments, Make revisions and prepare final documents and deliverables	Les Carter, Manrique Jarquin, Brad Hampshire, Rob Jacobson	11/7/2019	4
Task 10a- Final Deliverables by 6/10/19	Ruth Smith, Les	11/11/2019	1
		Total Calendar Days:	77



PSOMAS

COU #1920-138-A1

"SCANNED"

6.22.2020 RS 6UKT010100
Task 1
Add't'l funds

CITY OF UKIAH

AMENDMENT NO. 1
TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
PSOMAS and THE CITY OF UKIAH

This Amendment No. 1, entered on May 20, 2020, revises the Agreement for Professional services dated September 9, 2019 between the City of Ukiah and Psomas for professional consulting services relating to Land Surveyor Services.

This Amendment No. 1, as per Attachment 1, adds to the Scope of Work the preparation of three (3) legal descriptions, Exhibit B Plats, and Utility Schematic Drawings for APN's 184-080-36, 184-080-37 and 184-080-40.

This additional work adds $3,290 to the agreement, for a revised not-to-exceed contract amount of $45,535.

Except as expressly amended by this Amendment, all other terms remain unchanged and in full force and effect.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AMENDMENT ON THE EFFECTIVE DATE:

PSOMAS

BY: _____ DATE: 6/1/2020
DAN FORGEY, VICE PRESIDENT

CITY OF UKIAH

BY: _____ DATE: 06-18-2020
SAGE SANGIACOMO, CITY MANAGER

ATTEST

BY: _____ DATE: 6/22/2020
KRISTINE LAWLER, CITY CLERK

ATTACHMENT 1 to Amendment 1
COU #1920-138

PSOMAS

Balancing the Natural and Built Environment

May 14, 2020

Maya Simerson
Project Administrator
City of Ukiah
300 Seminary Ave.
Ukiah, CA 95482
Cell: (707)367-0699

Email: msimerson@cityofukiah.com
P20-0060

CC: Mary Horger
Financial Services Manager
City of Ukiah
411 West Clay Street, Ukiah, CA 95482
Ph: (707) 463-6233
Email: mhorger@cityofukiah.com

Subject: Proposal and fee estimate for Additional Services to prepare three (3) Legal Descriptions, Exhibit B Plats and Utility Schematic Drawings for APN's: 184-080-36, 184-080-37 and 184-080-40.

Hello Maya:

Per your email dated 4/2/20, I am submitting a request for a budget amendment to perform the additional services to prepare the additional annexation documents for the subject APN's. I have estimated our fee for the additional work on the basis of our customary base fee of $1,750.00 for preparing one additional legal description, Exhibit B drawing and Utility Schematic, together with $1,540.00 for revisions to two APN's that were apparently re-numbered but were included in our initial list of 17 APN's. Also, time for some minor revisions to the APN Overview Exhibit drawing. We will provide updated Utility Schematic for all APN's per our original scope of work.

We are continuing work on the original 17 APN's and anticipate completing the legals, plats and utility schematics for these within the next two weeks. We will begin work on the additional APN and necessary revisions immediately upon receipt of an executed PO or Change Order for $3,290.00.

I have anticipated completion of the additional work within five (5) working days of receipt of an executed PO or Change Order which will serve as our Notice to Proceed.

Please feel free to contact me via voice or text at 805-503-3632 or by email at lester.carter@psomas.com with any questions you may have.

Sincerely,

Lester E. Carter Jr., PLS
Project Manager
PSOMAS

11661 Blocker Dr., Suite 200
Auburn, CA 95603

Tel 805-503-3632
www.Psomas.com

Ruth Smith

From: Lester Carter
Sent: Monday, June 22, 2020 9:39 AM
To: Ruth Smith; Manrique Jarquin
Subject: FW: City of Ukiah Annexations; Amendment No. 1
Attachments: Amendment 1 - Psomas C#1920-138.pdf

FYI –

Lester E. "Les" Carter Jr., PLS
PSOMAS | Balancing the Natural and Built Environment
Project Manager
Land Surveying & Mapping
11661 Blocker Drive #200
Auburn, CA 95603
Cell: 805.503.3632
www.Psomas.com

From: Mary Horger <mhorger@cityofukiah.com>
Sent: Monday, June 22, 2020 9:30 AM
To: Lester Carter <lester.carter@psomas.com>; Maya Simerson <msimerson@cityofukiah.com>
Cc: Donna Bubelis <dbubelis@psomas.com>; Jarod Thiele <jthiele@cityofukiah.com>
Subject: RE: City of Ukiah Annexations; Amendment No. 1

Good morning:

Attached please find fully-executed Amendment 1 for your records.

Have a great week,
Mary

City of Ukiah

Mary Horger, Financial Services Manager
Procurement|Capital|Special Projects
411 West Clay Street, Ukiah, CA 95482
(707) 463-6233, mhorger@cityofukiah.com

From: Mary Horger
Sent: Friday, June 5, 2020 9:14 AM
To: Lester Carter <lester.carter@psomas.com>; Maya Simerson <msimerson@cityofukiah.com>
Cc: Donna Bubelis <dbubelis@psomas.com>
Subject: RE: City of Ukiah Annexations; Amendment No. 1

Will do.

City of Ukiah

Mary Horger, Financial Services Manager
Procurement|Capital|Special Projects
411 West Clay Street, Ukiah, CA 95482
(707) 463-6233, mhorger@cityofukiah.com

From: Lester Carter <lester.carter@psomas.com>
Sent: Friday, June 5, 2020 7:34 AM
To: Mary Horger <mhorger@cityofukiah.com>; Maya Simerson <msimerson@cityofukiah.com>
Cc: Donna Bubelis <dbubelis@psomas.com>
Subject: FW: City of Ukiah Annexations; Amendment No. 1

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Mary, Maya:

Hope All is Well –

When convenient, please return signed/fully executed copy for our records to Donna Bubelis.

Thank You,

Lester E. "Les" Carter Jr., PLS
PSOMAS | Balancing the Natural and Built Environment
Project Manager
Land Surveying & Mapping
11661 Blocker Drive #200
Auburn, CA 95603
Cell: 805.503.3632
www.Psomas.com

From: Lester Carter
Sent: Monday, June 1, 2020 1:24 PM
To: Mary Horger <mhorger@cityofukiah.com>; Maya Simerson <msimerson@cityofukiah.com>
Cc: Donna Bubelis <dbubelis@psomas.com>; Manrique Jarquin <manrique.jarquin@psomas.com>
Subject: FW: LEC Auburn Jobs List 060120.xls

Hello Mary, Maya:

Here is the signed amendment.

Thank You!

Lester E. "Les" Carter Jr., PLS
PSOMAS | Balancing the Natural and Built Environment
Project Manager
Land Surveying & Mapping
11661 Blocker Drive #200

Auburn, CA 95603
Cell: 805.503.3632
www.Psomas.com

From: Dan Forgey <dforgey@psomas.com>
Sent: Monday, June 1, 2020 1:20 PM
To: Lester Carter <lester.carter@psomas.com>
Cc: Lester Carter Jr <snlnjoy@sbcglobal.net>
Subject: RE: LEC Auburn Jobs List 060120.xls

Here you go, Les.

Dan Forgey, PLS
PSOMAS | Balancing the Natural and Built Environment

From: Lester Carter <lester.carter@psomas.com>
Sent: Monday, June 1, 2020 10:00 AM
To: Dan Forgey <dforgey@psomas.com>
Cc: Lester Carter Jr <snlnjoy@sbcglobal.net>
Subject: LEC Auburn Jobs List 060120.xls

Good Morning Dan:

For meeting this morning. Also, please see attached Change Order from City of Ukiah. Just needs your signature.

Thx!

Les

PROJECT: 6UKI010100 | City of Ukiah Annexation

Task	Dept	Total Comp	Spent JTD	Unbilled Lab	Unbilled Exp	Unbilled Total	Held Time	Billed JTD	Recvd JTD	Remain to be billed	AR Bal
00001 Legal Descriptions and Exhibits		42,245.00	47,092.84	9,856.00	16.65	9,872.65	0.00	37,714.61	36,154.61	4,530.39	1,560.00
		42,245.00	**47,092.84**	**9,856.00**	**16.65**	**9,872.65**	**0.00**	**37,714.61**	**36,154.61**	**4,530.39**	**1,560.00**

+ 3290.–

$45,535.–

✓

PSOMAS

Balancing the Natural and Built Environment

July 21, 2021

Jesse Davis, AICP
Planning Manager
CITY OF UKIAH
Department of Community Development
300 Seminary Avenue
Ukiah, CA 95482

Phone: 707-463-6207
Email: Jdavis@cityofukiah.com

P**21-0162**

Subject: Project No. 6UKI010100 // City of Ukiah Annexation
Amendment No. 2 – Revisions to Annexation Map and Legal

Dear Jesse:

Please accept this letter as Amendment No. 2 to your Professional Services Agreement for the above stated project. The changes to your scope of work, schedule and/or compensation are noted below.

This authorization shall be in accordance with and pursuant to the terms of the fully executed Professional Consulting Agreements dated September 9, 2019 between Psomas and City of Ukiah.

Scope and Schedule Changes:
Psomas will perform the following Scope of Work:

Revise the Annexation Exhibit Map and Legal Description previously prepared by Psomas to remove the APN's previously noted as Area 4 and prepare an updated Exhibit Map and Legal Description without the prior Area 4 APN's as noted on the attached Exhibit "A".

The updated Legal Description will reflect the revised metes and bounds courses and course index numbers. The metes and bounds course index numbers will be updated on the course index numbers and in the line tables on the Exhibit Map. Individual areas will be noted and shown for the unaffected Areas and the updated overall area will be noted in the Legal Description and on Exhibit Map.

Deliverables:
Provide signed and stamped copies, in digital format of the Exhibit Map (.PDF and .DWG files), and .PDF of the updated Legal Description.

Schedule:
Psomas will begin the above scope of work within 3 days of receipt of an executed PO.

Preliminary deliverables will be submitted with 5 working days of commencing the above Work.

11661 Blocker Drive
Suite 200
Auburn, CA 95603

Tel 530.885.7072
www.Psomas.com

Amendment 2 - Budget Amendment Request
Revisions to Annexation Map and Legal
July 21, 2021
Page 2 of 3

Contract budget and amendment authorized for this project:

Professional Services Agreement dated September 9, 2019:	**$ 100,945.40**
Amendment No. 2 (this Amendment; "Time and Materials", Not-to-Exceed):	**$ 2,600.00**
Total Project Authorization:	**$ 103,545.40**

If you have any questions, do not hesitate to contact us. If this Amendment meets with your approval, please sign below and return to Psomas.

PSOMAS

Signature:

Name/Title: Dan Forgey

Title: Vice President

Date of Signature

CITY OF UKIAH

Signature:

Name:

Title:

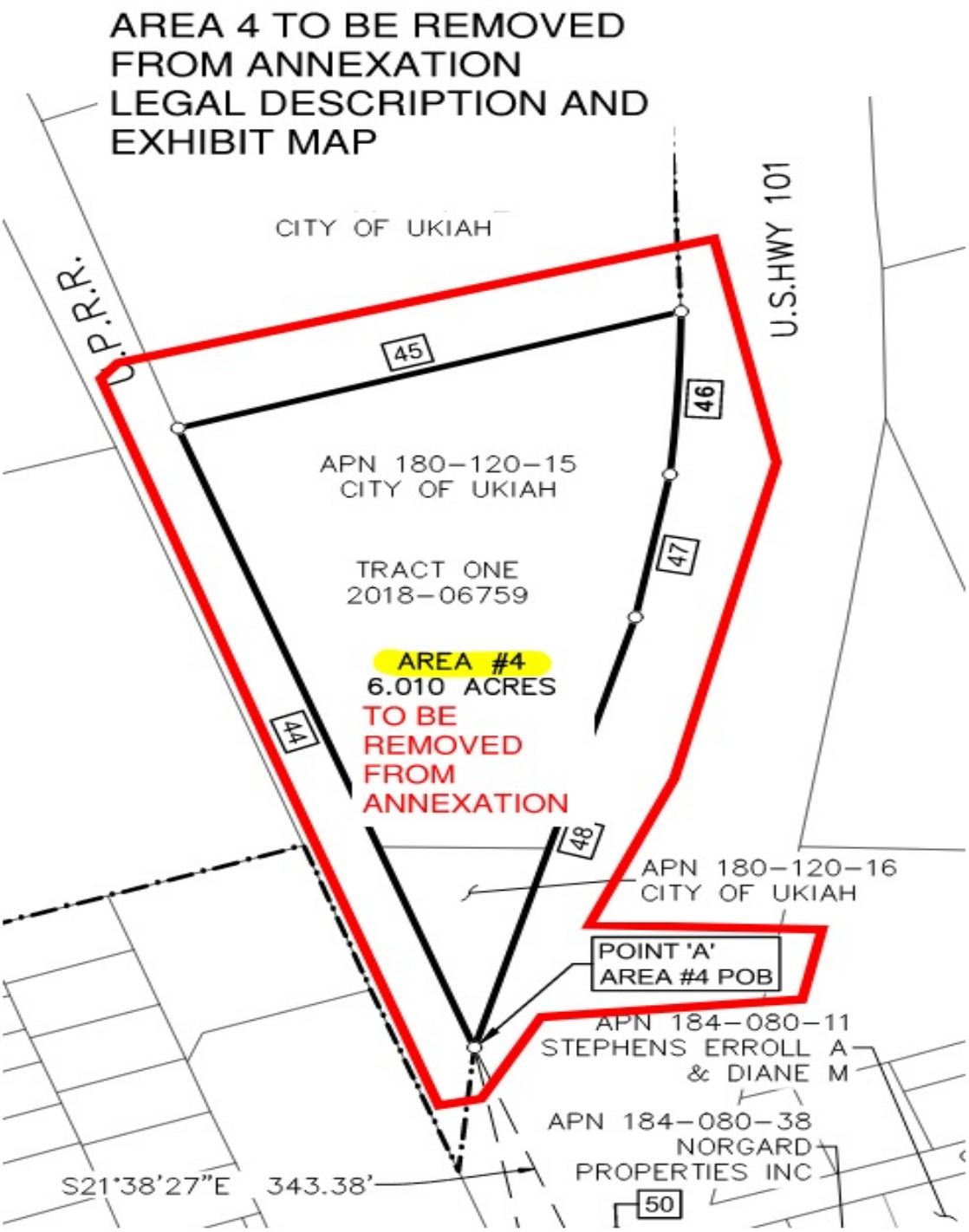
Date of Signature

11661 Blocker Drive
Suite 200
Auburn, CA 95603

Tel 530.885.7072
www.Psomas.com

Amendment 2 - Budget Amendment Request
Revisions to Annexation Map and Legal
July 21, 2021
Page 3 of 3

Exhibit "A"



11661 Blocker Drive
Suite 200
Auburn, CA 95603

Tel 530.885.7072
www.Psomas.com

Agenda Item No: 7.i.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2020-377

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution of the City of Ukiah Establishing Two-Hour and Five-Hour Time Limits on Parking on Designated Streets Pursuant to Ukiah City Code Sections 7160, 7163, and 7164, Thereby Replacing 26 Five-Hour Spaces with Two-Hour Spaces, 11 Ninety-Minute Spaces with Two-Hour Spaces, and 9 Two-Hour Spaces with Five-Hour Spaces.

DEPARTMENT: Economic Development **PREPARED BY:** Traci Boyl, Management Analyst
PRESENTER: Consent Calendar

ATTACHMENTS:
1. 5-Hour 2- Hour Parking Resolution DV

Summary: The Council will consider adopting a resolution establishing a two-hour and five-hour time limit on parking on designated streets pursuant to Ukiah City Code sections 7160, 7163, and 7164, thereby replacing 26 five-hour spaces with two-hour spaces, 11 ninety-minute spaces with two-hour spaces, and 9 two-hour spaces with five-hour spaces.

Background: An analysis of the Downtown Parking District was performed in 2007, demonstrating that there are an adequate number of parking spaces in the downtown, but that they are not allocated efficiently, thereby leading to misuse, underutilization, and lack of availability for customers/visitors. Since that time, only a handful of the recommended changes have been implemented.

In 2016, a Parking Ad Hoc Committee was formed, consisting of Councilmembers Mulheren and Brown and various City Staff. With guidance from the 2007 study, current data, and numerous public meetings and workshops, an updated parking plan was developed and approved.

Full implementation of that plan was put on hold because of the impacts of Covid-19. However, to help mitigate some of the downtown parking issues, on May 6, 2020, the Ukiah City Council approved a resolution establishing a five-hour time limit on parking on designated streets, thereby replacing 165 two-hour spaces.

However, this resolution did not address the multiple and inconsistent time limits on individual blocks. In order to mitigate the confusion and inefficiencies associated with having multiple time limits on the same block, the Ad Hoc is recommending changes to the time limits on 46 parking spaces within the parking district.

Discussion: The current configuration of downtown parking, which includes having two different time limits within the same block, causes unnecessary inefficiencies in parking enforcement and confusion for visitors of the downtown.

Ukiah City Code sections 7160, 7163 and 7164 authorize the City Council, by resolution, to designate certain streets or portions of streets in the City as being restricted to standing or parking for a period of time not longer than two (2) hours, and five (5) hours at any time specified by such resolution.

The Economic Development Department has reviewed Ukiah City Code sections 7160, 7163, and 7164 and

supports the Resolution of the City of Ukiah to establish a two-hour and five-hour time limit on parking on designated streets (Attachment 1), which is expected to increase parking enforcement efficiency and minimize confusion associated with having two different time limits within the same block. This change will not cause significant changes to the total number of two-hour, five-hour, or 90-minute spaces within the parking district. There is no fiscal impact associated with the proposed resolution.

If the resolution is approved by Council, implementation of the parking changes on specific sections of East Standley Street, Seminary Avenue, and Main Street will begin immediately.

Recommended Action: Adopt a resolution of the City of Ukiah establishing a two-hour and five-hour time limit on parking on designated streets pursuant to Ukiah City Code sections 7160 and 7164, thereby replacing 26 five-hour spaces with two-hour spaces, 11 ninety-minute spaces with two-hour spaces, and 9 two-hour spaces with five-hour spaces.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Parking Ad Hoc Committee

Approved: Sage Sangiacomo, City Manager

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY OF UKIAH ESTABLISHING TWO HOUR AND FIVE HOUR TIME LIMITS ON PARKING ON DESIGNATED STREETS PURSUANT TO UKIAH CITY CODE SECTIONS 7160, 7163, AND 7164

WHEREAS, Ukiah City Code Sections 7160, 7163, and 7164 authorize the City Council, by resolution, to designate certain streets or portions of streets in the City as being restricted to standing or parking for a period of time not longer than two (2) hours or five (5) hours, at any time specified by such resolution; and

WHEREAS, Vehicle Code Section 22507 authorizes time limits on parking on designated streets or portions of streets by ordinance or resolution, but requires signs or markings giving adequate notice of the prohibition or restriction before the resolution or ordinance shall apply; and

WHEREAS, The City Council has determined to apply such restrictions on designated street segments as further provided herein;

NOW, THEREFORE BE IT RESOLVED, that:

1. The restriction of Ukiah City Code Section 7164, limiting parking to not more than five (5) hours, shall apply at the following locations:

Street	Street Segment
1. East Standley	Between Main Street and Mason Street

2. The restriction of Ukiah City Code Section 7163, limiting parking to not more than two (2) hours, shall apply at the following locations:

1. Seminary Avenue	Between State Street and School Street
2. Main Street	Between Standley Street and Clay Street

The restriction shall apply on both sides of the above street segments, except on portions of said streets designated as “no parking areas” or where parking is otherwise restricted or prohibited.

2. Days and times when restriction applies. The 5-hour and 2-hour parking limits shall apply at the above locations on the following days and times:

Days	Times
1. Sunday - Saturday (7 days/week), including legal holidays	24 hours/day, no exceptions

2. The above prohibition/limitations shall apply at the locations, days and times specified immediately after the City Engineer installs signs giving adequate notice of the prohibition or restriction.

3. Any previously adopted City Council resolution establishing a different time limit on parking at the above-locations is hereby repealed.

PASSED, ADOPTED and APPROVED this 18th day of August, 2021 by the following vote on roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Juan V. Orozco, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

Agenda Item No: 7.j.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-989

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Lease Agreement Between the City of Ukiah and Judy Chan for Use of Parks Maintenance Facilities at 185 Mason St, Ukiah.

DEPARTMENT: Community Services **PREPARED BY:** Neil Davis, Community Services Administrator
PRESENTER: Consent Calendar

ATTACHMENTS:

1. Mason St Lease 2021

Summary: Staff recommends the Council authorize the City Manager to negotiate and execute a new lease for the Parks Maintenance Office at 185 Mason St for a period of two years with an option for a two year extension.

Background: The City of Ukiah has leased the building at 185 Mason St since 2017. The current lease is due for renewal.

Discussion: The proposed lease (Attachment 1) continues similar terms and conditions of the previous lease. Staff has been satisfied with the facility and have had no problems with the lessor. The previous lease was for five years with an option of extending five years. When the Electric Utilities team moves into a new space, it may open a preferable space for the Parks Team. The Lessor has agreed to a shorter lease term that will allow the Parks team to move into a new facility if one comes available.

Staff recommends the Council authorize the City Manager to execute a new lease with a term of two years with an option for a two year extension.

Recommended Action: Authorize the City Manager to negotiate and execute a lease agreement between the City of Ukiah and Judy Chan for use of parks maintenance facilities at 185 Mason St, Ukiah.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: 10022100.52600: $18,985

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: COU 1617-136

COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

LEASE

This Agreement is entered into this ___ day of September, 2021, in Ukiah, California, by and between Judy Chan ("Lessor"), with her principal place of business located at P.O. Box 22187, Sacramento, CA 95822, Ukiah, California 95482, and the City of Ukiah ("Lessee") with its principal place of business located at 300 Seminary Ave., CA. 95482. Lessor and Lessee shall hereinafter collectively be referred to as the "Parties".

1. Lease of Premises. Lessor hereby agrees to lease to Lessee and Lessee agrees to lease from Lessor the facilities located at 185 Mason, Ukiah, CA 95482, including office, store-front, warehouse and fenced outdoor area ("Premises").

2. Term. The term of this Lease shall be for a period- of two (2) years, commencing on the date the Lease is signed, through September 30, 2023, with NO obligation on the Lessor to conduct any improvement or deferred maintenance.

3. Option to Renew the Lease. Lessor grants to Lessee one (1) two-year option, to extend the terms for an additional two (2) years, beginning on the date following the expiration date of this agreement, with NO obligation on the Lessor to conduct any- improvement or deferred maintenance. In order to exercise this option, Lessee must deliver to Lessor a written notice of Lessee's intention to do so at least ninety (90) days prior to the expiration of this Lease.

4. Holding Over. Any holding over at the expiration of this Lease may only occur with the express, written consent of Lessor and shall constitute a month-to-month tenancy at a monthly rent equal to that paid during the last month of the Lease term before expiration of the Lease, payable in advance, and otherwise subject to the terms of this Lease. Either party may terminate any such tenancy by giving the other party thirty (30) days written notice. Any other holding over shall constitute an unlawful detainer on the part of the Lessee.

5. Rent. A Deposit Payment of $1,500 will be paid by the Lessee. The value for rent is $1,470 per month, however, the Lessee will provide some small improvements to the facility which will provide for a reduction in rent. The Rent shall be payable on the first Friday of every month, and considered delinquent, if not received by Lessor by the 10th day of the month. The monthly rental rate will increase by 1.5% annually through the term of the Lease. The monthly rental rate for the two year term shall be as follows:

07/01/2021 – 06/30/2022:	$1,470;
07/01/2022 – 06/30/2023:	$1,492;

If the Lessee opts to exercise the option to renew the Lease for another two (2) years pursuant to Section 3 of this Lease, the monthly rental rate for the five-year term shall be as follows:

07/01/2023 – 06/30/2024:	$1,514;
07/01/2024 – 06/30/2025:	$1,537

6. **Utilities.** Lessee agrees to pay all charges for all utilities, including electricity, gas, water, sewer, garbage disposal, and telephones, used in or on the Premises or charged in connection with Lessee's use of the Premises. Lessee shall make payments for the foregoing directly to the utility companies. Any failure of Lessee to maintain said utilities at the Premises shall be a material breach of this Lease. All garbage and rubbish is to be placed in garbage receptacles approved by Lessor. Receptacles are to be placed at a central location as directed by Lessor.

7. **Use of Premises.** Lessee is leasing the Premises as an office/warehouse for Lessee's Parks Department and uses reasonably related thereto. Lessee may not use the Premises or permit the Premises to be used for any other purpose. Lessee shall obtain any and all permits and licenses required by applicable law to engage in the activities on the Premises contemplated under this Lease. Lessee shall not do or permit anything to be done in or about the Premises that will, in any way, obstruct or interfere with the rights of other occupants of the property or of neighboring buildings, injure or annoy them, or use or allow the Premises to be used for any improper or unlawful purpose. Lessee shall not cause, maintain, or permit any nuisance in, on, or about the Premises, or commit any waste in or on the Premises. Lessee shall not do or permit anything to be done in or about the Premises or bring or keep anything in the Premises that will in any way increase the existing rate of or affect any fire or other insurance on the Premises or any personal property therein, or cause a cancellation of any insurance policy covering the Premises, any part of it, or any personal property therein. Lessee shall not use the Premises in any manner that violates Federal law, State law, or any other law applicable to the Premises.

8. **Maintenance and Repair.** The rights and responsibilities of Lessor and Lessee with respect to the condition of the Premises are as follows:

(a) Lessee at its own cost and expense, shall put and maintain the Premises in a safe and sanitary condition, and in good condition and repair, and shall comply with all laws, ordinances, and regulations pertaining to the condition of the Premises. Lessee shall remedy, at Lessee's own cost and expense, any deteriorations of or injuries to the Premises occasioned by Lessee's use of the leased premises. If Lessee fails to maintain the Premises as required herein or to promptly repair any damage to the Premises, Lessor may, but is not required, to provide such maintenance or make such repairs and charge the costs thereof as additional rent hereunder. Lessee shall also be responsible for the store front glass.

(b) Lessee acknowledges that it has inspected the Premises, including all

equipment and personal property subject to this Lease, and agrees that they are in good condition and good working order.

Lessee shall make no alterations to the Premises without the prior written consent of Lessor. Any alteration made to the Premises by Lessee after Lessor's consent has been given and any fixtures installed as a part of that work will, at Lessor's option, become the Lessor's property on the expiration or termination of this Lease. Provided, however, that Lessor shall have the right to require Lessee to remove any such fixtures at Lessee's cost on expiration or termination of this Lease.

9. Entry and Inspection. During the term of this Lease, Lessor may enter the Premises only under the following circumstances:

(a) In case of emergency.

(b) To inspect the premises during normal business hours and upon reasonable prior notice to Lessee;

(c) To make necessary or agreed repairs, alterations, or improvements; to supervise or inspect work performed by Lessee; to inspect the condition of the Premises; supply necessary or agreed services; or to exhibit the Premises to prospective or actual purchasers, mortgagees, lessees, workers, contractors, or government agencies.

(d) If Lessee abandons or surrenders the Premises.

(e) Pursuant to Court order.

10. Damage to Premises. Within 48 hours of its occurrence, Lessee shall notify Lessor of any damage or accident occurring on the Premises.

Subject to the limitations set forth in this Paragraph, if, at any time during the term of this Lease, the Premises are damaged or destroyed by fire or any other casualty covered by Lessor's fire and extended coverage insurance, Lessor shall promptly repair, rebuild, or restore the Premises to substantially the same condition as was originally delivered to Lessee under this Lease. Notwithstanding the foregoing, Lessor shall not be obligated to expend for repairs or rebuilding an amount in excess of the net insurance proceeds recovered by Lessor for damage to the Premises . "Net insurance proceeds" means the total amount of proceeds recovered and attributable to the Premises, less any expenses incurred by Lessor in recovering the proceeds. Lessor shall commence repair, restoration, or rebuilding work, as appropriate, not later than 60 days after the occurrence of the event causing damage or destruction, and shall cause construction to be completed not later than one year after the occurrence of the event causing damage or destruction. If Lessor does not commence or complete construction within the time periods described in this paragraph, Lessee shall have the right to terminate this Lease by giving Lessor written notice

within 10 days after expiration of the applicable time period.

Lessor shall have the right to terminate this Lease and shall have no obligation to repair, restore, or rebuild the Premises under any of the following circumstances:

(a) The Premises are damaged or destroyed by a casualty not covered by Lessor's insurance.

(b) The Premises is damaged or destroyed by any cause and the cost of repair, restoration, or rebuilding exceeds a total of 85 percent of the then-replacement cost of the building.

(c) At least 50 percent of the gross leasable floor area of the Premises is destroyed or damaged by any cause.

(d) The Premises are damaged in whole or in part by any cause during the last three months of the term of this Lease.

If Lessor elects to terminate this Lease under any of the above circumstances, Lessor shall give written notice to Lessee not later than 30 days after occurrence of the casualty. Such notice shall set forth the date on which the termination is to be effective. That date shall be not less than 30 days, nor more than 60 days, after the date of the termination notice. If the type of partial or total destruction described in Subparagraph (d) of this paragraph occurs, Lessee shall have the same right as Lessor to terminate this Lease, subject to the same notice requirements, provided that Lessee gives its notice of termination prior to the time Lessor commences repairs to or restoration of the Premises.

If this Lease is not terminated pursuant to the provisions of this paragraph, Lessor's obligation to repair and rebuild is limited to construction of the perimeter walls, floor, ceiling, and roof of the Premises, and excludes any interior finishing and the store- front for the Premises. The Premises as completed by Lessor shall contain approximately the same amount of gross floor area as existed prior to the damage or destruction. Lessee must, at his own cost and expense, repair and rebuild the Premises to the extent not repaired or rebuilt by Lessor, in accordance with plans and specifications approved by Lessor and in accordance with all applicable building codes. Lessee shall commence its repair and rebuilding and diligently pursue the work to completion promptly after receiving written notice from Lessor that Lessor has completed its repair and rebuilding obligations. All such repairs must be completed within 90 days of receipt of such notice.

All insurance proceeds payable with respect to the Premises shall belong to and be payable to Lessor. If Lessor does not elect to terminate this Lease, the insurance proceeds shall be disbursed in the following order: first, to Lessor's cost of rebuilding or restoration; second, to Lessee's cost of rebuilding or restoration, excluding costs covered by Lessee's insurance and also excluding the cost of any Lessee trade fixtures or stock in trade; and third, to Lessor, as Lessor's sole property. No amount shall be paid to Lessee until after the completion of Lessee's work and the expiration

of the period during which a mechanic's lien arising from Lessee's work could be filed.

11. Hazardous Materials. Lessee will not use, store, or dispose of any hazardous substances upon the premises, except the use and storage of such substances that are customarily used in Lessee's business, and are stored and handled in compliance with all environmental laws. As used in this paragraph, hazardous substances means any hazardous waste, substance or toxic materials regulated under any environmental laws or regulations applicable to the property. Lessee shall be responsible for the cost of removal of any toxic contamination caused by Lessee's use of the premises.

12. Insurance and Indemnification of Lessor. Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises. Lessee agrees to hold Lessor harmless from any claims for damages arising out of Lessee's use of the Premises, and to indemnify Lessor for any expense incurred by Lessor in defending any such claim or claims. Lessee shall, at his own cost and expense, cover the Premises under its Memorandum of Coverage from the Redwood Empire Municipal Insurance Fund and name Lessor as an additional covered party under that memorandum.

13. Abandonment of Premises. Lessee shall not vacate or abandon the premises during the term of this Lease. If Lessee does abandon or vacate the premises or is dispossessed by process of law, or otherwise, any personal property belonging to Lessee left on the premises will be deemed to be abandoned, at the option of Lessor.

14. Trade Fixtures. Any and all improvements made to the premises during the term of this Lease shall belong to the Lessor, except trade fixtures of the Lessee. Lessee may, upon termination, remove all his or her trade fixtures, but shall pay for all costs necessary to repair any damage to the premises occasioned by the removal.

15. Assignment and Subletting. Lessee shall not assign this Lease or sublet all or any portion of the Premises unless Lessee first obtains the written consent of Lessor. The consent of Lessor to any one assignment or subletting shall not be deemed to be a consent by Lessor to any subsequent assignment or subletting. Any assignment or subletting without Lessor's prior written consent shall be void and, at Lessor's option, be deemed a material breach of this Lease. This Lease shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Lessor and Lessee.

16. Lessor's Transfer of Title. In the event of a transfer of Lessor's title to or interest in the Premises during the term of this Lease, Lessee agrees that the grantee of such title or interest shall be substituted as the Lessor under this Lease, and the original Lessor shall be released of all further liability; provided that all deposits will be transferred to the grantee.

17. **Estoppel Certificate.** Upon 10 days' prior written notice from Lessor, Lessee will execute, acknowledge, and deliver to Lessor a statement in writing: "1) certifying that this Lease is unmodified and in full force and effect "or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect), the amount of any security deposit, and the date to which the rent and other charges are paid in advance, if any; and "2) acknowledging that there are not, to Lessee's knowledge, any uncured defaults on the part of the Lessor, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective buyer or encumbrancer of the premises.

At Lessor's option, Lessee's failure to deliver such statement within the time period set forth above shall be a material breach of this Lease or will be conclusive upon Lessee: "1) that this Lease is in full force and effect, without modification except as may be represented by Lessor, "2) that there are no uncured defaults in Lessor's performance; and "3) that not more than one month's rent has been paid in advance.

If Lessor desires to finance, refinance, or sell the premises, or any part thereof, Lessee agrees to deliver to any lender or buyer designated by Lessor such financial statements of Lessee as may be reasonably required by such lender or buyer. All financial statements will be received by the Lessor or the lender or buyer in confidence and will be used only for the purposes set forth.

18. **Default.** Lessor and Lessee agree that every condition, covenant, and provision of this Lease is material and reasonable. Any breach by Lessee of a condition, covenant, or provision of this Lease shall constitute a material breach. For any material breach by Lessee, Lessor may serve upon Lessee a written ten-day notice that describes the breach and demands that Lessee cure the default "if a cure is possible). If Lessee does not cure the default within the ten days, or if a cure is not possible, this Lease shall be terminated. The appointment of a receiver, an assignment for the benefits of creditors, or the filing of a petition in bankruptcy by or against Lessee, shall constitute a breach of this Lease by Lessee.

19. **Governing Law and Venue.** This Lease shall be governed by the laws of the State of California. Venue for any action brought to enforce the provisions of this Lease shall be the Superior Court for the County of Mendocino.

20. **Waiver.** No failure of Lessor to enforce any term of this Lease will be deemed to be a waiver.

21. **Notices.** Except as otherwise expressly provided by law, any and all notices or other communications required or permitted by this Lease or by law to be served on or given to either party to this Lease by the other party to this Lease shall be in writing and shall be deemed duly served and given when personally delivered to the party to whom they are directed or any managing employee of that party, or in lieu of personal service, when deposited in the United

States mail, first-class postage prepaid, addressed to said party at the address set forth in the first paragraph of this Agreement. Either party may change its address for purposes of this paragraph by giving written notice of that change to the other party in the manner provided in this paragraph.

22. **Time.** Time is expressly declared to be of the essence in this Lease.

23. **Construction-Related Accessibility Standards:** Lessor states that the Premises has not been inspected by a Certified Access Specialist.

24. **Americans with Disabilities Act.** The Parties are aware of the existence of the Americans With Disabilities Act, which may require costly structural modifications. The parties are advised to consult with a professional familiar with the requirements of the Act.

25. **Authorization to Execute**. Each of the Parties represent and warrant that the person executing this Lease is duly authorized to execute agreements and bind on behalf of the party for which they sign.

26. **Entire Agreement.** This instrument constitutes the entire agreement between Lessor and Lessee respecting the Premises, the leasing of the Premises to Lessee, and the lease term created under this Lease, and correctly sets forth the obligations of Lessor and Lessee to each other as of the date of execution. Any agreements or representations respecting the Premises or their leasing by Lessor to Lessee not expressly set forth in this instrument are null and void.

LESSOR	**LESSEE**
By: _____	By: _____
Name: _____	Name: _____
Its: _____	Its: _____

Agenda Item No: 7.k.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-990

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Agreement with Moss Adams, LLP for Accounting Review Services of Ukiah Waste Solutions, Inc., and Solid Waste Systems, Inc.

DEPARTMENT: Finance **PREPARED BY:** Dan Buffalo, Finance Director
PRESENTER: Dan Buffalo, Finance Director

ATTACHMENTS:
1. City of Ukiah MA Nonattest SWS
2. City of Ukiah MA Nonattest UWS

Summary: The City of Ukiah, Solid Waste Systems, and Ukiah Waste Solutions have engaged Moss Adams, LLP to conduct an accounting review of the financial activities and position of the two companies, pursuant to the solid waste agreements between each and the City.

Background: The Second Amended and Restated Waste Collection Agreements (collectively Agreements) between the City and Solid Waste Systems (SWS) and Ukiah Waste Solutions (UWS) stipulate a financial review of both private entities every five years as part of a regular rate review. The City, working with both firms, has engaged Moss Adams to perform these reviews.

Discussion: To begin work without further delay, the City's Finance Director and Controller for SWS and UWS co-signed the engagements and professional services agreements with Moss Adams (Attachments 1 and 2). Staff is requesting Council ratify the Finance Director's signature and authorization for work to begin. The Finance Director will present the results of these financial reviews during the normal rate review process in the fall. Cost of these accounting review services is estimated by Moss Adams at $21,000 for each engagement, funded by solid waste rates per the Agreements.

Recommended Action: Ratify the signature of, and authorize, the Finance Director to execute agreements with Moss Adams, LLP for accounting review services of Ukiah Waste Solutions, Inc., and Solid Waste Systems Inc.

BUDGET AMENDMENT REQUIRED: N/A
CURRENT BUDGET AMOUNT:
PROPOSED BUDGET AMOUNT: N/A
FINANCING SOURCE: Solid waste rates collected. 90213400.52100
PREVIOUS CONTRACT/PURCHASE ORDER NO.: COU No. 2122-082
COORDINATED WITH:

Approved: Sage Sangiacomo, City Manager

MOSSADAMS

T (707) 527-0800
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3558 Round Barn Boulevard
Suite 300
Santa Rosa, CA 95403

July 30, 2021

City of Ukiah
c/o Daniel Buffalo, Finance Director
300 Seminary Avenue
Ukiah, CA 95482

Solid Waste Systems, Inc.
c/o Jack Simmons, Controller
3515 Taylor Drive
Ukiah, CA 95482

Re: Review and Nonattest Services

Dear Mr. Buffalo and Jack:

Thank you for the opportunity to provide services to Solid Waste Systems, Inc., and the City of Ukiah. This engagement letter ("Engagement Letter") and the attached Professional Services Agreement, which is incorporated by this reference, confirm our understanding of the terms and objectives of our engagement and limitations of the services that Moss Adams LLP ("Moss Adams," "we," "us," and "our") will provide to Solid Waste Systems, Inc., and the City of Ukiah ("you," "your," and "Company").

Scope of Services – Review

You have requested that we perform a review engagement on the Company's statement of operations for the years ended December 31, 2020 and 2019, and the related notes to the financial statements (collectively, the "financial statement") that has been prepared in accordance with accounting principles generally accepted in the United States of America. As a part of our engagement, we will issue a written report that will describe the financial statement to which our report applies, management's responsibility for the financial statement, our responsibility, and our conclusion based on the results of our review. Our report will state that a review report is substantially less in scope than an audit and accordingly, we do not express an opinion on the financial statement. We cannot provide assurance that an unmodified review report will be issued. There may be circumstances in which our report may differ from its expected form and content, including the need for us to report known departures from the applicable financial reporting framework, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Our report is intended solely for the use of the City and the Company and should not be used by anyone other than the City and the Company. Accordingly, our report will include a statement to this effect similar to the following:

Assurance, tax, and consulting offered through Moss Adams LLP. Investment advisory services offered through Moss Adams Wealth Advisors LLC. Investment banking offered through Moss Adams Capital LLC.

Restriction of use

Our report is intended solely for the information and use of the City of Ukiah and Solid Waste Systems, Inc., and is not intended to be and should not be used by anyone other than these specified parties.

Scope of Services and Limitations – Nonattest

We will provide the Company with the following nonattest services:

1) Assist you in drafting of the financial statement and related footnotes as of and for the years ended December 31, 2020 and 2019, as described above.
2) Assist the Company in the preparation of the tax provision with respect to the presentation and disclosure of income taxes in the Company's financial statement and related footnotes for the years ended December 31, 2020 and 2019.

Our professional standards require that we remain independent with respect to our attest clients, including those situations where we also provide nonattest services such as those identified in the preceding paragraphs. As a result, you must accept the responsibilities set forth below related to this engagement:

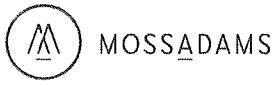
- Assume all management responsibilities.
- Oversee the service by designating an individual, preferably within senior management, who possesses skill, knowledge, and/or experience to oversee the nonattest services. The individual is not required to possess the expertise to perform or reperform the services.
- Evaluate the adequacy and results of the nonattest services performed.
- Accept responsibility for the results of the nonattest services performed.

It is our understanding that Jack Simmons, Controller, has been designated by the Company to oversee the nonattest services and that in the opinion of the Company is are qualified to oversee the nonattest services as outlined above. If any issues or concerns in this area arise during the course of our engagement, we will discuss them with you prior to continuing with the engagement.

Timing

Paul Tucci is responsible for supervising the engagement and authorizing the signing of our report. We expect to begin the review fieldwork for this engagement now and the review engagement plan calls for two to three days of procedures.

As we reach the conclusion of our engagement, we will coordinate with you the date the financial statement will be available for issuance. You understand that (1) you will be required to consider subsequent events through the date the financial statements are available for issuance, (2) you will disclose in the notes to the financial statements the date through which subsequent events have been



considered, and (3) the subsequent event date disclosed in the footnotes will not be earlier than the date of the management representation letter and the date of our review report.

Our scheduling depends on your completion of the year-end closing and adjusting process prior to our arrival to begin the fieldwork. We may experience delays in completing our services due to your staff's unavailability or delays in your closing and adjusting process. You understand our fees are subject to adjustment if we experience these delays in completing our services. Our services will be concluded upon delivery to you of our report on your financial statements for the years ended December 31, 2020 and 2019.

Fees

We estimate that our fees for the services will be $21,000.

In addition to fees, we will charge you for expenses. Our invoices include a flat expense charge, calculated as five percent (5%) of fees, to cover expenses such as copying costs, postage, administrative billable time, report processing fees, filing fees, and technology expenses. Travel expenses and client meals/entertainment expenses will be billed separately and are not included in the 5% charge.

Our ability to provide services in accordance with our estimated fees depends on the quality, timeliness, and accuracy of the Company's records, and, for example, the number of general ledger adjustments required as a result of our work. To assist you in this process, we will provide you with a Client Review Preparation Schedule that identifies the key work you will need to perform in preparation for the review. We will also need your accounting staff to be readily available during the engagement to respond in a timely manner to our requests. Lack of preparation, poor records, general ledger adjustments, and/or untimely assistance will result in an increase of our fees.

MOSSADAMS

We appreciate the opportunity to be of service to you. If you agree with the terms of our engagement as set forth in this Agreement, please sign the enclosed copy of this letter and return it to us with the Professional Services Agreement.

Very truly yours,

Paul T. Tucci, Partner, for
Moss Adams LLP

Enclosures

Accepted and Agreed:

This Engagement Letter and the attached Professional Services Agreement set forth the entire understanding of Solid Waste Systems, Inc., and the City of Ukiah with respect to this engagement and the services to be provided by Moss Adams LLP:

The City of Ukiah

Signature:_____

Print Name: Daniel Buffalo

Title: Finance Director

Date: 08/05/21

Solid Waste Systems, Inc.

Signature:_____

Print Name: Jack Simmons

Title: Controller

Date: 8/5/2021

v. 6/4/2021
Client #:609405

PROFESSIONAL SERVICES AGREEMENT
Review and Nonattest Services

This Professional Services Agreement (the "PSA") together with the Engagement Letter, which is hereby incorporated by reference, represent the entire agreement (the "Agreement") relating to services that Moss Adams will provide to the Company. Any undefined terms in this PSA shall have the same meaning as set forth in the Engagement Letter.

Objective of the Review

The objective of our review engagement is to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with the applicable financial reporting framework, primarily through the performance of inquiry and analytical procedures. We will conduct our engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants.

Procedures and Limitations

A review differs significantly from and is substantially less in scope than an audit of financial statements, the objective of which is the expression of an opinion regarding the financial statements as a whole. A review engagement includes primarily applying analytical procedures to your financial data and making inquiries of Company management. A review does not contemplate: (a) obtaining an understanding of the Company's internal control, (b) assessing fraud risk, (c) testing accounting records by obtaining sufficient appropriate audit evidence through inspection, observation, confirmation, or the examination of source documents, or (d) other procedures ordinarily performed in an audit engagement. Accordingly, we will not express an opinion on the financial statements. You agree we have no responsibility to identify and communicate significant deficiencies or material weaknesses in your internal control as part of this engagement.

Our engagement cannot be relied upon to identify or disclose any financial statement misstatements, including those caused by error or fraud, or to identify or disclose any wrongdoing within the Company or noncompliance with laws and regulations. However, we will inform the appropriate level of management of any material errors and any evidence or information that fraud may have occurred should such material errors or fraud come to our attention during the performance of our review procedures. Further, we will report to you any evidence or information that comes to our attention during the performance of our review procedures regarding noncompliance with laws and regulations that may have occurred, unless they are clearly inconsequential. You agree we have no responsibility to identify and communicate significant deficiencies or material weaknesses in your internal control as part of this engagement.

We may assist management in the preparation of the Company's financial statements. Regardless of any assistance we may render, all information included in the financial statements remains the responsibility of management. We may issue a preliminary draft of our review report, or your financial statements, to you for your review. Any preliminary draft of our report, or your financial statements, should not be relied upon, reproduced or otherwise distributed without the written permission of Moss Adams.

Management's Responsibility for Financial Statements

You are responsible for making all financial records and related information, including documents, explanations, and other information, available to us and for the accuracy and completeness of that information, including significant judgments used in the preparation of your financial statements and the selection of the financial reporting framework to be applied in the preparation of your financial statements. You are also responsible for the fair presentation of the financial statements in accordance with the applicable financial reporting framework. You are responsible for the inclusion of all informative disclosures that are appropriate for the applicable financial reporting framework used to prepare your financial statements. We may advise you about appropriate accounting principles and their application and may assist in the preparation of your financial statements, but you are responsible for your financial statements. You are also responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. You are responsible for preventing and detecting fraud and for the safeguarding of assets. You are responsible for adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. You are also responsible for identifying and ensuring that the Company complies with applicable laws and regulations.

You agree that as a condition of our engagement you will provide us, in a timely and orderly way, with access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements. This includes all records, documentation, and other matters, and additional information that we may request from you for the purpose of our engagement, and all such information will be, to the best of your knowledge and belief, truthful and accurate. You agree that you will provide us with unrestricted access to persons within the Company of whom we determine it necessary to make inquiries.

Dissemination of Financial Statements

Our report on the financial statements must be associated only with the financial statements that were the subject of our engagement. You agree to include our report in any document containing your financial statements that indicates we have performed a review engagement on such financial statements. You may make copies of our report, but only if the entire financial statements (including related footnotes, as appropriate) are reproduced and distributed with our report. You agree not to reproduce or associate our report with any other financial statements, or portions thereof, that are not the subject of this engagement.

Offering of Securities

This Agreement does not contemplate Moss Adams providing any services in connection with the offering of securities, whether registered or exempt from registration, and Moss Adams will charge additional fees to provide any such services. You agree not to incorporate or reference our report in a private placement or other offering of your equity or debt securities without our express written permission. You further agree we are under no obligation to re-issue our report or provide written permission for the use of our report at a later date in connection with an offering of securities, the issuance of debt instruments or for any other circumstance. We will determine, at our sole discretion, whether we will reissue our report or provide written permission for the use of our report only after we have conducted any procedures we deem necessary in the circumstances. You agree to provide us with adequate time to review documents where (a) our report is requested to be reissued, (b) our report is included in the offering document or referred to therein, or (c) reference to our firm is expected to be made. If we decide to reissue our report or provide written permission to the use of our report, you agree that Moss Adams will be included on each distribution of draft offering materials and we will receive a complete set of final documents. If we decide not to reissue our report or withhold our written permission to use our report, you may be required to engage another firm to perform an audit or review the financial statements covered by our review report, and that firm will likely bill you for its services. While the successor accountant may request access to our engagement documentation for those periods, we are under no obligation to permit such access.

Changes in Professional or Accounting Standards

To the extent that future federal, state or professional rule-making activities require modification of our review, procedures, scope of work, etc., we will advise you of such changes and the impact on our fee estimate. If we are unable to agree on the additional fees, if any, that may be required to implement any new accounting and review standards that are required to be adopted and applied as part of our engagement, we may terminate this Agreement as provided herein, regardless of the stage of completion.

Representations of Management

During the course of our engagement, we may request information and explanations from management regarding, among other matters, the Company's operations, internal control, future plans, specific transactions, and accounting systems and procedures. At the conclusion of our engagement, we will require, as a precondition to the issuance of our report, that management provide us with a written representation letter confirming some or all of the representations made during the engagement. The procedures that we will perform in our engagement will be heavily influenced by the representations that we receive from management. Accordingly, false representations could cause us to expend unnecessary efforts or could cause a material error or a fraud to go undetected by our procedures. In view of the foregoing, you agree that we will not be responsible for any misstatements in the Company's financial statements that we fail to detect as a result of false or misleading representations, whether oral or written, that are made to us by the Company's management. While we may assist management in the preparation of the representation letter, it is management's responsibility to carefully review and understand the representations made therein.

In addition, because our failure to detect material misstatements could cause others relying upon our review report to incur damages, the Company further agrees to indemnify and hold us harmless from any liability and all costs (including legal fees) that we may incur in connection with claims based upon our failure to detect material misstatements in the Company's financial statements resulting in whole or in part from knowingly false or misleading representations made to us by any member of the Company's management.

Fees and Expenses

The Company acknowledges that the following circumstances will result in an increase of our fees:

- Failure to prepare for the review as evidenced by accounts and records that have not been subject to normal year-end closing and reconciliation procedures;
- Failure to complete the review preparation work by the applicable due dates;
- Significant unanticipated transactions, review issues, or other such circumstances;
- Delays causing scheduling changes or disruption of fieldwork;

- After review or post fieldwork circumstances requiring revisions to work previously completed or delays in resolution of issues that extend the period of time necessary to complete the review;
- Issues with the prior accounting firm, prior year account balances or report disclosures that impact the current year engagement;
- An excessive number of review adjustments.

We will endeavor to advise you in the event these circumstances occur, however we may be unable to determine the impact on the estimated fee until the conclusion of the engagement. We will bill any additional amounts based on the experience of the individuals involved and the amount of work performed.

Billings are due upon presentation and become delinquent if not paid within 30 days of the invoice date. Any past due fee under this Agreement shall bear interest at the highest rate allowed by law on any unpaid balance. In addition to fees, you may be billed for expenses and any applicable sales and gross receipts tax. Direct expenses may be charged based on out-of-pocket expenditures, per diem allotments, and mileage reimbursements, depending on the nature of the expense. Indirect expenses, such as processing time and technology expenses, may be passed through at our estimated cost and may be billed as a flat charge or a percentage of fees. If we elect to suspend our engagement for nonpayment, we may not resume our work until the account is paid in full. If we elect to terminate our services for nonpayment, or as otherwise provided in this Agreement, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our work. You will be obligated to compensate us for fees earned for services rendered and to reimburse us for expenses. You acknowledge and agree that in the event we stop work or terminate this Agreement as a result of your failure to pay on a timely basis for services rendered by Moss Adams as provided in this Agreement, or if we terminate this Agreement for any other reason, we shall not be liable to you for any damages that occur as a result of our ceasing to render services.

Limitation on Liability

IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR OTHERWISE ARISING OUT OF THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR EXEMPLARY OR PUNITIVE DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT.

Subpoena or Other Release of Documents

As a result of our services to you, we may be required or requested to provide information or documents to you or a third-party in connection with governmental regulations or activities, or a legal, arbitration or administrative proceeding (including a grand jury investigation), in which we are not a party. You may, within the time permitted for our firm to respond to any request, initiate such legal action as you deem appropriate to protect information from discovery. If you take no action within the time permitted for us to respond or if your action does not result in a judicial order protecting us from supplying requested information, we will construe your inaction or failure as consent to comply with the request. Our efforts in complying with such requests or demands will be deemed a part of this engagement and we shall be entitled to additional compensation for our time and reimbursement for our out-of-pocket expenditures (including legal fees) in complying with such request or demand.

Document Retention Policy

At the conclusion of this engagement, we will return to you all original records you supplied to us. Your Company records are the primary records for your operations and comprise the backup and support for the results of this engagement. Our records and files, including our engagement documentation whether kept on paper or electronic media, are our property and are not a substitute for your own records. Our firm policy calls for us to destroy our engagement files and all pertinent engagement documentation after a retention period of seven years (or longer, if required by law or regulation), after which time these items will no longer be available. We are under no obligation to notify you regarding the destruction of our records. We reserve the right to modify the retention period without notifying you. Catastrophic events or physical deterioration may result in our firm's records being unavailable before the expiration of the above retention period.

Except as set forth above, you agree that Moss Adams may destroy paper originals and copies of any documents, including, without limitation, correspondence, agreements, and representation letters, and retain only digital images thereof.

Use of Electronic Communication

In the interest of facilitating our services to you, we may communicate by facsimile transmission or send electronic mail over the Internet. Such communications may include information that is confidential. We employ measures in the use of electronic communications designed to provide reasonable assurance that data security is maintained. While we will use our best efforts to keep such communications secure in accordance with our obligations under applicable laws and professional standards, you recognize and accept we have no control over the unauthorized interception of these

communications once they have been sent. Unless you issue specific instructions to do otherwise, we will assume you consent to our use of electronic communications to your representatives and other use of these electronic devices during the term of this Agreement as we deem appropriate.

Use of Third-Party Service Providers

We may use third-party service providers in serving you. In such circumstances, if we need to share confidential information with these service providers, we will require that they maintain the confidentiality of your information.

Enforceability

In the event that any portion of this Agreement is deemed invalid or unenforceable, said finding shall not operate to invalidate the remainder of this Agreement.

Entire Agreement

This Professional Services Agreement and Engagement Letter constitute the entire agreement and understanding between Moss Adams and the Company. The Company agrees that in entering into this Agreement it is not relying and has not relied upon any oral or other representations, promise or statement made by anyone which is not set forth herein.

In the event the parties fail to enter into a new Agreement for each subsequent calendar year in which Moss Adams provides services to the Company, the terms and conditions of this PSA shall continue in force until such time as the parties execute a new written Agreement or terminate their relationship, whichever occurs first.

Use of Moss Adams' Name

The Company may not use any of Moss Adams' name, trademarks, service marks or logo in connection with the services contemplated by this Agreement or otherwise without the prior written permission of Moss Adams, which permission may be withheld for any or no reason and may be subject to certain conditions.

Use of Nonlicensed Personnel

Certain engagement personnel who are not licensed as certified public accountants may provide services during this engagement.

Dispute Resolution Procedure, Venue and Limitation Period

This Agreement shall be governed by the laws of the state of Washington, without giving effect to any conflicts of laws principles. If a dispute arises out of or relates to the engagement described herein, and if the dispute cannot be settled through negotiations, the parties agree first to try in good faith to settle the dispute by mediation using an agreed upon mediator. If the parties are unable to agree on a mediator, the parties shall petition the state court that would have jurisdiction over this matter if litigation were to ensue and request the appointment of a mediator, and such appointment shall be binding on the parties. Each party shall be responsible for its own mediation expenses, and shall share equally in the mediator's fees and expenses.

If the claim or dispute cannot be settled through mediation, each party hereby irrevocably (a) consents to the exclusive jurisdiction and venue of the appropriate state or federal court located in King County, state of Washington, in connection with any dispute hereunder or the enforcement of any right or obligation hereunder, and (b) WAIVES ITS RIGHT TO A JURY TRIAL. EACH PARTY FURTHER AGREES THAT ANY SUIT ARISING OUT OF OR RELATED TO THIS AGREEMENT MUST BE FILED WITHIN ONE (1) YEAR AFTER THE CAUSE OF ACTION ARISES.

Termination

This Agreement may be terminated by either party, with or without cause, upon ten (10) days' written notice. In such event, we will stop providing services hereunder except on work, mutually agreed upon in writing, necessary to carry out such termination. In the event of termination: (a) you shall pay us for services provided and expenses incurred through the effective date of termination, (b) we will provide you with all finished reports that we have prepared pursuant to this Agreement, (c) neither party shall be liable to the other for any damages that occur as a result of our ceasing to render services, and (d) we will require any new accounting firm that you may retain to execute access letters satisfactory to Moss Adams prior to reviewing our files.

Hiring of Employees

We have a significant investment in the training and development of our accountants, and they are valued employees of Moss Adams. If you should hire one of our accountants either during the review or within one year after the completion of this engagement, you agree to pay a personnel placement fee of 30% of the employee's first year salary to compensate Moss Adams. Any offer of employment to members of the review team prior to issuance of our report may impair our independence, and as a result, may result in our inability to complete the engagement and issue a report.

Income Tax Provision

With respect to the preparation of the tax provision regarding the presentation and disclosure of income taxes in the Company's financial statements, we will not provide tax advice related to all tax positions due to the risk-based approach used in the income tax provision preparation process.

You may not distribute, discuss or otherwise disclose any tax provision workpapers or templates to any other party ("Third Party") without our prior written consent. This does not apply to any tax provision information that may be contained in our review report regarding the Company's financial statements. You further agree that the tax provision workpapers or templates are instruments of service and Moss Adams shall retain the copyright, trademark, patent, and all other intellectual property rights, whether or not the workpapers or templates are completed. Moss Adams grants the Company an irrevocable, non-exclusive, royalty-free license to use the completed workpapers and templates only for its use as set forth herein. You further agree not to modify the tax provision workpapers or templates, or attempt to apply the tax provision workpapers or templates to generate calculations outside of those produced by Moss Adams.

Regulatory Access to Documentation

The documents created or incorporated into our documentation for this engagement are the property of Moss Adams and constitute confidential information. However, we may be requested to make certain engagement related documents available to regulatory agencies pursuant to authority given to them by law or regulation. If requested and in our opinion a response is required by law, access to such engagement related documents will be provided under the supervision of Moss Adams personnel. Furthermore, upon request, we may provide photocopies of selected engagement related documents to regulatory agencies. The regulatory agencies may intend or decide to distribute the photocopies or information contained therein to others, including other government agencies.

Mutual Waiver of COVID-19 Claims

This provision addresses issues regarding the novel coronavirus ("COVID-19"). The Parties acknowledge their respective understanding of the hazards of COVID-19, including, but not limited to, its highly contagious nature and the corresponding health risks associated with being exposed to or infected by COVID-19. Each Party agrees to waive, release, discharge, and covenants not to sue the other Party or its affiliates and its and their respective officers, directors, partners, principals, employees, agents, or subcontractors from any and all claims, damages, expense, liability, illness or losses that may occur from exposure to or infection by COVID-19 arising out of, related to, or in any way connected with the professional services provided by Moss Adams.

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T (707) 527-0800
F (707) 575-1712

3558 Round Barn Boulevard
Suite 300
Santa Rosa, CA 95403

July 30, 2021

City of Ukiah
c/o Daniel Buffalo, Finance Director
300 Seminary Avenue
Ukiah, CA 95482

Ukiah Waste Solutions, Inc.
c/o Jack Simmons, Controller
3515 Taylor Drive
Ukiah, CA 95482

Re: Review and Nonattest Services

Dear Mr. Buffalo and Jack:

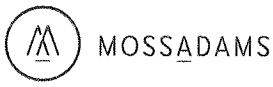
Thank you for the opportunity to provide services to Ukiah Waste Solutions, Inc., and the City of Ukiah. This engagement letter ("Engagement Letter") and the attached Professional Services Agreement, which is incorporated by this reference, confirm our understanding of the terms and objectives of our engagement and limitations of the services that Moss Adams LLP ("Moss Adams," "we," "us," and "our") will provide to Ukiah Waste Solutions, Inc., and the City of Ukiah ("you," "your," and "Company").

Scope of Services – Review

You have requested that we perform a review engagement on the Company's statement of operations for the years ended December 31, 2020 and 2019, and the related notes to the financial statements (collectively, the "financial statement") that has been prepared in accordance with accounting principles generally accepted in the United States of America. As a part of our engagement, we will issue a written report that will describe the financial statement to which our report applies, management's responsibility for the financial statement, our responsibility, and our conclusion based on the results of our review. Our report will state that a review report is substantially less in scope than an audit and accordingly, we do not express an opinion on the financial statement. We cannot provide assurance that an unmodified review report will be issued. There may be circumstances in which our report may differ from its expected form and content, including the need for us to report known departures from the applicable financial reporting framework, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Our report is intended solely for the use of the City and the Company and should not be used by anyone other than the City and the Company. Accordingly, our report will include a statement to this effect similar to the following:

Assurance, tax, and consulting offered through Moss Adams LLP. Investment advisory services offered through Moss Adams Wealth Advisors LLC. Investment banking offered through Moss Adams Capital LLC.



Restriction of use

Our report is intended solely for the information and use of the City of Ukiah and Ukiah Waste Solutions, Inc., and is not intended to be and should not be used by anyone other than these specified parties.

Scope of Services and Limitations – Nonattest

We will provide the Company with the following nonattest services:

1) Assist you in drafting of the financial statement and related footnotes as of and for the years ended December 31, 2020 and 2019, as described above.
2) Assist the Company in the preparation of the tax provision with respect to the presentation and disclosure of income taxes in the Company's financial statement and related footnotes for the years ended December 31, 2020 and 2019.

Our professional standards require that we remain independent with respect to our attest clients, including those situations where we also provide nonattest services such as those identified in the preceding paragraphs. As a result, you must accept the responsibilities set forth below related to this engagement:

- Assume all management responsibilities.
- Oversee the service by designating an individual, preferably within senior management, who possesses skill, knowledge, and/or experience to oversee the nonattest services. The individual is not required to possess the expertise to perform or reperform the services.
- Evaluate the adequacy and results of the nonattest services performed.
- Accept responsibility for the results of the nonattest services performed.

It is our understanding that Jack Simmons, Controller, has been designated by the Company to oversee the nonattest services and that in the opinion of the Company is are qualified to oversee the nonattest services as outlined above. If any issues or concerns in this area arise during the course of our engagement, we will discuss them with you prior to continuing with the engagement.

Timing

Paul Tucci is responsible for supervising the engagement and authorizing the signing of our report. We expect to begin the review fieldwork for this engagement now and the review engagement plan calls for two to three days of procedures.

As we reach the conclusion of our engagement, we will coordinate with you the date the financial statement will be available for issuance. You understand that (1) you will be required to consider subsequent events through the date the financial statements are available for issuance, (2) you will disclose in the notes to the financial statements the date through which subsequent events have been

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considered, and (3) the subsequent event date disclosed in the footnotes will not be earlier than the date of the management representation letter and the date of our review report.

Our scheduling depends on your completion of the year-end closing and adjusting process prior to our arrival to begin the fieldwork. We may experience delays in completing our services due to your staff's unavailability or delays in your closing and adjusting process. You understand our fees are subject to adjustment if we experience these delays in completing our services. Our services will be concluded upon delivery to you of our report on your financial statements for the year ended December 31, 2020.

Fees

We estimate that our fees for the services will be $21,000.

In addition to fees, we will charge you for expenses. Our invoices include a flat expense charge, calculated as five percent (5%) of fees, to cover expenses such as copying costs, postage, administrative billable time, report processing fees, filing fees, and technology expenses. Travel expenses and client meals/entertainment expenses will be billed separately and are not included in the 5% charge.

Our ability to provide services in accordance with our estimated fees depends on the quality, timeliness, and accuracy of the Company's records, and, for example, the number of general ledger adjustments required as a result of our work. To assist you in this process, we will provide you with a Client Review Preparation Schedule that identifies the key work you will need to perform in preparation for the review. We will also need your accounting staff to be readily available during the engagement to respond in a timely manner to our requests. Lack of preparation, poor records, general ledger adjustments, and/or untimely assistance will result in an increase of our fees.

We appreciate the opportunity to be of service to you. If you agree with the terms of our engagement as set forth in this Agreement, please sign the enclosed copy of this letter and return it to us with the Professional Services Agreement.

Very truly yours,

Paul T. Tucci, Partner, for
Moss Adams LLP

Enclosures

MOSSADAMS

Accepted and Agreed:

This Engagement Letter and the attached Professional Services Agreement set forth the entire understanding of Ukiah Waste Solutions, Inc., and the City of Ukiah with respect to this engagement and the services to be provided by Moss Adams LLP:

The City of Ukiah

Signature:_____

Print Name: Daniel Buffalo

Title: Finance Director

Date: 08/05/21

Solid Waste Systems, Inc.

Signature:_____

Print Name: Jack Simmons

Title: President

Date: 8/5/2021

v. 6/4/2021
Client #:609405

PROFESSIONAL SERVICES AGREEMENT
Review and Nonattest Services

This Professional Services Agreement (the "PSA") together with the Engagement Letter, which is hereby incorporated by reference, represent the entire agreement (the "Agreement") relating to services that Moss Adams will provide to the Company. Any undefined terms in this PSA shall have the same meaning as set forth in the Engagement Letter.

Objective of the Review

The objective of our review engagement is to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with the applicable financial reporting framework, primarily through the performance of inquiry and analytical procedures. We will conduct our engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants.

Procedures and Limitations

A review differs significantly from and is substantially less in scope than an audit of financial statements, the objective of which is the expression of an opinion regarding the financial statements as a whole. A review engagement includes primarily applying analytical procedures to your financial data and making inquiries of Company management. A review does not contemplate: (a) obtaining an understanding of the Company's internal control, (b) assessing fraud risk, (c) testing accounting records by obtaining sufficient appropriate audit evidence through inspection, observation, confirmation, or the examination of source documents, or (d) other procedures ordinarily performed in an audit engagement. Accordingly, we will not express an opinion on the financial statements. You agree we have no responsibility to identify and communicate significant deficiencies or material weaknesses in your internal control as part of this engagement.

Our engagement cannot be relied upon to identify or disclose any financial statement misstatements, including those caused by error or fraud, or to identify or disclose any wrongdoing within the Company or noncompliance with laws and regulations. However, we will inform the appropriate level of management of any material errors and any evidence or information that fraud may have occurred should such material errors or fraud come to our attention during the performance of our review procedures. Further, we will report to you any evidence or information that comes to our attention during the performance of our review procedures regarding noncompliance with laws and regulations that may have occurred, unless they are clearly inconsequential. You agree we have no responsibility to identify and communicate significant deficiencies or material weaknesses in your internal control as part of this engagement.

We may assist management in the preparation of the Company's financial statements. Regardless of any assistance we may render, all information included in the financial statements remains the responsibility of management. We may issue a preliminary draft of our review report, or your financial statements, to you for your review. Any preliminary draft of our report, or your financial statements, should not be relied upon, reproduced or otherwise distributed without the written permission of Moss Adams.

Management's Responsibility for Financial Statements

You are responsible for making all financial records and related information, including documents, explanations, and other information, available to us and for the accuracy and completeness of that information, including significant judgments used in the preparation of your financial statements and the selection of the financial reporting framework to be applied in the preparation of your financial statements. You are also responsible for the fair presentation of the financial statements in accordance with the applicable financial reporting framework. You are responsible for the inclusion of all informative disclosures that are appropriate for the applicable financial reporting framework used to prepare your financial statements. We may advise you about appropriate accounting principles and their application and may assist in the preparation of your financial statements, but you are responsible for your financial statements. You are also responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. You are responsible for preventing and detecting fraud and for the safeguarding of assets. You are responsible for adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. You are also responsible for identifying and ensuring that the Company complies with applicable laws and regulations.

You agree that as a condition of our engagement you will provide us, in a timely and orderly way, with access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements. This includes all records, documentation, and other matters, and additional information that we may request from you for the purpose of our engagement, and all such information will be, to the best of your knowledge and belief, truthful and accurate. You agree that you will provide us with unrestricted access to persons within the Company of whom we determine it necessary to make inquiries.

Dissemination of Financial Statements

Our report on the financial statements must be associated only with the financial statements that were the subject of our engagement. You agree to include our report in any document containing your financial statements that indicates we have performed a review engagement on such financial statements. You may make copies of our report, but only if the entire financial statements (including related footnotes, as appropriate) are reproduced and distributed with our report. You agree not to reproduce or associate our report with any other financial statements, or portions thereof, that are not the subject of this engagement.

Offering of Securities

This Agreement does not contemplate Moss Adams providing any services in connection with the offering of securities, whether registered or exempt from registration, and Moss Adams will charge additional fees to provide any such services. You agree not to incorporate or reference our report in a private placement or other offering of your equity or debt securities without our express written permission. You further agree we are under no obligation to re-issue our report or provide written permission for the use of our report at a later date in connection with an offering of securities, the issuance of debt instruments or for any other circumstance. We will determine, at our sole discretion, whether we will reissue our report or provide written permission for the use of our report only after we have conducted any procedures we deem necessary in the circumstances. You agree to provide us with adequate time to review documents where (a) our report is requested to be reissued, (b) our report is included in the offering document or referred to therein, or (c) reference to our firm is expected to be made. If we decide to reissue our report or provide written permission to the use of our report, you agree that Moss Adams will be included on each distribution of draft offering materials and we will receive a complete set of final documents. If we decide not to reissue our report or withhold our written permission to use our report, you may be required to engage another firm to perform an audit or review the financial statements covered by our review report, and that firm will likely bill you for its services. While the successor accountant may request access to our engagement documentation for those periods, we are under no obligation to permit such access.

Changes in Professional or Accounting Standards

To the extent that future federal, state or professional rule-making activities require modification of our review, procedures, scope of work, etc., we will advise you of such changes and the impact on our fee estimate. If we are unable to agree on the additional fees, if any, that may be required to implement any new accounting and review standards that are required to be adopted and applied as part of our engagement, we may terminate this Agreement as provided herein, regardless of the stage of completion.

Representations of Management

During the course of our engagement, we may request information and explanations from management regarding, among other matters, the Company's operations, internal control, future plans, specific transactions, and accounting systems and procedures. At the conclusion of our engagement, we will require, as a precondition to the issuance of our report, that management provide us with a written representation letter confirming some or all of the representations made during the engagement. The procedures that we will perform in our engagement will be heavily influenced by the representations that we receive from management. Accordingly, false representations could cause us to expend unnecessary efforts or could cause a material error or a fraud to go undetected by our procedures. In view of the foregoing, you agree that we will not be responsible for any misstatements in the Company's financial statements that we fail to detect as a result of false or misleading representations, whether oral or written, that are made to us by the Company's management. While we may assist management in the preparation of the representation letter, it is management's responsibility to carefully review and understand the representations made therein.

In addition, because our failure to detect material misstatements could cause others relying upon our review report to incur damages, the Company further agrees to indemnify and hold us harmless from any liability and all costs (including legal fees) that we may incur in connection with claims based upon our failure to detect material misstatements in the Company's financial statements resulting in whole or in part from knowingly false or misleading representations made to us by any member of the Company's management.

Fees and Expenses

The Company acknowledges that the following circumstances will result in an increase of our fees:

- Failure to prepare for the review as evidenced by accounts and records that have not been subject to normal year-end closing and reconciliation procedures;
- Failure to complete the review preparation work by the applicable due dates;
- Significant unanticipated transactions, review issues, or other such circumstances;
- Delays causing scheduling changes or disruption of fieldwork;

- After review or post fieldwork circumstances requiring revisions to work previously completed or delays in resolution of issues that extend the period of time necessary to complete the review;
- Issues with the prior accounting firm, prior year account balances or report disclosures that impact the current year engagement;
- An excessive number of review adjustments.

We will endeavor to advise you in the event these circumstances occur, however we may be unable to determine the impact on the estimated fee until the conclusion of the engagement. We will bill any additional amounts based on the experience of the individuals involved and the amount of work performed.

Billings are due upon presentation and become delinquent if not paid within 30 days of the invoice date. Any past due fee under this Agreement shall bear interest at the highest rate allowed by law on any unpaid balance. In addition to fees, you may be billed for expenses and any applicable sales and gross receipts tax. Direct expenses may be charged based on out-of-pocket expenditures, per diem allotments, and mileage reimbursements, depending on the nature of the expense. Indirect expenses, such as processing time and technology expenses, may be passed through at our estimated cost and may be billed as a flat charge or a percentage of fees. If we elect to suspend our engagement for nonpayment, we may not resume our work until the account is paid in full. If we elect to terminate our services for nonpayment, or as otherwise provided in this Agreement, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our work. You will be obligated to compensate us for fees earned for services rendered and to reimburse us for expenses. You acknowledge and agree that in the event we stop work or terminate this Agreement as a result of your failure to pay on a timely basis for services rendered by Moss Adams as provided in this Agreement, or if we terminate this Agreement for any other reason, we shall not be liable to you for any damages that occur as a result of our ceasing to render services.

Limitation on Liability

IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR OTHERWISE ARISING OUT OF THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR EXEMPLARY OR PUNITIVE DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT.

Subpoena or Other Release of Documents

As a result of our services to you, we may be required or requested to provide information or documents to you or a third-party in connection with governmental regulations or activities, or a legal, arbitration or administrative proceeding (including a grand jury investigation), in which we are not a party. You may, within the time permitted for our firm to respond to any request, initiate such legal action as you deem appropriate to protect information from discovery. If you take no action within the time permitted for us to respond or if your action does not result in a judicial order protecting us from supplying requested information, we will construe your inaction or failure as consent to comply with the request. Our efforts in complying with such requests or demands will be deemed a part of this engagement and we shall be entitled to additional compensation for our time and reimbursement for our out-of-pocket expenditures (including legal fees) in complying with such request or demand.

Document Retention Policy

At the conclusion of this engagement, we will return to you all original records you supplied to us. Your Company records are the primary records for your operations and comprise the backup and support for the results of this engagement. Our records and files, including our engagement documentation whether kept on paper or electronic media, are our property and are not a substitute for your own records. Our firm policy calls for us to destroy our engagement files and all pertinent engagement documentation after a retention period of seven years (or longer, if required by law or regulation), after which time these items will no longer be available. We are under no obligation to notify you regarding the destruction of our records. We reserve the right to modify the retention period without notifying you. Catastrophic events or physical deterioration may result in our firm's records being unavailable before the expiration of the above retention period.

Except as set forth above, you agree that Moss Adams may destroy paper originals and copies of any documents, including, without limitation, correspondence, agreements, and representation letters, and retain only digital images thereof.

Use of Electronic Communication

In the interest of facilitating our services to you, we may communicate by facsimile transmission or send electronic mail over the Internet. Such communications may include information that is confidential. We employ measures in the use of electronic communications designed to provide reasonable assurance that data security is maintained. While we will use our best efforts to keep such communications secure in accordance with our obligations under applicable laws and professional standards, you recognize and accept we have no control over the unauthorized interception of these

communications once they have been sent. Unless you issue specific instructions to do otherwise, we will assume you consent to our use of electronic communications to your representatives and other use of these electronic devices during the term of this Agreement as we deem appropriate.

Use of Third-Party Service Providers

We may use third-party service providers in serving you. In such circumstances, if we need to share confidential information with these service providers, we will require that they maintain the confidentiality of your information.

Enforceability

In the event that any portion of this Agreement is deemed invalid or unenforceable, said finding shall not operate to invalidate the remainder of this Agreement.

Entire Agreement

This Professional Services Agreement and Engagement Letter constitute the entire agreement and understanding between Moss Adams and the Company. The Company agrees that in entering into this Agreement it is not relying and has not relied upon any oral or other representations, promise or statement made by anyone which is not set forth herein.

In the event the parties fail to enter into a new Agreement for each subsequent calendar year in which Moss Adams provides services to the Company, the terms and conditions of this PSA shall continue in force until such time as the parties execute a new written Agreement or terminate their relationship, whichever occurs first.

Use of Moss Adams' Name

The Company may not use any of Moss Adams' name, trademarks, service marks or logo in connection with the services contemplated by this Agreement or otherwise without the prior written permission of Moss Adams, which permission may be withheld for any or no reason and may be subject to certain conditions.

Use of Nonlicensed Personnel

Certain engagement personnel who are not licensed as certified public accountants may provide services during this engagement.

Dispute Resolution Procedure, Venue and Limitation Period

This Agreement shall be governed by the laws of the state of Washington, without giving effect to any conflicts of laws principles. If a dispute arises out of or relates to the engagement described herein, and if the dispute cannot be settled through negotiations, the parties agree first to try in good faith to settle the dispute by mediation using an agreed upon mediator. If the parties are unable to agree on a mediator, the parties shall petition the state court that would have jurisdiction over this matter if litigation were to ensue and request the appointment of a mediator, and such appointment shall be binding on the parties. Each party shall be responsible for its own mediation expenses, and shall share equally in the mediator's fees and expenses.

If the claim or dispute cannot be settled through mediation, each party hereby irrevocably (a) consents to the exclusive jurisdiction and venue of the appropriate state or federal court located in King County, state of Washington, in connection with any dispute hereunder or the enforcement of any right or obligation hereunder, and (b) WAIVES ITS RIGHT TO A JURY TRIAL. EACH PARTY FURTHER AGREES THAT ANY SUIT ARISING OUT OF OR RELATED TO THIS AGREEMENT MUST BE FILED WITHIN ONE (1) YEAR AFTER THE CAUSE OF ACTION ARISES.

Termination

This Agreement may be terminated by either party, with or without cause, upon ten (10) days' written notice. In such event, we will stop providing services hereunder except on work, mutually agreed upon in writing, necessary to carry out such termination. In the event of termination: (a) you shall pay us for services provided and expenses incurred through the effective date of termination, (b) we will provide you with all finished reports that we have prepared pursuant to this Agreement, (c) neither party shall be liable to the other for any damages that occur as a result of our ceasing to render services, and (d) we will require any new accounting firm that you may retain to execute access letters satisfactory to Moss Adams prior to reviewing our files.

Hiring of Employees

We have a significant investment in the training and development of our accountants, and they are valued employees of Moss Adams. If you should hire one of our accountants either during the review or within one year after the completion of this engagement, you agree to pay a personnel placement fee of 30% of the employee's first year salary to compensate Moss Adams. Any offer of employment to members of the review team prior to issuance of our report may impair our independence, and as a result, may result in our inability to complete the engagement and issue a report.

Income Tax Provision

With respect to the preparation of the tax provision regarding the presentation and disclosure of income taxes in the Company's financial statements, we will not provide tax advice related to all tax positions due to the risk-based approach used in the income tax provision preparation process.

You may not distribute, discuss or otherwise disclose any tax provision workpapers or templates to any other party ("Third Party") without our prior written consent. This does not apply to any tax provision information that may be contained in our review report regarding the Company's financial statements. You further agree that the tax provision workpapers or templates are instruments of service and Moss Adams shall retain the copyright, trademark, patent, and all other intellectual property rights, whether or not the workpapers or templates are completed. Moss Adams grants the Company an irrevocable, non-exclusive, royalty-free license to use the completed workpapers and templates only for its use as set forth herein. You further agree not to modify the tax provision workpapers or templates, or attempt to apply the tax provision workpapers or templates to generate calculations outside of those produced by Moss Adams.

Regulatory Access to Documentation

The documents created or incorporated into our documentation for this engagement are the property of Moss Adams and constitute confidential information. However, we may be requested to make certain engagement related documents available to regulatory agencies pursuant to authority given to them by law or regulation. If requested and in our opinion a response is required by law, access to such engagement related documents will be provided under the supervision of Moss Adams personnel. Furthermore, upon request, we may provide photocopies of selected engagement related documents to regulatory agencies. The regulatory agencies may intend or decide to distribute the photocopies or information contained therein to others, including other government agencies.

Mutual Waiver of COVID-19 Claims

This provision addresses issues regarding the novel coronavirus ("COVID-19"). The Parties acknowledge their respective understanding of the hazards of COVID-19, including, but not limited to, its highly contagious nature and the corresponding health risks associated with being exposed to or infected by COVID-19. Each Party agrees to waive, release, discharge, and covenants not to sue the other Party or its affiliates and its and their respective officers, directors, partners, principals, employees, agents, or subcontractors from any and all claims, damages, expense, liability, illness or losses that may occur from exposure to or infection by COVID-19 arising out of, related to, or in any way connected with the professional services provided by Moss Adams.

Agenda Item No: 7.I.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-991

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approve Contract Amendment with Thomas Hise, Architect, for Architectural Services for the Grace Hudson Museum in the Amount of $14,163, and Approve Corresponding Budget Amendment.

DEPARTMENT: Finance **PREPARED BY:** Mary Horger, Financial Services Manager
PRESENTER: Consent Calendar

ATTACHMENTS:
1. GH Billing (62521)
2. Amendment 5 - Draft

Summary: Council will consider amending the contract with Thomas Hise, Architect, for architectural services for the Grace Hudson Museum in the amount of $14,163, and approve a corresponding budget amendment.

Background: In May of 2019, the City entered into an agreement with Thomas Hise, Architect, in the amount of $3,952 for the repair of the glu-lam beams at the Grace Hudson Museum. The initial scope of work was to perform an investigation of the dry-rot damage to the cantilever beams at the Museum's entrance overhang, as their deterioration was becoming a growing safety concern.

In August of 2019, Amendment 1 in the amount of $12,482 was executed to prepare plans and specification for the repair of the glu-lam beams. This work resulted in completion of those repairs last year.

Mr. Hise's work revealed that the leaking roof was affecting the integrity of the glu-lam beams, and a major contributing factor in their continuing deterioration. In October 2020 Council approved Amendment 2 in the amount of $12,310 for Mr. Hise to evaluate alternate cost-effective roof replacement solutions, prepare plans and specifications for the roof replacement, and perform construction observation & coordination work once the construction contract was issued. This resulted in a total revised contract amount of $28,744.

The construction work for the replacement of the Grace Hudson Museum's roof began in October 2020. The architect's work supporting this project became much more involved than originally anticipated. This included management of the construction work, inspections, change order work due to unknown conditions, purchase of materials in support of change orders to keep the construction costs down, and a multitude of written communications with the contractor. In January of this year Amendment 3 was executed in the amount of $3,670.50 for some of this additional work.

On March 17, 2021, Council approved an additional amendment in the amount of $8,600 to cover for additional time and materials, including $3,900 estimated to take the needed contractual services through the balance of the project. This resulted in a total revised contract amount of $41,014.50.

Discussion: The Museum Roof Replacement project is still underway. On June 25, 2021, the Architect submitted an invoice for $9,761, provided as Attachment 1. This amount is over the total revised contract amount by $5,842.35. The additional cost is a result of the Architect working with the City Attorney as well as City Staff to resolve change order and quality control issues with the contractor. Given the importance of the work, and to ensure that the City comes to a resolution without unnecessary delay, the City Manager

authorized payment for these services.

As a result, Staff is requesting Council to approve contract Amendment 5 in the amount of $14,163, a draft of which is provided as Attachment 2. This amount will cover the additional amount paid to the Architect, as well as $8,320 estimated to close out the project. This will result in a revised contract amount of $55,177.85. A corresponding budget amendment is also requested in the amount of $13,320. This amount will cover for the estimated $8,320 to close-out the project, and an additional $5,000 for contingency.

Recommended Action: Approve contract amendment with Thomas Hise, Architect, for architectural services for the Grace Hudson Museum in the amount of $14,163; and approve corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: Yes.

CURRENT BUDGET AMOUNT: 20822700.80220.18021: $ 0

PROPOSED BUDGET AMOUNT: 20822700.80220.18021: $13,320

FINANCING SOURCE: Series 2020A Lease Revenue Bonds

PREVIOUS CONTRACT/PURCHASE ORDER NO.: 1819-215

COORDINATED WITH: Dan Buffalo, Finance Director; David Rapport, City Attorney

Approved: Sage Sangiacomo, City Manager

THOMAS HISE
ARCHITECT / BUILDER

DATE: June 25, 2021

Contract 1819-215
OK to pay: FYE 21

CLIENT: City of Ukiah
411 West Clay Street
Ukiah, CA 95482
Attn: Mary Horger / Purchasing Manager

SUBJECT: Architect's Progress Payment Request

PROJECT: Grace Hudson Museum / Re-Roof

Item	Additional Services	Time			Rate		Cost
1	Contract Administration						
1.1	Construction Observation & Coordination (2/21 to 3/17/21)	24	hrs	@	$ 97.50	$	2,340.00
1.2	Contractor / City Attorney Coordination 4/12 to 6/24/21)	76	hrs	@	$ 97.50	$	7,410.00
					Sub-Total:	$	9,750.00
2	Reimbursable Expenses						
2.1	Printing					$	11.00
					Sub-Total:	$	11.00
					Total Due:	$	9,761.00
3	Estimate of Architect's Serive Remaining						
3.1	Punch List Completion Coordination	24	hrs	@	$ 97.50	$	2,340.00
3.2	City Construction Consultant Coordination	24	hrs	@	$ 97.50	$	2,340.00
3.3	Contractor Close Out	16	hrs	@	$ 97.50	$	1,560.00
	Sub-Total:	64	hrs	@	$ 97.50	$	6,240.00
	Contingency:			@	25%	$	2,080.00
	Hourly Not-to-Exceed:					$	8,320.00

CA License Numbers: C14042 & B369767
(707) 744-1921 580 Vichy Hills Drive Ukiah, CA 95482 hiseaia@pacific.net

CITY OF UKIAH

AMENDMENT 5 – CONTRACT #1819215
TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THOMAS HISE and THE CITY OF UKIAH

This Amendment No. 5, entered on _____, 2021, revises the Agreement for Professional services dated May 14, 2019, between the City of Ukiah and Thomas Hise for professional consulting services relating to the repair of the Glu-Lam Beam at the Grace Hudson Museum contract.

This Amendment No. 5 adds an additional $14,163 to the contract. This results in a revised contract amount of $55,177.85.

Except as expressly amended by this Agreement, all other terms and conditions of the agreement remain unchanged and in full force and effect.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AMENDMENT ON THE EFFECTIVE DATE:

CONSULTANT

BY: _____ DATE: _____
THOMAS HISE

CITY OF UKIAH

BY: _____ DATE: _____
SAGE SANGIACOMO, CITY MANAGER

ATTEST

BY: _____ DATE: _____
KRISTINE LAWLER, CITY CLERK

DRAFT

Agenda Item No: 7.m.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-993

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Change Order #06 to CV Larsen Company in the Amount of $430,773.04 and Extend the Pressure Zone 2 South Reservoir Replacement Project, Specification No. 20-02 for a Total Revised Contract Amount of $1,206,724.09.

DEPARTMENT:	Water Resources	**PREPARED BY:**	Jason Benson, Senior Civil Engineer, Sean White, Water Resources Director
		PRESENTER:	Consent Calendar

ATTACHMENTS:

1. February 3, 2021 Agenda Item 7f and Change Order #3
2. Spec20-02_CV Larsen COR_ 04AUG2021
3. Spec20-02_CV Larsen COR_ 09AUG2021
4. Spec20-02_CV Larsen COR_Cost Summary Table

Summary: Council will consider approval of Change Order #06 in the amount of $430,773.04 with CV Larsen Company for services related to the Pressure Zone 2 South Reservoir Replacement Project.

Background: The City Council awarded a construction contract on July 1, 2020, to CV Larsen Company in the amount of $526,500 for the replacement of the Pressure Zone 2 South (PZ2S) Reservoir that is located west of the golf course.

Project construction began in August 2020 with demolition of the existing infrastructure at the tank site. Since then, various revisions to the original design, including contract change orders to replace sections of the existing water mainline that serves as both the supply and discharge, to and from the Pressure Zone 2 Reservoirs were required. These changes have been requested or required by Engineering Staff.

On February 3, 2021, Council approved Change Order #03 to CV Larsen Company in the amount of $173,283.12 for revisions to overall site layout to provide improved vehicular access and installation of approximately 400 feet of water main replacement for both Pressure Zone 2 Reservoirs.

The contract change orders CO#01 and CO#02 totaling $42,270.76 were authorized under the Public Works Director's change order authority. These change orders were included in the Council approved item, and the total revised contract was $742,053.88 (ASR 7f, 2/3/2021). The project's original work for reservoir replacement is currently in progress, and the tank install and water test work is scheduled for completion in October 2021.

Discussion: City Staff has worked with the contractor daily since construction began and has found their work to be of high quality, efficient, and commensurate with the scope of work. During this time, City Staff has found the existing water mainline from the pump station (located on golf course property) up to the Pressure Zone 2 Reservoir area to be in poor condition and providing inefficiency to the overall water supply and distribution system. There have been numerous maintenance issues within the last few years that required the City Water department to investigate and repair issues related to pumps, valves, and piping.

City Staff reached out to CV Larsen Company for a cost estimate to perform the work needed to replace the existing water mainline and its appurtenances from the pump station to the reservoir area. This work would connect directly to the newly installed water infrastructure that is part of CO#3 (Attachment 1). Staff has reviewed the cost associated with the work and proposes Larsen continue their utility work and extend it to the existing pump station. Larsen's cost for the proposed work is $201,677.72.

In addition to the above mentioned work, City Staff has found other items within the project construction boundaries and scope of work that require revisions to the design and construction plans and revisions to the overall site security and safety. Again, City Staff reached out to CV Larsen Company for a cost estimate to perform the work needed. This work includes items such as: access road widening for large equipment such as fire trucks, security gate with control actuator and electric power, storm water drainage, and fencing. CV Larsen Company performed and continues to perform the work requested, and staff found the fees to be commensurate with the scope of work. Larsen's cost for the proposed work is $229,095.32.

Staff recommends award of a change order for professional services agreement to CV Larsen Company in the amount of $430,773.04. The funding source for this project work will be Water (Fund 820). The agreed upon addendum proposals to the contract for this work is included under Attachment 2 and Attachment 3, with a cost summary table for all items as Attachment 4. The change order, if approved, will authorize increasing this project account balance by the proposal total of $430,773.04 into account #82227113.80230.15071. Change Orders 4-5 totaling $33,897.26 were authorized under the working departments' Director change order authority. These change orders were for additional construction services that were not included in the original contract. The total revised contract amount including all change orders will be $1,206,724.09.

Funds for this change order is coming from the water fund and out of the Capital Improvement Program from project code 18072 "Water Main Replacement" The overall majority of this work is a water main replacement.

Recommended Action: Approve Change Order #06 to CV Larsen Company in the amount of $430,773.04 and extend the Pressure Zone 2 South Reservoir Replacement Project, Specification No. 20-02 for a total revised contract amount of $1,206,724.09.

BUDGET AMENDMENT REQUIRED: No.

CURRENT BUDGET AMOUNT: Transfer from 82227113.80230.18072 (Water Main Replacement): $500,000

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Fund 820

PREVIOUS CONTRACT/PURCHASE ORDER NO.: Contract Number 2021-087

COORDINATED WITH: Sean White, Director of Water Resources; Tim Eriksen, Director of Public Works / City Engineer; Mary Horger, Financial Services Manager

Approved: Sage Sangiacomo, City Manager

Agenda Item No: 7.f.
MEETING DATE/TIME: 2/3/2021
ITEM NO: 2021-682

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Change Order #3 to CV Larsen Company in the Amount of $173,283.12 for Pressure Zone 2 South Reservoir Replacement Project, Specification No. 20-02 for a Total Revised Contract Amount of $742,053.88.

DEPARTMENT: Water Resources

PREPARED BY: Sean White, Water Resources Director, Jarod Thiele, Public Works Management Analyst

PRESENTER: Consent Calendar

ATTACHMENTS:

1. PZ2STankFCO3

Summary: Council will consider approving Change Order #3 to CV Larsen Company in the amount of $173,283.12 for Pressure Zone 2 South Reservoir Replacement Project, Specification No. 20-02, for a total revised contract amount of $742,053.88.

Background: On July 1, 2020, Council awarded a contract to CV Larsen Company in the amount of $526,500 for the replacement of the Pressure Zone 2 South (PZ2S) Reservoir that is located above the golf course.

Discussion: Construction began in August, 2020 with the demolition of the existing tank. Following demolition, a number of original design elements were modified to improve project access and reliability. Primary modifications in change order #3 (Attachment 1) include altering the foundation to permit improved vehicular access as well as replacement of approximately 400 feet of the water main that supplies both Pressure Zone 2 Reservoirs.

Change Orders 1 and 2 totaling $42,270.76 were authorized under the Public Works Director's change order authority. These change orders were for additional engineering services and site work not included in the original contract. The total revised contract amount including all change orders will be $742,053.88.

An internal budget transfer within the Fund, which falls under the City Manager's authority to approve, will be made to cover the identified change orders for this particular project. Therefore, a budget amendment will not be required.

Recommended Action: Approve Change Order #3 to CV Larsen Company in the Amount of $173,283.12 for Pressure Zone 2 South Reservoir Replacement Project, Specification No. 20-02, for a total revised contract amount of $742,053.88.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 82227113.80230 PC 15071- $598,617

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Water Fund

PREVIOUS CONTRACT/PURCHASE ORDER NO.: 2021-087

COORDINATED WITH: Tim Eriksen, Director of Public Works/City Engineer

Approved: Sage Sangiacomo, City Manager

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

FIELD CHANGE ORDER

CHANGE ORDER NO. 3

DATE: 12/7/2020

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jarod Thiele, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

This Change Order is for additional civil site work at the Pressure Zone 2 Tank Site.

Scope of Work

Additional mobilization of machinery and materials, clearing, excavation, stormwater protection, compacted fill, placement of rock slope protection, revising drainage inlet, replacement of valley gutter, installation of new 455' of 6" pipeline and hydrant.

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $173,283.12

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 45 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

12/7/2020 13:43

City of Ukiah CCO No. 3

Project & Job# PZ2S Tank Site
Date of Letting: 12/7/20

CONTRACT TOTAL BID=======➔ $173,283.12

Quote To:

Bidder's Name: C.V. Larsen Co.
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Additional clearing and grubbing	LS	1.0	6,439.40	6,439.40
Additional excavation	CY	612	21.25	13,005.00
Compacted fill	CY	612	16.73	10,238.76
Additional bmp's	LS	1	7,632.09	7,632.09
Furnish and place rap rap rsp	TON	72	265.17	19,092.24
Modify 4' dia drop inlet	LS	1	2,676.58	2,676.58
Demo and replace pcc 'v' gutter	LF	60	180.58	10,834.80
Replace 6" pipeline	LF	425	243.21	103,364.25

Bid Total==========➔ 173,283.12

ATTACHMENT 2

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

Enclosed please find estimates as requested for the following work:

PCO 6: 6" C-900 pipeline from PZ2S to pump Station
PCO7: Underground for irrigation timer wires, City furnished, and terminate ends
PCO8: Road widening and super elevation change per Fire Marshal
PCO9: Install gate in new foundation, Arrow fencing sub to install remote actuator
PCO10: Drop inlet and HDPE drainage in access road
PCO11: Electrical conduit for gate
PCO12: Jute mesh choir mat and straw pinned on slope for BMPs
PCO13: Hot tap service, box, check valve, irrigation and 6 native oak trees
PCO14: Install 4' chain link fencing around south and east side of PZ2S site

Please let me know if you have any questions or need additional information.

Thank you,

Shanna Larsen
for:

Chris Larsen
C.V. Larsen Co.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order
Replace PZ2 Pipeline to PZ2 Pump Station

Dear Mr. Benson:

During the installation of the new pipeline for Pressure Zone Two, a Tee intersection was found that serves the area south of the golf course in the Standly Ave. section.

This pipeline was exposed and examined by the Contractor and City of Ukiah Staff Engineers. This pipeline is very old and in poor condition. It was determined that this pipeline needs to be replaced to continue safe water conveyance to this section of the city.

Please see our attached change order request and estimate.

Thank you,

Chris Larsen
C.V. Larsen Co.

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FIELD CHANGE ORDER

CHANGE ORDER NO. 6

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work

Construct 6" C-900 Pipeline from PZ2S to Pump Station

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $201,677.72

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 35 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

6" C-900 PIPELINE FROM PZ23 TO PUMP STA.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 201,677.72

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	201,677.72	201,677.72
	Bid Total ==========>			201,677.72

* THIS ESTIMATE EXCLUDES REPAIR/RESTORATION of landscape TERF/GRASS IN THE GOLF COURSE, UNKNOWN/UNMARKED UTILITIES AND UNFORSEEN REPAIRS.

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	1									
Description = extra work				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
1	**extra work**			**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**		**WCNONE**		
2 TRACER W	pipeline tracer@107.5	1.00	LS	521.660		561				561
2C9006"	C900 DR 18 pipe@10	1,200.00	LF	12.650		16,319				16,319
2CL2AB	class 2 ab deli@107.5	112.66	TON	25.000		3,028				3,028
2MARKING	marking tape@107.5	2.00	ROLL	390.000		839				839
2PIPE BEDDI	pipe bedding de@107	91.66	TON	27.000		2,660				2,660
3 BARRICAD	signs and barricades	1.00	LS	1,400.000			1,400			1,400
3 DUCTLE IR	ductle iron fittings	1.00	LS	25,000.000			25,000			25,000
3 TRENCH P	tpr	4.00	EA	250.000			1,000			1,000
4 PAVING SU	paving subcontractor	1.00	LS	12.000					12	12
8B416B	CASE 580 N Backhoe	140.00	HR	58.810				8,233		8,233
8COMPWHL	24" Compaction Whe	140.00	HR	10.000				1,400		1,400
8CWHACK	Whacker/Compactor	140.00	HR	13.500				1,890		1,890
8EKOM RTL	Komatsu Loader WA	140.00	HR	93.960				13,154		13,154
8T.5TPU	1/2 ton pickup	280.00	HR	17.000				4,760		4,760
8T10CYDT	10 Wheel Dump Truc	90.00	HR	93.000				8,370		8,370
8T1TPU	1 ton pickup	140.00	HR	19.500				2,730		2,730
LAFOR	Const. Specialist	280.00	MH	32.620	17,718					17,718
OA1EX3	Op Excavator <31/2c	280.00	MH	48.370	23,650					23,650
UUPROJENG	Project Engineer	140.00	MH	42.500	7,140					7,140
$139,864.01	700.0000 MH/LS	700.00	MH	[28627.2]	48,508	23,406	27,400	40,538	12	139,864
		0.0014	Unit/M		48,508.26	23,405.95	27,400.00	40,537.80	12.00	139,864.01
2	**pothole existing utilities assume 4ea**			**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**		**WCNONE**		
8B416B	CASE 580 N Backhoe	32.00	HR	58.810				1,882		1,882
8T.5TPU	1/2 ton pickup	64.00	HR	17.000				1,088		1,088
LAGEN	Laborer General Grp	64.00	MH	36.100	4,481					4,481
OA1EX3	Op Excavator <31/2c	32.00	MH	48.370	2,703					2,703
UUPROJENG	Project Engineer	32.00	MH	42.500	1,632					1,632
$11,785.35	128.0000 MH/LS	128.00	MH	[5218.24]	8,815			2,970		11,785
		0.0078	Unit/M		8,815.43			2,969.92		11,785.35
=====> Item Totals:	**1**	**- extra work**								
$151,649.36	828.0000 MH/LS	828.00	MH	[33845.44]	57,324	23,406	27,400	43,508	12	**151,649**
151,649.360	1 LS				57,323.69	23,405.95	27,400.00	43,507.72	12.00	151,649.36
$151,649.36	***** Report Totals *****	828.00	MH		57,324	23,406	27,400	43,508	12	**151,649**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total

BID ITEM = 1
Description = extra work Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 05/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

* on units of MH indicate average labor unit cost was used rather than base rate.
[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

------Calendar Codes------

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

During the preliminary road widening and placement of embankment fill material, an unknown overhead wire needed relocation and temporary shut down.

Upon the City Engineer's review of this overhead electrical service, it was found to be irrigation timer wires that service the fourth hole of the golf course. The City Electrical Department deemed it a hazard and requested its replacement with a new direct burial wire installation.

Please see our attached request for change order and estimate for this work.

Thank you

Chris Larsen
C.V. Larsen Co.

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FIELD CHANGE ORDER

CHANGE ORDER NO. 7

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work

Trench, install city furnished wiring and backfill for irrigation timer wires.

Optional: for 1 ¼" conduit and 2 pull boxes add $4,200.

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $10,521.12.

If optional item is accepted total is $14,721.12

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 15 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

Underground for irrigation timer wires
City furnish + terminate ends.

Chris Larsen

From: Chris Larsen <clarsen@cvlarsen.com>
Sent: Tuesday, June 08, 2021 8:06 PM
To: 'Jason Benson'
Cc: 'Daniel Flores'; bigskyhorse@hotmail.com
Subject: RE: irrigation electric

Jason and Daniel,

To trench, install city furnished wiring and backfill, our cost is $10,521.12

For 1 ¼" conduit and two pull boxes add $4,200.00

Exclusions: paving, bmp's landscape repair.

Breakdown with direct costs and margin submitted tomorrow morning.

Thank you,

Chris Larsen
Owner
C.V. Larsen Co.
www.cvlarsen.com

1846 Ludwig Ave.
Santa Rosa, CA. 95407
Office (707) 526-3750
Fax (707) 571-8481
Cell (707) 481-2020
Email clarsen@cvlarsen.com

Directed to perform on force account.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS

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4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

During our site visit on June 9th, the Fire Marshal requested that the service road to Pressure Zone Two be widened in the corners and the height elevations.

We have met with the City's Engineering Department and prepared the attached request for change order and estimate for this work.

Thank you,

Chris Larsen
C.V. Larsen Co.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
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FIELD CHANGE ORDER

CHANGE ORDER NO. 8

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work

Road widening and superelevation change per Fire Marshall

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $38,270.25.

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 20 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

Road widening + superelevation change

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 38,270.25

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	38,270.25	38,270.25
	Bid Total ==========>			38,270.25

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM = 1										
Description = extra work				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
1	**extra work**			**Quan: 1.00 LS**	**Hrs/Shft: 8.00**			**WCNONE**		
2CL2AB	class 2 ab deli@107.5	25.00	TON	25.000		672				672
4 PAVING SU	paving subcontractor	1.00	LS	18,000.000					18,000	18,000
8B416B	CASE 580 N Backhoe	24.00	HR	58.810				1,411		1,411
8CP563C	Cat 84" Padfoot Com	32.00	HR	47.250				1,512		1,512
8D3C	Cat D3C Finish Dozer	32.00	HR	42.240				1,352		1,352
8T.5TPU	1/2 ton pickup	32.00	HR	17.000				544		544
LAFOR	Const. Specialist	32.00	MH	32.620	2,025					2,025
OA1EX3	Op Excavator <31/2c	32.00	MH	48.370	2,703					2,703
UUPROJENG	Project Engineer	32.00	MH	42.500	1,632					1,632
$29,850.80	96.0000 MH/LS	96.00	MH	[3951.68]	6,360	672		4,819	18,000	29,851
		0.0104	Unit/M		6,359.80	671.88		4,819.12	18,000.00	29,850.80
=====> Item Totals: 1 - extra work										
$29,850.80	96.0000 MH/LS	96.00	MH	[3951.68]	6,360	672		4,819	18,000	**29,851**
29,850.800	1 LS				6,359.80	671.88		4,819.12	18,000.00	29,850.80
$29,850.80	***** Report Totals *****	96.00	MH		6,360	672		4,819	18,000	**29,851**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 05/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

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[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total

BID ITEM = 1
Description = extra work Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

------Calendar Codes------

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

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4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

During the demolition of the Pressure Zone Two welded steel tank, the contractor was directed to remove the existing bar gate and salvage it for future use.

During the project meeting on June 16th, the placement of the gate and its safe operation was discussed with treatment plant staff and the City Engineers office. It was determined the gate shall be placed at a specified lower station of the roadway and installed with a remote controlled actuator to prevent stopping on the steep roadway. The remote actuator would match the actuator code for the main water treatment plant.

Please see our attached request for change order and estimate for this work.

Thank you,

Chris Larsen
C.V. Larsen Co.

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FIELD CHANGE ORDER

CHANGE ORDER NO. 9

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work
Install gate in new foundation, Arrow fence Sub to install remote actuator.

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $19,309.00.

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 5 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

INSTALL GATE IN NEW FOUNDATION, ALLOW FENCE SUB TO INSTALL REMOTE ACTUATOR.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 19,309.00

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	LS	1.00	19,309.00	19,309.00
	Bid Total ==========>			19,309.00

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	**1**									
Description =				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
1				**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**		**WCNONE**		
3 MOBS	mobs on rental	1.00	LS	600.000			600			600
3RENTAL D	Routside rent mini	1.00	DAY	600.000			600			600
4ARROWFE	Narrow fence sub	1.00	LS	11,500.000					11,500	11,500
8B416B	CASE 580N Backhoe	8.00	HR	55.010				440		440
8T.5TPU	1/2 ton pickup	16.00	HR	17.000				272		272
LAGEN	Laborer General Grp	16.00	MH	36.100	1,120					1,120
OA1EX3	Op Excavator <31/2c	8.00	MH	48.410	718					718
UUPROJENG	Project Engineer	8.00	MH	42.500	439					439
$15,688.57	32.0000 MH/LS	32.00	MH	[1304.88]	2,276		1,200	712	11,500	15,689
		0.0313	Unit/M		2,276.49		1,200.00	712.08	11,500.00	15,688.57
=====> Item Totals:	**1 -**									
$15,688.57	32.0000 MH/LS	32.00	MH	[1304.88]	2,276		1,200	712	11,500	**15,689**
15,688.570	1 LS				2,276.49		1,200.00	712.08	11,500.00	15,688.57
$15,688.57	***** Report Totals *****	32.00	MH		2,276		1,200	712	11,500	**15,689**

>>> indicates Non Additive Activity
------Report Notes:------
The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 08/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

* on units of MH indicate average labor unit cost was used rather than base rate.
[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%
------Calendar Codes------

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total

BID ITEM = **1**
Description = Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

* SUBCONTRACTOR QUOTE FOR GATE ACTUATOR
PLACE GATE + Underground POWER NOT included

ARROW FENCING

Agricultural • Commercial • Residential
State & Federal
License # 585041

ARROW FENCING
CALPELLA, CA 95418
Arrowfencingca.com

P.O. BOX 385
707-485-1128 Fax: 707-485-1142
chris@arrowfencingca.com

PROPOSAL/CONTRACT

07/17/2021

Customer Information:

Cvlarsen
I
Ukiah , CA

Job Information:

481-2020
Golf Coursee Tank Gate

Notes:

- Install 1- M/L LA500 swing gate opener
1-Through beam photo eye
3- loops
Goose neck
1506 key pad Konx box
antenna kit if needed
10- 811 Remotes
UL325

Existing bar gate
post and gate must be level and straight
Powr by others

11,500.00

ARROW FENCING - CALIFORNIA CONTRACTORS LICENSE #585041

NOTICE TO OWNER: (SECTION 7019 - CONTRACTORS LICENSE LAW) UNDER THE MECHANIC'S LIEN LAW, ANY CONTRACTOR, SUBCONTRACTOR, LABORER, MATERIALMAN OR OTHER PERSON WHO HELPS TO IMPROVE YOUR PROPERTY AND IS NOT PAID FOR HIS LABOR, SERVICES OR MATERIAL, HAS A RIGHT TO ENFORCE HIS CLAIM AGAINST YOUR PROPERTY.

UNDER THE LAW, YOU MAY PROTECT YOURSELF AGAINST SUCH CLAIMS BY FILING, BEFORE COMMENCING SUCH WORK OR IMPROVEMENT, AN ORIGINAL CONTRACT FOR THE WORK OF IMPROVEMENT OR A MODIFICATION THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY WHERE THE PROPERTY IS SITUATED AND REQUIRING THAT A CONTRACTOR'S PAYMENT BOND BE RECORDED IN SUCH OFFICE. SAID BOND SHALL BE IN AN AMOUNT NOT LESS THAN FIFTY PERCENT (50/5) OF THE CONTRACT PRICE AND SHALL, IN ADDITION TO ANY CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT, BE CONDITIONED FOR THE PAYMENT IN FULL OF THE CLAIMS OF ALL PERSONS FURNISHING LABOR, SERVICES, EQUIPMENT OR MATERIALS FOR THE WORK DESCRIBED IN SAID CONTRACT.

The responsibility for complying with local zoning regulations and obtaining any required permits shall rest with the customer. ARROW FENCING will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does ARROW FENCING assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

ARROW FENCING assumes no responsibility for damage to underground utilities, public or private. The customer will assume all liability for any damage caused by directing ARROW FENCING to dig in the immediate vicinity of known utilities.

The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates.

Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A finance charge of 1 1/2% per month (or a minimum of $1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of ARROW FENCING until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTOR'S STATE LICENSE BOARD. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS STATE LICENSE BOARD, (9835 Goethe Road), Sacramento, California. (Mailing Address; P.O. Box 26000, Sacramento, California 95827.)

Approved & Accepted for Customer:

Customer _____ Date _____

Accepted for ARROW FENCING:

Salesperson _____ Date _____

Contract Amount: $ _____

Down Payment: $ _____

Balance Due: $ _____

LA500PKGUL

24VDC RESIDENTIAL/LIGHT COMMERCIAL LINEAR ACTUATOR

Our most powerful swing gate operator.

COMMERCIAL-DUTY CAST-ALUMINUM HOUSING WITH HEAVY-DUTY DC MOTOR PERFORMS IN THE MOST DEMANDING APPLICATIONS

SMOOTH START/STOP OPERATION AND MID TRAVEL REVERSAL EXTEND HARDWARE LIFE OF THE GATE AND OPERATOR

BATTERY BACKUP PROVIDES SEAMLESS ACCESS BY PROVIDING STANDBY POWER WHEN THE POWER IS DOWN.

SURGE SUPPRESSION PROVIDES INDUSTRIAL SURGE AND LIGHTNING PROTECTION AGAINST STRIKES UP TO 50 FEET AWAY.

WARRANTY 2 YEARS

myQ TECHNOLOGY ENABLES YOU TO SECURELY CONTROL AND MONITOR YOUR GATE OPERATOR FROM ANYWHERE.*

WIRELESS DUAL-GATE COMMUNICATION SYNCHRONIZES GATE OPENING/CLOSING AND ELIMINATES EXPENSIVE DRIVEWAY TRENCHING COSTS (REQUIRES SECOND CONTROL BOX)

BI-PART DELAY MONITORS AND ADJUSTS SPEED AND POSITION OF EACH WING TO ENSURE PRIMARY GATE CLOSES LAST

SOLAR-READY, ULTRA-RELIABLE SYSTEM DELIVERS POWER WHEN AND WHERE YOU NEED IT MOST

QUICK CLOSE/ANTI-TAILGATE QUICKLY SECURES PROPERTY, PREVENTING UNAUTHORIZED ACCESS

SECURITY+ 2.0® SAFEGUARDS ACCESS WITH AN ENCRYPTED RADIO SIGNAL TO VIRTUALLY ELIMINATE INTERFERENCE AND OFFER EXTENDED RANGE

INHERENT REVERSING SENSOR DETECTS OBSTRUCTIONS AND REVERSES GATE WHEN CLOSING OR STOPS/REVERSES THE GATE WHEN OPENING

FIRE DEPARTMENT COMPLIANCE ALLOWS GATE TO AUTO-OPEN UPON LOSS OF AC POWER ORIGINALLY DESIGNED

MANUAL DISCONNECT (WHEN INSTALLED) ALLOWS GATE TO BE OPENED MANUALLY

UL® LISTED GATE OPERATOR WITH MONITORED SAFETY ENTRAPMENT PROTECTION DEVICES

INCLUDED ACCESSORIES:

MONITORED RETRO-REFLECTIVE PHOTO EYE
Enhanced retro-reflective photo eye now with heater and wider beam, engineered to stay aligned; max range: 50 ft

SAFETY ADD-ONS:

MONITORED THROUGH-BEAM PHOTO EYES
Enhanced through-beam now with wider beam and heater for high performance in most environments; max. range: 90 ft

MONITORED WIRELESS EDGE KIT
Low-energy Bluetooth® connection between a LiftMaster Monitored Resistive Edge and the gate operator; max. range: 130 ft.**

MONITORED SAFETY ENTRAPMENT EDGES
Full line of Small, Large and Wraparound Profile Edges that sense obstructions

TOTAL SOLUTION ACCESSORIES:

TELEPHONE INTERCOM AND ACCESS CONTROL SYSTEM
Durable construction and secure access.

INTERNET GATEWAY
Connects myQ-enabled gate operators to the Internet and enables control through the myQ App

SOLAR PANEL KIT
Uses the sun to power the operator with (2) 10W or (2) 20W solar panels

PRODUCT GUIDE LA500PKGUL
24VDC RESIDENTIAL/LIGHT COMMERCIAL LINEAR ACTUATOR

LiftMaster

MASTERFUL ENGINEERING.

LA500PKGUL

24VDC RESIDENTIAL/LIGHT COMMERCIAL LINEAR ACTUATOR

LA500CONTUL

LA500DC

MECHANICS

- 24VDC Continuous-Duty Motor
- Operator Duty Rating: 300 Cycles per Day
- Wormgear Reduction: Precision-Machined All-Metal Gear Drive

POWER

- Full-Time AC-Run Operation (115V/240V Single Phase)
- Solar-Ready, Ultra-Reliable System Delivers Power When and Where You Need It (MARRUL LMTBOX Battery Option (Not Recommended for Solar Applications))
- Accessory Power (24VDC 500mA Output)

COMMERCIAL-GRADE DESIGN

- Housing: Commercial-Duty Cast Aluminum
- UL® Usage Classification: [illegible]
- Weights
  - Actuator Arm: [illegible] lbs
  - Standard Control HOC: [illegible] lbs
  - Standard Control HOC (With Battery): [illegible]

RECOMMENDED CAPACITIES

1,500	2,500 lbs				
[illegible]	[illegible]				
[illegible]	[illegible]				
[illegible]	[illegible]				

BATTERY BACKUP OPERATION

Battery	Cycles	Standby Time
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

(Cycles and Standby Time Based on Single Gate System)

KLSOLARCONTUL (NOT INCLUDED)

TEMPERATURE SPECIFICATIONS

[illegible]

GATE TRAVEL SPEED

[illegible]

STANDARD FEATURES.

PRE-MOTION WARNING ALARM

- Activates On-Board Alarm [illegible] Seconds Prior to Gate Motion

SYNCHRONIZED CLOSE

Simultaneously Closes Gates

MONITORED SAFETY INPUTS

[illegible] Main Board, [illegible] Optional Expansion Board

SECURITY+ 2.0® ON-BOARD RADIO RECEIVER

- On-Board 310 [illegible] Multi-Frequency
- Up to 50 Handy Controls
- Intuitive [illegible]

LED DIAGNOSTIC DISPLAY

Simplifies Installation and Troubleshooting

PROGRAMMABLE AUXILIARY RELAYS

- Make Adding Additional Features Easy

HOMELINK® COMPATIBLE

Version 1.0 or Higher

SUPPORT.

For Support Tools and Training Videos, Visit LiftMasterTraining.com

For More Information on Gate Operators, Visit LiftMaster.com/UL325Gates

To Find the Right Perimeter Access Solution for You, Visit LiftMaster.com/Solution-Generator

Sales Support: 800.282.6225
Technical Support Center: 800.528.2806
To Order: 800.323.2276

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LMPKGUL0402 [illegible]

LiftMaster

850LM / 860LM / 811LM / 813LM

UNIVERSAL RECEIVERS AND COMMERCIAL REMOTE CONTROLS

Remote Solutions for Commercial Applications

SECURITY+ 2.0™ RECEIVER COMPATIBLE WITH COMMERCIAL REMOTE CONTROLS AS WELL AS ALL LIFTMASTER® SECURITY+ 2.0 REMOTE CONTROLS AND OPERATES ON NARROWBAND, TRI-BAND (310, 315 AND 390 MHZ) FREQUENCIES TO **VIRTUALLY ELIMINATE RF INTERFERENCE THAT CAN AFFECT PERFORMANCE**

COMPACT DESIGN THAT FITS INTO MOST GATE AND COMMERCIAL DOOR OPERATORS

WEATHER-RESISTANT VERSION (860LM) AVAILABLE FOR OUTDOOR MOUNTING REQUIREMENTS

3 CHANNELS PROVIDING EXPANDED REMOTE CONTROL CAPACITY AND/OR OPEN/CLOSE/STOP FUNCTIONALITY
- CHANNEL 1 (50 REMOTES)
- CHANNEL 2 (20 REMOTES)
- CHANNEL 3 (20 REMOTES)

UNIVERSAL RADIO SOLUTION FOR RETROFITS OR UPDATES – WORKS WITH EXISTING GATE OPERATORS MANUFACTURED BY LIFTMASTER OR OTHERS. THIS RECEIVER IS NOT COMPATIBLE WITH MYQ® ENABLED GARAGE DOOR OPENERS

1 BUTTON COMMERCIAL REMOTE CONTROL (811LM) AND 3 BUTTON COMMERCIAL REMOTE CONTROL (813LM)

PROVIDE CONVENIENT ACCESS TO GATED COMMUNITIES, INDUSTRIAL FACILITIES, AND COMMERCIAL SITES WITH REMOTE CONTROL SOLUTION

ALLOWS UP TO 4,096 CODES WITH 12-POSITION DIP PROGRAMMING

3 BUTTON COMMERCIAL REMOTE CONTROL (813LM) DESIGNED WITH OPEN/CLOSE/STOP FUNCTIONALITY FOR COMMERCIAL DOOR OPERATOR APPLICATIONS

KEY FEATURES

SECURITY ENCRYPTED CODE for extra dependability

MANAGE MULTIPLE ACCESS POINTS with a single receiver

TOTAL SOLUTION ACCESSORIES

UNIVERSAL RADIO CONTROL PLUG-IN AC TRANSFORMER
Plug-in jack for easy installation

RADIO CONTROL TRANSFORMER
24VAC transformer

REMOTE ANTENNA EXTENSION WITH MOUNTING KIT
Additional 15' and 25' coaxial cables to mount antenna away from metal for optimal range.

PRODUCT GUIDE
850LM / 860LM / 811LM / 813LM

MASTERFUL ENGINEERING.

COMPATIBILITY

-Universal Receivers are compatible with the following LiftMaster Remote Controls:

811LM 813LM 891LM 893LM
892LT 894LT 890MAX 893MAX
PPV3M | PPK3M | PPK3PHM
PPLV1-X | PPLK-X | PPLK1PH

POWER

RECEIVERS
12-24VDC or 12-24VAC
Relay Outputs
Output Channels
1 FORM C and 2 FORM A Relays
REMOTES
Coin Cell 3V— CR2032 type

DIMENSIONS

850LM 1.25" W x 2.9" H
860LM 5.0" W x 4.2" H
811LM 3.125" W x 1.75" H
813LM 3.125" W x 1.75" H

850LM

860LM

811LM

813LM

STANDARD SPECS.

WARRANTY

- RECEIVERS: 1-Year Limited
- REMOTES: 1-Year Limited

RECEIVERS OPERATING TEMPERATURE

-31°F to 149°F
(-35°C to 65°C)

SHIPPING.

SHIPPING WEIGHTS (in lbs.)

850LM CARTON (1)
- Receiver
- Antenna
- (2) Velcro Strips
- Instruction Manual

0.44

860LM CARTON (1)
- Receiver
- Antenna
- (2) Screws
- Instruction Manual

811LM CARTON (1)
- Remote Control
- Visor Clip
- Instruction Manual

0.22

813LM CARTON (1)
- Remote Control
- Visor Clip
- Instruction Manual

STORAGE/SHIP TEMPERATURE RANGE

-40°F to 185°F @ 50% Rh
-40°C to 85°C @ 50% Rh

For Support Tools and Training Videos Visit
LiftMasterTraining.com

For More Information Visit
LiftMaster.com/AccessControl

Sales Support 800.282.6225
Technical Support Center 800.528.2806
LiftMasterDealer.CustHelp.com/App/Ask

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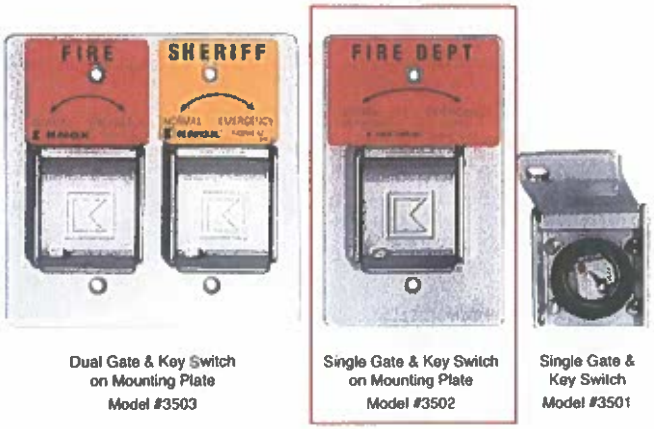
300 Windsor Drive, Oak Brook, IL 60523

KNOX GATE & KEY SWITCH™

Eliminate perimeter barriers that delay emergency response with the Knox Gate & Key Switch. Override electronic gates and lower voltage equipment to allow emergency access into communities, apartment complexes, parking garages, pedestrian gates, industrial receiving areas and much more.



Dual Gate & Key Switch on Mounting Plate
Model #3503

Single Gate & Key Switch on Mounting Plate
Model #3502

Single Gate & Key Switch
Model #3501

FEATURES

- One position, two position or momentary switch
- Face plate and lock cover ensure weather resistant operation
- Dual locks enable shared access with other agencies

BENEFITS

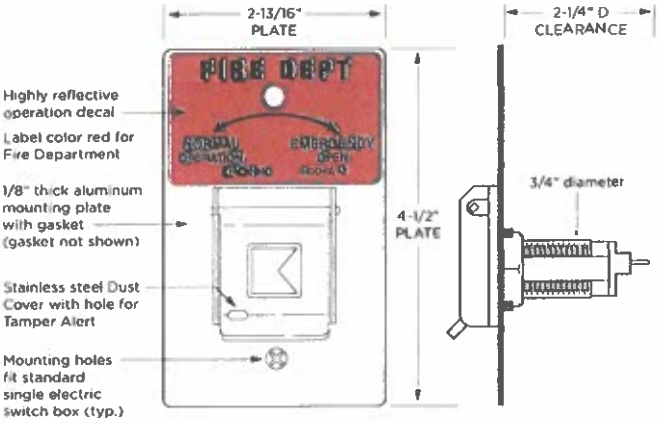
- Gain rapid access through electronic gates without forced entry
- Overrides electronic gates, motorized doors, electrical switches
- Can share access with multiple agencies
- Utilizes Knox Master Key solution

OPTIONS

- Single or dual key switch
- Fire, EMS, security or law enforcement identification labels

ELECTRICAL DATA

- Switch: SPDT or DPDT
- 7 A resistive, 4 A inductive, (sea level), 28 VDC
- 7 A resistive, 2.5 A inductive, (50,000 ft.), 28 VDC
- 7 A resistive or inductive, 115 VAC, 60 Hz
- UL® and CSA listed: 7 A, 250 VAC
- Temperature tolerance up to +180° F



ORDERING SPECIFICATIONS

To insure procurement and delivery of the Knox Gate & Key Switch, it is suggested that the following specification paragraph be used:

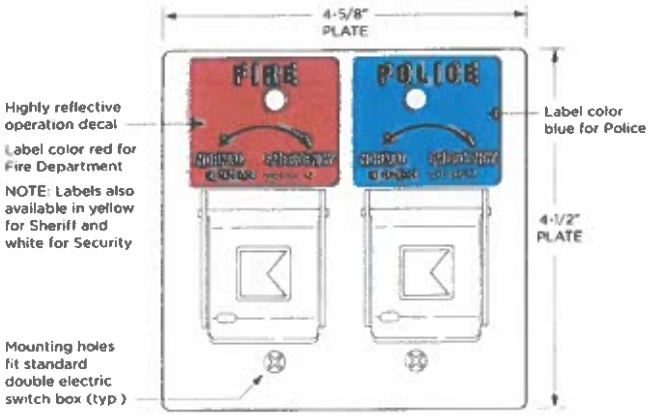
Dimensions: Requires 2 1/4" recessed depth x 3/4" diameter

Switch: SPDT or DPDT; 7 A resistive, 4 A inductive, key removable two position

Mounting: Key switch is designed to be recess mounted

P/N: 3500 Series Knox Gate & Key Switch (mfr's cat. ID)

Mfr's Name: KNOX COMPANY



ABOUT KNOX COMPANY

Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox®, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times, minimize injuries and protect property from forced entry.

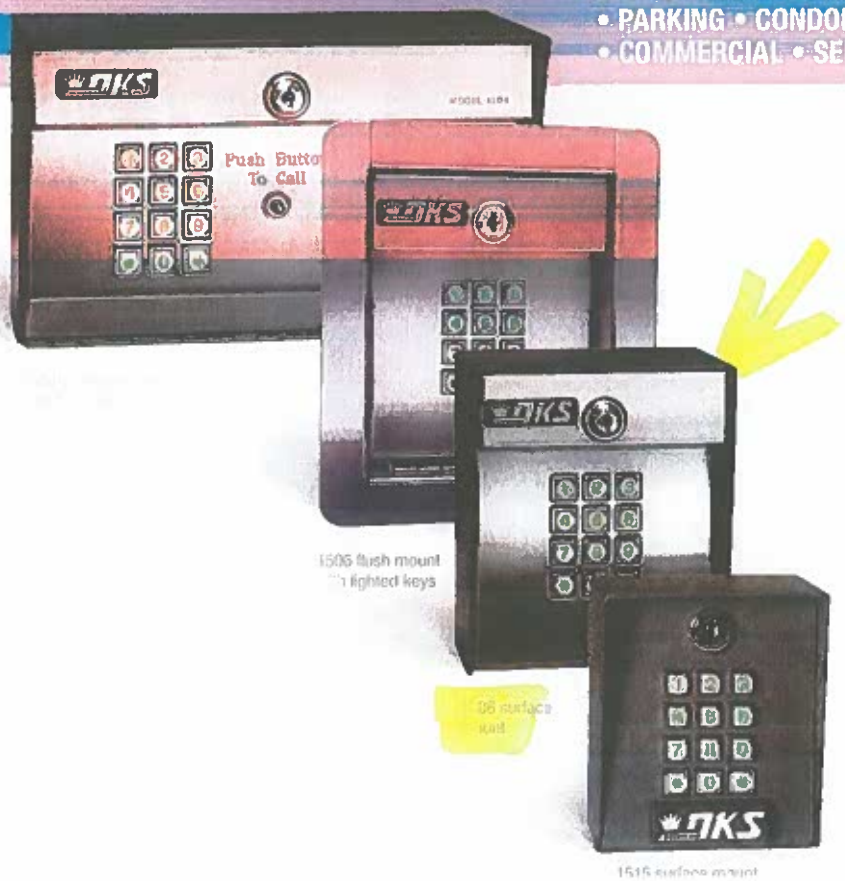
Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.

1601 W. DEER VALLEY RD. PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM

DOORKING

1500 STAND ALONE DIGITAL KEYPADS ACCESS CONTROL

• RESIDENTIAL • GATED COMMUNITIES • APARTMENT COMPLEXES
• PARKING • CONDOMINIUM/RESIDENCE HALL • MIXED USE
• COMMERCIAL • SELF STORAGE • MAXIMUM SECURITY



- Rugged Steel Cabinet with Stainless Steel Faceplates and Metal Keypads
- PIN (Personal Identification Number) Codes are programmable from the Keypad, or from a DoorKing Smartphone App (1515, 1504 models)
- EEPROM Memory will not lose Programmed Codes during power outages
- Secondary Keypad capability for Controlled Entry / Exit Applications (1506 only)
- 2-Year Limited Factory Warranty

Intercom model

Keypad users

Lighted keys

android smartphone

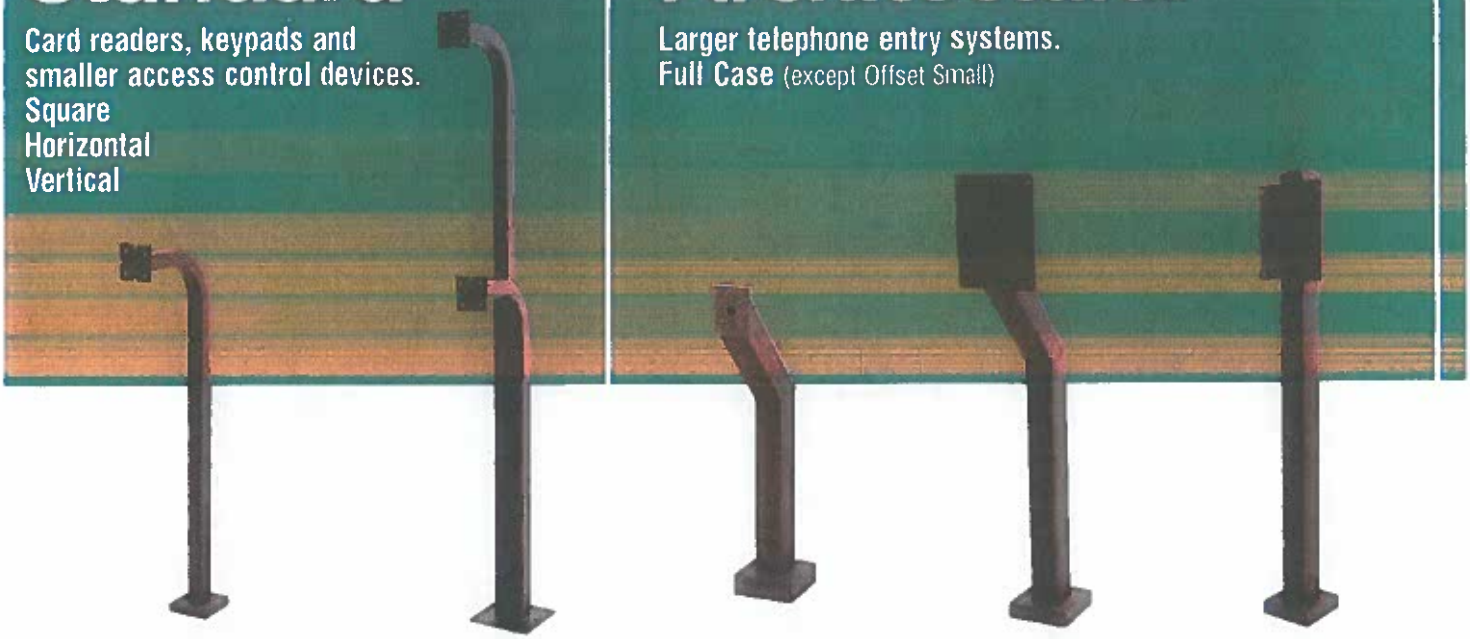
ACCESS CONTROL SOLUTIONS

Standard

Card readers, keypads and smaller access control devices.
Square
Horizontal
Vertical

Architectural

Larger telephone entry systems.
Full Case (except Offset Small)



Standard
Pad Mount 1200-045
In-Ground Mount 1200-046

Dual Height
Pad Mount
1200-049

Offset Small
Pad Mount 1200-036
For card readers, keypads, and smaller access control devices

Offset
Pad Mount 1200-037
In-Ground Mount
1200-038

Straight
Pad Mount 1200-050
In-Ground Mount
1200-051

1. Tough

- Enamel finish is baked on for durability and weather resistance.

2. In-ground

- In-ground mount posts do not have a base plate and extend an additional 24 inches (60.9cm) in length
- In-ground mounting adapter available for ALL mount posts with pad mount bases.

3. Cover

- All post mounts with base plates feature a cover to hide mounting bolts.

Key Features

Standard, Architectural, and Designer

- Pad mounting bolts directly onto existing concrete
- In-ground adapter when a concrete pad is unavailable or unwanted
- All posts feature a cover to hide mounting bolts
- Baked on crinkle coat enamel provides a durable and weather resistant finish
- Designer style posts have provisions for accessory transformers, surge suppressors, radio receiver and optional light assembly and tower

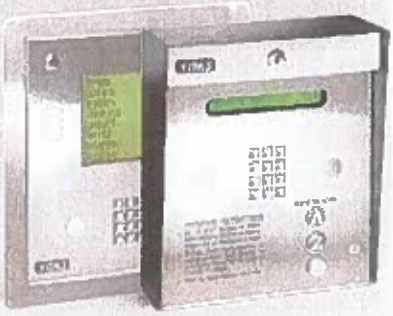
Mounting Kiosks

- Walk-up pedestrian applications for DKS flush mount entry systems
- Lockable electrical panel on back holds four (4) transformers, three (3) surge suppressors, and a radio receiver.
- Ultra-bright energy-saving LEDs illuminate the entry systems
- Kiosks are pad mounted.

Compatibility

Full Case

- 1803 • 1810 • 1810AP
- 1834 • 1835 • 1837 • 1833



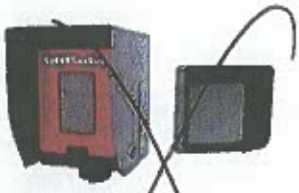
New 2016 UL 325 Gate Guidelines

LiftMaster is committed to helping the industry design, install and service safe gate applications that are tested and certified to meet the most stringent industry safety standards.

What You Need to Know:

- Two monitored safety entrapment protection devices must be installed at each entrapment point, including:
  - The inherent reversing system built in to each LiftMaster Gate Operator
  - LiftMaster Monitored Photo Eyes and/or Edge Sensors**
- Gate operators will now monitor for fault conditions of external entrapment protection devices.
- New regulations went into effect January 2016.

Safety Accessories



Monitored Retro-Reflective Photo Eye (LMRRU)

- Sensing distance up to 50 ft., NEMA 4X.
- Hoods come standard.

Monitored Through-Beam Photo Eyes (LMTBU)

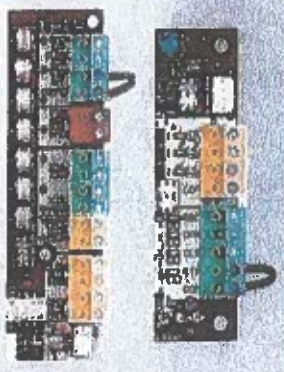
- Wireless network mode eliminates the need to wire between operators in dual-gate applications.
- Sensing distance up to 90 ft., NEMA 4X.
- Hoods come standard.

Monitored Wireless Edge Kit (LMWEKITU)

- Low-energy Bluetooth® transmission provides industry-leading battery life (2 years).
- Accepts up to 4 transceivers, 2 resistive edges per transceiver.
- Sensing distance up to 130 ft., NEMA 4X.
- Compatible with LiftMaster Monitored Edges.

Monitored Safety Inputs

Come standard with the CSL24U.



- Includes 6 Monitored Safety Inputs to cover all entrapment points.

****Only LiftMaster Monitored Photo Eyes or Edge Sensors may be used with this operator to meet the 2016 UL 325 Standard.**

Add to Your System

Plug-in Loop Detector (LOOPDETLM)

Ensures vehicles are easily identified to exit property or interrupt gate travel if a vehicle is in its path.

Power-efficient design uses less power to maximize cycles when operating on Battery Backup.

Internet Gateway (828LM)***

Connects your MyQ®-Enabled Gate Operator to the Internet with this device and the free MyQ app.

Wireless Commercial Keypad (KPW250)

Sleek, zinc-alloy metal front cover is extremely durable. Electronics encapsulated for reliable outdoor use. Compatible with Security+ 2.0®, Security+® and Linear MultiCode®.† 250-code capacity.

2-Button and 4-Button Security+ 2.0® Learning Remote Controls (892LT/894LT)

Can learn or clone other LiftMaster codes or frequencies.

*** Internet Gateway Accessory functionality is dependent on communication with a MyQ®-Enabled Gate Operator. MyQ Technology communication can be limited by distance and type of exterior building materials. A general range estimate is 300 ft.

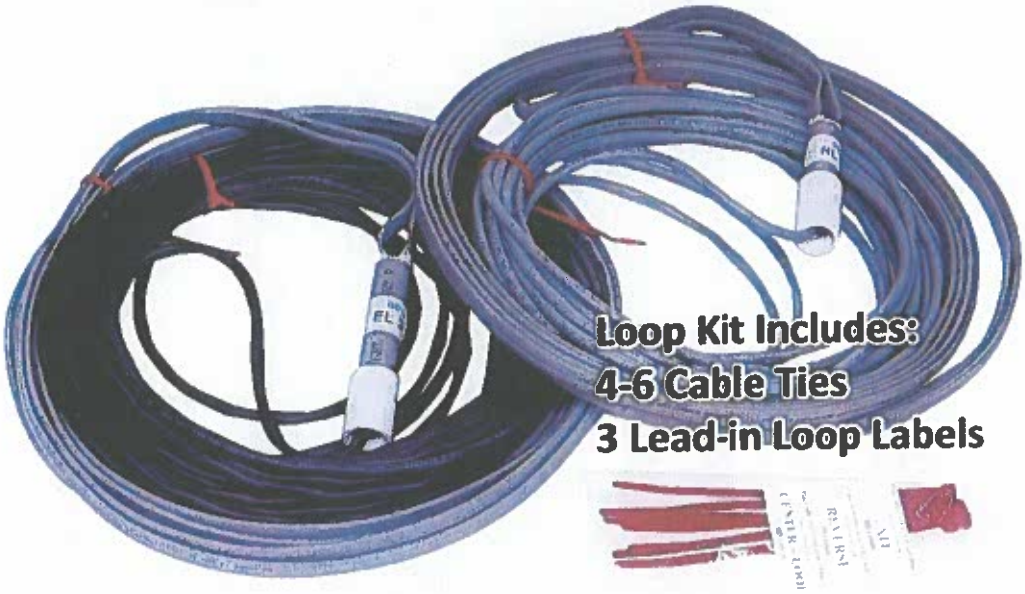
† MultiCode is a registered trademark of Nortek Security & Control LLC.

BD Loops

The Loop Experts

Direct Burial Preformed Loop*

For installation in a concrete pour, gravel road, under asphalt, and under pavers



Install the highest quality loop, save time, and reduce service calls by using a BD Loops preformed loop

- For installation under concrete or asphalt, in gravel, and under pavers.
- 16 AWG loop wire designed for superior performance.
- Installation kit includes: cable ties, and loop lead-in labels.
- Easy to follow installation instructions.
- Loop wire is durable and rated for direct burial.
- Pre-phased (phasing direction marked) at the factory, allowing installers to easily take advantage of loop phasing.

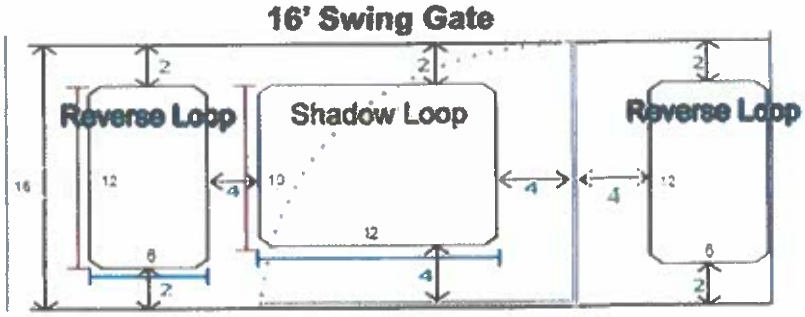
Driveway width		Recommended loop size		BD Loops part #		
Residential	Commercial	Residential	Commercial	40ft lead-in	60ft lead-in	100ft lead-in
8-10ft	-	3x3	-	RL12-40	EL12-60	-
8-10ft	-	3x4	-	RL14-40	EL14-60	-
8-10ft	-	3x5 or 4x4	-	RL16-40	EL16-60	-
9ft	-	4x5 or 3x6	-	RL18-40	EL18-60	-
10ft	-	4x6 or 3x7	-	RL20-40	EL20-60	-
12ft	10ft	4x8	6x6	RL24-40	EL24-60	EL24-100
14ft	12ft	4x10	6x8	-	EL28-60	EL28-100
16ft	14ft	4x12	6x10	RL32-40	EL32-60	EL32-100
-	16ft	-	6x12	RL36-40	EL36-60	EL36-100
-	18ft	-	6x14	-	EL40-60	EL40-100
-	20ft	-	6x16	RL44-40	EL44-60	EL44-100
-	24ft	-	6x20	RL52-40	EL52-60	EL52-100

Custom sizes also available - call local distributor for pricing and delivery

*Check BDLoops.com for the latest installation instructions & product literature

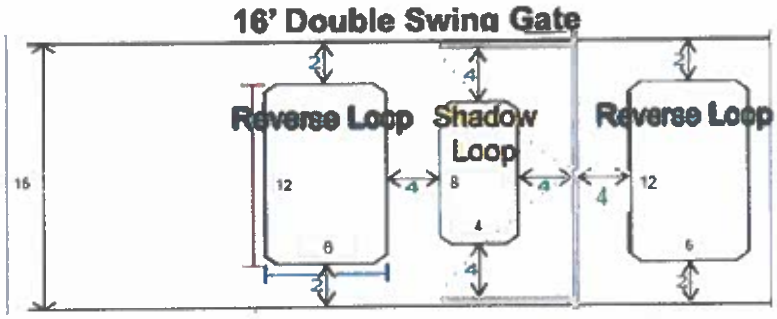
BD Loops 8161 Monroe Ave, Stanton, CA 90680

Phone 714 723-0946 ♦ Fax 714 890-1603 ♦ www.BDLoops.com



The above example shows loop placement guidelines on a 16' Swing Gate.

Swing gates require a total of three loops: two reverse loops on each side of the gate and a shadow loop. Reverse loops being installed on a swing gate need to be placed on each side of the gate, two feet from each curb and four feet away from the gate in its open position. Finding their size follows the same formula as slide gates: x – 4 = z. What is different in this gate system is the addition of a shadow loop. This loop is placed under the opening path of the gate, two feet away from the curb and four feet away from the gate in its closed position and four feet away from the gate in its open position. To determine the leg of the loop that is parallel to the gate in its closed position (y) subtract the driveway width (x) by 6 feet, represented by this formula: x – 6 = y. To find the leg of the loop that is parallel to the curb (a) subtract the driveway width (x) by four feet, represented by this formula: x – 4 = a. An exit loop in this gate system is optional and can be the reverse loops on the inside of the property (which will require a separate detector) or another loop can positioned a minimum of four feet away from reverse loop on the inside of the property.



The above example shows loop placement guidelines on a 16' Double Swing Gate.

Double swing gates require a total of three loops: two reverse loops on each side of the gate and a shadow loop. The reverse loops follow the same method of installation as swing gates; two feet from each curb and four feet away from the gate in its open position. Finding their size follows the same formula as slide gates and swing gates (x – 4 = z). To find the shadow loop leg that is parallel to the gate in its closed position (b), you need to subtract the driveway width (x) by eight; represented by this formula: x – 8 = b. To find the shadow loop leg that is parallel to the gate in its open position (c), you need to divide the driveway width (x) by two, then subtract that amount by four feet represented by this formula: (x / 2) – 4 = c. An exit loop in this gate system is optional and can be the reverse loops on the inside of the property (which will require a separate detector) or another loop can positioned a minimum of four feet away from reverse loop on the inside of the property.

Vertical Doors - *Section Coming Soon.*

Traffic Lanes - *Such as in a Parking Structure or Drive-thru Lane at a fast food establishment. Section Coming Soon.*

Whenever possible the installation of direct burial loops should be used instead of saw-cuts. The loops will last longer will avoid saw-cutting which will make a grooved tattoo in Mrs. Jones's driveway.

Materials Count!
Now that you understand the proper placement and size of loops we will go into a detail about

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

While meeting with the City Engineers for review of the road modifications requested by the City Fire Marshal, it was brought to our attention that the drainage course of the road has caused slippery conditions and caused vehicle damage. It was requested that the contractor install a drainage drop inlet, storm drain and energy dissipater for the wet section of the roadway.

Please see our attached request for change order and estimate for this work.

Thank you,

Chris Larsen
C.V. Larsen Co.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

FIELD CHANGE ORDER

CHANGE ORDER NO. 10

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work

Drop inlet and HDPE drainage in access road.

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $9,954.90.

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 5 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

EETMAC FOR DI + HDPE DRAINAGE
IN ACCESS ROAD.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 9,954.90

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	9,954.90	9,954.90
	Bid Total ==========>			9,954.90

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	**1**									
Description = extra work				Unit =	LS	Takeoff Quan:		1.000	Engr Quan:	1.000
1	**extra work**			**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**			**WCNONE**	
2 DDPE PIPE	hdpe pipe 12"@107.5	40.00	PLF	24.000		1,032				1,032
2 DROP INLE	precast drop in@107.	1.00	LS	1,600.000		1,720				1,720
2CL2AB	class 2 ab deli@107.5	10.00	TON	25.000		269				269
2RSPNORTH	1/2 ton rsp nor@107.	12.00	TON	36.000		464				464
3 GEOFABRI	geotextile fabric mafif	1.00	LS	125.000			125			125
8B416B	CASE 580 N Backhoe	8.00	HR	58.810				470		470
8T.5TPU	1/2 ton pickup	16.00	HR	17.000				272		272
8T20CYDT	Transfer Dump Truck	4.00	HR	125.000				500		500
LAFOR	Const. Specialist	16.00	MH	32.620	1,012					1,012
OA1EX3	Op Excavator <31/2c	8.00	MH	48.370	676					676
UUPROJENG	Project Engineer	24.00	MH	42.500	1,224					1,224
$7,764.82	48.0000 MH/LS	48.00	MH	[1928.88]	2,912	3,485	125	1,242		7,765
		0.0208	Unit/M		2,912.19	3,485.15	125.00	1,242.48		7,764.82
=====> Item Totals:	**1**	**- extra work**								
$7,764.82	48.0000 MH/LS	48.00	MH	[1928.88]	2,912	3,485	125	1,242		7,765
7,764.820	1 LS				2,912.19	3,485.15	125.00	1,242.48		7,764.82
$7,764.82	***** Report Totals *****	48.00	MH		2,912	3,485	125	1,242		7,765

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 05/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

* on units of MH indicate average labor unit cost was used rather than base rate.
[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total

BID ITEM = 1
Description = extra work Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

------Calendar Codes------

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

During the review of the relocation of the gate for Pressure Zone Two, it was requested that the contractor provide an underground conduit from the irrigation timer panel to the gate for an electrical service for the gate actuator.

Please see our attached request for change order and estimate for this work.

Thank you,

Chris Larsen
C.V. Larsen Co.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
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www.cvlarsen.com * bigskyhorse@hotmail.com

FIELD CHANGE ORDER

CHANGE ORDER NO. 11

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work
Electrical conduit for gate

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $9,586.76.

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 10 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

Electrical Conduit for GATE.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 9,586.76

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	9,586.76	9,586.76
	Bid Total ==========>			9,586.76

* NOTE CITY TO PROVIDE WIRE and TERMINATION on BOTH ENDS.
DOES NOT INCLUDE GATE SUBCONTRACTOR TO PROVIDE ACTUATOR.

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM = 1										
Description = extra work				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
1	**extra work**			**Quan: 1.00 LS**	**Hrs/Shft: 8.00**			**WC NONE**		
2 CANDUITS	platt electrica@107.5	1.00	LS	525.000		564				564
8B416B	CASE 580 N Backhoe	24.00	HR	58.810				1,411		1,411
8CWHACK	Whacker/Compactor	24.00	HR	13.500				324		324
8T.5TPU	1/2 ton pickup	24.00	HR	17.000				408		408
LAFOR	Const. Specialist	24.00	MH	32.620	1,519					1,519
OA1EX3	Op Excavator <31/2c	24.00	MH	48.370	2,027					2,027
UUPROJENG	Project Engineer	24.00	MH	42.500	1,224					1,224
$7,477.68	72.0000 MH/LS	72.00	MH	[2963.76]	4,770	564		2,143		7,478
		0.0139	Unit/M		4,769.86	564.38		2,143.44		7,477.68
——> Item Totals:	**1**	**- extra work**								
$7,477.68	72.0000 MH/LS	72.00	MH	[2963.76]	4,770	564		2,143		**7,478**
7,477.680	1 LS				4,769.86	564.38		2,143.44		7,477.68
$7,477.68	***** Report Totals *****	72.00	MH		4,770	564		2,143		**7,478**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 05/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

* on units of MH indicate average labor unit cost was used rather than base rate.
[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

------Calendar Codes------

Calendars are found in crew and labor codes and have the format XXXdY where

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total

BID ITEM = 1

Description = extra work Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * biqskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

During our project meeting on June 1st, it was requested the contractor install heavy duty storm water and soil stabilization methods on the new earth slope beneath the new Pressure Zone Two Tank location. This includes placement of straw, jute mesh, choir mat material, pinned into the new slope.

Please see our attached request for change order and estimate for this work.

Thank you,

Chris Larsen
C.V. Larsen Co.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
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FIELD CHANGE ORDER

CHANGE ORDER NO. 12

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work

Jute Mesh choir mat and straw pinned on slope for BMP's.

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $10,752.14.

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 12 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

JUTE MESH CHIORMAT and STRAW on SLOPES FOR BMP'S

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 10,752.14

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	10,752.14	10,752.14
	Bid Total ==========>			10,752.14

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM = 1										
Description = extra work				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
1	**extra work**			**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**		**WCNONE**		
2 JUTE MES	excelsior jute @107.5	1.00	LS	3,100.000		3,333				3,333
2 STAPLES	fabric staples@107.5	5.00	EA	10.000		54				54
2STRAWBAL	straw bales del@107.	8.00	EA	27.330		235				235
8B416B	CASE 580 N Backhoe	8.00	HR	58.810				470		470
8T.5TPU	1/2 ton pickup	40.00	HR	17.000				680		680
LAFOR	Const. Specialist	40.00	MH	32.620	2,531					2,531
OA1EX3	Op Excavator <31/2c	8.00	MH	48.370	676					676
UUPROJENG	Project Engineer	8.00	MH	42.500	408					408
$8,386.67	56.0000 MH/LS	56.00	MH	[2031.76]	3,615	3,621		1,150		8,387
		0.0179	Unit/M		3,614.90	3,621.29		1,150.48		8,386.67
=====> Item Totals:	**1**	**- extra work**								
$8,386.67	56.0000 MH/LS	56.00	MH	[2031.76]	3,615	3,621		1,150		**8,387**
8,386.670	1 LS				3,614.90	3,621.29		1,150.48		8,386.67
$8,386.67	***** Report Totals *****	56.00	MH		3,615	3,621		1,150		**8,387**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 05/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

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In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

------Calendar Codes------

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total

BID ITEM = 1
Description = extra work Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
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www.cvlarsen.com * bigskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

During the project meeting on June 1st, it was requested the contractor provide a new water service, boxes, check valves, irrigation piping and planting of 6 native oak trees, in the new fill slope at the location of the new Pressure Zone Two Tank.

Please see our attached request for change order and estimate for this work.

Thank you,

Chris Larsen
C.V. Larsen Co.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
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www.cvlarsen.com * bigskyhorse@hotmail.com

FIELD CHANGE ORDER

CHANGE ORDER NO. 13

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work

Hot tap service, box, check valve, irrigation and trees 6 native oak.

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $13,452.45.

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 10 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

HOT TAP SERVICE, BOX, CHECK VALVE, IRRIGATION + TREES 6 EA OAK.

07/18/2021 14:58 1

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 13,452.45

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	13,452.45	13,452.45
	Bid Total ==========>			13,452.45

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM = 1										
Description = extra work				Unit = LS	Takeoff Quan:		1.000	Engr Quan:		1.000
1	**extra work**			**Quan: 1.00 LS**	**Hrs/Shft: 8.00**			**WCNONE**		
2 CHECK VA	i3/4" check val@107.	1.00	LS	244.260		263				263
2 IRRIGATIO	hdpe irrigation@107.	1.00	LS	93.770		101				101
2 OAK TREE	barrel oak tree@107.5	6.00	EA	227.000		1,464				1,464
3/4" HOT TA	hot tap valve and box	1.00	LS	3,900.000			3,900			3,900
8B416B	CASE 580 N Backhoe	8.00	HR	58.810				470		470
8T.5TPU	1/2 ton pickup	40.00	HR	17.000				680		680
LAFOR	Const. Specialist	40.00	MH	32.620	2,531					2,531
OA1EX3	Op Excavator <31/2c	8.00	MH	48.370	676					676
UUPROJENG	Project Engineer	8.00	MH	42.500	408					408
$10,492.91	56.0000 MH/LS	56.00	MH	[2031.76]	3,615	1,828	3,900	1,150		10,493
		0.0179	Unit/M		3,614.90	1,827.53	3,900.00	1,150.48		10,492.91
=====> Item Totals: 1 - extra work										
$10,492.91	56.0000 MH/LS	56.00	MH	[2031.76]	3,615	1,828	3,900	1,150		**10,493**
10,492.910	1 LS				3,614.90	1,827.53	3,900.00	1,150.48		10,492.91
$10,492.91	***** Report Totals *****	56.00	MH		3,615	1,828	3,900	1,150		**10,493**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 05/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

* on units of MH indicate average labor unit cost was used rather than base rate.
[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

During our May 26th project meeting, it was requested the contractor provide fencing around the south and east side of the Pressure Zone Two site as a safety item.

Please see our attached request for change order and estimate for this work.

Thank you,

Chris Larsen
C.V. Larsen Co.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
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FIELD CHANGE ORDER

CHANGE ORDER NO. 14

DATE: 8/4/21

PROJECT: PZ2S Tank Replacement Project #2021-087

OWNER: City of Ukiah CONTRACT DATE: July 6, 2020

TO: Jason Benson, City of Ukiah

This Change Order modifies the provisions of that certain contract dated 6 July 2020 by and between Owner and Contractor. The following change is hereby directed in the performance of the contract work:

Scope of Work

Install 1000' of 4' tall open chain link fence, 2 corners, 2 ends, around south and east side of PZ2S site

As a result of the change described above, the amount payable to the contractor is modified as follows: 1 LS $8,457.03

As a result of the change(s) described above, the time permitted for performance of this contract is hereby modified as follows: Additional 5 working days.

Except as set forth above, all terms and provisions of the contract and all prior change orders remain in full force and effect.

Owner Date

Contractor Date

Agricultural • Commercial • Residential
State & Federal
License # 585041

ARROW FENCING
CALPELLA, CA 95418
Arrowfencingca.com

P.O. BOX 385
707-485-1128 Fax: 707-485-1142
chris@arrowfencingca.com

PROPOSAL/CONTRACT

08/04/2021

Customer Information:

Cvlarsen
1
Ukiah , CA

Job Information:

481-2020
Golf Coursee 4' fence

Notes:
- Install 1000 of 4' tall open chain link fence 2- corners 2- ends
open flat ground accessible

ARROW FENCING - CALIFORNIA CONTRACTORS LICENSE #585041

NOTICE TO OWNER:(SECTION 7019 - CONTRACTORS LICENSE LAW) UNDER THE MECHANIC'S LIEN LAW, ANY CONTRACTOR, SUBCONTRACTOR, LABORER, MATERIALMAN OR OTHER PERSON WHO HELPS TO IMPROVE YOUR PROPERTY AND IS NOT PAID FOR HIS LABOR, SERVICES OR MATERIAL, HAS A RIGHT TO ENFORCE HIS CLAIM AGAINST YOUR PROPERTY.

UNDER THE LAW, YOU MAY PROTECT YOURSELF AGAINST SUCH CLAIMS BY FILING, BEFORE COMMENCING SUCH WORK OR IMPROVEMENT, AN ORIGINAL CONTRACT FOR THE WORK OF IMPROVEMENT OR A MODIFICATION THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY WHERE THE PROPERTY IS SITUATED AND REQUIRING THAT A CONTRACTOR'S PAYMENT BOND BE RECORDED IN SUCH OFFICE. SAID BOND SHALL BE IN AN AMOUNT NOT LESS THAN FIFTY PERCENT (50/5) OF THE CONTRACT PRICE AND SHALL, IN ADDITION TO ANY CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT, BE CONDITIONED FOR THE PAYMENT IN FULL OF THE CLAIMS OF ALL PERSONS FURNISHING LABOR, SERVICES, EQUIPMENT OR MATERIALS FOR THE WORK DESCRIBED IN SAID CONTRACT.

The responsibility for complying with local zoning regulations and obtaining any required permits shall rest with the customer. ARROW FENCING will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does ARROW FENCING assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

ARROW FENCING assumes no responsibility for damage to underground utilities, public or private.The customer will assume all liability for any damage caused by directing ARROW FENCING to dig in the immediate vicinity of known utilities.

The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates.

Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A finance charge of 1 1/2% per month (or a minimum of $1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of ARROW FENCING until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTOR'S STATE LICENSE BOARD. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS STATE LICENSE BOARD, [9835 Goethe Road], Sacramento, California. [Mailing Address; P.O. Box 26000, Sacramento, California 95827.]

Approved & Accepted for Customer:

Customer _____ Date _____

Accepted for ARROW FENCING:

Salesperson _____ Date _____

Contract Amount:	$ 6568.57
Down Payment:	$
Balance Due:	$ 6568.57

25% Profit+Overhead 1642.14
3% Bond 246.32

Agricultural • Commercial • Residential
State & Federal
License # 585041

ARROW FENCING
P.O. BOX 385
CALPELLA, CA 95418
707-485-1128 Fax: 707-485-1142
Arrowfencingca.com
chris@arrowfencingca.com

CHAINLINK FENCE SPECIFICATION

FABRIC:	48" 9 GA. GALVANIZED (2" Mesh) KK CHAIN LINK FABRIC.
TOP RAIL:	1 5/8" O.D. STRUCTURAL PIPE, 1.73 lbs. per foot. Top rail 21' in length, joined with 1 5/8" SLEEVE.
LINE POST:	1 7/8" O.D. STRUCTURAL PIPE, 2.20 lbs. per foot. Line posts set 10' on center maximum spacing. Concrete footing: 8" diameter, 24" depth.
TERMINAL POST:	2 3/8" O.D. STRUCTURAL PIPE, 2.78 lbs. per foot. Concrete footing: 8" diameter, 36" depth.
FITTINGS:	REGULAR BRACE BAND & CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL EYE-TOP, PRESSED STEEL CAP, 3/16" X 3/4" TENSION BAR, REGULAR TENSION BAND & CARRIAGE BOLT.
TIE WIRE:	8 1/2" 11 GA. STEEL TIE WIRE & 6 1/2" 11 GA. STEEL TIE WIRE spaced 15" on center for line posts & 24" on center for rails.
POST FOOTING:	HAND MIXED CONCRETE.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Ave Santa Rosa CA 95407-6413
(707) 526-3750 V (707) 571-8481 Fax
www.cvlarsen.com * bigskyhorse@hotmail.com

4 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr
Ukiah CA 95482

Re: PZ2S Tank Replacement Project #2021-087
Request for Contract Change Order

Dear Mr. Benson:

In review of contract costs to date, there are a few time and materials directives that remain:

- Electrical for rectifier system, transducer and yard light
- Repair of the golf course access road and turf
- Exposing and providing new golf course water service and backflow preventer
- Covid related material escalation.

Thank you,

Shauna Larsen
for:

Chris Larsen
C.V. Larsen Co.

C.V. LARSEN CO.
ENGINEERING CONTRACTORS
1846 Ludwig Avenue • Santa Rosa, CA 95407-6413
(707) 526-3750
www.cvlarsen.com

9 August 2021

Jason Benson
City of Ukiah
300 Seminary Dr.
Ukiah CA 95482

Re: PZ2S Tank Replacement, Additional Work

Mr. Benson,

Per our meeting on 8/6/21 regarding outstanding time and materials contract costs, following is my estimates for these costs as well as current outstanding extra work performed in June and July.

Electrical for Transducer, Rectifier and yard light.	$ 4,500.00
Repair golf cart path to pre-construction condition per CCO1	$14,000.00
BFP and new main irrigation service Sta. 0+00	$20,300.00
Material and fuel price escalation	$ 8,500.00
Current outstanding extra work (DEWRS 6/30-7/22/21 attached)	$19,943.48

Any questions, please contact me.

Sincerely,

Chris Larsen
Owner
C.V. Larsen Co.
(707) 481-2020

THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA
SKILL RESPONSIBILITY INTEGRITY

DAILY EXTRA WORK REPORT

PROJECT NO. VRIAH P223

ROAD

DATE PERFORMED 7/8/21

DATE OF REPORT

C.C.O. NO. REPORT NO.

AMOUNT AUTHORIZED $

PREVIOUS EXPENDITURE $

TODAY $

TO DATE $

DESCRIPTION OF WORK Tunnel under existing Drop inlet, Excase and Dwass.

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	James Spain Operator		6	
	Ricardo Gonzales Laborer		6	
	Chris Larsen Supt.		6	
	SUB-TOTAL			
	ADDED PERCENTAGE (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE NO @ $			
	TRAVEL EXPENSE NO @ $			
	OTHER			
	TOTAL COST OF LABOR			A
EQUIPMENT				
	Case 580 SN		6	
	.5T Pick up		6	
	.5T Pick up		6	
MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES				
	TOTAL COST OF EQUIPMENT AND MATERIALS			B
	+ 33% ON LABOR COST			(A)
	+ 15% ON EQUIPMENT AND MATERIALS COST			(B)
	TOTAL THIS REPORT			

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PO ON EST NO

CHECKED BY

Orig. to Const. Engr. · Yellow to Contractor · Pink to Res. Engr.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 2,242.71

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	2,242.71	2,242.71
	Bid Total ==========>			2,242.71

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	**1**									
Description = extra work				Unit =	LS	Takeoff Quan:		1.000	Engr Quan:	1.000
1	**extra work**			**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**			**WCNONE**	
8B416B	CASE 580 N Backhoe	6.00	HR	58.810				353		353
8T.5TPU	1/2 ton pickup	12.00	HR	17.000				204		204
LAFOR	Const. Specialist	6.00	MH	32.620	380					380
OA1EX3	Op Excavator <31/2c	6.00	MH	48.370	507					507
UUPROJENG	Project Engineer	6.00	MH	42.500	306					306
$1,749.32	18.0000 MH/LS	18.00	MH	[740.94]	1,192			557		1,749
		0.0556	Unit/M		1,192.46			556.86		1,749.32
=====> Item Totals:	**1**	**- extra work**								
$1,749.32	18.0000 MH/LS	18.00	MH	[740.94]	1,192			557		**1,749**
1,749.320	1 LS				1,192.46			556.86		1,749.32
$1,749.32	***** Report Totals *****	18.00	MH		1,192			557		**1,749**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 05/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

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[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

------Calendar Codes------

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

DAILY EXTRA WORK REPORT

PROJECT NO. Urban P225

ROAD

DATE PERFORMED 7/9/21

DATE OF REPORT 7/9/21

C.C.O. NO. _____ REPORT NO. _____

AMOUNT AUTHORIZED $ _____

PREVIOUS EXPENDITURE $ _____

TODAY $ _____

TO DATE $ _____

DESCRIPTION OF WORK Chip Concrete Collar Around Existing Drop Inlet For 12" HDPE Storm Drain Connection

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	James Spain Operator		8	
	Ricardo Gonzalez Laborer		8	
	Chris Larsen Superintendent		8	
	SUB-TOTAL			
	ADDED PERCENTAGE - (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE NO @ $			
	TRAVEL EXPENSE NO @ $			
	OTHER			
	TOTAL COST OF LABOR			A
EQUIPMENT				
	CASE 550 SN		6	
	Ingersol Rand Compressor		6	
	Jack Hammer/Hoses		6	
	Misc. Tools		6	
	.5 T Pick Up		8	
	.5 T Pick Up		6	
MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES				
	TOTAL COST OF EQUIPMENT AND MATERIALS			B
	+ 33% ON LABOR COST			(A)
	+ 15% ON EQUIPMENT AND MATERIALS COST			(B)
	TOTAL THIS REPORT			

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PO ON EST NO _____

CHECKED BY _____

Orig. to Const. Engr. - Yellow to Contractor - Pink to Res. Engr.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 3,608.24

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	3,608.24	3,608.24
	Bid Total ==========>			3,608.24

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	1									
Description = extra work				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	1.000	
1	**extra work**			**Quan: 1.00 LS Hrs/Shft: 8.00**				**WCNONE**		
3JACK HAM	outside rent	1.00	LS	200.000			200			200
3MISC TOOL	misc power tools	8.00	HR	25.000			200			200
8B416B	CASE 580 N Backhoe	8.00	HR	58.810				470		470
8T.5TPU	1/2 ton pickup	16.00	HR	17.000				272		272
8TLRCOMP	200 Cfm Trailer Com	8.00	HR	10.250				82		82
LAFOR	Const. Specialist	8.00	MH	32.620	506					506
OA1EX3	Op Excavator <31/2c	8.00	MH	48.370	676					676
UUPROJENG	Project Engineer	8.00	MH	42.500	408					408
$2,814.43	24.0000 MH/LS	24.00	MH	[987.92]	1,590		400	824		2,814
		0.0417	Unit/M		1,589.95		400.00	824.48		2,814.43
=====> Item Totals:	**1**	**- extra work**								
$2,814.43	24.0000 MH/LS	24.00	MH	[987.92]	1,590		400	824		**2,814**
2,814.430	1 LS				1,589.95		400.00	824.48		2,814.43
$2,814.43	***** Report Totals *****	24.00	MH		1,590		400	824		**2,814**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

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Source estimate used: C:\HEAVYBID\EST\MASTER
```

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[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%
------Calendar Codes------

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total

BID ITEM = 1

Description = extra work Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

DAILY EXTRA WORK REPORT

PROJECT NO _____

ROAD _____

DATE PERFORMED 7/12/21

DATE OF REPORT 7/12/21

C C O. NO. _____ REPORT NO _____

AMOUNT AUTHORIZED $ _____

PREVIOUS EXPENDITURE $ _____

TODAY $ _____

TO DATE $ _____

DESCRIPTION OF WORK Chip Concrete from Existing DI, Cut Steel to accept 12" Pipe. Add 13' of Trench & Pipe (35'-48') Pad Bedding under Slab.

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	James Stein Operator		4	
	Ricardo Gonzales Laborer		4	
	Chris Larsen Supt		4	
	SUB-TOTAL			
	ADDED PERCENTAGE - (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE NO @ $			
	TRAVEL EXPENSE NO @ $			
	OTHER			
	TOTAL COST OF LABOR			A
EQUIPMENT				
	CASE 580 SN		4	
	Air Compressor		4	
	Jack Hammer		4	
	Chop Saw		4	
	.5 T PU		4	
	.5 T PU		4	

MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES

HDPE Storm Drain Pipe 1 Length $455.80

TOTAL COST OF EQUIPMENT AND MATERIALS	B	
+ 33% ON LABOR COST	(A)	
+ 15% ON EQUIPMENT AND MATERIALS COST	(B)	
TOTAL THIS REPORT		

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PO ON EST NO _____

CHECKED BY _____

Orig. to Const. Engr. - Yellow to Contractor - Pink to Res. Engr.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 2,516.69

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
extra work	LS	1.00	2,516.69	2,516.69
	Bid Total ==========>			2,516.69

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM = 1										
Description = extra work				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	1.000	
1	**extra work**			**Quan: 1.00 LS**		**Hrs/Shft: 8.00**		**WCNONE**		
3HDPE	addl. hdpe pipe	1.00	LS	455.800			456			456
3JACK HAM	outside rent	1.00	LS	200.000			200			200
3MISC TOOL	misc power tools	4.00	HR	25.000			100			100
8B416B	CASE 580 N Backhoe	4.00	HR	58.810				235		235
8T.5TPU	1/2 ton pickup	8.00	HR	17.000				136		136
8TLRCOMP	200 Cfm Trailer Com	4.00	HR	10.250				41		41
LAFOR	Const. Specialist	4.00	MH	32.620	253					253
OA1EX3	Op Excavator <31/2c	4.00	MH	48.370	338					338
UUPROJENG	Project Engineer	4.00	MH	42.500	204					204
$1,963.02	12.0000 MH/LS	12.00	MH	[493.96]	795		756	412		1,963
		0.0833	Unit/M		794.98		755.80	412.24		1,963.02
=====> Item Totals: 1 - extra work										
$1,963.02	12.0000 MH/LS	12.00	MH	[493.96]	795		756	412		**1,963**
1,963.020	1 LS				794.98		755.80	412.24		1,963.02
$1,963.02	***** Report Totals *****	12.00	MH		795		756	412		**1,963**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 05/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

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In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Quantity Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total

BID ITEM = 1

Description = extra work Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

------Calendar Codes------

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

SOLD BY
HAYWARD CA
branch - 278
3486 Investment Blvd
Hayward CA 94545

PHONE # 510 244 5858

CORE & MAIN
Local Knowledge
Local Experience
Local Service, Nationwide®

PROMISED: 7/06/21
FILLED BY: DC
CHECKED BY: Ken
REVIEWED BY:
ENTERED BY: KEVIN MOLINA - 278

07/07/2021 01:26 PM PAGE 1

CASH TICKET P196600

248577

SOLD TO
CASH SALE
278 - HAYWARD CA
3486 INVESTMENT BLVD STE A
HAYWARD CA 94545-3811

Cus Ph# 510 244 5858

SHIP TO
CASH SALE
LIVE OAK AVE & CLUBHOUSE DR.
CHRIS (707) 481-2020
UKIAH CA
95482

SPECIAL INSTRUCTIONS/COMMENTS:
CONTACT CHRIS: (707) 481-2020

BRANCH NO.	DATE ORDERED	DATE SHIPPED	PURCHASE ORDER NO.	JOB NAME	JOB NUMBER	DELIVERY METHOD: OUR TRUCK	CUSTOMER PICK UP	DIRECT	SHIPPED	BILL OF LADING NO.	SHIPPED VIA	SALESMAN
278	7/06/21	7/8/21	PZ2S	PZ2S		X					CORE & MAIN LP	M09

BIN LOCATION	PRODUCT CODE	DESCRIPTION	QTY ORDERED	QTY SHIPPED	BACK ORDERED	UNIT PRICE	PER	AMOUNT
	1312ADWAVW20	12 N12 M294V WTIB SOLID 20' DUAL WALL 12650020IBV *REF 3.00 PC *	60	60			FT	
		WEIGHT: 3.3000 lb						
E15 01 A	19ATL1Q	1 QUART TYTON LUBRICANT	1	1			EA	
		WEIGHT: 1.5000 lb						
		TOTAL WEIGHT: 199.50						
								END OF ORDER

MERCHANDISE SUBTOTAL	TAX	TAX AMOUNT	FREIGHT	DELIVERY	HANDLING	RESTOCKING	MISCELLANEOUS	TOTAL SALE

This transaction is governed by and subject to Core & Main's standard terms and conditions, which are incorporated by reference and accepted. To review these terms and conditions, please visit http://tandc.coreandmain.com/.

RECEIVED BY SIGNATURE:

PRINT NAME HERE:

Core & Main
3486 Investment Blvd.
Hayward, CA 94545
510-244-5858

07/07/2021, 1:27:52 PM

Merchant ID:	4445035948181
Terminal ID:	1
Last Four:	0058
Type Of Card:	Visa
Entry:	Keyed
Transaction ID:	1854320053
Approval Code:	18376G

Transaction	Job Name	Customer PO	Amount Paid
P196600	PZ2S	PZ2S	$1,367.53

Total Sale Amount: $1,367.53

APPROVED - THANK YOU
-IMPORTANT-
Please retain this copy for your records

22.79 PLF

DAILY EXTRA WORK REPORT

PROJECT NO. UKIAH 0225

ROAD

DATE PERFORMED 7/19/21

DATE OF REPORT 7/19/21

C.C.O. NO. _____ REPORT NO. _____

AMOUNT AUTHORIZED $ _____

PREVIOUS EXPENDITURE $ _____

TODAY $ _____

TO DATE $ _____

DESCRIPTION OF WORK Pothole & Expose existing waterline, check valves and meters. Bottom of 0225

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	JAMES SPAIN OPERATOR		6	
	CHRIS METRO LABORER		6	
	CHRIS LARSEN SUPT.		6	
	SUB-TOTAL			
	ADDED PERCENTAGE - (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE NO @ $			
	TRAVEL EXPENSE NO @ $			
	OTHER			
	TOTAL COST OF LABOR			A
EQUIPMENT				
	CASE 580 SN Backhoe		6	
	.5 T Pick Up		6	
	.5 T Pick Up		6	
MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES				
	TOTAL COST OF EQUIPMENT AND MATERIALS			B
	+ 33% ON LABOR COST			(A)
	+ 15% ON EQUIPMENT AND MATERIALS COST			(B)
	TOTAL THIS REPORT			

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PO ON EST NO _____

CHECKED BY _____

Orig. to Const. Engr. - Yellow to Contractor - Pink to Res. Engr.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 2,758.68

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	LS	1.00	2,758.68	2,758.68
	Bid Total ==========>			2,758.68

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	**1**									
Description =				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	1.000	
1				**Quan: 1.00 LS Hrs/Shft: 8.00**				**WCNONE**		
8B416B	CASE 580N Backhoe	6.00	HR	55.010				330		330
8T.5TPU	1/2 ton pickup	12.00	HR	17.000				204		204
LAGEN	Laborer General Grp	12.00	MH	36.100	840					840
OA1EX3	Op Excavator <31/2c	6.00	MH	48.410	538					538
UUPROJENG	Project Engineer	6.00	MH	42.500	329					329
$2,241.43	24.0000 MH/LS	24.00	MH	[978.66]	1,707			534		2,241
		0.0417	Unit/M		1,707.37			534.06		2,241.43
=====> Item Totals:	**1 -**									
$2,241.43	24.0000 MH/LS	24.00	MH	[978.66]	1,707			534		**2,241**
2,241.430	1 LS				1,707.37			534.06		2,241.43
$2,241.43	***** Report Totals *****	24.00	MH		1,707			534		**2,241**

>>> indicates Non Additive Activity
------Report Notes:------
The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 08/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

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In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%
------Calendar Codes------

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

DAILY EXTRA WORK REPORT

PROJECT NO. UKIAH P225

ROAD

DATE PERFORMED 7/08/21

DATE OF REPORT 7/10/21

C.C.O. NO. _____ REPORT NO. _____

AMOUNT AUTHORIZED $

PREVIOUS EXPENDITURE $

TODAY $

TO DATE $

DESCRIPTION OF WORK: Potholed exposed unknown connection (6"x6") 0.75' up P22 Road. (Possible P21 X tie)

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	JAMES SPAIN OPERATOR		5	
	CHRIS METRO LABORER FOREMAN		5	
	DANIEL GARCIA LABORER		5	
	SUB-TOTAL			
	ADDED PERCENTAGE - (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE NO @ $			
	TRAVEL EXPENSE NO @ $			
	OTHER			
	TOTAL COST OF LABOR		A	
EQUIPMENT				
	CASE 580 SN		5	
	.5 T P10		5	
	.5 T P10		5	

MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES

TOTAL COST OF EQUIPMENT AND MATERIALS	B	
+ 33% ON LABOR COST	(A)	
+ 15% ON EQUIPMENT AND MATERIALS COST	(B)	
TOTAL THIS REPORT		

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PO ON EST NO

CHECKED BY

Orig. to Const. Engr. - Yellow to Contractor - Pink to Res. Engr.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 2,298.90

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	LS	1.00	2,298.90	2,298.90
	Bid Total ==========>			2,298.90

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	**1**									
Description =				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
1				**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**		**WCNONE**		
8B416B	CASE 580N Backhoe	5.00	HR	55.010				275		275
8T.5TPU	1/2 ton pickup	10.00	HR	17.000				170		170
LAGEN	Laborer General Grp	10.00	MH	36.100	700					700
OA1EX3	Op Excavator <31/2c	5.00	MH	48.410	449					449
UUPROJENG	Project Engineer	5.00	MH	42.500	274					274
$1,867.86	20.0000 MH/LS	20.00	MH	[815.55]	1,423			445		1,868
		0.0500	Unit/M		1,422.81			445.05		1,867.86
=====> Item Totals:	**1 -**									
$1,867.86	20.0000 MH/LS	20.00	MH	[815.55]	1,423			445		**1,868**
1,867.860	1 LS				1,422.81			445.05		1,867.86
$1,867.86	***** Report Totals *****	20.00	MH		1,423			445		**1,868**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 08/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

* on units of MH indicate average labor unit cost was used rather than base rate.
[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

------Calendar Codes------

Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

DAILY EXTRA WORK REPORT

PROJECT NO Ukiah P225

ROAD

DATE PERFORMED 7/22/21

DATE OF REPORT 7/22/21

C.C.O. NO. ____ REPORT NO ____

AMOUNT AUTHORIZED $

PREVIOUS EXPENDITURE $

TODAY $

TO DATE $

DESCRIPTION OF WORK Install TEE, 11° ELL, GATE Valve and Restraint Fittings for P21 Cross Tie.

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	James Spain Operator		6	
	Chris Mestas Laborer Foreman		6	
	Jake Preston Laborer Finish		6	
	Chris Larsen Supt		6	
	SUB-TOTAL			
	ADDED PERCENTAGE - (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE NO @ $			
	TRAVEL EXPENSE NO @ $			
	OTHER			
	TOTAL COST OF LABOR			A
EQUIPMENT				
	Case 580 SN Backhoe		6	
	.5 Ton Pick Up		6	
	.5 Ton Pick Up		6	
	Misc Tools		6	
MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES				
	6" TEE, 11° ELL, GATE Valve, MEGA LUGS. Rec'd. 7/22 Pace Supply			
	TOTAL COST OF EQUIPMENT AND MATERIALS			B
	+ 33% ON LABOR COST			(A)
	+ 15% ON EQUIPMENT AND MATERIALS COST			(B)
	TOTAL THIS REPORT			

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PO ON EST NO

CHECKED BY

Orig. to Const. Engr. - Yellow to Contractor - Pink to Res. Engr.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 5,051.61

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	LS	1.00	5,051.61	5,051.61
	Bid Total ==========>			5,051.61

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	**1**									
Description =				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
1				**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**		**WCNONE**		
3 IRON FITTI	Iron fittings pace supp	1.00	LS	1,965.000			1,965			1,965
8B416B	CASE 580N Backhoe	6.00	HR	55.010				330		330
8T.5TPU	1/2 ton pickup	6.00	HR	17.000				102		102
LAGEN	Laborer General Grp	12.00	MH	36.100	840					840
OA1EX3	Op Excavator <31/2c	6.00	MH	48.410	538					538
UUPROJENG	Project Engineer	6.00	MH	42.500	329					329
$4,104.43	24.0000 MH/LS	24.00	MH	[978.66]	1,707		1,965	432		4,104
		0.0417	Unit/M		1,707.37		1,965.00	432.06		4,104.43
=====> Item Totals:	**1 -**									
$4,104.43	24.0000 MH/LS	24.00	MH	[978.66]	1,707		1,965	432		**4,104**
4,104.430	1 LS				1,707.37		1,965.00	432.06		4,104.43
$4,104.43	***** Report Totals *****	24.00	MH		1,707		1,965	432		**4,104**

>>> indicates Non Additive Activity
------Report Notes:------
The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

************Estimate created on: 08/03/2021 by User#: 0 -
Source estimate used: C:\HEAVYBID\EST\MASTER
```

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[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%
------Calendar Codes------
Calendars are found in crew and labor codes and have the format XXXdY where
XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	1									
Description =			Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
40	standard calendar									

PACE Supply Corp
P.O. Box 6407
Rohnert Park,CA 94927-6407

PACE supply

INVOICE

INVOICE DATE	INVOICE #
07/23/21	027026558

DATE SHIPPED	CUSTOMER #
07/23/21	02170-01

Branch Contact: 707-462-8707 FAX: 707-463-0943
Accounting & Credit: 855-306-5689

SHIP TO

C V LARSEN / PZ2S TANK REPLACEMENT
** JOB # 2021-087 **
1846 LUDWIG AVENUE
SANTA ROSA,CA 95407

C V LARSEN / PZ2S TANK REPLACEMENT
599 PARK BOULEVARD
UKIAH, CA 95482

CUSTOMER PURCHASE ORDER	JOB NAME	SHIPPED VIA	TERMS	TAXABLE ITEMS
2021-087	PIPELINE	OUR TRUCK	2%10TH NET 25TH	

PART/DESCRIPTION	ORDER	SHIP	LIST	MULT	EXTENSION	
WBLBS6 6 BOLT SET PLTD (8) 3/4 X 3 1/4	20	20	9.00	NET	180.00	Y
DCFTUFGRIP6 6 RET DUAL WEDGE ACC PVC/DI/HDPE Mega Lug $55 ea	8	8	131.37	0.4186	440.00	Y
FORFB17004NL 1 MIP X FIP LF BRS CORP BALL STOP FORD	1	1	106.00	0.6132	65.00	Y
FORS91604 6 PVC X 1 IP BRS HINGED SADDLE F/ C900 FORD	1	1	90.93	0.6048	55.00	Y
DCFFLGTYTE6 6 FLG-TYTE GASKET RING SBR	20	20	11.73	0.9377	220.00	Y
DCFTFLG6 6 FLG TEE AC CL ~~[illegible]~~ OK	2	1	550.00	0.5000	275.00	Y
DCF45FLG6 6 FLG 45 ELL AC CL	2	2	334.00	0.5089	340.00	Y
DCF2242MJ6 6 MJ 22 1/2 ELL AC CL NO	4	4	159.00	0.5031	320.00	Y
MUEFF6 6 FLG X FLG A-2361 GATE VALVE MUELLER Have on hand OK	2	2	1550.68	0.3998	1240.00	Y
DCFFLGTAPT62 6*2 IPS TAPPED FLG CAST IRON AC OK NO Not needed	3	3	223.00	0.5156	345.00	Y

***** CONTINUED ON THE NEXT PAGE *****

$1,965.00
+ Tax

DAILY EXTRA WORK REPORT

PROJECT NO _____

ROAD UKIAH P225

DATE PERFORMED 6/30/21

DATE OF REPORT 6/30/21

C C O. NO. _____ REPORT NO _____

AMOUNT AUTHORIZED $ _____

PREVIOUS EXPENDITURE $ _____

TODAY $ _____

TO DATE $ _____

DESCRIPTION OF WORK Install Additional 6" Valve At Bottom Section Of New Pipeline As Directed.

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	JAMES SPAIN OPERATOR		2	
	CHRIS MENTE LABORER		4	
	JAKE PORTON LABORER		4	
	CHRIS LARSEN SUPT.		2	
	SUB-TOTAL			
	ADDED PERCENTAGE - (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE _____ NO _____ @ $ _____			
	TRAVEL EXPENSE _____ NO _____ @ $ _____			
	OTHER _____			
	TOTAL COST OF LABOR			A
EQUIPMENT				
	CASE 580 SN		2	
	.5 TON PICK UP		4	

MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES

6" GATE VALVE, 2 MJ x FIG ADAPTERS, GASKETS, BOLT KITS, ETC. (INC. ON 7/22/21 WORK REPORT) X

TOTAL COST OF EQUIPMENT AND MATERIALS B

+ 33% ON LABOR COST (A)

+ 15% ON EQUIPMENT AND MATERIALS COST (B)

TOTAL THIS REPORT

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PO ON EST NO _____

CHECKED BY _____

Orig. to Const. Engr. - Yellow to Contractor - Pink to Res. Engr.

Project & Job#:
Date of Letting:

CONTRACT TOTAL BID ==========> 1,466.65

Quote To:

Bidder's Name:
Bidder's Address:

ITEMS OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	LS	1.00	1,466.65	1,466.65
	Bid Total ==========>			1,466.65

DIRECT COST REPORT

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Materi	Constr Matl/Ex	Equip Ment	Sub-Contrac	Total
BID ITEM =	**1**									
Description =				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	1.000	
1				**Quan:**	**1.00 LS**	**Hrs/Shft: 8.00**		**WCNONE**		
8B416B	CASE 580N Backhoe	2.00	HR	55.010				110		110
8T.5TPU	1/2 ton pickup	4.00	HR	17.000				68		68
LAGEN	Laborer General Grp	8.00	MH	36.100	560					560
OA1EX3	Op Excavator <31/2c	2.00	MH	48.410	179					179
UUPROJENG	Project Engineer	5.00	MH	42.500	274					274
$1,191.66	15.0000 MH/LS	15.00	MH	[598.12]	1,014			178		1,192
		0.0667	Unit/M		1,013.64			178.02		1,191.66
=====> Item Totals:	**1 -**									
$1,191.66	15.0000 MH/LS	15.00	MH	[598.12]	1,014			178		**1,192**
1,191.660	1 LS				1,013.64			178.02		1,191.66
$1,191.66	***** Report Totals *****	15.00	MH		1,014			178		**1,192**

>>> indicates Non Additive Activity

------Report Notes:------

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: fritz winery Engineering Firm: atterburry and assoc
Estimator-In-Charge:

JOB NOTES

```
Estimate created on: 12/21/2004 by User#: 0 -
Source estimate used: A:\FRITZ

************Estimate created on: 07/11/2005 by User#: 0 -
Source used: C:\HEAVYBID\MASTER.zip (a backup) from 07/11/2005  4:02:42 PM

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Source estimate used: C:\HEAVYBID\EST\MASTER
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[ ] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens
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------Calendar Codes------

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XXX = The Calendar and Y = The Starting Day of the Week with Day 1 = Monday, etc.

40 standard calendar

PACE Supply Corp
P.O. Box 6407
Rohnert Park,CA 94927-6407

PACE supply

INVOICE

INVOICE DATE	INVOICE #
07/23/21	027026558

DATE SHIPPED	CUSTOMER #
07/23/21	02170-01

Branch Contact: 707-462-8707 FAX: 707-463-0943
Accounting & Credit: 855-306-5689

* MATERIAL WAS PAID ON THIS ITEM INCLUDED ON 7/22/21 WORK REPORT. MATERIALS NOT CHARGED ON THIS REPORT. -LL

C V LARSEN / PZ2S TANK REPLACEMENT
** JOB # 2021-087 **
1846 LUDWIG AVENUE
SANTA ROSA,CA 95407

SHIP TO

C V LARSEN / PZ2S TANK REPLACEMENT
599 PARK BOULEVARD
UKIAH, CA 95482

CUSTOMER PURCHASE ORDER	JOB NAME	SHIPPED VIA	TERMS	TAXABLE ITEMS
2021-087	PIPELINE	OUR TRUCK	2%10TH NET 25TH	

PART/DESCRIPTION	ORDER	SHIP	LIST	MULT	EXTENSION	
WBLBS6 6 BOLT SET PLTD (8) 3/4 X 3 1/4	20	20	9.00	NET	180.00	Y
DCFTUFGRIP6 6 RET DUAL WEDGE ACC PVC/DI/HDPE Mark Up $55 ea	8	8	131.37	0.4186	440.00	Y
FORFB17004NL 1 MIP X FIP LF BRS CORP BALL STOP FORD	1	1	106.00	0.6132	65.00	Y
FORS91604 6 PVC X 1 IP BRS HINGED SADDLE F/ C900 FORD	1	1	90.93	0.6048	55.00	Y
DCFFLGTYTE6 6 FLG-TYTE GASKET RING SBR	20	20	11.73	0.9377	220.00	Y
DCFTFLG6 6 FLG TEE AC CL ~~OK~~	2	1	550.00	0.5000	275.00	Y
DCF45FLG6 6 FLG 45 ELL AC CL	2	2	334.00	0.5089	340.00	Y
DCF22MJ6 6 MJ 22 1/2 ELL AC CL NO	4	4	159.00	0.5031	320.00	Y
MUEFF6 6 FLG X FLG A-2361 GATE VALVE MUELLER Have on hand OK	2	2	1550.68	0.3998	1240.00	Y
DCFFLGTAPT62 6*2 IPS TAPPED FLG CAST IRON AC OK NO Not Required	3	3	223.00	0.5156	345.00	Y

***** CONTINUED ON THE NEXT PAGE *****

$1,965.00
+ Tax

DAILY EXTRA WORK REPORT

PROJECT NO P223

ROAD

DATE PERFORMED 7/21/21

DATE OF REPORT 7/21/21

C C O. NO. _____ REPORT NO _____

AMOUNT AUTHORIZED $ _____

PREVIOUS EXPENDITURE $ _____

TODAY $ _____

TO DATE $ _____

DESCRIPTION OF WORK Bottom irrigation the in, locate lines, sketch plan order materials, meet with city (potholes exposed)

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	Carlos Larsen Supt.		4	
	SUB-TOTAL			
	ADDED PERCENTAGE - (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE NO @ $			
	TRAVEL EXPENSE NO @ $			
	OTHER			
	TOTAL COST OF LABOR			A
EQUIPMENT				
	.5 T Pick up			
MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES				
	* Not Charged			
	TOTAL COST OF EQUIPMENT AND MATERIALS			B
	+ 33% ON LABOR COST			(A)
	+ 15% ON EQUIPMENT AND MATERIALS COST			(B)
	TOTAL THIS REPORT			Ø

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PO ON EST NO _____

CHECKED BY _____

Orig. to Const. Engr. - Yellow to Contractor - Pink to Res. Engr.

DAILY EXTRA WORK REPORT

PROJECT NO Ukiah PCES

ROAD

DATE PERFORMED 7/27/21

DATE OF REPORT 7/27/21

C.C.O. NO. _____ REPORT NO _____

AMOUNT AUTHORIZED $ _____

PREVIOUS EXPENDITURE $ _____

TODAY $ _____

TO DATE $ _____

DESCRIPTION OF WORK Meetings to review potholes + plan revisions to waterline (Bottom of Pipeline at cross ties + irrigation service)

#		HOURLY RATE	HOURS	EXTENDED AMOUNTS
LABOR				
	Chris Larsen Supt.		4	
	SUB-TOTAL			
	ADDED PERCENTAGE - (SEE SPECIAL PROVISIONS)			
	SUBSISTENCE NO @ $			
	TRAVEL EXPENSE NO @ $			
	OTHER			
	TOTAL COST OF LABOR			A
EQUIPMENT				
	.5T Pick up		4	

MATERIALS AND/OR WORK DONE BY OTHER THAN CONTRACTOR'S FORCES

* NOT CHARGED

TOTAL COST OF EQUIPMENT AND MATERIALS B

+ 33% ON LABOR COST (A)

+ 15% ON EQUIPMENT AND MATERIALS COST (B)

TOTAL THIS REPORT Ø

The above record is complete and correct

Contractor's Representative

Resident Engineer

FOR OFFICE USE ONLY

PD ON EST NO _____

CHECKED BY _____

Orig. to Const. Engr. - Yellow to Contractor - Pink to Res. Engr.

SPEC #	20-02
PROJECT #	15071
CONTRACT #	2021-087

Change Order Request	**Description**	**Cost**
PCO 6	6" C-900 pipeline from PZ2S to pump station	$ 201,677.72
PCO 7	Underground for irrigation timer wires, City furnished, and terminate ends	$ 14,721.12
PCO 8	Road widening and super elevation changer, per Fire Marshal	$ 38,270.25
PCO 9	Install gate in new foundation, Arrow fencing sub to install remote actuator	$ 19,309.00
PCO 10	Drop inlet and HDPE drainage in access road	$ 9,954.90
PCO 11	Electric conduit for gate	$ 9,586.76
PCO 12	Jute mesh, choir mat, and straw pined on slope for BMPs	$ 10,752.14
PCO 13	Hot tap service, box, check valve, irrigation, and 6 native oak trees	$ 13,452.45
PCO 14	Install 4' chain link fencing around south and east side of PZ2S site	$ 8,457.03
PCO 15	DEWRs 5/5/21-6/7/21	$ 21,892.73
PCO 16	DEWRs 6/28/21-7/2/21	$ 15,455.46
PCO 17	DEWRs 7/2/21-7/22/21	$ 19,943.48
PCO 18	Material and Fuel Price Escalation	$ 8,500.00
PCO 19	BFP and new main irrigation service at STA 0+00	$ 20,300.00
PCO 20	Repair golf cart path to pre-construction condition per CCO1	$ 14,000.00
PCO 21	Electrical for: Transducer, Rectifier, and Yard Light	$ 4,500.00
	TOTAL	**$ 430,773.04**

Agenda Item No: 7.n.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-994

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Purchase of One (1) Set of Genesis Auto Extrication Tools from Municipal Emergency Services in the Amount of $30,834.41 per the Fiscal Year 2022 Capital Improvement Plan (CIP).

DEPARTMENT: Fire **PREPARED BY:** Justin Buckingham, Battalion Chief, Doug Hutchison, Fire Chief
PRESENTER: Doug Hutchison, Fire Chief

ATTACHMENTS:
1. Sole Source Agreement MES 2021
2. MES-Genesis Tool Quote 7 14 21

Summary: The Council will consider approving the purchase of one (1) set of Genesis auto extrication tools from Municipal Emergency Services (MES) in the amount of $30,834.41.

Background: In 2019, the Ukiah Valley Fire Authority (UVFA) programmed into the Capital Improvement Plan (CIP), a phased 3-year purchase of Auto Extrication tools. This is the third and final purchase of the tools as outlined in the CIP.

Discussion: The UVFA decided to upgrade its aging, gas powered, Auto Extrication tools to all battery-operated tools when it purchased the new Type-1 fire engines. Since then, it has replaced one set of tools per year. The new tools are much more dependable, have less of a carbon footprint, and are compatible with other battery operated hand tools that are carried on Fire Authority apparatus.

Municipal Emergency Services (MES) is the sole source for the Genesis tools in California, (Attachment 1), which match the previously purchased sets. Attachment 2 is the quote from Municipal Emergency Services (MES). This purchase completes the third and final phase of this critical equipment upgrade.

Recommended Action: Approve the purchase of one (1) set of Genesis auto extrication tools from Municipal Emergency Services (MES) in the amount of $30,834.41 as approved in the Fiscal Year 2022 Capital Improvement Plan (CIP).

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 25321210.80100.18101: $16,500; 91621400.80100.18101: $16,500

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Doug Hutchison- Fire Chief, Justin Buckingham- Battalion Chief

Approved: Sage Sangiacomo, City Manager

GENESIS
RESCUE SYSTEMS

January 27, 2021

RE: MES Sole Dealership California

To Whom it May Concern;

Municipal Emergency Services MES is the sole provider of Genesis Rescue Tools, and service for the entire state of California.

Regards,

John Sikita
CEO

Genesis Rescue Systems, Inc.
2780 Culver Ave Kettering, Ohio 45429
Phone: 937-293-6240 Fax: 937-293-7049
www.genesisrescue.com

Quote

MUNICIPAL EMERGENCY SERVICES
4343 Viewridge Ave.
Suite A
San Diego, CA 92123

Date	07/14/2021
Quote #	QT1489275
Expires	08/13/2021
Sales Rep	Kaylor, John W
PO #	GENESIS TOOLS
Shipping Method	FedEx Ground

Bill To
UKIAH VALLE FIRE AUTHORITY
1500 S. STATE STREET
UKIAH CA 95482
United States

Ship To
UKIAH VALLE FIRE AUTHORITY
1500 S. STATE STREET
Ukiah CA 95482
United States

Item	Alt. Item #	Units	Description	QTY	Unit Sales Pri...	Amount
ART.109.370.3			S44-SL3 eForce (24") Spreader	1	12,800.00	12,800.00
ART.109.351.2			C195-SL3 NXTGEN eForce Cutter	1	12,930.00	12,930.00
ART.MBGEN.S45			S45 MOUNTING BRACKET	1	300.00	300.00
ART.MBGEN.C231			C231/C236 CUTTER MOUNTING BRACKET	1	300.00	300.00
ART.105.375.5			Milwaukee 5 AMP Battery	2	250.00	500.00
ART.105.409.7			Single Bay Charger 120VAC/28VDC	1	200.00	200.00
ART.106.042.6			110 VAC Adapter	1	1,280.00	1,280.00

Subtotal	28,310.00
Shipping Cost (FedEx Ground)	295.00
Tax Total	2,229.41
Total	$30,834.41

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current local tax information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.

QT1489275

Agenda Item No: 7.o.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-995

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Purchase of One (1) Breathing Air Compressor from Bauer Compressors in the Amount of $55,131.81 per the Fiscal Year 2022 Capital Improvement Plan (CIP).

DEPARTMENT: Fire **PREPARED BY:** Doug Hutchison, Fire Chief, Justin Buckingham, Battalion Chief
PRESENTER: Doug Hutchison, Fire Chief

ATTACHMENTS:
1. Bauer Quote

Summary: Council will consider approving the purchase of one (1) breathing air compressor from Bauer Compressors in the amount of $55,131.87.

Background: In 2020, the Ukiah Valley Fire Authority (UVFA) programmed into the Capital Improvement Plan (CIP) the replacement of the breathing air compressor located at the Central Fire Station. Due to COVID-19 deferments, the breathing air compressor was deferred until this budget cycle.

Discussion: The UVFA relies on its breathing air compressor to refill its Self-Contained Breathing Apparatus (SCBA) after fires. SCBA's are required during fires protecting firefighters from heat, toxic gases, and carcinogens. The current breathing air compressor, purchased in 2007, has been in and out of service for the last three years. The company that services the current compressor has been unable to repair the compressor to a reliable state after multiple attempts and thousands of dollars worth of labor and replacement parts. The UVFA has an aging Bauer compressor at the South Fire Station, which has served the Department well, but cannot keep up with the demand of filling all the SCBA's. In an effort to standardize its equipment, the Fire Authority recommends the purchase another Bauer Compressor, which will lead to efficiencies as one company can service both compressors. Bauer has been awarded a State contract, 1-19-42-07, which was competitively bid. The quote is provided as Attachment 1.

Recommended Action: Approve the purchase of one (1) breathing air compressor from Bauer Compressors in the amount of $55,131.87 as approved in the Fiscal Year 2022 Capital Improvement Plan (CIP).

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 10021210.80100.18195: $60,000.00

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Doug Hutchison- Fire Chief, Justin Buckingham- Battalion Chief

Approved: Sage Sangiacomo, City Manager

BAUER COMPRESSORS
267 East Airway Blvd
Livermore, CA 94551
Phone: 925-449-7210
Fax: 925-449-7201

Date:7/8/2021

To:
Ricky Dean
Ukiah Valley Fire Authority
Phone: 623-693-6803
Email: rdean@cityofukiah.com

ITEM	QTY	DESCRIPTION	PRICE	AMOUNT
1	1	Verticus Plus VT-P/13H-E1 Working pressure: 6,000 psi Charging rate: 13.0 scfm Horsepower: 10 single phase		$43,887.00
2	1	Electronic CO Monitor w/Calibration Kit		Inc.
3	1	ASME Air Storage in Lieu of DOT (Total of two (2) 6,000 psi ASME)		Inc.
4	1	Verticus Plus Remote Fill with Cabinet Mounted100 ft. High Pressure Hose Reel		$3,165.00
		Sub Total		$47,052.00
		Sales Tax 8.875%		$4,175.87
		Freight		$2,339.00
		Installation/Training		$1,565.00
		Total		$55,131.87

California State Contract No. 1-19-42-07

Note: Bauer will deliver compressor system, place system into installation site, plumb system together with Stainless Steel Tubing, make final hook up to supplied electrical power, make final run test of system and perform operation training for Ukiah Valley Fire Authority personnel. **Quotation prices expire on December 31,2021.** Call 925-449-7210 if past expiration date.

Agenda Item No: 7.p.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-996

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Lease Purchase of Two (2) 2021 North Star 147-1 Type 1 Ambulances from Braun NW Inc., in the Amount of $382,410.00 Plus Tax per the Fiscal Year 2022 Capital Improvement Plan (CIP) and Approval of Corresponding Budget Amendment(s).

DEPARTMENT: Fire **PREPARED BY:** Doug Hutchison, Fire Chief
PRESENTER: Consent Calendar

ATTACHMENTS:
1. Ukiah Valley FA_HGAC_Prop_6-17-21 from Braun NW

Summary: Council will consider approving the lease purchase of two (2) North Star 147-1 Type 1 Ambulances per the Ukiah Valley Fire Authority's (UVFA) specifications from Braun NW Inc. through the Houston-Galveston Area Council's Cooperative Purchasing program in the amount of $382,410.00 plus tax and approval of corresponding budget amendment(s).

Background: During the adoption of the Fiscal Year (FY) 22 budget and Capital Improvement Plan, the Council approved an appropriation for two (2) new Type I ambulances for the Fire Authority, with one (1) unit to be partially funded by a Community Block Development Grant (CDBG) in the amount of $141,648.

Discussion: To expedite the process, Fire Authority staff gathered three (3) vendors from the Houston-Galveston Area Council's competitively bid Cooperative Purchasing Program based on necessary specification to enhance the delivery of the Fire Authority's Pre Hospital Emergency Medical Services (PHEMS). Specifications were based upon other Fire based PHEMS units built by the vendors. Braun NW was selected (see Attachment 1 for proposal) as they were the closest to the Fire Authority's specified needs and had the closest factory/service center to Ukiah.

Staff is recommending a combination of grant and borrowing to finance this acquisition. The estimated grant portion is $141,648 and loan portion $274,700 (price plus sales tax). The City will establish an internal loan using between the general fund and the Ambulance Services fund (710). A ten year amortization at an estimated rate of 2.08% (the current market rate offered to the City through its line of credit with Umpqua Bank will be memorialized through resolution. This would result in an annual debt service payment of $30,449 and is expected to be funded from ambulance user fees. Staff will return to Council at a later date to finalize the grant and interfund loan resolution documentation. A budget adjustment is also required for this purchase to increase the capital equipment account appropriation for the full cost of the vehicle, including sales tax. Currently, the amount budgeted is just for the portion funded by the grant.

Recommended Action: Approve the lease purchase of two (2) North Start 147-1 type 1 Ambulances from Braun NW Inc. through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing program, in the Amount of $382,410.00 plus tax per the Fiscal Year 2022 Capital Improvement Plan (CIP) and approval of corresponding budget amendment(s).

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: $141,648

PROPOSED BUDGET AMOUNT: $416,348; 71021100.80100.18269

FINANCING SOURCE: Grant and interfund loan proceeds

PREVIOUS CONTRACT/PURCHASE ORDER NO.:

COORDINATED WITH: Doug Hutchison, Fire Chief, Mary Horger, Financial Services Manager

Approved: _____
Sage Sangiacomo, City Manager

BRAUN NW inc.

150 North Star Drive / PO Box 1204 / Chehalis, WA 98532 / 360.748.0195 / 800.245.6303 / fax 360.748.0256

HGAC PROPOSAL

June 17th, 2021

Ukiah Valley Fire Authority
ATTN: Douglas Hutchison
300 Seminary Avenue
Ukiah, CA 95482
dhutchison@cityofukiah.com

RE: Two (2) 2021 North Star 147-1 module ambulances

Braun Northwest is pleased to offer the following proposal which is based upon HGAC contract AM10-20:

Two (2) 2021 North Star 147-1 ambulances on a 2022 Ford F450 4x4 ambulance prep gas chassis per enclosed specifications dated 06/17/2021 and drawings dated 03/03/2021.

Base Price HGAC CA01 per unit	**$164,754.00**
Published/Unpublished options taken	**$ 27,451.00**
Base Price for One Unit	**$192,205.00**
Base Price for Two Units	**$384,410.00**
Multi-Vehicle Discount ($1,500.00 per vehicle)	**<$ 3,000.00>**
Subtotal for Two Units	**$381,410.00**
HGAC Fee	**$ 1,000.00**
Total Amount Two (2) Vehicles FOB Ukiah CA	**$382,410.00**

Sales tax not included

F.O.B.: **Ukiah, California**

DELIVERY: **Approximately 280 – 300 days ARO.**

TERMS: **Ninety percent (90%) payment due upon receipt of vehicle. Balance due in thirty (30) days.**

Braun Northwest, Inc. is a California dealer (#16055) with insurance information available upon request.
Braun Northwest, Inc. is a Washington dealer (0991-A) with insurance information available upon request.

(Note: This bid is contingent on use of customer's Government Ford Fleet Identification Number.) Failure to secure a FIN will increase the price by the amount of the GPC chassis discount.

Respectfully Submitted by:
Braun Northwest, INC.

Dennis Zavodsky, Sales Director

Date: 6-17-2021

We agree to accept the above proposal:
Ukiah Valley Fire Authority

Signature **Date**

Printed Name **Title**

TM
cc: MD/LM

Enclosures: Specifications, drawings

NORTH STAR
EMERGENCY VEHICLES

www.braunnw.com

Agenda Item No: 7.q.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-999

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Report of Acquisition from Western Fire Supply in the Amount of $23,776.04 for a Solo Rescue SCBA-Decon Washer.

DEPARTMENT: Fire **PREPARED BY:** Eric Singleton, Battalion Chief
PRESENTER: Consent Calendar

ATTACHMENTS:
1. SCBA Quotes- E37917 (002) (1)
2. Decon Washer Purchase Order

Summary: Council will receive notification of the purchase of one Solo Rescue Decon Washer for decontamination and sanitation of the Ukiah Valley Fire Authority's Self-Contained Breathing Apparatus (SCBA).

Background: Following the Council's approval of equipment per the Capital Improvement Plan (CIP), the Ukiah Valley Fire Authority (UVFA) purchased one Solo Rescue Decon Washer for decontamination and sanitation of the Ukiah Valley Fire Authority's Self-Contained Breathing Apparatus (SCBA).

Discussion: The Solo Rescue Decon Washer meets all National Fire Protection Association (NFPA) standards for decontamination and sanitation of equipment following care and maintenance and the infections control program, promoting a safer and healthier work environment for the Ukiah Valley Fire Authority's team members.

On July 21, 2021, the Purchasing Department received three bids for the purchase of the washer. Please refer to Attachment 1 for a copy of the bid tabulation. Western Fire Supply was the lowest bid, with a bid amount of $23,776.04. Purchase Order 47389 was issued (Attachment 2), placing the order.

Recommended Action: Receive notification of the purchase of one Solo Rescue Decon Washer for decontamination and sanitation of the Self-Contained Breathing Apparatus (SCBA) in the amount of $23,776.04 from Western Fire Supply.

BUDGET AMENDMENT REQUIRED: No
CURRENT BUDGET AMOUNT: 10021210.80100.18196: $35,000
PROPOSED BUDGET AMOUNT: N/A
FINANCING SOURCE: N/A
PREVIOUS CONTRACT/PURCHASE ORDER NO.: 47389-00
COORDINATED WITH: Fire Chief Hutchison; Seth Strader, Buyer II

Approved: Sage Sangiacomo, City Manager

Quote Tabulation								
E37917 - 7/21/21 - Decon Washer								
	ITEM DESCRIPTION	QTY	Western Fire Supply		LN Curtis		Allstar Fire Equipment	
			UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
1	Solo Rescue #SCBA-DECON Decon Washer - SCBA decontaminate washer, 8 minute cycle for SCBA/facepiece/helmets and 3 minute cycle for gloves/boots. Includes gear holder, holder for single/double SCBA cylinders, holder for jumbo SCBA cylinders. Or equal.	1	$ 21,200.00	$ 21,200.00	$ 21,818.18	$ 21,334.00	$ 21,334.00	$ 21,818.18
2	Solo Rescue Gear Holder - For facepieces, helmets, gloves and boots.	1	$ 210.00	$ 210.00	$ 204.55	$ 225.00	$ 225.00	$ 204.55
3	Installation Fee	1	$ -	Free	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00
	SUBTOTAL			$ 21,410.00		$ 23,059.00		$ 23,522.73
	TAX @ 7.875%			$ 1,686.04		$ 1,815.90		$ 1,852.41
	FREIGHT			$ 680.00		$ 770.10		$ 750.00
	GRAND TOTAL			$ 23,776.04		$ 25,645.00		$ 26,125.14

ATTACHMENT 2

Purchase Order

City of Ukiah

Fiscal Year 2022 Page 1 of 1

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # 47389-00

Delivery must be made within doors of specified destination.

BILL TO

CITY OF UKIAH
ATTN: ACCOUNTS PAYABLE
300 SEMINARY AVENUE
UKIAH, CA 95482

VENDOR

S3 DV8E
3941 PARK DR STE 20-142
EL DORADO HILLS CA 95762-4549

SHIP TO

UKIAH VALLEY FIRE AUTHORITY
1500 SOUTH STATE STREET
UKIAH CA 95482

Vendor Phone Number	Vendor Fax Number	Buyer	Date Ordered	Date Required
		Seth Strader	08/02/2021	09/15/2021

Delivery Reference	Freight Method/Terms	Department/Location	Sales Tax Rate
ERIC SINGLETON	N30/FOB UKIAH	FIRE DEPARTMENT	0.000

Item#	Description/Part No.	Qty	UOM	Unit Price	Extended Price
1	SOLO RESCUE #SCBA-DECON WASHER - SCBA DECONTAMINATE WASHER, INCLUDES GEAR HOLDER, HOLDER FOR SINGLE/DOUBLE SCBA CYLINDERS. JUMBO SCBYA CYLINDERS, INSTALLATION INCLUDED	1.0	EACH	$21,200.000	$21,200.00
2	SOLO RESCUE GEAR HOLDER - FACEPIECES, HELMETS, GLOVES AND BOOTS	1.0	EACH	$210.000	$210.00
3	SHIPPING	680.0	DOLL	$1.000	$680.00
4	TAX @ 7.875%	1686.0	DOLL	$1.000	$1,686.04
	REF REQ E37917 PER BID OPENING				

By _____
Purchasing Supervisor

VENDOR COPY

PO Total $23,776.04

1 GENERALLY. These Terms and Conditions of Sale ("Terms and Conditions") apply to all purchases by City of Ukiah. (Referred to as "Buyer"). The supplier of goods and services under this transaction is herein referred to as "Seller". The goods or service purchased are referred to as the "Purchase."

2. TERMS EXCLUSIVE. Buyer will order the goods or services described herein only upon the terms and conditions contained herein. Seller's acceptance of this order shall occur either through commencement of performance under this order or acknowledgment of this order. By accepting this order, Seller waives all terms and conditions contained in its quotation, acknowledgment, invoice or other documents which are different from or additional to those contained herein and all such different or additional terms and conditions shall be null and void. SELLER MAY NOT CHANGE MATERIAL OF MANUFACTURE, SOURCES OF SUPPLY, MANUFACTURING PROCESS OR LOCATION WITHOUT THE PRIOR WRITTEN CONSENT OF BUYER.

3. INSPECTION. All goods shall be received subject to Buyer's inspection and rejection. Defective goods and goods otherwise not conforming to this order shall be held for Seller's instruction and at Seller's risk, and if Seller so directs, shall be returned at Seller's expense. No defective goods shall be replaced without a new purchase order. Payment by Buyer shall not be construed as an acceptance of goods. Buyer may return to Seller any non-defective, excess goods within thirty (30) days of receiving them.

4. CHANGES. City may make changes within the general scope of this order in drawings and specifications for specially manufactured supplies, place of delivery, method of shipment or packing of the order by giving notice to Seller and subsequently confirming such changes in writing. If such changes affect the cost of or the time required for performance of this order, an equitable adjustment in the price or delivery or both must be made. No change by Seller is allowed without City's written approval. Any claim by Seller for an adjustment under this section must be made in writing within thirty (30) days from the date of receipt by Seller of notification of such change unless City waives this condition in writing. Nothing in this section excuses Seller from proceeding with performance of the order as changed.

5. TERMINATION. City may terminate this order at any time, either verbally or in writing, with or without cause. Should termination occur, City will pay Seller as full performance until such termination the unit or pro rata order price for the performed and accepted portion of the Purchase. City may provide written notice of termination for Seller's default if Seller refuses or fails to comply with this order. If Seller does not cure such failure within a reasonable time period, or fails to perform the Purchase within the time specified (or allowed by extension), Seller will be liable to City for any excess costs incurred by City.

6. TIME EXTENSION. Time is of the essence City may extend the time for completion if, in City's sole determination, Seller was delayed because of causes beyond Seller's control and without Seller's fault or negligence. In the event delay was caused by City, Seller's sole remedy is limited to recovering money actually and necessarily expended by Seller because of the delay; there is no right to recover anticipated profit.

7. REMEDIES CUMULATIVE. City's rights and remedies under this order are not exclusive and are in addition to any rights and remedies provided by law.

8. TITLE. Title to materials and supplies purchased under this order pass directly from Seller to City upon City's written acceptance following an actual inspection and City's opportunity to reject.

9. PAYMENT. City will pay Seller after receiving acceptable invoices for materials and supplies delivered and accepted or services rendered and accepted. City will not pay cartage, shipping, packaging or boxing expenses unless specified in this order.

10. INDEMNIFICATION. Seller agrees to indemnify and hold harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising out of the Purchase or the order, or their performance. Should City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the Purchase or order, or their performance, Seller will defend City (at City's request and with counsel satisfactory to City) and indemnify City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "City" includes City's officers, elected officials, and employees. This paragraph 9 will survive termination of this order. The requirements as to the types and limits of insurance coverage to be maintained by Seller, and any approval of such insurance by City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by Seller pursuant to this order, including, without limitation, to the provisions concerning indemnification.

11. WARRANTY. Seller agrees that the Purchase is covered by the most favorable commercial warranties the Seller gives to any customer for the same or substantially similar supplies or services, or such other more favorable warranties as is specified in this order. Warranties will be effective notwithstanding any inspection or acceptance of the Purchase by City.

12. ASSIGNMENT. City may assign this order. Except as to any payment due under this order, Seller may not assign or subcontract the order without City's written approval. Should City give consent, it will not relieve Seller from any obligations under this order and any transferee or subcontractor will be considered Seller's agent.

13. INSURANCE. Seller must provide the insurance indicated on the face sheet of this order.

14. PERMITS. Seller must procure all necessary permits and licenses, and abide by all federal, state, and local laws, for performing this order.

15. INDEPENDENT CONTRACTOR. City and Seller agree that Seller will act as an independent contractor and will have control of all work and the manner in which it is performed. Seller will be free to contract for similar service to be performed for other employers while under contract with City. Seller is not an agent or employee of City and is not entitled to participate in any pension plan, insurance, bonus or similar benefits City provides for its employees. Any provision in this order that may appear to give City the right to direct Seller as to the details of doing the work or to exercise a measure of control over the work means the Seller will follow the direction of the City as to end results of the work only.

16. WAIVER. City's review or acceptance of, or payment for, work product prepared by Seller under this order will not be construed to operate as a waiver of any rights City may have under this Agreement or of any cause of action arising from Seller's performance. A waiver by City of any breach of any term, covenant, or condition contained in this order will not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained in this order, whether of the same or different character.

17. INTERPRETATION. This Agreement was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Mendocino County.

Agenda Item No: 7.r.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-1001

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Notification of Change Order #2 to Coastal Mountain Electric in the Amount of $15,700.62 for Design Changes due to Unidentified Obstacles with the Electric Service Transfer from Overhead to Underground on State Street, and Approve Corresponding Budget Amendment.

DEPARTMENT: Electric Utility **PREPARED BY:** Cindy Sauers, Assistant Electric Utility Director
PRESENTER: Consent Calendar

ATTACHMENTS:
1. Change Order #2

Summary: Council will be notified of Change Order #2 with Coastal Mountain Electric in the amount of $15,700.62 for design changes due to unidentified obstacles in the electric service transfer from overhead to underground at two locations on State Street, and consider approval of a corresponding budget amendment.

Background: On April 7, 2021, the City Council awarded the contract to Coastal Mountain Electric for the electric service transfer from overhead to underground at properties on State Street between Clay and Mill Streets. During construction, the contractor encountered obstacles that were not identified during design. The Electric Utility evaluated the obstacles and determined that a redesign was required to provide service.

Discussion: Engineering staff reviewed the project and revised the design to avoid the obstacles. The City Manager's office was notified of the need to exceed the change order authority of the project and approved an emergency change order (to avoid costly delays) in the amount of $15,700.62, exceeding current budget available.

Staff is notifying Council of Change Order #2 with Coastal Mountain Electric (Attachment 1), and seeking approval for a budget amendment in the amount of $15,701 to cover these costs.

Recommended Action: Receive notification of Change Order #2 to Coastal Mountain Electric in the amount of $15,700.62 for design changes due to unidentified obstacles with the electric service transfer from overhead to underground on State Street, and approve corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: Yes
CURRENT BUDGET AMOUNT: 80126100.80230.18048: $0
PROPOSED BUDGET AMOUNT: 80126100.80230.18048: $15,701
FINANCING SOURCE: N/A
PREVIOUS CONTRACT/PURCHASE ORDER NO.: 2021-185
COORDINATED WITH: Mel Grandi, Electric Utility Director.

Approved: Sage Sangiacomo, City Manager

ORDER NO. 02
DATE: July 19, 2021

CITY OF UKIAH
CONTRACT CHANGE ORDER

Contract for: Overhead to Underground Cutover - State Street

Owner: City of Ukiah, 300 Seminary Avenue, Ukiah, California, 95482-5400

To: **Coastal Mountain Electric, 14832 Lakeshore Dr., Clearlake, CA 95422**

You are hereby directed to make the herein described changes from the contract plans and specifications or do the following described work not included in the contract plans and specifications:

Change requested by: Assistant Electric Utility Director

Description of Changes - Itemized Breakdown	ESTIMATED DECREASE To Contract Amount	ESTIMATED INCREASE To Contract Amount
Scope change required to prevent roof damage to 406 S. State Street and additional materials for 502 S. State. Change Order threshold was exceeded and CM approval was received.	$0	$15,700.62
ESTIMATED NET CHANGE IN CONTRACT PRICE		

The amount of the Contract will be (~~decreased~~/increased/~~unchanged~~) by the estimated sum of: $15,700.62

The contract total including this and previous Change Orders will be: **$55,692.62**

The contract period provided for completion will be (~~increased~~/~~decreased~~/unchanged): **5 working days**

This change order constitutes full and complete compensation for all labor equipment, materials, overhead, profit, any and all indirect costs, and time adjustments required to perform the above described change.

Approved By: Cindy Sauers, City of Ukiah — Date: 7/30/21

Accepted: Bryan Mann, Coastal Mountain Electric — Date: 7/30/2021

This information will be issued as a record of any changes to the original construction contract.

Agenda Item No: 11.a.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-985

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Consideration and Possible Introduction by Title Only of Proposed Ordinance Amending Division 9, Chapter 2 of the Ukiah Municipal Code to Execute General Plan Housing Element Implementation Tasks and Comply with New State Housing Laws; and Consideration of Adoption of Resolution Approving Initial Study/Negative Declaration and General Plan Amendment No. 21-01 to Allow for Increased Density and Lot Coverage in Compliance with the General Plan Housing Element and State Housing Laws.

DEPARTMENT: Community Development

PREPARED BY: Mireya Turner, Planning Manager

PRESENTER: Craig Schlatter, Community Development Director; Mireya Turner, Planning Manager

ATTACHMENTS:
1. Draft Ordinance
2. Draft Resolution
3. PC Staff Report and Attachments
4. Draft ISND
5. ISND_Reduced Duplex Parking
6. Revised Table 1- Summary of Proposed Zoning Code Amendments

Summary: The Council with review the proposed draft Ordinance and Resolution amending Articles of the Ukiah Municipal Zoning Code to approve the Initial Study/Negative Declaration, execute General Plan Housing Element Implementation Programs, comply with new State housing laws, and amend the Ukiah General Plan to allow for increased density and lot coverage in compliance with the 2019-2027 General Plan Housing Element.

Background: In 2017, the City Council approved a Housing Strategy to develop programs and tools designed to facilitate the production of housing for both lower income and middle income households. To facilitate the production of lower income housing, Council created the Ukiah Housing Trust Fund and supported funding applications furthering affordable housing projects. To facilitate the production of middle income housing, Council directed the removal of impediments to housing development through regulatory relief and the research of innovative zoning practices.

The analysis performed for the 2017 Housing Strategy, plus stakeholder and community input, resulted in Implementation Programs within the 2019-2027 General Plan Housing Element that, if enacted, would provide regulatory relief for the production of middle income housing. At Council's direction, and due in part to grants the City applied for and was awarded in 2019 and 2020, the 2019-2027 Housing Element Implementation Programs have been prioritized and accelerated for implementation. This item is to enable policy previously developed by Council and the community during 2017-2019 to become a reality.

What the Zoning Code Amendments Accomplish

The draft Ordinance (Attachment 1) and Resolution (Attachment 2) will execute five (5) Housing Element

Implementation Tasks and synchronize the Ukiah Municipal Code to current State housing laws. These tasks and laws are listed below.

2019-2027 City of Ukiah Housing Element Implementation Programs/Tasks

Note: refer to Section 7- Housing Plan- on Pages 87-97 in the Housing Element for details. The City's Housing Element can be found online at this link: www.cityofukiah.com/projects/housing-element-update/

"1e: Develop standards and design guidelines for residential development in the Medium Density Residential (R-2) and High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts."

"2h: Ensure capacity of adequate sites for meeting Regional Housing Needs Assessment (RHNA); Update C-1 and C-2 Zones to allow by-right housing development, with objective design and development standards; update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre; update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2; and by-right housing program for selected parcels."

(The by-right housing program for selected parcels was accomplished by the "HOZ" Housing Overlay Zone adopted by Council for the three parcels located at 210 E. Gobbi St.)

"2l: Review existing City processes for compliance with AB 2162" (allowing supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses).

"3a: Research, review and amend the development standards in the Zoning Code for opportunities to maximize housing development, including increasing maximum allowable height for new residential buildings; increasing density; reducing yard setbacks; reducing minimum site area; upzoning R-1 (Single-family Residential) and R-1-H (Single-family Residential-Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities."

(Although identified in Implementation Task 3a, the Hillside Overlay District is not included in the proposed amendments).

"3b: Develop flexible parking policies for new residential development."

State Housing Laws

Assembly Bill 101 (Approved by the Governor 7/31/19) adds Low Barrier Navigation Centers as a use by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if the Center meets specified requirements.

Assembly Bill 3182 (Approved by the Governor 9/28/20) mandates ministerial approval of one Accessory Dwelling Unit (ADU) and one Junior Accessory Dwelling Unit (JADU) per parcel with a primary residence. The UCC previously allowed one ADU or one JADU.

Senate Bill 2 (Approved by the Governor 10/13/2007) amended the State Government Code (GC) to add definitions of supportive and transitional housing to the GC. The draft Ordinance adds the same definitions to the Ukiah City Code (UCC).

Senate Bill 234 (Approved by the Governor 9/5/2019) mandates that jurisdictions not require discretionary permits for large or small family daycares in any zoning district allowing for primary residential use. The UCC previously listed large family daycares as a Permitted Use, requiring an approved Use Permit. The draft Ordinance places both small and large family daycares under Allowed Uses in all appropriate zoning districts.

One Additional State Law Update - Emergency Shelters

The term "Homeless Shelter" has been modified to "Emergency Shelter" to reflect current terminology in State law. Further Zoning Code updates to comply with current Government Code regulations for emergency shelters are not included in this draft Ordinance but will be presented to the Council for review at a future date.

A quick-reference table listing specifics of the amendments in the Zoning Code Articles was included in the Planning Commission Staff Report (Attachment 3). Since that meeting, the table has been modified slightly for clarity, and is included as Attachment 6.

Previous Review and Action Taken

Portions of the proposed Zoning Code Amendments were previously reviewed by the City Council Ad Hoc Committee, Design Review Board, Planning Commission, and City Council, as well as by internal and external agencies. All input received was incorporated into the proposed draft Ordinance.

The Objective Design and Development Standards were distributed for agency review on June 1, 2020. They were further reviewed by the Design Review Board on June 25, 2020, the Planning Commission on August 12, 2020, and the City Council Ad Hoc Committee on October 1 and 15, 2020. Recommendations by each body were included in the Staff Report for the City Council's meeting on November 4, 2020, where the Objective Standards were approved, in concept only, with the recommendations included.

The Flexible Parking Options were distributed for agency review on June 1, 2020, and were reviewed by the Design Review Board and Planning Commission on June 10, 2020, and the City Council Ad Hoc Committee on November 1, and 15, 2020. Their recommendations of the Moderate Parking Reductions and Unbundled Parking, with a minimum of one space per unit, was approved, in concept only, by the City Council on November 4, 2020.

The draft Ordinance and Resolution were sent out for agency review on April 19, 2021, and reviewed by the City Council Housing Element Ad Hoc Committee on April 22, 2021. At the Ad Hoc meeting, the Ad Hoc approved a modified recommendation of a further reduction of duplex parking from 1.5 spaces per unit, to one space per unit. The Planning Commission affirmed its earlier recommendation of 1.5 spaces per unit for duplex parking, at its July 14, 2021 meeting.

Agency review included the following departments/agencies: City of Ukiah Building Division, Public Works Department, Electric Utility Department, Police Department, Ukiah Valley Fire Authority, Mendocino County Planning and Building Services, and the United States Air Force, Army, Marine Corps and Navy. No comments were received from the reviewing agencies.

California Environmental Quality Act (CEQA) Review

Staff completed an Initial Study for the proposed Zoning Code amendments and determined the project impacts were less than significant. The draft Initial Study/Negative Declaration (IS/ND) Public Review Period was from June 7, 2021 to July 7, 2021. No comments were received during this period.

The draft IS/ND is included as Attachment 4. This version of the draft includes the 1.5 space per unit for duplex parking. Should the Council support the further reduction of duplex parking, a second version of the draft IS/ND, with this alteration in the Project Description, is included as Attachment 5.

Discussion: The draft Ordinance, Resolution, and Initial Study/Negative Declaration (IS/ND), if approved, will accomplish five (5) Housing Element Implementation Programs, as well as update the Ukiah Municipal Code for compliance with existing State housing laws.

Staff recommends Council take the following actions: 1) Decide on the minimum duplex parking requirement of either 1 or 1.5 space(s) per unit; and 2) Approve the the Initial Study/Negative Declaration; and 3) adopt Resolution approving IS/ND and and General Plan Amendment No. 21-01 to allow for increased density and lot coverage in compliance with the General Plan Housing Element and State housing Laws; and 4) introduce by title only the draft Ordinance Amending Division 9, Chapter 2 of the Ukiah Municipal Code to execute General Plan Housing Element Implementation Tasks and comply with new State housing laws.

Recommended Action: 1) Decide on the minimum duplex parking requirement of either 1 or 1.5 space(s) per unit; and 2) approve the Initial Study/Negative Declaration (IS/ND); and 3) adopt Resolution approving IS/ND and General Plan Amendment No. 21-01 to allow for increased density and lot coverage in compliance with the General Plan Housing Element and State housing laws; and 4) introduce by title only the draft Ordinance Amending Division 9, Chapter 2 of the Ukiah Municipal Code to Execute General Plan Housing Element Implementation Tasks and comply with new State housing laws.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Darcy Vaughn, Assistant City Attorney; Craig Schlatter, Community Development Director

Approved: Sage Sangiacomo, City Manager

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING DIVISION 9, CHAPTER 2 OF THE CITY CODE TO EXECUTE GENERAL PLAN HOUSING ELEMENT IMPLEMENTATION TASKS AND TO COMPLY WITH NEW STATE HOUSING LAWS.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE.

Division 9, Chapter 2, Article 3 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

ARTICLE 3. REGULATIONS IN LOW DENSITY RESIDENTIAL (R-1) DISTRICTS

* * *

§9015 PURPOSE AND INTENT
The purpose of the regulations in the low density residential (R-1) district is to preserve, enhance, and protect the low-density residential neighborhoods in the community. The R-1 zone is intended for residential areas characterized predominantly by single-family uses, duplexes, and with typical single-family residential subdivision lots ranging in size from six thousand (6,000) to ten thousand (10,000) square feet in size. This zone is consistent with the LDR (low density residential) land use designation of the city general plan.

§9016 ALLOWED USES
The following uses are allowed in low density residential (R-1) districts:

Accessory buildings.

Accessory dwelling units (ADU) or junior accessory dwelling units (JADU) on lots developed with a primary single-family or multifamily residence or for which a primary residence is proposed subject to the following standards/criteria:

* * *

G. Accessory dwelling units may be attached to existing single-family or multiple-family residences or detached as separate structures. Accessory dwelling units shall incorporate the same or substantially similar architectural features, height, building materials and colors as the main dwelling unit or compatible dwellings located on adjacent properties. Architecture not similar to the architecture of the principal dwelling or buildings on adjacent properties shall be subject to the use permit process.

* * *

W. Applications for a building permit within any zoning district where residential uses are allowed by right shall be approved ministerially to develop any of the following:

1. One ADU and one JADU per lot with a proposed or existing single-family dwelling if all of the following apply:

a. The ADU or JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than one hundred fifty (150) square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

b. The space has exterior access from the proposed or existing single-family dwelling.

c. The side and rear setbacks are sufficient for fire and safety.

d. The JADU complies with the requirements of this section.

2. One detached, new construction, ADU that does not exceed four foot (4') side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described in subsection W1 of this section.

3. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with State building standards for dwellings. The number of ADUs permitted within an existing multifamily dwelling structure shall be capped at twenty-five percent (25%) of the existing units in the multifamily dwelling, or one ADU, whichever is greater.

4. Not more than two (2) ADUs that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to four-foot (4') rear and side yard setbacks.

* * *

Multiple-family residential dwellings in the form of duplexes, transitional housing, and supportive housing on corner lots. Multiple-family dwellings in the form of triplexes, fourplexes, single-room occupancies (SROs), and rooming and boarding houses are prohibited. Multiple-family dwellings that comply with the design and development standards in Article 5.2 of this Chapter are permitted by right.

Single-family residential dwellings, including manufactured/modular home, transitional housing, and supportive housing. Manufactured/modular home shall comply with the additional development standards in Section 9022 of this Code.

Small and large family daycare homes.

§9017 PERMITTED USES
The following uses may be permitted with the securing of a use permit:

Accredited public or private schools.

Bed and breakfast establishments.

Churches, chapels, and other places of religious assembly and instruction.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

Condominiums.

Multiple-family dwellings in the form of duplexes, transitional housing, and supportive housing that do not comply with the design and development standards set forth in Article 5.2 of this Chapter.

Outdoor sales establishments.

Parks, community gardens, and playgrounds.

Public buildings and places of temporary public assembly.

§9018 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in Single-Family Residential (R-1) Districts:

A. For single-family dwellings, two-family dwellings and attached accessory dwelling units, a maximum height of thirty feet (30').

B. For accessory buildings a maximum height of twenty feet (20') or the maximum height of the main building whichever is less.

C. The height limits for both dwelling units and accessory structures may be exceeded with the securing of a use permit. The height limit for accessory dwelling unit may be exceeded through the use permit process, provided a finding is made that the higher structure would not adversely impact the health, safety, and general welfare of the public.

§9020 REQUIRED YARD SETBACKS
The purpose of establishing yard areas in the R-1 zoning district is to ensure open spaces, and a low-density appearance to single-family residential neighborhoods. In single-family residential (R-1) districts, yards shall be required in the following minimum widths, as measured from the street right of way:

A. Front: Fifteen feet (15’) for residences and accessory structures, and twenty-five feet (25’) for garages and accessory structures.

B. Sides: Ten feet (10’) for residences and five feet (5’) for accessory structures.

C. Rear: Fifteen feet (15’) for residences, and five feet (5’) for accessory structures.

D. Corner Lots: On corner lots, there shall be a front setback line of fifteen feet (15’) on each street side of a corner lot.

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply. The fifty percent (50%) average setback exception does not apply to accessory structures.

* * *

§9021 REQUIRED PARKING

A. The minimum parking area required in Single-Family Residential (R-1) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of section 9198 of this code.

B. Each required on-site parking space or garage space for single-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth.

C. Each required on-site parking space or garage space for single-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single wide driveways, and twenty feet (20') for double wide driveways and access lanes to parcels with no street frontage.

D. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

§9022 ADDITIONAL REQUIREMENTS

A. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed uses on individual residential parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the City Building Official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to standards set forth in Division 4 of this Code and additional City standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

§9023 DETERMINATION OF APPROPRIATE USE

A. Whenever a use is not listed in this Article as a use permitted by right or a use subject to a use permit in the R-1 zoning district, the planning director shall determine whether the use is appropriate for the zoning district, either as a right or subject to a use permit. In making this determination, the planning director shall find as follows:

1. The use would not be incompatible with other existing or allowed uses in the R-1 zoning district;

2. The use would not be detrimental to the continuing residential development of the area in which the use would be located; and

3. The use would be in harmony and consistent with the purpose of the R-1 zoning district.

4. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the planning director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses.

SECTION TWO.

Division 9, Chapter 2, Article 4 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§9030 PURPOSE AND INTENT
The medium density residential zoning district is intended to provide land area and opportunities for a range of densities and a variety of housing types, including single-family and multiple-family residential development, and townhomes. The maximum density is one to fifteen (15) dwelling units per acre of land. The R-2 district is also intended to provide for a compatible mix of medium density residential, educational, religious, quasi-medical, and small professional office land uses. The R-2 zoning district is consistent with the MDR (medium density residential) general plan land use designation.

§9031 ALLOWED USES
The following uses are allowed in Medium Density Residential (R-2) Districts:

Accessory buildings and accessory uses.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Community care facility (maximum clients – 6).

Home occupations (as defined in section 9301 of this chapter).

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwellings, including manufactured/modular homes, transitional housing, and supportive housing. Manufactured/modular home shall comply with the additional development standards in set forth in Section 9037 of this Code.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments houses, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.2 of this Chapter are permitted by right.

Small and large family child daycare homes.

§9032 PERMITTED USES
The following uses may be permitted in medium density residential (R-2) zoning districts subject to first securing a use permit:

Accredited public or private schools.

Bed and breakfast establishments.

Churches, chapels, and other places of religious assembly.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

Dwelling groups.

Multiple-family dwellings that do not comply with the design and development standards set forth in Article 5.2 of this Chapter.

Outdoor sales establishment.

Parks, community gardens, and playgrounds.

Professional office converted from a single-family residence.

Rest homes, convalescent services, and other residential medical facilities.

Single-family dwelling on a three thousand (3,000) square foot lot (1 side 0 lot line and 1 side 5-foot setback provided that “0” lot lines are contiguous).

Social halls, lodges, public buildings, and places of temporary public assembly.

Temporary uses meeting the purpose and intent of the R-2 zoning district. The temporary use shall be for a maximum period of six (6) months, and shall be subject to permit renewal/time extension at the discretion of the planning director.

§9033 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in medium density residential (R-2) districts:

A. For main buildings a maximum height of thirty-five feet (35’).

B. For accessory buildings, a maximum height of twenty feet (20’) or the maximum height of the main building, whichever is less.

C. The height limits for main buildings and accessory structures may be exceeded with the securing of a use permit.

§9034 REQUIRED SITE AREA
In medium density residential (R-2) districts there is no required building site area.

§9035 REQUIRED YARD SETBACKS
In Medium Density Residential (R-2) Districts, yards shall be required in the following minimum widths, as measured from the street right of way:

A. Front:

1. Single-family dwellings: Fifteen feet (15’) for primary and accessory structures, and twenty- five feet (25’) for garages.

2. Multiple-family dwellings: Ten feet (10’) for multiple-family primary and accessory structures, and twenty-five feet (25’) for garages.

B. Sides:

1. Single-family dwellings: Ten feet (10'), except as provided in Section 9032 of this Article.

2. Multiple-family dwellings: Five feet (5') for multiple-family dwellings except for those multiple-family projects that comply with all the design and development standards set forth in Article 5.75 of this Chapter.

C. Rear:

1. Single-family dwellings: Ten feet (10').

2. Multiple-family dwellings, single-story: Ten feet (10').

3. Multiple-family dwellings, multi-story: Fifteen feet (15').

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply.

D. Corner Lots: On corner lots, there shall be a front setback line of ten feet (10') on each street side of a corner lot.

E. Special Yards and Distances between Buildings: Minimum widths shall be as follows:

1. The distance between any structures in any dwelling group shall be a minimum of ten feet (10') for single-story and multi-story structures

2. Any side yard providing vehicular access to single-row dwelling groups shall have a minimum width of twenty feet (20') for one-way access and twenty five feet (25') for dual access.

3. Any inner court providing vehicular access to double-row dwelling groups shall have a minimum width of twenty feet (20'), and a minimum width of twenty four feet (24') if bordered by parking stalls.

§9036 REQUIRED PARKING

A. The minimum parking area required in Medium Density Residential (R-2) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

5. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of Section 9198 of this Code.

B. Each required off-street parking space or garage space for multiple-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth. Thirty percent (30%) of the parking stalls in a parking lot with ten (10) or more stalls shall be compact sized (8 feet in width and 16 feet in length).

C. Each required off-street parking space or garage space for multiple-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single-wide driveways, and twenty feet (20') for double-wide driveways and access lanes to parcels with no street frontage.

D. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

E. Relief from the parking requirements in the R-2 Zoning District may be approved through the discretionary review process, provided a finding is made that a reduced number of spaces would not adversely impact the health, safety, or general welfare of the public.

§9037 ADDITIONAL REQUIREMENTS

A. A site development permit is required for development of more than a single duplex. However, multiple-family residential projects described in Section 9031 of this Code that are in compliance with the design and development standards set forth in Article 5.75 of this Chapter are exempt from this requirement.

B. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

C. All development projects that are not multiple-family residential projects, or that do not comply with the design and development standards set forth in Article 5.75 of this Chapter, and that require discretionary review, shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for residential development projects shall be adequately maintained.

j. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

k. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

* * *

SECTION THREE.

Division 9, Chapter 2, Article 5 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by “* * *”):

* * *

§9045 PURPOSE AND INTENT
The purpose of the R-3 zoning district is to implement the general plan policies for high density residential areas as a transition zone between low and medium density

residential and commercial land uses with the emphasis upon residential uses. It is intended to provide opportunities for a mix of multiple-family residential development and low intensities commercial land uses. The R-3 zoning district is consistent with the HDR (high density residential) general plan land use designation.

§9046 ALLOWED USES
The following uses are allowed in High Density Residential (R-3) Districts:

Accessory buildings and accessory uses. This shall not be construed as permitting any business use or occupation other than those specifically listed herein.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Community care facility, which provides service for six (6) or fewer persons, with the residents and operators of the facility being considered a family.

Home occupations (as defined in section 9278 of this chapter).

Public or private parking lots for automobiles, when the property is adjacent to any C-N, C-1, or C-2 district, or if required to accompany any new land use.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwellings, including manufactured/modular homes, transitional housing, and supportive housing. Manufactured/modular home shall comply with the additional development standards in Section 9052 of this Code.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.2 of this Chapter are permitted by right.

Small and large family daycare homes.

§9047 PERMITTED USES
The following uses may be permitted in high density residential (R-3) districts subject to first securing a use permit:

Barbershops, beauty shops.

Churches, chapels, and other places of religious assembly.

Coin operated laundromat.

Dwelling groups.

Florist.

Hotels, motels, and bed and breakfast establishments.

Mobile home parks.

“Mom and pop” convenience grocery stores, delicatessens, bakeries, and coffee shops.

Multiple-family dwellings that do not comply with the design and development standards in Article 5.2 of this Chapter.

Nursery schools

Parks, community gardens, and playgrounds.

Professional offices.

Public buildings.

Rest homes, hospitals, pharmacies, and community care facilities serving more than six (6) persons, but not more than twelve (12) persons.

Video rentals/sales.

§9048 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in High Density Residential (R-3) Districts:

A. For main buildings a maximum height of fifty feet (50'), unless abutting an R-1 or R-2 lot in which case a maximum height of thirty-five feet (35').

B. For accessory buildings, a maximum height of thirty feet (30') or the maximum height of the main building whichever is less.

§9049 REQUIRED SITE AREA FOR MOBILE HOME PARKS

A. In High Density Residential (R-3) Districts there is no required building site area.

B. The required building site for each mobile home park shall be a minimum of two (2) acres.

§9050 REQUIRED YARD SETBACKS
In High Density Residential (R-3) Districts, yards shall be required in the following minimum widths, except as provided in Section 9032 of this Chapter:

A. Front:

1. Single-family dwellings: Fifteen feet (15') for dwellings and accessory structures, and twenty- five feet (25') for garages.

2. Multiple-family dwellings: Ten feet (10') for multiple-family dwellings and accessory structures, and twenty-five feet (25') for garages.

B. Sides: Five feet (5'), except for those multiple-family dwelling projects that comply with all the design and development standards in Article 5.75 of this Chapter.

C. Rear:

1. Single-family dwellings: Ten feet (10').

2. Multiple-family dwellings, single-story: Ten feet (10').

3. Multiple-family dwellings, multi-story: Fifteen feet (15').

D. Corner Lots: On corner lots, there shall be a front setback line of ten feet (10') on each side of the property facing a street.

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply.

E. Special Yards and Distances between Buildings: Minimum widths shall be as follows:

1. The distance between any structures in any dwelling group shall be a minimum of ten feet (10').

2. Any side yard providing vehicular access to single-row dwelling groups shall have a minimum width of twenty feet (20') for one-way access and twenty five feet (25') for dual access.

3. Any inner court providing vehicular access to double-row dwelling groups shall have a minimum width of twenty feet (20'), and a minimum width of twenty four feet (24') if bordered by parking stalls.

§9051 REQUIRED PARKING

A. The minimum parking area required in High Density Residential (R-3) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

5. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of section 9198 of this Code.

B. Each required off-street parking space or garage space for multiple-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth. Thirty percent (30%) of the parking stalls in a parking lot with ten (10) or more stalls shall be compact sized (8 feet in width and 16 feet in length).

C. Each required off-street parking space or garage space for multiple-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single-wide driveways, and twenty feet (20') for double-wide driveways and access lanes to parcels with no street frontage.

D. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

E. Relief from the parking requirements in the R-3 Zoning District may be approved through the discretionary review process, provided a finding is made that a reduced number of spaces would not adversely impact the health, safety, and general welfare of the public.

§9052 ADDITIONAL REQUIREMENTS

A. All new construction, exterior modifications to existing buildings or on-site work shall require a site development permit pursuant to subsection 9261B of this Chapter, excluding multiple-family residential projects, as described in Section 9046, that comply with the design and development standards in Article 5.75 of this Chapter.

B. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

C. All development projects that are not multiple-family residential projects, or do not comply with the design and development standards in Article 5.75 of this Chapter , and that require discretionary review, shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute fifty-one percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel as determined the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for commercial development projects shall be maintained.

j. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

k. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

* * *

SECTION FOUR.

Division 9, Chapter 2, Article 6 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

* * *

§9060 PURPOSE AND INTENT
The purpose of the Neighborhood Commercial (C-N) Zoning District is to encourage and promote a balanced mix of low intensity professional office, commercial, single-family and multiple-family residential, and quasi-public land uses. The maximum residential density is one to fifteen (15) dwelling units per gross acre of land. Large and incompatible commercial retail stores, such as supermarkets, chain drugstores, convenience stores, and discount clothing stores, are not allowed or permitted. Similarly, highway-serving commercial uses, such as motels, and gas stations/automotive repair businesses are not allowed or permitted. The C-N District is intended to provide low intensity commercial services, such as medical offices, small retail stores, and personal services to the adjacent and integrated residential community. Additionally, the provisions of this Article are intended to assure that development is compatible with the surrounding community, in terms of both design and use, and does not adversely impact surrounding properties.

§9061 USES ALLOWED
The following uses are allowed in Neighborhood Commercial Zoning Districts:

Accessory uses to any of the uses allowed in this district.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Home occupations.

Low barrier navigation centers.

Professional and medical offices, barbershop, beauty shop, drugstore, florist, delicatessen (seating/tables permitted), small grocery store, and all other uses which, in the opinion of the planning director, are similar. The planning director may refer a determination regarding similar uses to the planning commission for a decision.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwelling, including manufactured/modular homes, transitional housing, and supportive housing. Manufactured/modular home shall comply with the additional development standards in Section 9068 of this Code.

Small and large family daycare homes.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.2 of this Chapter are permitted by right.

Emergency shelters, small.

A mix of any of the above allowed uses.

§9062 USES PERMITTED WITH SECURING OF A USE PERMIT
The following uses may be permitted in neighborhood commercial (C-N) districts, subject to first securing a use permit pursuant to provisions contained in section 9262 of this chapter:

Bakery.

Bed and breakfast establishment.

Bookstore.

Coffee shop.

Emergency shelters, large.

Medical care facility or hospital.

Multiple-family dwellings that do not comply with the design and development standards set forth in Article 5.2 of this Chapter.

Personal service establishment.

Places of religious worship, assembly or instruction.

Public or private schools.

Retail stores not listed in section 9061 of this article, except for large commercial retail stores, such as department stores, supermarkets, chain drugstores, and discount clothing stores.

Sit down restaurant or cafe (no drive-thru restaurants shall be permitted).

Small and large family child daycare homes.

Tailor shop.

A mix of any of the above permitted uses.

Other uses which, in the opinion of the planning director, are similar. The planning director may refer a determination regarding similar uses to the planning commission for a decision.

§9063 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in neighborhood commercial (C-N) districts:

A. For main buildings, a maximum height of thirty-five feet (35').

B. For accessory buildings, a maximum height of twenty feet (20').

C. To exceed the height limit, a use permit must first be secured.

§9064 BUILDING SITE AND LOT AREA REQUIREMENTS
In neighborhood commercial (C-N) districts, the building site area shall be as follows:

A. Commercial. For each main building a minimum of seven thousand (7,000) square feet of area, and a width of seventy feet (70').

B. Residential and Mixed-Use. No minimum building site area.

C. Existing lots as of the date of ordinance 1006, under seven thousand (7,000) square feet are considered legal building sites.

D. All newly created parcels shall have a minimum of seven thousand (7,000) square feet of area.

§9065 FRONT SETBACK LINES
The provisions for front setback lines in Neighborhood Commercial (C-N) Districts shall be as follows:

A. On interior lots, the front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line fronting such lot.

B. On corner lots, there shall be a front setback line on each street side of a corner lot. The front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line adjacent to such lot.

§9066 YARD REQUIREMENTS
In Neighborhood Commercial (C-N) Districts, yards shall be required in the following widths:

A. Front Yards For Single-Story Buildings: On both interior and corner lots the front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line fronting such lot.

B. Front Yards For Multiple-Story Buildings: On both interior and corner lots the front setback line shall be a minimum of ten feet (10') for the first story and fifteen feet (15') for the second story measured from the street right-of-way line fronting such lot.

C. Side Yards: The minimum depth required shall be five feet (5').

D. Rear Yards: The minimum depth required shall be ten feet (10').

Except in cases where fifty percent (50%) of one side of the block is already built out, the average (median) setback shall apply.

§9067 PARKING REQUIREMENTS
The minimum parking area and number of on-site parking spaces required in the Neighborhood Commercial (C-N) Zoning District shall be as follows:

A. Commercial Uses.

1. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable space.

2. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross floor area.

3. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.

4. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new commercial developments where it is determined through the discretionary review process that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off-street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

B. Residential Uses. The minimum parking areas are required for the following residential uses:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

C. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter.

D. Exceptions: Relief from the parking requirements in the C-N Zoning District may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

E. Rear or Side Lots: If parking is to be provided on the rear or sides of lots, fencing and landscaping shall be required to effectively screen the development from adjoining properties.

§9067.5 LOT COVERAGE
The maximum lot coverage shall be sixty percent (60%) of the gross size of the parcel(s). Relief from the lot coverage standard can be approved through the discretionary review process, based upon the size, scope, and intensity of the development proposal.

§9068 ADDITIONAL REQUIREMENTS
The following additional requirements are applicable in the Neighborhood Commercial (C-N) Districts:

A. A site development permit shall be required for development projects in the Neighborhood Commercial (C-N) Zoning District, pursuant to the requirements of subsection 9261B of this Chapter, excluding multiple-family residential projects as described in Section 9061 that comply with the design and development standards in Article 5.75 of this Chapter.

B. No fence shall be constructed over three feet (3') in height in any required front yard.

C. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

1. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

D. All development projects that are not multiple-family residential projects or do not comply with the design and development standards in Article 5.75 of this Chapter for multiple-family projects and that require discretionary review in the C-N Zoning District shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project and surrounding area. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute 51 percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for commercial development projects shall be maintained.

j. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

k. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

E. All commercial land uses shall be limited in hours of operation from seven o'clock (7:00) A.M. to six o'clock (6:00) P.M., except where the Planning Commission approves alternative hours through the discretionary permit review process.

F. Existing development as of the date hereof inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the

time of their creation, and shall be subject to the provisions of Section 9209 of this Chapter.

* * *

SECTION FIVE.

Division 9, Chapter 2, Article 7 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

* * *

§9080 PURPOSE AND INTENT
The purpose of the Community Commercial Zoning District is to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote and provide flexibility for commercial development, to encourage the establishment of community-wide commercial serving land uses, and provide opportunities to integrate multiple-family housing and mixed-use projects. The Community Commercial (C-1) Zoning District is consistent with the Commercial (C) General Plan land use designation.

§9081 ALLOWED USES
The following uses are allowed in the Community Commercial (C-1) Zoning District:

Accessory uses to any of the uses allowed in this district.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in Section 9016 of this Code.

Community care facility which provides service for six (6) or fewer persons, with the residents and operators of the facility being considered a family.

Condominiums.

Emergency shelters, small.

Hotels, motels, and bed and breakfast establishments.

Low barrier navigation centers.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), and that comply with the design and development standards in Article 5.72 of this Chapter are permitted by right.

Personal improvement and personal service establishments.

Places of religious worship, assembly or instruction.

Professional offices and banks.

Public or private schools.

Restaurants.

Retail stores.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Small and large family child daycare homes.

§9082 PERMITTED USES
The following uses require approval of a use permit pursuant to the provisions contained in section 9262 of this chapter:

Auto repair shop, auto body and painting shop, car wash, auto service (gas) station, and new and used car sales.

Bar, dance hall, live entertainment establishment and nightclub.

Billiard parlor, amusement arcade, and bowling alley.

Cabinet shop.

Cannabis manufacturing – Level 1.

Cannabis microbusiness.

Cannabis nursery.

Cannabis retailer.

Cannabis testing laboratory.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

Emergency shelters, large.

Machine shop.

Mini/convenience storage.

Outdoor sales establishments that occur for no more than thirty (30) days within a twelve (12) month period may be considered by the zoning administrator. All other applications shall be heard by the planning commission.

A. All outdoor sales establishments shall comply with the following criteria:

1. Parking: Parking shall be designated for a minimum of three (3) automobiles, located off the public right of way with no automobile maneuvering permitted in the public right of way. The use permit may require additional parking, depending on the nature of sales proposed.

2. Signage: A maximum of twenty five percent (25%) of the largest side of the vehicle or structure used in the sales operation. In addition, one sandwich board or A-frame sign pursuant to subsection 3227A5 of this code.

3. Utilities: The need for sanitary sewer, water, and electrical services shall be determined through the use permit process, and all hookups shall comply with this code.

4. Business License: Business license must be prominently displayed at all times, and the operator shall have proof of board of equalization sales permit.

Parking lot.

Single-family dwelling (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards in Section 9087 of this Code.

Multiple-family dwellings that do not comply with the design and development standards in Article 5.2 of this Chapter.

Mobile home parks.

Social halls and lodges.

Theater.

Veterinarian.

§9083 BUILDING HEIGHT LIMITS
The maximum height of any building in a community commercial (C-1) district shall be fifty feet (50'). (Ord. 1006, §1, adopted 1998)

§9084 BUILDING SITE AREA REQUIRED
A. Commercial. For each building or group of buildings a minimum of six thousand (6,000) square feet in area and a minimum width of sixty feet (60') on interior lots; a minimum of seven thousand (7,000) square feet in area and a minimum width of seventy feet (70') on corner lots.

B. Residential and Mixed-Use. No minimum building site area.

C. Mobile Home Parks. Minimum of two (2) acres.

§9085 REQUIRED YARD SETBACKS
In community commercial (C 1) districts, yards shall be required in the following minimum widths:

A. Front yards for single story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

B. Front yards for multiple story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot (generally being the edge of sidewalk). On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

C. Rear and side yards: None required except where the rear or side of a lot abuts on an R 1, R 2, or R 3 district, in which case such rear or side yard shall be that of the adjoining zone.

§9086 REQUIRED PARKING
The minimum parking area required in the community commercial (C-1) zoning districts shall be as follows:

A. Commercial Uses.

1. Retail Stores, Professional Offices, and Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.

2. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross leasable floor area.

3. Commercial Recreation And Public Assembly: One parking space for each four (4) person capacity.

4. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.

5. Bicycle Parking: Safe bicycle parking facilities shall be provided in all commercial developments, where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

B. Downtown Parking District: All parcels within the downtown parking district no. 1 are not subject to the C 1 zoning district parking standards. These parcels shall comply with the provisions of the downtown parking improvement program.

C. Residential Uses: The minimum parking areas are required for the following residential uses:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

D. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter.

E. Exceptions: Relief from the parking requirements in the C 1 zoning district may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

§9087 ADDITIONAL REQUIREMENTS
The following additional requirements are applicable in the community commercial (C-1) zoning district:

A. A site development permit shall be required for development projects in the community commercial (C-1) zoning district, pursuant to the requirements of subsection 9261B of this chapter, excluding multiple-family residential projects as described in

Section 9081 that comply with the design and development standards in Article 5.75 of this Chapter

B. Any balcony, window, or door shall use at least one of the following development approaches to lessen the privacy impacts onto adjacent properties. These techniques include, use of obscured glazing, landscaped/privacy buffer in the required setback with a minimum of five feet (5'), window placement above eye level, or locating balconies, windows, and doors facing toward the street and backyard. Trees and landscaping used as a landscaped/privacy buffer shall be planted and maintained by the property owner to preserve the privacy of adjacent property owners.

C. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

D. All development projects that are not multiple-family residential projects, or that do not comply with the design and development standards in Article 5.75 of this Chapter, and that require discretionary review, shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing. Properties within the downtown master plan (DMP) area are exempt from the landscaping requirements.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute 51 percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for commercial development projects shall be maintained.

j. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

k. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

E. No fence shall be constructed over three feet (3') in height in any required front yard setback area.

F. Existing development as of the date of this article inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the nonconforming provisions contained in this chapter.

* * *

SECTION SIX.

Division 9, Chapter 2, Article 8 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

* * *

§9095 PURPOSE AND INTENT

The purpose of the heavy commercial zoning district is to provide opportunities for commercial service, wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with

professional offices and retail stores. The heavy commercial zone also encourages the integration of multiple-family housing. The heavy commercial (C-2) zoning district is consistent with the commercial (C) general plan land use designation.

§9096 ALLOWED USES
The following uses are allowed in the Heavy Commercial (C-2) Zoning District:

* * *

Family daycares, large and small

Laundry service and laundromat.

Low barrier navigation centers.

Mini/convenience storage.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), that comply with the design and development standards in Article 5.2 of this Chapter are permitted by right.

New and used automobile sales.

Recycling facility.

Safety service.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Service (gas) station, automobile repair, automobile body and painting shop, and car washing facility.

Transportation service.

Warehousing and distribution (limited).

Wholesale store.

§9097 PERMITTED USES
The following uses require approval of a use permit pursuant to the provisions contained in section 9262 of this chapter:

* * *

Light industrial and manufacturing uses.

Mobile home parks.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), that do not comply with the design and development standards in Article 5.2 of this Chapter.

* * *

§9098 BUILDING HEIGHT LIMITS
The maximum height of any building in a C-2 district shall be as follows:

A. Fifty feet (50') for primary buildings.

B. Thirty feet (30') for accessory buildings.

C. To exceed the height limits for primary and accessory buildings, a use permit must first be secured.

§9099 YARDS REQUIRED
In C-2 districts yards shall be required in the following minimum widths:

A. Front yards for single-story buildings: On both interior and corner lots the front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

B. Front yards for multiple-story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting each side of the lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

C. Rear and side yards: None required except where the rear or side of a lot abuts on an R-1, R-2, or R-3 district, in which case such rear or side yard shall be that of the adjoining zone.

§9100 PARKING REQUIRED
The minimum parking area required in the heavy commercial (C-2) zoning district shall be as follows:

A. Commercial Uses.

1. Wholesale Stores: One parking space for each four hundred (400) square feet of gross leasable space.

2. Automobile Sales: One space for each five hundred (500) square feet of floor area plus one space for each two thousand (2,000) square feet of outdoor display area.

3. Cabinet Shop, Machine Shop, And Sign Shop: One space for each employee on the maximum shift plus required space for office areas. Two (2) spaces are also required for customer parking, and one space for each vehicle operated from or on the site.

4. Warehouse, Mini/Convenience Storage: One parking space for each two thousand five hundred (2,500) square feet. Four (4) additional spaces are also required for customers, one parking space for each two (2) employees at maximum shift, and one space for each vehicle operated from or on the site.

5. Retail Stores, Professional Offices, and Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.

6. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new commercial developments where it is determined that the use would attract

bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

B. Residential Uses: The minimum parking areas are required for the following residential uses:

1. Multiple-Family Dwelling: One (1) on-site parking space per unit.

C. Other Uses: All other uses are subject to the provisions contained in article 17 of this chapter.

D. Exceptions: Relief from the parking requirements in the C-2 zoning district may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

§9101 ADDITIONAL REQUIREMENTS

The following additional requirements are applicable in the heavy commercial (C-2) zoning district:

A. A site development permit shall be required for development projects in the heavy commercial (C-2) zoning district, pursuant to the requirements of subsection 9261B of this Chapter, excluding multiple-family residential projects as described in Section 9096 that comply with the design and development standards set forth in Article 5.75 of this Chapter.

B. Any balcony, window, or door shall use at least one of the following development approaches to lessen the privacy impacts onto adjacent properties. These techniques include, use of obscured glazing, landscaped/privacy buffer in the required setback with a minimum of five feet (5'), window placement above eye level, or locating balconies, windows, and doors facing toward the street and backyard. Trees and landscaping used as a landscaped/privacy buffer shall be planted and maintained by the property owner to preserve the privacy of adjacent property owners.

C. All development projects in the C-2 zoning district that are not multiple-family residential projects or do not comply with the design and development standards set forth in Article 5.75 of this Chapter require discretionary review in the and shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute 51 percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting

strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for commercial development projects shall be maintained.

j. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

k. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

D. No fence shall be constructed over three feet (3') in height in any required front yard setback area.

E. Existing development as of the date of this article inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the nonconforming provisions contained in this chapter.

* * *

SECTION SEVEN.

Division 9, Chapter 2, Article 20 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§9260 PURPOSE

The purpose of this Article is to establish the development permit and rezoning/prezoning processing procedures, and to establish the process and legal procedures associated with the enforcement of the provisions of this Chapter. Additionally, this Article establishes the office of the Zoning Administrator.

§9261 DISCRETIONARY PLANNING PERMITS

The City's discretionary planning permits include use permits, site development permits, and variances.

A. Use Permits: A use permit is an entitlement that permits a certain use of land in a zoning district where the use is not allowed by right. Each zoning district contains both allowed and permitted land uses. "Allowed" land uses are allowed without a use permit, while "permitted" uses can only be established with the securing of a use permit. Use permits are usually issued with "conditions", and are intended to provide flexibility by permitting land uses that will not have an adverse impact on surrounding land uses or the general public. The detailed provisions for use permits are contained in Section 9262 of this Article.

B. Site Development Permits: Site development permits are required for the construction of new multiple-family residential (see exemption B(1) below), commercial, and industrial structures, or the substantial exterior modification of existing multiple-family residential, commercial, and industrial structures. Projects exempt from the site development permit process include interior building remodels, repair and maintenance of structures or parking areas, minor alterations on building exteriors, and minor accessory structures to established, multiple-family residential, commercial, and industrial buildings. Upon request, the Planning Director shall determine whether a project is exempt under this subsection in accordance with the following standards:

1. Multiple-family residential projects that comply with all the design and development standards in Article 5.75 of this Chapter are exempt; or

2. The project involves an addition of less than one hundred fifty (150) square feet to an existing structure, and the addition would not be highly visible from any public street; or

3. The project involves minor facade modifications that would not significantly change the architectural character or appearance of the structure.

The detailed provisions for site development permits are contained in Section 9263 of this Article.

* * *

SECTION EIGHT.

Section 9278 of Division 9, Chapter 2, Article 21 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *") :

§9278 DEFINITIONS

A. Any words or phrases not defined within this article shall be defined as set forth in current dictionaries. If no dictionary defines a particular term, the city planning director shall have the authority to define the term or equate it to a defined term that is similar in nature.

B. For purposes of this article, the words and phrases set out herein shall have the following meanings:

* * *

EMERGENCY SHELTER. A building or group of buildings designed or adaptable for human occupation operated by a public agency, not for profit organization, or charitable organization to provide emergency or temporary shelter for homeless or displaced persons.

EMERGENCY SHELTER, SMALL. Facilities for up to 12 persons and a maximum of two permanent live in staff.

EMERGENCY SHELTER, LARGE. Facilities with 13 or more persons.

* * *

LOW BARRIER NAVIGATION CENTER. A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities. A Low Barrier Navigation Center shall provide case managers to connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

LOW BARRIER. A standard for best practices to reduce barriers to entry into shelters, and may include, but is not limited to, allowing or providing the following:

(1) The presence of partners, provided that the shelter is not a population-specific site, such as a shelter intended to serve survivors of domestic violence or sexual assault, women, or youth.
(2) Pets.
(3) The storage of possessions.
(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

* * *

SINGLE ROOM OCCUPANCY (SRO). Any residential structure containing more than five (5) units intended or designed to be used, rented, or hired out to be occupied for sleeping purposes, generally for one person per unit. Individual units typically share communal features, (e.g., kitchen, bathroom, or entertainment area).

* * *

SUPPORTIVE HOUSING. Housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. Supportive housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

* * *

TRANSITIONAL HOUSING. Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from the beginning of the assistance. Transitional housing units are residential uses allowed in any residential zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

* * *

SECTION NINE.

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

3. Effective Date: The ordinance shall become effective thirty (30) days after its adoption.

Introduced by title only on _____, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Adopted on _____, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Juan V. Orozco, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

Attachment 2

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING AN INITIAL STUDY/NEGATIVE DECLARATION AND GENERAL PLAN AMENDMENT NO. 21-01 TO ALLOW FOR INCREASED DENSITY AND LOT COVERAGE IN COMPLIANCE WITH THE GENERAL PLAN HOUSING ELEMENT AND STATE HOUSING LAWS.

WHEREAS:

1. State Planning Law allows any mandatory element of the General Plan to be amended as many as four times in a calendar year; and
2. A duly noticed Planning Commission hearing was held on June 23, 2021 to consider the Draft General Plan Amendment and Negative Declaration, and after receiving testimony, considering the staff report, and due deliberation, the Planning Commission formulated a recommendation to the City Council to adopt the General Plan Amendment and Negative Declaration; and
3. The City Council has reviewed the Draft General Plan Amendment and Negative Declaration and conducted a public hearing; and
4. The Initial Study and Negative Declaration adequately assesses the impacts of this General Plan Amendment

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council hereby approves the Final Initial Study/Negative Declaration dated June 7, 2021 prepared for General Plan Amendment No. 21-01, attached hereto as Exhibit A and the Findings to Adopt a Negative Declaration for General Plan Amendment No. 21-01 pursuant to the Requirements of the California Environmental Quality Act (CEQA), attached hereto as Exhibit B.

2. The City Council hereby approves General Plan Amendment No. 21-01 (Exhibit C).

PASSED AND ADOPTED this ___ day of July, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Juan V. Orozco, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

AGENDA ITEM NO. 12a Department
of Community Development Planning
Division
300 Seminary Ave.
Ukiah, CA 95482

City of Ukiah

DATE: July 9, 2021

TO: Planning Commission

FROM: Craig Schlatter, Community Development Director;
Mireya G. Turner, Planning Manager

SUBJECT: Consideration of Draft General Plan Text Amendment and Draft Ordinance Amending Division 9, Chapter 2 of the City Code to Execute General Plan Housing Element Implementation Tasks and to Comply with New State Housing Laws

ATTACHMENTS

1. Draft Ordinance
2. Draft Resolution Approving the Draft IS/ND and General Plan Amendment
3. 2019-2027 Housing Element, Section 7 Goals, Policies, and Implementing Programs
4. UCC Division 9, Chapter 2, Article 3 “R-1” Single-family Residential
5. UCC Division 9, Chapter 2, Article 4 “R-2” Medium Density Residential
6. UCC Division 9, Chapter 2, Article 5 “R-3” High Density Residential
7. UCC Division 9, Chapter 2, Article 6 “C-N” Neighborhood Commercial
8. UCC Division 9, Chapter 2, Article 7 “C-1” Community Commercial
9. UCC Division 9, Chapter 2, Article 8 “C-2” Heavy Commercial
10. UCC Division 9, Chapter 2, Article 20 Administration and Procedures
11. UCC Division 9, Chapter 2, Article 21 Definitions
12. UCC Division 9, Chapter 2, Article 5.2 Objective Design and Development Standards for New Residential Construction
13. Flexible Parking Options
14. Draft Initial Study and Negative Declaration for Housing Related Zoning Code Updates

SUMMARY

In 2017, the City Council approved a Housing Strategy to develop programs and tools designed to stimulate the Ukiah housing market for affordable and middle-income households. This Affordable-Income Strategy resulted in the creation of the Ukiah Housing Trust Fund (UHTF), a housing trust and revolving loan fund targeting households with incomes of no more than 80% of Area Median Income.

The Middle-Income Housing Strategy included removing impediments to housing development through regulatory relief, and researching innovative zoning practices. The analysis performed for this Strategy resulted in multiple Implementation Tasks included in the 2019-2027 General Plan Housing Element Update.

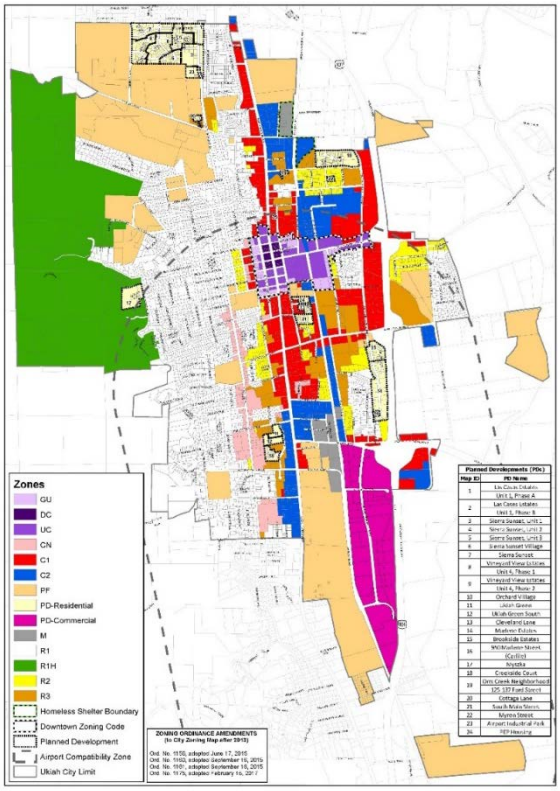
The attached draft Ordinance and Resolution will execute five (5) Housing Element Implementation Tasks designed to streamline the permitting process (Task 1e & 2h); increase density and maximum

allowable height, reduce setbacks and minimum site area (Task 3a); develop flexible parking policies (Task 3b); and add Supportive Housing as a use by-right in all zones where multifamily and mixed uses are permitted (Task 2l). These Tasks are described further in the Background section of this staff report.

The proposed amendments affect the Zoning Districts listed below and are displayed in the City's Zoning Map, Figure 1 below:

- "R1" Single-family Residential
- "R2" Medium Density Residential
- "R3" High Density Residential
- "CN" Neighborhood Commercial
- "C1" Community Commercial
- "C2" Heavy Commercial

Figure 1: City of Ukiah Zoning Map



The draft ordinance also includes updates to comply with State Housing laws that were not included in the Housing Element Update, some of which were signed into law by the Governor after the adoption and certification of the City's 2019-2027 Housing Element. These laws are further described in the Background section of this staff report.

The draft ordinance is included as **Attachment 1**. The draft Resolution approving the Initial Study/Negative Declaration, and amending the General Plan is included as **Attachment 2**. The 2019-2027 Housing Element Goals and Implementation Tasks are included as **Attachment 3**. The proposed amendments to the Zoning Code Articles are included, in strikethrough version, as **Attachments 3 – 11.** The Objective Design and Development Standards, approved in concept by the City Council on November 4, 2020, is included as **Attachment 12**. The Flexible Parking Options document is included as **Attachment 13**. The Draft Initial Study/Negative Declaration is included as **Attachment 14**.

BACKGROUND

The 2019-2017 Housing Element Update, recommended for approval by the Planning Commission on August 14, 2019, approved by the City Council on October 23, 2019, and certified by the state Department of Housing and Community Development (HCD) on December 15, 2019, contains five goals, with a total of 30 Implementation Tasks to accomplish those goals. Many of these tasks resulted from Housing Strategy research for permit streamlining and innovative zoning practices, as well as input from the public, Planning Commission, and Council. The proposed Zoning Code amendments address the following five Housing Element Implementation Tasks:

- 1e: Develop standards and design guidelines for residential development in the Medium Density Residential (R-2) and High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts.

- 2h: Ensure capacity of adequate sites for meeting Regional Housing Needs Assessment (RHNA)
  - Update C-1 and C-2 Zones to allow by-right housing development, with objective design and development standards.
  - Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.
  - Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.
  - By-right housing program for select parcels (accomplished by the “HOZ” Housing Overlay Zone established at 210 E. Gobbi St.).

- 2l: Review existing City processes for compliance with AB 2162 (allowing supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses).

- 3a: Research, review and amend the development standards in the zoning code for opportunities to maximize housing development.
  - Increasing maximum allowable height for new residential buildings.
  - Increasing density.
  - Reducing yard setbacks.
  - Reducing minimum site area.
  - Upzoning R-1 (Single-family Residential) and R-1-H (Single-family Residential-Hillside Combining) zoning districts to allow by-right and/or permit other residential building types

and densities. (Although identified in Implementation Task 3a, the Hillside Overlay District is not included in the proposed amendments at this time.)

- 3b: Develop flexible parking policies for new residential development.

The proposed Zoning Code amendments also address the following Housing-Related State Laws:

- Senate Bill 2 (Approved by the Governor 10/13/2007), amended the State Government Code (GC) to add definitions of supportive and transitional housing to GC. This amendment adds the same definitions to Ukiah City Code (UCC), Article 21: Definitions.
- Senate Bill 234 (Approved by Governor 9/5/2019) mandates that jurisdictions not require discretionary permits for large or small family daycares in any zoning district allowing for primary residential use. The UCC previously listed large family daycares as a Permitted Use, requiring an approved Use Permit. The draft ordinance places both small and large family daycares under Allowed Uses in all appropriate zoning districts.
- Assembly Bill 101 (Approved by Governor 7/31/19) adds Low Barrier Navigation Centers as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if the Center meets specified requirements.
- Assembly Bill 3182 (Approved by Governor 9/28/20) (amendment to UCC Section 9016) mandates ministerial approval of one Accessory Dwelling Unit (ADU) <u>and</u> one Junior Accessory Dwelling Unit (JADU) per parcel with a primary residence. The UCC previously allowed one ADU <u>or</u> one JADU.

The term “Homeless Shelter” has been modified to “Emergency Shelter” to reflect current terminology in State law. Further Zoning Code updates to comply with current Government Code regulations for emergency shelters are not included in this draft Ordinance; but will come before the Planning Commission for review at a future date.

A summary of the proposed amendments are provided in Table 1 below. Frequently used Planning terms and acronyms relevant to this Staff Report are defined below:

- Accessory Structure: A structure which supports the primary use of a parcel. Sheds and detached garages are considered accessory structures on a residential parcel.
- Allowed Use: A land use which does not require a conditional use permit. Also known as a “by-right” use.
- du/ac: dwelling units per acre (used to measure and describe density)
- Low Barrier Navigation Center: A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities. A Low Barrier Navigation Center shall provide case managers to connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.
- Lot coverage: The total area of a lot covered with structures.
- Multi-family residential development: Includes duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses.
- Permitted Use: A land use which requires an approved conditional use permit

- Primary Structure: A structure dedicated to the primary use of the parcel. A residence is considered a primary structure in a residential zoning district.
- Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.
- Transitional Housing: Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined further point in time, which shall be no less than six (6) months from the beginning of the assistance.
- Unbundled Parking: Parking spaces in a multi-family residential development which are not immediately available to the residents but can be rented as an extra option.
- UP: Use Permit, a conditional (discretionary) permit for a proposed land use, either Minor or Major
- SDP: Site Development Permit. A conditional (discretionary) permit for the design of a proposed project, either Minor or Major.

City of Ukiah

Table 1, Summary of Proposed Zoning Code Amendments

PROPOSED ZONING CODE AMENDMENTS							
Zoning District							
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Density		6 dwelling units per acre (du/ac). No change proposed.	Changing from 14 du/ac to 15 du/ac	28 du/ac. No change proposed.	**Changing from 6 du/ac to 15 du/ac**	28 du/ac. No change proposed.	28 du/ac. No change proposed.
Height		30 ft and for accessory buildings a maximum height of twenty feet (20') or the maximum height of the main building whichever is less). No change proposed.	**Changing from 30 ft to 35 ft for main buildings.** No change to accessory structures (20 ft or the maximum height of the main building whichever is less)	**Changing from 40 ft to 50 ft for main structures, unless abutting R1 or R2 (then 35 ft).** No change to accessory structures (30 ft)	**Changing from 30 ft to 35 ft for main bldgs.** No change to accessory (20ft)	No change (50ft)	**Changing from 40 ft to 50 ft for primary structures and 20 ft to 30 ft for accessory structures**

PROPOSED ZONING CODE AMENDMENTS							
Zoning District							
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Setbacks		**Reducing front from 20 ft to 15 ft for primary structures, and 30 ft to 25 ft for garage and accessory structures);** Side Setback: No change proposed.	No change for SFDs. **Reducing for multi-family structures: Front-15 ft to 10 ft;** **Sides-10 ft to 5 ft;** **Rear- 15 ft to 10 ft (but 15 ft for multi-story);** **Corner parcels- 10 ft.** **Reducing distance between structures 15 ft to 10 ft**	No change for SFDs. **Reducing for multi-family structures: Front- 15 ft to 10 ft;** **No change to side and rear setbacks.** **Corner parcels- 15 ft to 10 ft.** **Reducing distance between structures 15 ft to 10 ft**	No change proposed to front; **Reducing side from 10 ft to 5 ft.** No change proposed to rear.	No change proposed.	No change proposed.

PROPOSED ZONING CODE AMENDMENTS							
Zoning District							
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Required Site Area		No change	**Removing required minimum area**	**Removing required minimum area**	**Removing minimum required area for residential and Mixed-Use.** No change proposed for commercial use.	**Residential and Mixed-Use. Removing required minimum site area;** **Commercial:** **Establishing 6,000 sf for each building or group of buildings & a minimum parcel width of sixty feet (60') on interior lots; 7,000 sf & 70 ft parcel width for corner lots**	No change

PROPOSED ZONING CODE AMENDMENTS							
Zoning District							
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Allowed/ Permitted Uses		*Allowed Uses:*Adding supportive and transitional housing Adding Multiple-family residential dwellings in the form of duplexes on corner lots. Adding Multifamily that complies with the objective design and development standards. Allowed: Adding Family daycares, large	*Allowed Uses*: Adding manufactured/modular homes, transitional housing, and supportive housing. Adding multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large *Permitted Uses*: Adding Multiple-family dwellings that do not comply with the objective design and	*Allowed Uses*: Adding manufactured/modular homes, transitional housing, and supportive housing. Adding Multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large Permitted Uses: Multiple-family dwellings that do not comply with the objective design and	*Allowed Uses*: Adding Low Barrier Navigation Centers Allowed: Multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large Changing name of small homeless facilities to small	*Allowed Uses*: Adding Low Barrier Navigation Centers Adding Multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large Changing name of small homeless shelters to small emergency shelters; *Permitted Uses*: Changing name of large homeless	*Allowed Uses*: Adding Low Barrier Navigation Centers Adding Multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large and small (This was inadvertently omitted from the strikethrough

		Permitted Uses: Adding multiple-family dwellings in the form of duplexes, transitional and supportive housing that do not comply with the objective design and development standards.	development standards.	development standards.	emergency shelters *Permitted Uses*: Changing name of large homeless shelters to large emergency shelters Adding Multiple-family dwellings that do not comply with the objective design and development standards.	shelters to large emergency shelters Adding Single-family dwelling (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing) that do not comply with the objective design and development standards. Adding Manufactured/modular home compliance requirement with the additional development standards Adding Multiple-family dwellings that do not comply with the objective design and development standards.	version of the Article, but is included in the draft ordinance.) Permitted Uses: Adding Multiple-family dwellings that do not comply with the objective design and development standards.

PROPOSED ZONING CODE AMENDMENTS							
		Zoning District					
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Parking		Removal of required parking for ADUs. Adding Duplex parking of 1.5 spaces/unit (The City Council Ad Hoc Committee later recommended a reduction in duplex parking to 1 space/unit.)	Reducing duplex parking from 2 spaces/unit to 1.5/unit; Reducing multifamily from 2/2-bedroom unit to 1/unit regardless of number of bedrooms, with option for additional unbundled parking	Reducing duplex from 2 spaces/unit to 1.5/unit; Reducing multifamily from 2/2-bedroom unit to 1/unit regardless of number of bedrooms, with option for additional unbundled parking	Adding SFD-2/unit; Duplex-1.5/unit; and Multifamily-1/unit, with option for additional unbundled parking Removing ADU parking requirement	Adding SFD-2/unit; Duplex-1.5/unit; and Multifamily- 1/unit, with option for additional unbundled parking Removing ADU parking requirement	Adding Multifamily-1/unit, with option for additional unbundled parking
Other		Adding standards for manufactured homes	Adding standards for manufactured homes.	Adding standards for manufactured homes.	Increasing lot coverage from 40% to 60%. Adding standards for manufactured homes.	Clarifies language for ensuring privacy. Adding standards for manufactured homes.	Clarifies language for ensuring privacy. Adding standards for manufactured homes.

Portions of the proposed Zoning Code Amendments were previously reviewed by the City Council Ad Hoc Committee, Design Review Board, Planning Commission and City Council, as well as agency review. Input from these groups was also incorporated into the proposed draft zoning code amendments.

At the August 12, 2020 meeting, the Planning Commission approved a recommendation of approval of the Objective Design and Development Standards. The City Council approved these standards, in concept, at their November 4, 2020 meeting. The Planning Commission made a recommendation of Moderate Parking Reductions, with Unbundled Parking Option for multi-family residential housing. This recommendation was approved by the City Council on November 4, 2020. The Flexible Parking Options document is included as **Attachment 13**.

In regards to the parking standards recommendation, at the City Council Ad Hoc meeting of April 22, 2021, the Ad Hoc recommended the required parking for a duplex be further reduced, from 1.5 spaces per unit, to 1 space per unit.

The timeline for all portions of the draft Ordinance are listed in Table 2, below.

Table 2, Proposed Zoning Code Amendments – Review Timeline

PROPOSED ZONING CODE AMENDMENTS - REVIEW TIMELINE						
Item		**Agency Review (start date)**	**Design Review Board**	**Ad Hoc Committee**	**Planning Commission**	**City Council**
Objective Design and Development Standards		6/1/2020	6/25/2020	10/1/20, 10/15/20	8/12/2020	11/4/2020
Flexible Parking Options		6/1/2020	6/10/2020	10/1/20, 10/15/20	6/10/2020	11/4/2020
Zoning Code Amendments		4/19/2021	n/a	4/22/2021		

STAFF ANALYSIS

GENERAL PLAN CONSISTENCY

The 1995 Ukiah General Plan consists of thirteen elements, each describing a different aspect of the community's vision. This vision guides development for the Ukiah community, as well as provides the Community Development Department with priorities vetted by the public and approved by the City Council, as listed in the goals and implementing programs. The Housing Element Update, recommended for approval by the Planning Commission on August 14, 2019,

approved by the City Council on October 23, 2019, and certified by HCD on December 15, 2019, is an Element of the Ukiah General Plan. Certification by the HCD established that the 2019-2027 Housing Element Update was in full compliance with state Housing Element law (Article 10.6 of the Government Code).

The proposed Zoning Code Amendments reflect the completion of five Housing Element Implementation Tasks. As Housing Element Implementing Tasks, the standards are consistent with the General Plan Housing Element. However, increasing the density in "R-2" Medium Density Residential to fifteen dwelling units per acre (Implementation Task 2h), and the increase in maximum lot coverage for residential use in Commercially designated parcels (Implementation Tasks 2h and 3a), require amendments to the General Plan Medium Density Residential and Commercial sections in order to achieve consistency between the General Plan Land Use and Housing Elements.

ZONING ORDINANCE.
When approved by the City Council, the various Zoning Code amendments will establish consistency between the Zoning Ordinance and the General Plan, as required by state law.

AIRPORT LAND USE COMPATIBILTY
The Mendocino Airport Land Use Commission (ALUC) determined the General Plan – 2019-2027 Housing Element to be consistent with the Mendocino County Airport Comprehensive Land Use Plan (ACLUP). As these zoning code amendments reflect the implementation of the Housing Element, further review by the ALUC is not required.

To ensure no further comment was outstanding, however, Staff sent the draft Zoning Code amendments to Mendocino County ALUC staff on April 21, 2021. No comments were received.

AGENCY COMMENTS

An Administrative Review Draft of the Objective Standards was circulated to the City of Ukiah Community Development Department – Building Division, Public Works Department, Electric Utility Department, and Police Department, Ukiah Valley Fire Protection District, Mendocino County Planning and Building Department, and the United States Air Force, Army, Marine Corps, and Navy. No comments were received by the reviewing agencies.

ENVIRONMENTAL DOCUMENTATION

Staff completed an Initial Study for the proposed zoning code amendments and determined the project impacts were less than significant. The draft Initial Study and Negative Declaration public review period notification was posted at the Mendocino County Recorder's Office and the City's CEQA webpage (www.cityofukiah.com/ceqa) on June 7, 2021, and published in the Ukiah Daily Journal on June 12, 2021.

No comments were received during the review period, which ended on July 7, 2021. The full draft Initial Study and Negative Declaration is included as **Attachment 14**.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):
Published as a 1/8th page notice in the Ukiah Daily Journal on June 12, 2021
Posted at the Civic Center (glass case) no less than 72 hours prior to the public hearing

RECOMMENDATION

Staff recommends the Planning Commission review and approve a recommendation of approval to the City Council of the draft Initial Study and Negative Declaration, draft General Plan Text Amendment and Draft Ordinance Amending Division 9, Chapter 2 of the City Code to Execute General Plan Housing Element Implementation Tasks and to Comply with New State Housing Laws.

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING DIVISION 9, CHAPTER 2 OF THE CITY CODE TO EXECUTE GENERAL PLAN HOUSING ELEMENT IMPLEMENTATION TASKS AND TO COMPLY WITH NEW STATE HOUSING LAWS.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE.

Division 9, Chapter 2, Article 3 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

ARTICLE 3. REGULATIONS IN LOW DENSITY RESIDENTIAL (R-1) DISTRICTS

* * *

§9015 PURPOSE AND INTENT
The purpose of the regulations in the low density residential (R-1) district is to preserve, enhance, and protect the low density residential neighborhoods in the community. The R-1 zone is intended for residential areas characterized predominantly by single-family uses, duplexes, and with typical single-family residential subdivision lots ranging in size from six thousand (6,000) to ten thousand (10,000) square feet in size. This zone is consistent with the LDR (low density residential) land use designation of the city general plan.

§9016 ALLOWED USES
The following uses are allowed in low density residential (R-1) districts:

Accessory buildings.

Accessory dwelling units (ADU) or junior accessory dwelling units (JADU) on lots developed with a primary single-family or multifamily residence or for which a primary residence is proposed subject to the following standards/criteria:

* * *

G. Accessory dwelling units may be attached to existing single-family or multiple-family residences or detached as separate structures. Accessory dwelling units shall incorporate the same or substantially similar architectural features, height, building materials and colors as the main dwelling unit or compatible dwellings located on adjacent properties. Architecture not similar to the architecture of the principal dwelling or buildings on adjacent properties shall be subject to the use permit process.

* * *

W. Applications for a building permit within any zoning district where residential uses are allowed by right shall be approved ministerially to develop any of the following:

1. One ADU and one JADU per lot with a proposed or existing single-family dwelling if all of the following apply:

a. The ADU or JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than one hundred fifty (150) square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

b. The space has exterior access from the proposed or existing single-family dwelling.

c. The side and rear setbacks are sufficient for fire and safety.

d. The JADU complies with the requirements of this section.

2. One detached, new construction, ADU that does not exceed four foot (4') side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described in subsection W1 of this section.

3. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with State building standards for dwellings. The number of ADUs permitted within an existing multifamily dwelling structure shall be capped at twenty-five percent (25%) of the existing units in the multifamily dwelling, or one ADU, whichever is greater.

4. Not more than two (2) ADUs that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to four foot (4') rear and side yard setbacks.

* * *

Multiple-family residential dwellings in the form of duplexes, transitional housing, and supportive housing on corner lots. Multiple-family dwellings in the form of triplexes, fourplexes, single-room occupancies (SROs), and rooming and boarding houses are prohibited. Multiple-family dwellings that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

Single-family residential dwellings, including manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards in Section 9022 of this Code.

Small and large family daycare homes.

§9017 PERMITTED USES
The following uses may be permitted with the securing of a use permit:

Accredited public or private schools.

Bed and breakfast establishments.

Churches, chapels, and other places of religious assembly and instruction.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

Condominiums.

Multiple-family dwellings in the form of duplexes, transitional housing, and supportive housing that do not comply with the design and development standards set forth in Article 5.75 of this Chapter.

Outdoor sales establishments.

Parks, community gardens, and playgrounds.

Public buildings and places of temporary public assembly.

§9018 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in Single-Family Residential (R-1) Districts:

A. For single-family dwellings, two-family dwellings and attached accessory dwelling units, a maximum height of thirty feet (30').

B. For accessory buildings a maximum height of twenty feet (20') or the maximum height of the main building whichever is less.

C. The height limits for both dwelling units and accessory structures may be exceeded with the securing of a use permit. The height limit for accessory dwelling unit may be exceeded through the use permit process, provided a finding is made that the higher structure would not adversely impact the health, safety, and general welfare of the public.

§9020 REQUIRED YARD SETBACKS
The purpose of establishing yard areas in the R-1 zoning district is to ensure open spaces, and a low density appearance to single-family residential neighborhoods. In single-family residential (R-1) districts, yards shall be required in the following minimum widths, as measured from the street right of way:

A. Front: Fifteen feet (15’) for residences and accessory structures, and twenty-five feet (25’) for garages and accessory structures.

B. Sides: Ten feet (10’) for residences and five feet (5’) for accessory structures.

C. Rear: Fifteen feet (15’) for residences, and five feet (5’) for accessory structures.

D. Corner Lots: On corner lots, there shall be a front setback line of fifteen feet (15’) on each street side of a corner lot.

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply. The fifty percent (50%) average setback exception does not apply to accessory structures.

* * *

§9021 REQUIRED PARKING

A. The minimum parking area required in Single-Family Residential (R-1) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of section 9198 of this code.

B. Each required on-site parking space or garage space for single-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth.

C. Each required on-site parking space or garage space for single-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single wide driveways, and twenty feet (20') for double wide driveways and access lanes to parcels with no street frontage.

D. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

§9022 ADDITIONAL REQUIREMENTS

A. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed uses on individual residential parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the City Building Official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to standards set forth in Division 4 of this Code and additional City standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

§9023 DETERMINATION OF APPROPRIATE USE

A. Whenever a use is not listed in this Article as a use permitted by right or a use subject to a use permit in the R-1 zoning district, the planning director shall determine whether the use is appropriate for the zoning district, either as a right or subject to a use permit. In making this determination, the planning director shall find as follows:

1. The use would not be incompatible with other existing or allowed uses in the R-1 zoning district;

2. The use would not be detrimental to the continuing residential development of the area in which the use would be located; and

3. The use would be in harmony and consistent with the purpose of the R-1 zoning district.

4. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the planning director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses.

SECTION TWO.

Division 9, Chapter 2, Article 4 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§9030 PURPOSE AND INTENT
The medium density residential zoning district is intended to provide land area and opportunities for a range of densities and a variety of housing types, including single-family and multiple-family residential development, and townhomes. The maximum density is one to fifteen (15) dwelling units per acre of land. The R-2 district is also intended to provide for a compatible mix of medium density residential, educational, religious, quasi-medical, and small professional office land uses. The R-2 zoning district is consistent with the MDR (medium density residential) general plan land use designation.

§9031 ALLOWED USES
The following uses are allowed in Medium Density Residential (R-2) Districts:

Accessory buildings and accessory uses.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Community care facility (maximum clients – 6).

Home occupations (as defined in section 9301 of this chapter).

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwellings, including manufactured/modular homes, transitional housing, and supportive housing. Manufactured/modular home shall comply with the additional development standards in set forth in Section 9037 of this Code.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments houses, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

Small and large family child daycare homes.

§9032 PERMITTED USES
The following uses may be permitted in medium density residential (R-2) zoning districts subject to first securing a use permit:

Accredited public or private schools.

Bed and breakfast establishments.

Churches, chapels, and other places of religious assembly.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

Dwelling groups.

Multiple-family dwellings that do not comply with the design and development standards set forth in Article 5.75 of this Chapter.

Outdoor sales establishment.

Parks, community gardens, and playgrounds.

Professional office converted from a single-family residence.

Rest homes, convalescent services, and other residential medical facilities.

Single-family dwelling on a three thousand (3,000) square foot lot (1 side 0 lot line and 1 side 5 foot setback provided that “0” lot lines are contiguous).

Social halls, lodges, public buildings, and places of temporary public assembly.

Temporary uses meeting the purpose and intent of the R-2 zoning district. The temporary use shall be for a maximum period of six (6) months, and shall be subject to permit renewal/time extension at the discretion of the planning director.

§9033 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in medium density residential (R-2) districts:

A. For main buildings a maximum height of thirty-five feet (35’).

B. For accessory buildings, a maximum height of twenty feet (20’) or the maximum height of the main building, whichever is less.

C. The height limits for main buildings and accessory structures may be exceeded with the securing of a use permit.

§9034 REQUIRED SITE AREA
In medium density residential (R-2) districts there is no required building site area.

§9035 REQUIRED YARD SETBACKS
In Medium Density Residential (R-2) Districts, yards shall be required in the following minimum widths, as measured from the street right of way:

A. Front:

1. Single-family dwellings: Fifteen feet (15’) for primary and accessory structures, and twenty- five feet (25’) for garages.

2. Multiple-family dwellings: Ten feet (10’) for multiple-family primary and accessory structures, and twenty-five feet (25’) for garages.

B. Sides:

1. Single-family dwellings: Ten feet (10'), except as provided in Section 9032 of this Article.

2. Multiple-family dwellings: Five feet (5') for multiple-family dwellings except for those multiple-family projects that comply with all the design and development standards set forth in Article 5.75 of this Chapter.

C. Rear:

1. Single-family dwellings: Ten feet (10').

2. Multiple-family dwellings, single-story: Ten feet (10').

3. Multiple-family dwellings, multi-story: Fifteen feet (15').

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply.

D. Corner Lots: On corner lots, there shall be a front setback line of ten feet (10') on each street side of a corner lot.

E. Special Yards and Distances between Buildings: Minimum widths shall be as follows:

1. The distance between any structures in any dwelling group shall be a minimum of ten feet (10') for single-story and multi-story structures

2. Any side yard providing vehicular access to single-row dwelling groups shall have a minimum width of twenty feet (20') for one-way access and twenty five feet (25') for dual access.

3. Any inner court providing vehicular access to double-row dwelling groups shall have a minimum width of twenty feet (20'), and a minimum width of twenty four feet (24') if bordered by parking stalls.

§9036 REQUIRED PARKING

A. The minimum parking area required in Medium Density Residential (R-2) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

5. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of Section 9198 of this Code.

B. Each required off-street parking space or garage space for multiple-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth. Thirty percent (30%) of the parking stalls in a parking lot with ten (10) or more stalls shall be compact sized (8 feet in width and 16 feet in length).

C. Each required off-street parking space or garage space for multiple-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single-wide driveways, and twenty feet (20') for double-wide driveways and access lanes to parcels with no street frontage.

D. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

E. Relief from the parking requirements in the R-2 Zoning District may be approved through the discretionary review process, provided a finding is made that a reduced number of spaces would not adversely impact the health, safety, or general welfare of the public.

§9037 ADDITIONAL REQUIREMENTS

A. A site development permit is required for development of more than a single duplex. However, multiple-family residential projects described in Section 9031 of this Code that are in compliance with the design and development standards set forth in Article 5.75 of this Chapter are exempt from this requirement.

B. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

C. All development projects that are not multiple-family residential projects, or that do not comply with the design and development standards set forth in Article 5.75 of this Chapter, and that require discretionary review, shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for residential development projects shall be adequately maintained.

j. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

k. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

* * *

SECTION THREE.

Division 9, Chapter 2, Article 5 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by “* * *”):

* * *

§9045 PURPOSE AND INTENT
The purpose of the R-3 zoning district is to implement the general plan policies for high density residential areas as a transition zone between low and medium density

residential and commercial land uses with the emphasis upon residential uses. It is intended to provide opportunities for a mix of multiple-family residential development and low intensities commercial land uses. The R-3 zoning district is consistent with the HDR (high density residential) general plan land use designation.

§9046 ALLOWED USES
The following uses are allowed in High Density Residential (R-3) Districts:

Accessory buildings and accessory uses. This shall not be construed as permitting any business use or occupation other than those specifically listed herein.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Community care facility, which provides service for six (6) or fewer persons, with the residents and operators of the facility being considered a family.

Home occupations (as defined in section 9278 of this chapter).

Public or private parking lots for automobiles, when the property is adjacent to any C-N, C-1, or C-2 district, or if required to accompany any new land use.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwellings, including manufactured/modular homes, transitional housing, and supportive housing. Manufactured/modular home shall comply with the additional development standards in Section 9052 of this Code.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

Small and large family daycare homes.

§9047 PERMITTED USES
The following uses may be permitted in high density residential (R-3) districts subject to first securing a use permit:

Barbershops, beauty shops.

Churches, chapels, and other places of religious assembly.

Coin operated laundromat.

Dwelling groups.

Florist.

Hotels, motels, and bed and breakfast establishments.

Mobile home parks.

“Mom and pop” convenience grocery stores, delicatessens, bakeries, and coffee shops.

Multiple-family dwellings that do not comply with the design and development standards in Article 5.75 of this Chapter.

Nursery schools

Parks, community gardens, and playgrounds.

Professional offices.

Public buildings.

Rest homes, hospitals, pharmacies, and community care facilities serving more than six (6) persons, but not more than twelve (12) persons.

Video rentals/sales.

§9048 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in High Density Residential (R-3) Districts:

A. For main buildings a maximum height of fifty feet (50'), unless abutting an R-1 or R-2 lot in which case a maximum height of thirty-five feet (35').

B. For accessory buildings, a maximum height of thirty feet (30') or the maximum height of the main building whichever is less.

§9049 REQUIRED SITE AREA FOR MOBILE HOME PARKS

A. In High Density Residential (R-3) Districts there is no required building site area.

B. The required building site for each mobile home park shall be a minimum of two (2) acres.

§9050 REQUIRED YARD SETBACKS
In High Density Residential (R-3) Districts, yards shall be required in the following minimum widths, except as provided in Section 9032 of this Chapter:

A. Front:

1. Single-family dwellings: Fifteen feet (15') for dwellings and accessory structures, and twenty- five feet (25') for garages.

2. Multiple-family dwellings: Ten feet (10') for multiple-family dwellings and accessory structures, and twenty-five feet (25') for garages.

B. Sides: Five feet (5'), except for those multiple-family dwelling projects that comply with all the design and development standards in Article 5.75 of this Chapter.

C. Rear:

1. Single-family dwellings: Ten feet (10').

2. Multiple-family dwellings, single-story: Ten feet (10').

3. Multiple-family dwellings, multi-story: Fifteen feet (15').

D. Corner Lots: On corner lots, there shall be a front setback line of ten feet (10') on each side of the property facing a street.

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply.

E. Special Yards and Distances between Buildings: Minimum widths shall be as follows:

1. The distance between any structures in any dwelling group shall be a minimum of ten feet (10').

2. Any side yard providing vehicular access to single-row dwelling groups shall have a minimum width of twenty feet (20') for one-way access and twenty five feet (25') for dual access.

3. Any inner court providing vehicular access to double-row dwelling groups shall have a minimum width of twenty feet (20'), and a minimum width of twenty four feet (24') if bordered by parking stalls.

§9051 REQUIRED PARKING

A. The minimum parking area required in High Density Residential (R-3) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

5. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of section 9198 of this Code.

B. Each required off-street parking space or garage space for multiple-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth. Thirty percent (30%) of the parking stalls in a parking lot with ten (10) or more stalls shall be compact sized (8 feet in width and 16 feet in length).

C. Each required off-street parking space or garage space for multiple-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single-wide driveways, and twenty feet (20') for double-wide driveways and access lanes to parcels with no street frontage.

D. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

E. Relief from the parking requirements in the R-3 Zoning District may be approved through the discretionary review process, provided a finding is made that a reduced number of spaces would not adversely impact the health, safety, and general welfare of the public.

§9052 ADDITIONAL REQUIREMENTS

A. All new construction, exterior modifications to existing buildings or on-site work shall require a site development permit pursuant to subsection 9261B of this Chapter, excluding multiple-family residential projects, as described in Section 9046, that comply with the design and development standards in Article 5.75 of this Chapter.

B. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

C. All development projects that are not multiple-family residential projects, or do not comply with the design and development standards in Article 5.75 of this Chapter , and that require discretionary review, shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute fifty-one percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel as determined the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for commercial development projects shall be maintained.

j. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

k. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

* * *

SECTION FOUR.

Division 9, Chapter 2, Article 6 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

* * *

§9060 PURPOSE AND INTENT
The purpose of the Neighborhood Commercial (C-N) Zoning District is to encourage and promote a balanced mix of low intensity professional office, commercial, single-family and multiple-family residential, and quasi-public land uses. The maximum residential density is one to fifteen (15) dwelling units per gross acre of land. Large and incompatible commercial retail stores, such as supermarkets, chain drugstores, convenience stores, and discount clothing stores, are not allowed or permitted. Similarly, highway-serving commercial uses, such as motels, and gas stations/automotive repair businesses are not allowed or permitted. The C-N District is intended to provide low intensity commercial services, such as medical offices, small retail stores, and personal services to the adjacent and integrated residential community. Additionally, the provisions of this Article are intended to assure that development is compatible with the surrounding community, in terms of both design and use, and does not adversely impact surrounding properties.

§9061 USES ALLOWED
The following uses are allowed in Neighborhood Commercial Zoning Districts:

Accessory uses to any of the uses allowed in this district.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Home occupations.

Low barrier navigation centers.

Professional and medical offices, barbershop, beauty shop, drugstore, florist, delicatessen (seating/tables permitted), small grocery store, and all other uses which, in the opinion of the planning director, are similar. The planning director may refer a determination regarding similar uses to the planning commission for a decision.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwelling, including manufactured/modular homes, transitional housing, and supportive housing. Manufactured/modular home shall comply with the additional development standards in Section 9068 of this Code.

Small and large family daycare homes.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

Emergency shelters, small.

A mix of any of the above allowed uses.

§9062 USES PERMITTED WITH SECURING OF A USE PERMIT
The following uses may be permitted in neighborhood commercial (C-N) districts, subject to first securing a use permit pursuant to provisions contained in section 9262 of this chapter:

Bakery.

Bed and breakfast establishment.

Bookstore.

Coffee shop.

Emergency shelters, large.

Medical care facility or hospital.

Multiple-family dwellings that do not comply with the design and development standards set forth in Article 5.75 of this Chapter.

Personal service establishment.

Places of religious worship, assembly or instruction.

Public or private schools.

Retail stores not listed in section 9061 of this article, except for large commercial retail stores, such as department stores, supermarkets, chain drugstores, and discount clothing stores.

Sit down restaurant or cafe (no drive-thru restaurants shall be permitted).

Small and large family child daycare homes.

Tailor shop.

A mix of any of the above permitted uses.

Other uses which, in the opinion of the planning director, are similar. The planning director may refer a determination regarding similar uses to the planning commission for a decision.

§9063 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in neighborhood commercial (C-N) districts:

A. For main buildings, a maximum height of thirty-five feet (35').

B. For accessory buildings, a maximum height of twenty feet (20').

C. To exceed the height limit, a use permit must first be secured.

§9064 BUILDING SITE AND LOT AREA REQUIREMENTS
In neighborhood commercial (C-N) districts, the building site area shall be as follows:

A. Commercial. For each main building a minimum of seven thousand (7,000) square feet of area, and a width of seventy feet (70').

B. Residential and Mixed-Use. No minimum building site area.

C. Existing lots as of the date of ordinance 1006, under seven thousand (7,000) square feet are considered legal building sites.

D. All newly created parcels shall have a minimum of seven thousand (7,000) square feet of area.

§9065 FRONT SETBACK LINES
The provisions for front setback lines in Neighborhood Commercial (C-N) Districts shall be as follows:

A. On interior lots, the front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line fronting such lot.

B. On corner lots, there shall be a front setback line on each street side of a corner lot. The front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line adjacent to such lot.

§9066 YARD REQUIREMENTS
In Neighborhood Commercial (C-N) Districts, yards shall be required in the following widths:

A. Front Yards For Single-Story Buildings: On both interior and corner lots the front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line fronting such lot.

B. Front Yards For Multiple-Story Buildings: On both interior and corner lots the front setback line shall be a minimum of ten feet (10') for the first story and fifteen feet (15') for the second story measured from the street right-of-way line fronting such lot.

C. Side Yards: The minimum depth required shall be five feet (5').

D. Rear Yards: The minimum depth required shall be ten feet (10').

Except in cases where fifty percent (50%) of one side of the block is already built out, the average (median) setback shall apply.

§9067 PARKING REQUIREMENTS

The minimum parking area and number of on-site parking spaces required in the Neighborhood Commercial (C-N) Zoning District shall be as follows:

A. Commercial Uses.

1. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable space.

2. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross floor area.

3. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.

4. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new commercial developments where it is determined through the discretionary review process that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off-street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

B. Residential Uses. The minimum parking areas are required for the following residential uses:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

C. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter.

D. Exceptions: Relief from the parking requirements in the C-N Zoning District may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

E. Rear or Side Lots: If parking is to be provided on the rear or sides of lots, fencing and landscaping shall be required to effectively screen the development from adjoining properties.

§9067.5 LOT COVERAGE
The maximum lot coverage shall be sixty percent (60%) of the gross size of the parcel(s). Relief from the lot coverage standard can be approved through the discretionary review process, based upon the size, scope, and intensity of the development proposal.

§9068 ADDITIONAL REQUIREMENTS
The following additional requirements are applicable in the Neighborhood Commercial (C-N) Districts:

A. A site development permit shall be required for development projects in the Neighborhood Commercial (C-N) Zoning District, pursuant to the requirements of subsection 9261B of this Chapter, excluding multiple-family residential projects as described in Section 9061 that comply with the design and development standards in Article 5.75 of this Chapter.

B. No fence shall be constructed over three feet (3') in height in any required front yard.

C. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

1. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

D. All development projects that are not multiple-family residential projects or do not comply with the design and development standards in Article 5.75 of this Chapter for multiple-family projects and that require discretionary review in the C-N Zoning District shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project and surrounding area. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute 51 percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for commercial development projects shall be maintained.

j. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

E. All commercial land uses shall be limited in hours of operation from seven o'clock (7:00) A.M. to six o'clock (6:00) P.M., except where the Planning Commission approves alternative hours through the discretionary permit review process.

F. Existing development as of the date hereof inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the provisions of Section 9209 of this Chapter.

* * *

SECTION FIVE.

Division 9, Chapter 2, Article 7 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

* * *

§9080 PURPOSE AND INTENT
The purpose of the Community Commercial Zoning District is to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote and provide flexibility for commercial development, to encourage the establishment of community-wide commercial serving land uses, and provide opportunities to integrate multiple-family housing and mixed-use projects. The Community Commercial (C-1) Zoning District is consistent with the Commercial (C) General Plan land use designation.

§9081 ALLOWED USES
The following uses are allowed in the Community Commercial (C-1) Zoning District:

Accessory uses to any of the uses allowed in this district.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in Section 9016 of this Code.

Community care facility which provides service for six (6) or fewer persons, with the residents and operators of the facility being considered a family.

Condominiums.

Emergency shelters, small.

Hotels, motels, and bed and breakfast establishments.

Low barrier navigation centers.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), and that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

Personal improvement and personal service establishments.

Places of religious worship, assembly or instruction.

Professional offices and banks.

Public or private schools.

Restaurants.

Retail stores.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Small and large family child daycare homes.

§9082 PERMITTED USES
The following uses require approval of a use permit pursuant to the provisions contained in section 9262 of this chapter:

Auto repair shop, auto body and painting shop, car wash, auto service (gas) station, and new and used car sales.

Bar, dance hall, live entertainment establishment and nightclub.

Billiard parlor, amusement arcade, and bowling alley.

Cabinet shop.

Cannabis manufacturing – Level 1.

Cannabis microbusiness.

Cannabis nursery.

Cannabis retailer.

Cannabis testing laboratory.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

Emergency shelters, large.

Machine shop.

Mini/convenience storage.

Outdoor sales establishments that occur for no more than thirty (30) days within a twelve (12) month period may be considered by the zoning administrator. All other applications shall be heard by the planning commission.

A. All outdoor sales establishments shall comply with the following criteria:

1. Parking: Parking shall be designated for a minimum of three (3) automobiles, located off the public right of way with no automobile maneuvering permitted in the public right of way. The use permit may require additional parking, depending on the nature of sales proposed.

2. Signage: A maximum of twenty five percent (25%) of the largest side of the vehicle or structure used in the sales operation. In addition, one sandwich board or A-frame sign pursuant to subsection 3227A5 of this code.

3. Utilities: The need for sanitary sewer, water, and electrical services shall be determined through the use permit process, and all hookups shall comply with this code.

4. Business License: Business license must be prominently displayed at all times, and the operator shall have proof of board of equalization sales permit.

Parking lot.

Single-family dwelling (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards in Section 9087 of this Code.

Multiple-family dwellings that do not comply with the design and development standards in Article 5.75 of this Chapter.

Mobile home parks.

Social halls and lodges.

Theater.

Veterinarian.

§9083 BUILDING HEIGHT LIMITS
The maximum height of any building in a community commercial (C-1) district shall be fifty feet (50'). (Ord. 1006, §1, adopted 1998)

§9084 BUILDING SITE AREA REQUIRED
A. Commercial. For each building or group of buildings a minimum of six thousand (6,000) square feet in area and a minimum width of sixty feet (60') on interior lots; a minimum of seven thousand (7,000) square feet in area and a minimum width of seventy feet (70') on corner lots.

B. Residential and Mixed-Use. No minimum building site area.

C. Mobile Home Parks. Minimum of two (2) acres.

§9085 REQUIRED YARD SETBACKS
In community commercial (C 1) districts, yards shall be required in the following minimum widths:

A. Front yards for single story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

B. Front yards for multiple story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot (generally being the edge of sidewalk). On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

C. Rear and side yards: None required except where the rear or side of a lot abuts on an R 1, R 2, or R 3 district, in which case such rear or side yard shall be that of the adjoining zone.

§9086 REQUIRED PARKING
The minimum parking area required in the community commercial (C-1) zoning districts shall be as follows:

A. Commercial Uses.

1. Retail Stores, Professional Offices, and Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.

2. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross leasable floor area.

3. Commercial Recreation And Public Assembly: One parking space for each four (4) person capacity.

4. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.

5. Bicycle Parking: Safe bicycle parking facilities shall be provided in all commercial developments, where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

B. Downtown Parking District: All parcels within the downtown parking district no. 1 are not subject to the C 1 zoning district parking standards. These parcels shall comply with the provisions of the downtown parking improvement program.

C. Residential Uses: The minimum parking areas are required for the following residential uses:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

D. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter.

E. Exceptions: Relief from the parking requirements in the C 1 zoning district may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

§9087 ADDITIONAL REQUIREMENTS

The following additional requirements are applicable in the community commercial (C-1) zoning district:

A. A site development permit shall be required for development projects in the community commercial (C-1) zoning district, pursuant to the requirements of subsection 9261B of this chapter, excluding multiple-family residential projects as described in Section 9081 that comply with the design and development standards in Article 5.75 of this Chapter

B. Any balcony, window, or door shall use at least one of the following development approaches to lessen the privacy impacts onto adjacent properties. These techniques include, use of obscured glazing, landscaped/privacy buffer in the required setback with a minimum of five feet (5’), window placement above eye level, or locating balconies, windows, and doors facing toward the street and backyard. Trees and landscaping used as a landscaped/privacy buffer shall be planted and maintained by the property owner to preserve the privacy of adjacent property owners.

C. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

D. All development projects that are not multiple-family residential projects, or that do not comply with the design and development standards in Article 5.75 of this Chapter, and that require discretionary review, shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing. Properties within the downtown master plan (DMP) area are exempt from the landscaping requirements.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute 51 percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for commercial development projects shall be maintained in a viable condition.

j. The planning director, zoning administrator, planning commission, or city council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

E. No fence shall be constructed over three feet (3') in height in any required front yard setback area.

F. Existing development as of the date of this article inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the nonconforming provisions contained in this chapter.

* * *

SECTION SIX.

Division 9, Chapter 2, Article 8 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

* * *

§9095 PURPOSE AND INTENT
The purpose of the heavy commercial zoning district is to provide opportunities for commercial service, wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with professional offices and retail stores. The heavy commercial zone also encourages the integration of multiple-family housing. The heavy commercial (C-2) zoning district is consistent with the commercial (C) general plan land use designation.

§9096 ALLOWED USES
The following uses are allowed in the Heavy Commercial (C-2) Zoning District:

* * *

Family daycares, large and small

Laundry service and laundromat.

Low barrier navigation centers.

Mini/convenience storage.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

New and used automobile sales.

Recycling facility.

Safety service.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Service (gas) station, automobile repair, automobile body and painting shop, and car washing facility.

Transportation service.

Warehousing and distribution (limited).

Wholesale store.

§9097 PERMITTED USES
The following uses require approval of a use permit pursuant to the provisions contained in section 9262 of this chapter:

* * *

Light industrial and manufacturing uses.

Mobile home parks.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), that do not comply with the design and development standards in Article 5.75 of this Chapter.

* * *

§9098 BUILDING HEIGHT LIMITS
The maximum height of any building in a C-2 district shall be as follows:

A. Fifty feet (50') for primary buildings.

B. Thirty feet (30') for accessory buildings.

C. To exceed the height limits for primary and accessory buildings, a use permit must first be secured.

§9099 YARDS REQUIRED
In C-2 districts yards shall be required in the following minimum widths:

A. Front yards for single-story buildings: On both interior and corner lots the front setback line shall be a minimum of five feet (5') measured from the street right of way

line fronting such lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

B. Front yards for multiple-story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting each side of the lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

C. Rear and side yards: None required except where the rear or side of a lot abuts on an R-1, R-2, or R-3 district, in which case such rear or side yard shall be that of the adjoining zone.

§9100 PARKING REQUIRED

The minimum parking area required in the heavy commercial (C-2) zoning district shall be as follows:

A. Commercial Uses.

1. Wholesale Stores: One parking space for each four hundred (400) square feet of gross leasable space.

2. Automobile Sales: One space for each five hundred (500) square feet of floor area plus one space for each two thousand (2,000) square feet of outdoor display area.

3. Cabinet Shop, Machine Shop, And Sign Shop: One space for each employee on the maximum shift plus required space for office areas. Two (2) spaces are also required for customer parking, and one space for each vehicle operated from or on the site.

4. Warehouse, Mini/Convenience Storage: One parking space for each two thousand five hundred (2,500) square feet. Four (4) additional spaces are also required for customers, one parking space for each two (2) employees at maximum shift, and one space for each vehicle operated from or on the site.

5. Retail Stores, Professional Offices, and Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.

6. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new commercial developments where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

B. Residential Uses: The minimum parking areas are required for the following residential uses:

1. Multiple-Family Dwelling: One (1) on-site parking space per unit.

C. Other Uses: All other uses are subject to the provisions contained in article 17 of this chapter.

D. Exceptions: Relief from the parking requirements in the C-2 zoning district may be approved through the discretionary review process, provided a finding is made that there

is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

§9101 ADDITIONAL REQUIREMENTS
The following additional requirements are applicable in the heavy commercial (C-2) zoning district:

A. A site development permit shall be required for development projects in the heavy commercial (C-2) zoning district, pursuant to the requirements of subsection 9261B of this Chapter, excluding multiple-family residential projects as described in Section 9096 that comply with the design and development standards set forth in Article 5.75 of this Chapter.

B. Any balcony, window, or door shall use at least one of the following development approaches to lessen the privacy impacts onto adjacent properties. These techniques include, use of obscured glazing, landscaped/privacy buffer in the required setback with a minimum of five feet (5'), window placement above eye level, or locating balconies, windows, and doors facing toward the street and backyard. Trees and landscaping used as a landscaped/privacy buffer shall be planted and maintained by the property owner to preserve the privacy of adjacent property owners.

C. All development projects in the C-2 zoning district that are not multiple-family residential projects or do not comply with the design and development standards set forth in Article 5.75 of this Chapter require discretionary review in the and shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

b. Deciduous trees shall constitute 51 percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.

g. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h. Landscaping plans shall include an automatic irrigation system and lighting plan.

i. All required landscaping for commercial development projects shall be maintained in a viable condition.

j. The planning director, zoning administrator, planning commission, or city council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

D. No fence shall be constructed over three feet (3') in height in any required front yard setback area.

E. Existing development as of the date of this article inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the nonconforming provisions contained in this chapter.

* * *

SECTION SEVEN.

Division 9, Chapter 2, Article 20 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§9260 PURPOSE

The purpose of this Article is to establish the development permit and rezoning/prezoning processing procedures, and to establish the process and legal procedures associated with the enforcement of the provisions of this Chapter. Additionally, this Article establishes the office of the Zoning Administrator.

§9261 DISCRETIONARY PLANNING PERMITS

The City's discretionary planning permits include use permits, site development permits, and variances.

A. Use Permits: A use permit is an entitlement that permits a certain use of land in a zoning district where the use is not allowed by right. Each zoning district contains both allowed and permitted land uses. "Allowed" land uses are allowed without a use permit, while "permitted" uses can only be established with the securing of a use permit. Use

permits are usually issued with “conditions”, and are intended to provide flexibility by permitting land uses that will not have an adverse impact on surrounding land uses or the general public. The detailed provisions for use permits are contained in Section 9262 of this Article.

B. Site Development Permits: Site development permits are required for the construction of new multiple-family residential (see exemption B(1) below), commercial, and industrial structures, or the substantial exterior modification of existing multiple-family residential, commercial, and industrial structures. Projects exempt from the site development permit process include interior building remodels, repair and maintenance of structures or parking areas, minor alterations on building exteriors, and minor accessory structures to established, multiple-family residential, commercial, and industrial buildings. Upon request, the Planning Director shall determine whether a project is exempt under this subsection in accordance with the following standards:

1. Multiple-family residential projects that comply with all the design and development standards in Article 5.75 of this Chapter are exempt; or

2. The project involves an addition of less than one hundred fifty (150) square feet to an existing structure, and the addition would not be highly visible from any public street; or

3. The project involves minor facade modifications that would not significantly change the architectural character or appearance of the structure.

The detailed provisions for site development permits are contained in Section 9263 of this Article.

* * *

SECTION EIGHT.

Section 9278 of Division 9, Chapter 2, Article 21 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by “* * *”) :

§9278 DEFINITIONS

A. Any words or phrases not defined within this article shall be defined as set forth in current dictionaries. If no dictionary defines a particular term, the city planning director shall have the authority to define the term or equate it to a defined term that is similar in nature.

B. For purposes of this article, the words and phrases set out herein shall have the following meanings:

* * *

EMERGENCY SHELTER. A building or group of buildings designed or adaptable for human occupation operated by a public agency, not for profit organization, or charitable organization to provide emergency or temporary shelter for homeless or displaced persons.

EMERGENCY SHELTER, SMALL. Facilities for up to 12 persons and a maximum of two permanent live in staff.

EMERGENCY SHELTER, LARGE. Facilities with 13 or more persons.

* * *

LOW BARRIER NAVIGATION CENTER. A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities. A Low Barrier Navigation Center shall provide case managers to connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

LOW BARRIER. A standard for best practices to reduce barriers to entry into shelters, and may include, but is not limited to, allowing or providing the following:

(1) The presence of partners, provided that the shelter is not a population-specific site, such as a shelter intended to serve survivors of domestic violence or sexual assault, women, or youth.
(2) Pets.
(3) The storage of possessions.
(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

* * *

SINGLE ROOM OCCUPANCY (SRO). Any residential structure containing more than five (5) units intended or designed to be used, rented, or hired out to be occupied for sleeping purposes, generally for one person per unit. Individual units typically share communal features, (e.g., kitchen, bathroom, or entertainment area).

* * *

SUPPORTIVE HOUSING. Housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.

Supportive housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

* * *

TRANSITIONAL HOUSING. Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from the beginning of the assistance. Transitional housing units are residential uses allowed in any residential zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

* * *

SECTION NINE.

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

3. Effective Date: The ordinance shall become effective thirty (30) days after its adoption.

Introduced by title only on _____, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Adopted on _____, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Juan V. Orozco, Mayor

ATTEST:

_____

Kristine Lawler, City Clerk

Attachment 2

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING AN INITIAL STUDY/NEGATIVE DECLARATION AND GENERAL PLAN AMENDMENT NO. 21-01 TO ALLOW FOR INCREASED DENSITY AND LOT COVERAGE IN COMPLIANCE WITH THE GENERAL PLAN HOUSING ELEMENT AND STATE HOUSING LAWS.

WHEREAS:

1. State Planning Law allows any mandatory element of the General Plan to be amended as many as four times in a calendar year; and
2. A duly noticed Planning Commission hearing was held on June 23, 2021 to consider the Draft General Plan Amendment and Negative Declaration, and after receiving testimony, considering the staff report, and due deliberation, the Planning Commission formulated a recommendation to the City Council to adopt the General Plan Amendment and Negative Declaration; and
3. The City Council has reviewed the Draft General Plan Amendment and Negative Declaration and conducted a public hearing; and
4. The Initial Study and Negative Declaration adequately assesses the impacts of this General Plan Amendment

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council hereby approves the Final Initial Study/Negative Declaration dated June 7, 2021 prepared for General Plan Amendment No. 21-01, attached hereto as Exhibit A and the Findings to Adopt a Negative Declaration for General Plan Amendment No. 21-01 pursuant to the Requirements of the California Environmental Quality Act (CEQA), attached hereto as Exhibit B.

2. The City Council hereby approves General Plan Amendment No. 21-01 (Exhibit C).

PASSED AND ADOPTED this ___ day of July, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Juan V. Orozco, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

SECTION 7: HOUSING PLAN

The Housing Plan identifies the City's housing goals, polices, and implementing programs. It consolidates existing strategies and policies into one Plan and presents a balanced and diverse array of policies that cover housing needs identified through this Update, input from the public, and four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element were organized into concise goal and policy directives. A review of the 2014-2019 Housing Element accomplishments is included in Appendix G and a summary of the below 2019-2027 Goals, Policies and Implementing Programs can be found in Appendix H.

A. Goals, Policies, and Implementing Programs

Goal H-1	**Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.**

Policies to Support Goal H-1

Policy 1-1: Encourage the rehabilitation of existing residential units.

Policy 1-2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing and new housing construction; and reduce greenhouse gas emissions.

Policy 1-3: Preserve at-risk housing units.

Policy 1-4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 1-5: Continue to implement effective crime prevention activities.

Implementing Programs

1a: **Implement a residential rehabilitation program**. Emphasize rehabilitation of mobile homes, detached single-family dwelling units, and lower-income multifamily housing projects. Prioritize funding for health and safety repairs, energy efficiency improvements, and ADA accommodations. Assist in completing the rehabilitation of at least 25 lower income housing units in the planning period.

Responsibility: Community Development Department, Housing Services Division

Funding: CDBG, HOME, and/or other local, state or federal sources

Schedule: Ongoing, as funding is available

1b: **Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs**.

Responsibility: Electric Utility Department

Funding: Energy efficiency and renewable energy rebate program funds

Schedule: Ongoing, as funding is available

1c: **Support funding or other applications that would preserve/conserve existing mobile home parks.** This might include programs such as the Mobile Home Park Rehabilitation and Resident Ownership Program.

Responsibility: Community Development Department, Housing Services Division.

Funding: N/A – application support through technical assistance.

Schedule: Ongoing, as needed.

1d: **Continue providing informational materials to the public through the Green Building Information Center and at the public counter**. Provide updated information regarding sustainable and green building practices and materials, and provide information on the maintenance of residential units.

Responsibility: Community Development Department, Building Services Division

Funding: Departmental budget

Schedule: Ongoing, as new and relevant information is available.

1e: **Develop standards and design guidelines for residential development in the Medium Density Residential (R-2) and High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts.** Given the significant increase in the City's RHNA over the next eight years, the City proposes to create development standards and design guidelines that would both facilitate development at the allowable densities and provide guidance and certainty in design standards to ensure quality housing is developed in the community.

Responsibility: Community Development Department, Planning Services Division

Funding: General Funds and/or other funding if available.

Schedule: Establish development standards and design guidelines by the end of calendar year 2020.

1f: **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.

Responsibility: Community Development Department, Housing Services Division

Funding: Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed

Schedule: Develop At-Risk Program by the end of calendar year 2020.

1g: **Tenant Education and Assistance for Tenants of At-Risk Projects.** Require property owners to give notice to tenants of their intent to opt out of low-income use restrictions. Provide tenants of at-risk units with education regarding tenant rights and conversion procedures.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.

Goal H-2	**Expand housing opportunities for all economic segments of the community, including special needs populations.**

Policies to Support Goal H-2

Policy 2-1: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

Policy 2-2: Encourage the development of a variety of different types of housing.

Policy 2-3: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Policy 2-4: Pursue State and Federal funding for very low, low, and moderate income housing developments.

Policy 2-5: Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.

Policy 2-6: Expand affordable housing opportunities for first time homebuyers.

Implementing Programs

2a: **Update the inventory of vacant and underutilized parcels.** Make copies of the inventory available on the City's website and at the public counter for distribution.

Responsibility: Community Development Department, Planning Services Division.

Funding: Departmental budget.

Schedule: Updated annually, by June 30 of each year; posted on the City's website and at the public counter.

2b: **Monitor the rate of conversion of primary residences to short-term rental units.** Research ordinances limiting short-term rentals and present report to City Council.

Responsibility: Community Development Department, Planning Services Division; City Council.

Funding: General Funds.

Schedule: Develop monitoring program by June 30, 2020; annually track number of short-term rentals and present information along with annual progress report to City Council each year; short-term rental ordinance research report due June 30, 2025.

2c: **Monitor the conversion of single family residential homes to commercial uses.** If conversions continue and the City's vacancy rate for homeownership is greater than three percent citywide, the City will design an ordinance that restricts the conversion of single family residences to commercial uses.

Responsibility: Community Development Department, Planning Services Division.

Funding: Departmental budget.

Schedule: Gather data and report findings to City Council by June 30, 2021.

2d: **Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.** Utilize funding to develop and support affordable housing programs and projects, providing financial assistance to private developers and nonprofit agencies, principally for the benefit of extremely low-income, very low-income, and low-income households. Prepare and/or support the preparation of at least eight applications for additional funding within the 2019-2027 planning period.

Responsibility: Community Development Department, Housing Services Division.

Funding: Low and Moderate Income Housing Asset Fund; other local, State, and Federal funding sources as they become available.

Schedule: Ongoing.

2e: **Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.** This effort is designed to build long-term development partnerships and gain insight into specialized funding sources, particularly in identifying the range of local resources and assistance needed to facilitate the development of housing for extremely low-income (ELI) households and households with special needs, including persons with disabilities and persons with developmental disabilities. This policy is also designed to encourage the production of a variety of housing types, including multi-family supportive, single room occupancy, shared housing, and housing for the "missing middle."

Responsibility: Community Development Department, Housing Services Division; City Manager's Office- Economic Development Section

Funding: Departmental budget.

Schedule: Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.

2f. **Amend the zoning code as follows**:

- **Emergency Shelters.** The City will amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code.

- **Transitional/Supportive Housing.** Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing in all zones that allow residential uses and supportive and transitional housing is to be only subject to those restrictions applicable to other residential dwellings of the same type in the same zone (note: this is not limited to residential zones). The City will amend the Zoning Code to specifically define transitional/supportive housing as defined in Government Code.

- **Single-Room Occupancy Housing.** The City will amend the Zoning Code to allow Single-Room Occupancy (SRO) units in the medium density residential (R-2) and high density residential (R-3) zoning districts for the purpose of increasing the number of units affordable to extremely low, very low, and low-income persons.

- **Manufactured/Factory-Built Homes.** The City will amend the Zoning Code to define and allow manufactured and factory-built homes in the same manner and use as all other types of residential dwellings in all zoning districts.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.

2g: **Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.** Research and present a report on possible lot consolidation incentives to the Planning Commission and City Council.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.

2h: **Ensure capacity of adequate sites for meeting RHNA.** The City of Ukiah has been assigned a Regional Housing Needs Allocation (RHNA) of 239 units for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will:

- **Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards.** Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes.

- **Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.**

- **Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.**

- **By-right housing program for select parcels.** Specific to APNs 00304077, 00304078, and 00304079, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Develop objective design and development standards per schedule associated with Implementing Program 1e; pursue amendments to the Zoning Code as outlined above by June 30, 2021.

2i: **Monitor residential capacity (no net loss).** Proactively monitor the consumption of residential acreage to ensure an adequate inventory is maintained for the City's RHNA obligations. Implement a project evaluation procedure pursuant to Government Code 65863. Should residential capacity fall below the remaining need for lower income housing, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.

2j: **First Time Homebuyer Assistance.** The City of Ukiah offers assistance to eligible first-time homebuyers to purchase new or existing single-family or condominium units in the City. The program utilizes a combination of HOME, CalHome, CDBG, and/or other resources as they become available- through the Ukiah Housing Trust Fund. Restrictions apply and funds are available on a first-come, first-served basis.

Responsibility: Community Development Department, Housing Services Division

Funding: CDBG, HOME, Low and Moderate Income Housing Assets Funds, CalHome, and/or other funding sources as available

Schedule: Ongoing

2k: **Collaborate with local service providers on addressing homelessness.** Continue participation in the Mendocino County Continuum of Care.

Responsibility: City Manager's Office

Funding: N/A

Schedule: Ongoing

2l: **Review existing City processes for compliance with AB 2162.** Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020

2m: **Housing Units Replacement Program.** The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to 1) non-vacant sites; and 2) vacant sites with previous residential uses that have been vacated or demolished.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

2n: **Homeless Shelter Overlay District Evaluation.** Evaluate the Homeless Shelter Overlay District to determine suitability for accommodating the identified number of homeless persons. At the minimum, this evaluation will include an analysis of environmental conditions, physical features, location, and capacity of the zone to accommodate the identified number of homeless persons. Depending on the results of this evaluation, the City will consider options including possible amendment of the District to maintain compliance with SB 2.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Complete evaluation of overlay district on a bi-annual basis, with the first report due to Planning Commission by June 30, 2020. Depending on results of evaluation(s), make recommendations to Planning Commission and/or City Council for options including possible amendment of the District within 6 months of the date the report is due.

Goal H-3	Remove governmental constraints to infill housing development.

Policies to Support Goal H-3

Policy 3-1: Improve building and planning permit processing for residential construction.

Policy 3-2: Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.

Policy 3-3: 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.

Implementing Programs

3a: **Research, review and amend the development standards in the zoning code for opportunities to maximize housing development.** Specific areas of research and amendments may include the following:

- **Increasing maximum allowable height for new residential buildings.**
- **Increasing density.**
- **Reducing yard setbacks.**
- **Reducing minimum site area.**
- **Upzoning R-1 (Single-family Residential) and R-1-H (Single-family Residential-Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities.**

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022

3b: **Develop flexible parking policies for new residential development.** The intent of this policy is to reduce parking requirements, especially in zoning districts that allow for lower-income housing developments.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget and other funding sources as available

Schedule: Complete draft policy by June 30, 2020

3c: **Explore other policies and regulations that facilitate new infill housing development.** Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following:

- Temporary housing options.
- Low Impact Development offsite mitigation.
- Community benefit zoning.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Complete draft report by June 30, 2026

3d: **Facilitate improvements to permit processing to streamline housing development.**

- Continue to work on improving processing procedures and by June 30, 2021 develop a brochure to guide developers through City processes.
- Continue to offer a pre-application conference with project applicants to identify issues and concerns prior to application submittal.

Responsibility: Community Development Department, Planning Services Division, Building Services Division

Funding: Departmental budget

Schedule: Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021

3e: **Continue to apply the CEQA infill exemption to streamline environmental review.**

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Ongoing

3f: **Review Site Development Permit and Use Permit Processes.** Produce report for City Council analyzing processes and making recommendations for how to revise processes and/or Ukiah City Code such that project approval process is accelerated.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.

Goal H-4	**Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.**

Policies to Support Goal H-4

Policy 4-1: Promote fair housing practices in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability/medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.

Policy 4-2: Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.

Implementing Programs

4a: **Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.** Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department.

Responsibility: Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department

Funding: General Funds

Schedule: Ongoing

4b: **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).**

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Ongoing

4c: **Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.** Revise the planning permit application form to include this step of referral.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.

Goal H-5	Provide support for future housing needs.

Policies to Support Goal H-5

Policy 5-1: Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.

Policy 5-2: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Policy 5-3: Assume a leadership role in the development of all types of housing in the community.

Implementing Programs

5a: **Maintain a housing resources webpage.** Included on the webpage are resources such as funding sources and programs, affordable housing developers, and a list of publicly assisted housing providers.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Updated regularly, as new and relevant information is available.

5b: **Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan.** Include an annexation policy.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget, other funding as available

Schedule: 2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.

5c: Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly.

Responsibility: Community Development Department, in conjunction with stakeholder jurisdictions.

Funding: Departmental budget, other funding as available

Schedule: Ongoing, at least on an annual basis.

ARTICLE 3. REGULATIONS IN ~~SINGLE-FAMILY~~LOW DENSITY RESIDENTIAL (R-1) DISTRICTS[1]

SECTION:

§9015 Purpose And Intent
§9016 Allowed Uses
§9017 Permitted Uses
§9018 Building Height Limits
§9019 Required Site Area
§9020 Required Yard Setbacks
§9021 Required Parking
§9022 Determination Of Appropriate Use

§9015 PURPOSE AND INTENT

The purpose of the regulations in the ~~single-family~~low density residential (R-1) district is to preserve, enhance, and protect the low density residential neighborhoods in the community. The R-1 zone is intended for residential areas characterized predominantly by single-family uses, duplexes, and with typical single-family residential subdivision lots ranging in size from six thousand (6,000) to ten thousand (10,000) square feet in size. This zone is consistent with the LDR (low density residential) land use designation of the city general plan.

§9016 ALLOWED USES

The following uses are allowed in ~~single-family~~low density residential (R-1) districts:

Accessory buildings.

Accessory dwelling units (ADU) or junior accessory dwelling units (JADU) on lots developed with a primary single-family or multifamily residence or for which a primary residence is proposed subject to the following standards/criteria:

A. The requirements of this subsection are applicable to all existing ADUs and JADUs as well as those proposed after the effective date hereof, except for legal nonconforming units, or as is otherwise specifically provided herein. Existing ADUs or JADUs as of the date hereof inconsistent with the provisions listed herein shall be considered legal nonconforming; provided, that they were legal at the time of their creation.

B. Pursuant to California Government Code 65852.2(a)(1)(C) and 65852.22(d) and (e), ADUs and JADUs shall be deemed not to exceed the allowable density for the residential lot upon which an ADU or JADU is located, and ADUs and JADUs are deemed a residential use that is consistent with the existing general plan and zoning designation for the residential lot on which an ADU or JADU is located.

C. These regulations do not allow the division of property upon which an accessory dwelling unit is located unless all requirements of the applicable zoning district and any other requirements of this code are met.

D. The accessory dwelling unit or JADU may be used for rental purposes. The minimum term of a lease for an accessory dwelling unit or JADU shall be thirty (30) days.

E. The ADU or JADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

F. For development of an ADU or JADU, the applicant shall record a deed restriction, which shall run with the land. A copy showing recordation with the Mendocino County Recorder shall be filed with the City, and shall include both of the following:

1. A prohibition on the sale of the ADU or JADU separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.

2. For a JADU only, a restriction on the size and attributes of the JADU that conforms with this section.

G. Accessory dwelling units may be attached to existing single-family or multiple-~~multi~~family residences or detached as separate structures. Accessory dwelling units shall incorporate the same or substantially similar

architectural features, height, building materials and colors as the main dwelling unit or compatible dwellings located on adjacent properties. Architecture not similar to the architecture of the principal dwelling or buildings on adjacent properties shall be subject to the use permit process.

H. Junior accessory dwelling units are installed within a legally established bedroom within the existing walls of a fully permitted single-family dwelling or proposed single-family dwelling. In the case of a legal, nonconforming single-family dwelling unit, the applicant must demonstrate adequate septic capacity for the bedroom count, if the dwelling uses a septic system, and utilize an existing, fully permitted bathroom. A separate entrance to the junior accessory dwelling unit shall be provided. A junior accessory dwelling unit may include a full bathroom, or the occupant(s) may use a full bathroom inside the remainder of the single-family dwelling. A junior accessory dwelling unit shall contain an efficiency kitchen, which shall include a cooking facility for preparation and sanitation of food with appliances (e.g., microwave, toaster oven, hot plate) and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. The efficiency kitchen must be removed when the JADU use ceases.

I. The maximum size of an accessory dwelling unit shall be one thousand two hundred (1,200) square feet. The maximum size of a junior accessory dwelling unit shall not exceed five hundred (500) square feet in floor area. If the bathroom is shared with the remainder of the single-family dwelling, it shall not be included in the square footage calculation.

J. Parking:

1. Parking requirements for the ADU shall be one off-street space (independently accessible or tandem) for each bedroom or ADU, whichever is less, in addition to the two (2) independently accessible parking spaces required for the existing single-family or multifamily residence. If the primary residence was legally constructed at a time when on-site parking was not required, then only the parking space(s) for the ADU shall be required. No off-street parking space shall be required for a JADU.

2. Off-street parking shall be permitted in setback areas in compliance with the definition of "off-street parking" found in section 9278B of this code or through tandem parking.

3. Parking standards will not be imposed for an ADU in any of the following instances:

a. The ADU is located within one-half mile of public transit.

b. The ADU is located within an architecturally and historically significant historic district.

c. The ADU is part of the existing primary residence or an existing accessory structure.

d. When on-street parking permits are required but not offered to the occupant of the ADU.

e. When there is a car share vehicle located within one block of the ADU.

4. If a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, the City shall not require that those off-street parking spaces be replaced.

K. An ADU must meet all applicable building and fire codes, and shall have electric, water and sewer or septic service with the type of meter arrangement at the property owner's option. Water, sewer, and electrical services shall be available prior to the issuance of a building permit for an ADU. No new water or sewer connection fees may be required for ADUs that are contained within the existing space of a single-family or multifamily residence or accessory structure as provided in sections 3731A and 3861B of this code, unless the ADU is constructed with a new single-family home. ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence.

L. A junior accessory dwelling unit shall not be considered a separate or new dwelling unit for purposes of applying building codes, fire codes, collection of impact fees, or the provision of water, sewer, and power, including connection fees that might otherwise be associated with the provision of those services. Junior accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

M. The ADU or JADU shall comply with all applicable requirements of this code.

N. The maximum height for ADUs shall be eighteen feet (18'), except for attached ADUs, which shall have a maximum height of thirty feet (30'), pursuant to section 9018 of this code. Taller units may be approved through the use permit process.

O. The following yard setback requirements shall apply to ADUs:

1. Front Yard: The same as the existing primary residence, but no closer than five feet (5').

2. Side Yard Or Rear Yard, Single-Story Or Two-Story: Four feet (4').

3. No setback shall be required for an existing living area, garage, or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU.

P. The proposed ADUs shall have a separate front door, which, in the event of an attached unit, shall not be located along the front of the existing single-family or multifamily residence unless it is not obviously visible from the street in front of the residence.

Q. For a JADU, either the primary single-family residence or the JADU shall be occupied by the property owner. Owner occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.

R. Any balcony, window or door of an ADU shall utilize techniques to lessen the privacy impacts onto adjacent properties. These techniques may include use of obscured glazing, window placement above eye level, or locating balconies, windows and doors toward the existing on-site primary residence. In addition, trees shall be planted and maintained in a viable condition by the property owner, where appropriate, to preserve the privacy of neighboring property owners.

This requirement will not apply to an ADU that is contained within the existing space of a single-family or multifamily residence or accessory structure.

S. Driveways accessing ADUs shall be set back a minimum of five feet (5') from any structure on an adjoining lot that has a bedroom adjacent to the proposed driveway.

T. The minimum width of a driveway serving an ADU shall be twelve feet (12'), unless the City Fire Marshal determines that adequate fire protection can be provided to the ADU even though the driveway has a width less than twelve feet (12').

U. Unless otherwise indicated, relief from the above criteria and standards may be pursued through the use permit process pursuant to Chapter 2, Article 20 of this division.

V. Applications for a building permit for an ADU or a JADU shall be considered ministerially without discretionary review or a hearing within sixty (60) days after receiving the application if there is an existing primary dwelling on the lot. If the permit application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU shall be considered without discretionary review.

W. Applications for a building permit within any zoning district where residential uses are allowed by right shall be approved ministerially to develop any of the following:

1. One ADU ~~or~~ and one JADU per lot with a proposed or existing single-family dwelling if all of the following apply:

a. The ADU or JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than one hundred fifty (150) square feet beyond the same physical dimensions as the existing accessory structure. An

expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

b. The space has exterior access from the proposed or existing single-family dwelling.

c. The side and rear setbacks are sufficient for fire and safety.

d. The JADU complies with the requirements of this section.

2. One detached, new construction, ADU that does not exceed four foot (4') side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described in subsection W1 of this section.

3. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with State building standards for dwellings. The number of ADUs permitted within an existing multifamily dwelling structure shall be capped at twenty-five percent (25%) of the existing units in the multifamily dwelling, or one ADU, whichever is greater.

4. Not more than two (2) ADUs that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to four foot (4') rear and side yard setbacks.

X. For the development of ADUs and JADUs described in subsection W of this section, no additional parking or other development standards as set forth in subsections I, J, N through P, and R through U of this section shall be applied except for building code requirements.

Y. The City shall not require, as a condition for ministerial approval of a permit application for the creation of an ADU or JADU, the correction of nonconforming zoning conditions. For purposes of this section, "nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

Accessory uses normally incidental to single-family residences.

Community care facility, which provides service for six (6) or fewer persons, with the residents and operators of the facility being considered a family.

Fences:

A. Fences shall be limited to a maximum height of seven feet (7'). Fences exceeding seven feet (7') in height may be erected subject to the securing of a use permit.

B. No fence shall be constructed and no hedge or other screen planting shall be grown or permitted to grow, to a height exceeding three feet (3’) within ten feet (10’) from any property line abutting a street.

Home occupations (as defined in section 9278 of this chapter).

~~Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject to the following regulations:~~

~~A. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.~~

~~B. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.~~

~~C. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.~~

Multiple-family residential dwellings in the form of duplexes, transitional housing, and supportive housing on corner lots. Multiple-family dwellings in the form of triplexes, fourplexes, single-room occupancies (SROs), and rooming and boarding houses are prohibited. Multiple-family dwellings that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

Single-family residential dwellings, including~~.~~ manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards in Section 9022 of this Code.

~~Small family child daycare home, which provides care for eight (8) or fewer children, including children under the age of ten (10) years who reside at the home. (Ord. 1001, §1, adopted 1998; Ord. 1047, §1, adopted 2003; Ord. 1168, §1, adopted 2016; Ord. 1181, §5, adopted 2017; Ord. 1205, §5, adopted 2020)~~Small and large family daycare homes.

§9017 PERMITTED USES
The following uses may be permitted with the securing of a use permit:

Accredited public or private schools.

Bed and breakfast establishments.

Churches, chapels, and other places of religious assembly and instruction.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

Condominiums.

~~Large family child daycare home for a minimum of seven (7) to fourteen (14) children inclusive, including children under the age of ten (10) years who reside at the home.~~

Multiple-family dwellings in the form of duplexes, transitional housing, and supportive housing that do not comply with the design and development standards set forth in Article 5.75 of this Chapter~~)~~.

Outdoor sales establishments.

Parks, community gardens, and playgrounds.

Public buildings and places of temporary public assembly.

§9018 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in Single-Family Residential (R-1) Districts:

A. For single-family dwellings, two-family ~~-~~dwellings. and attached accessory dwelling units, a maximum height of thirty feet (30').

B. For accessory buildings a maximum height of twenty feet (20') or the maximum height of the main building whichever is less.

C. The height limits for both dwelling units and accessory structures may be exceeded with the securing of a use permit. The height limit for accessory dwelling unit may be exceeded through the use permit process, provided a finding is made that the higher structure would not adversely impact the health, safety, and general welfare of the public.

§9019 REQUIRED SITE AREA
A. Interior Lots: The required site area on interior lots in the R-1 zoning district is six thousand (6,000) net square feet, and the required lot width is sixty feet (60').

B. Corner Lots: The required site area for corner lots in the R-1 zoning district is seven thousand (7,000) net square feet, and the required lot width is seventy feet (70').

C. Existing Development/Density: In existing development/density there is no minimum site area.

D. Nonconforming Lots: Development may occur on existing, nonconforming R-1 lots; a site development permit is required for existing lots four thousand five hundred (4,500) square feet and greater and a use permit is required on existing lots of less than four thousand five hundred (4,500) square feet. Minimum width in either case is forty feet (40').

§9020 REQUIRED YARD SETBACKS

The purpose of establishing yard areas in the R-1 zoning district is to ensure open spaces, and a low density appearance to single-family residential neighborhoods. In single-family residential (R-1) districts, yards shall be required in the following minimum widths, as measured from the street right of way:

A. Front: ~~Twenty~~ Fifteen feet (15~~20~~') for residences and accessory structures, and ~~thirty~~ twenty-five feet (25'~~30'~~) for garages and accessory structures.

B. Sides: Ten feet (10') for residences and five feet (5') for accessory structures.

C. Rear: ~~Twenty~~ Fifteen feet (15~~20~~') for residences, and five feet (5') for accessory structures.

D. Corner Lots: On corner lots, there shall be a front setback line of ~~twenty~~ fifteen feet (15~~20~~') on each street side of a corner lot.

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply. The fifty percent (50%) average setback exception does not apply to accessory structures.

E. Yard Setbacks For Unique Circumstances:

1. Architectural Features: Cornices, eaves, canopies, and other similar architectural features for residential structures and accessory structures exceeding one hundred twenty (120) square feet in area may extend up to two feet (2') into any required yard.

2. Swimming Pools: Swimming pools shall not be located in front yards, and no closer than five feet (5') to any rear or side property line.

3. Open Porches; Landing Places; Outside Stairways: Open porches, landing places or outside stairways may extend into the required front yard setback provided a minimum of fifteen feet (15') is maintained between the stairway/landing place and the front property line. Open porches, landing places or outside stairways may extend up to two feet (2') into any required side yard, and six feet (6') into any required rear yard. Such porches, landing places, and outside stairways may be roofed, but shall not be enclosed with solid siding, glass, or screening materials, or otherwise made a part of the habitable portion of the structure.

4. Trellises: Trellises providing entry into property are allowed to be located within the front yard setback provided:

a. The trellis does not exceed a maximum height of ten feet (10').

b. The trellis is not more than ten feet (10') wide.

c. The trellis is not located in the public right of way.

d. The trellis does not obscure or block vehicular traffic lines of sight.

e. The trellis does not impede or block pedestrian circulation.

f. The trellis does not pose a threat to the public health and safety as determined by the city building inspector.

g. The trellis does not hinder the ability of the fire department from accessing the property with emergency equipment and providing emergency services.

h. A building permit is secured for the construction of the trellis, if required by the city building inspector. Depending upon the height, size, and scale of the trellis, engineering calculations may be required.

§9021 REQUIRED PARKING

A. The minimum parking area required in Single-Family Residential (R-1) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

~~3. Accessory Dwelling Unit: Accessory dwelling units (ADUs) require one additional on-site independently accessible parking space per ADU or per bedroom, whichever is less, except as provided in section 9016 of this code.~~

~~4~~3. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of section 9198 of this code.

~~two (2) on-site independently accessible spaces for each dwelling unit. Accessory dwelling units (ADUs) require one additional on-site independently accessible parking space per ADU or per bedroom, whichever is less, except as provided in section 9016 of this code. The parking requirements for all other allowed or permitted uses shall be subject to the provisions of section 9198 of this code.~~

B. Each required on-site parking space or garage space for single-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth.

C. Each required on-site parking space or garage space for single-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single wide driveways, and twenty feet (20') for double wide driveways and access lanes to parcels with no street frontage.

D. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

§9022 ADDITIONAL REQUIREMENTS

A. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed uses on individual residential parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the City Building Official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to standards set forth in Division 4 of this Code and additional ~~c~~City standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

§9023~~2~~ DETERMINATION OF APPROPRIATE USE

A. Whenever a use is not listed in this ~~article~~ Article as a use permitted by right or a use subject to a use permit in the R-1 zoning district, the planning director shall determine whether the use is appropriate for the zoning district, either as a right or subject to a use permit. In making this determination, the planning director shall find as follows:

1. The use would not be incompatible with other existing or allowed uses in the R-1 zoning district;

2. The use would not be detrimental to the continuing residential development of the area in which the use would be located; and

3. The use would be in harmony and consistent with the purpose of the R-1 zoning district.

4. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the planning director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses.

ARTICLE 4. REGULATIONS IN MEDIUM DENSITY RESIDENTIAL (R-2) DISTRICTS

SECTION:

§9030 Purpose and Intent
§9031 Allowed Uses
§9032 Permitted Uses
§9033 Building Height Limits
§9034 Required Site Area
§9035 Required Yard Setbacks
§9036 Required Parking
§9037 Additional Requirements
§9038 Determination ~~Of~~of Appropriate Use

§9030 PURPOSE AND INTENT

The medium density residential zoning district is intended to provide land area and opportunities for a range of densities and a variety of housing types, including single-family and multiple-family residential development, and townhomes~~es, multiple-family residential development, and duplexes~~. The maximum density is one to ~~fourteen~~ fifteen (~~14~~15) dwelling units per acre of land. The R-2 district is also intended to provide for a compatible mix of medium density residential, educational, religious, quasi-medical, and small professional office land uses. The R-2 zoning district is consistent with the MDR (medium density residential) general plan land use designation.

§9031 ALLOWED USES

The following uses are allowed in Medium Density Residential (R-2) Districts:

Accessory buildings and accessory uses.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Community care facility (maximum clients – 6).

Home occupations (as defined in section 9301 of this chapter).

~~Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject to the following regulations:~~

~~A. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.~~

~~B. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.~~

~~C. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.~~

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwellings, including manufactured/modular homes, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards in set forth in Section 9037 of this Code.~~,~~ ~~duplexes, condominiums, apartment houses, and rooming or boarding houses.~~

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments houses, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

~~Small family child daycare home (maximum clients – 6). (Ord. 1001, §1, adopted 1998; Ord. 1047, §1, adopted 2003; Ord. 1205, §6, adopted 2020)~~Small and large family child daycare homes.

§9032 PERMITTED USES
The following uses may be permitted in medium density residential (R-2) zoning districts subject to first securing a use permit:

Accredited public or private schools.

Bed and breakfast establishments.

Churches, chapels, and other places of religious assembly.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

Dwelling groups.

~~Large family child daycare home for a minimum of seven (7) to fourteen (14) children inclusive, including children under the age of ten (10) years who reside at the home.~~

Multiple-family dwellings that do not comply with the design and development standards set forth in Article 5.75 of this Chapter.

Outdoor sales establishment.

Parks, community gardens, and playgrounds.

Professional office converted from a single-family residence.

Rest homes, convalescent services, and other residential medical facilities.

Single-family dwelling on a three thousand (3,000) square foot lot (1 side 0 lot line and 1 side 5 foot setback provided that "0" lot lines are contiguous).

Social halls, lodges, public buildings, and places of temporary public assembly.

Temporary uses meeting the purpose and intent of the R-2 zoning district. The temporary use shall be for a maximum period of six (6) months, and shall be subject to permit renewal/time extension at the discretion of the planning director.

§9033 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in medium density residential (R-2) districts:

A. For main buildings a maximum height of thirty-five feet (35~~0~~').

B. For accessory buildings, a maximum height of twenty feet (20') or the maximum height of the main building, whichever is less.

C. The height limits for main buildings and accessory structures may be exceeded with the securing of a use permit.

§9034 REQUIRED SITE AREA
In medium density residential (R-2) districts there is no required building site area. ~~shall be as follows:~~

~~A. For each building or group of buildings a minimum of six thousand (6,000) square feet in area and a minimum width of sixty feet (60') on interior lots; a minimum of seven thousand (7,000) square feet in net area and a minimum width of seventy feet (70') on corner lots.~~

~~B. For each family unit intended to occupy any building or group of buildings on such building site area, a minimum of three thousand (3,000) square feet of net area.~~

~~C. A two (2) parcel land division is allowed for a duplex structure provided both parcels meet site area requirements.~~

~~D. In existing density cases, there is no minimum site area. (Ord. 1001, §1, adopted 1998)~~

§9035 REQUIRED YARD SETBACKS

In Medium Density Residential (R-2) Districts, yards shall be required in the following minimum widths, as measured from the street right of way:

A. Front: ~~Fifteen feet (15') for dwellings and accessory structures, and twenty five feet (25') for garages.~~

1. Single-family dwellings: Fifteen feet (15') for primary and accessory structures, and twenty- five feet (25') for garages.

2. Multiple-family dwellings: Ten feet (10') for multiple-family primary and accessory structures, and twenty-five feet (25') for garages.

B. Sides: ~~Ten feet (10'), except as provided in Section 9032 of this Article.~~

1. Single-family dwellings: Ten feet (10'), except as provided in Section 9032 of this Article.

2. Multiple-family dwellings: Five feet (5') for multiple-family dwellings except for those multiple-family projects that comply with all the design and development standards set forth in Article 5.75 of this Chapter.

C. Rear: ~~Fifteen feet (15').~~

1. Single-family dwellings: Ten feet (10').

2. Multiple-family dwellings, single-story: Ten feet (10').

3. Multiple-family dwellings, multi-story: Fifteen feet (15').

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply.

D. Corner Lots: On corner lots, there shall be a front setback line of ~~fifteen~~ ten feet (~~15'~~10') on each street side of a corner lot.

E. Special Yards And Distances Between Buildings: Minimum widths shall be as follows:

1. The distance between any ~~buildings~~ structures in any dwelling group shall be a minimum of ten feet (10') for single-story and multi-story structures ~~and fifteen feet (15') if one or more of the structures is taller than a single-story.~~

2. Any side yard providing vehicular access to single-row dwelling groups shall have a minimum width of twenty feet (20') for one-way access and twenty five feet (25') for dual access.

3. Any inner court providing vehicular access to double-row dwelling groups shall have a minimum width of twenty feet (20'), and a minimum width of twenty four feet (24') if bordered by parking stalls.

§9036 REQUIRED PARKING

~~The minimum parking required in Medium Density Residential (R-2) Districts shall be as follows:~~

A. The minimum parking area required in Medium Density Residential (R-2) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

~~4. Accessory Dwelling Unit: Accessory dwelling units (ADUs) require one additional on-site independently accessible parking space per ADU or per bedroom, whichever is less, except as provided in section 9016 of this code.~~

5. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of ~~s~~Section 9198 of this ~~c~~Code.

~~A. Single-family dwellings: two (2) on-site independently accessible parking spaces for each dwelling unit.~~

~~B. Duplexes: two (2) on-site independently accessible parking spaces per unit.~~

~~C. Multiple-family dwellings and condominiums: one on-site independently accessible parking space for one-bedroom units; two (2) on-site independently accessible parking spaces for two (2) or more bedrooms per unit.~~

~~D. All other allowed or permitted uses shall be subject to the parking requirements contained in Section 9198 of this Chapter.~~

B~~E~~. Each required off-street parking space or garage space for multiple-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth. Thirty percent (30%) of the parking stalls in a parking lot with ten (10) or more stalls shall be compact sized (8 feet in width and 16 feet in length).

C~~F~~. Each required off-street parking space or garage space for multiple-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single-wide driveways, and twenty feet (20') for double-wide driveways and access lanes to parcels with no street frontage.

D~~G~~. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

E~~H~~. Relief from the parking requirements in the R-2 Zoning District may be approved through the discretionary review process, provided a finding is made that a reduced number of spaces would not adversely impact the health, safety, or general welfare of the public.

§9037 ADDITIONAL REQUIREMENTS

A. A site development permit is required for development of more than a single duplex. However, multiple-family residential projects described in Section 9031 of this Code that are in compliance with the design and development standards set forth in Article 5.75 of this Chapter are exempt from this requirement.~~.~~

B. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

~~B~~C. All development projects that are not ~~applicable~~multiple-family residential projects, or that do not comply with the design and development standards set forth in Article 5.75 of this Chapter~~) for multiple-family projects~~, and ~~require a discretionary review in the in the R-2 Zoning District requiring~~ that require discretionary review, shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

~~a. Landscaping shall be proportional to the building elevations.~~

~~b~~a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

~~c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.~~

~~d~~b. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

~~e~~c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

~~f~~d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

~~g~~e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

~~h~~f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

~~g~~i. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

~~j~~h. Landscaping plans shall include an automatic irrigation system and lighting plan.

~~k~~i. All required landscaping for residential development projects shall be adequately maintained.

~~l~~j. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

~~m~~k. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

§9038 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this Article as a use permitted by right or a use subject to a use permit in the R-2 Zoning District, the Planning Director shall determine whether the use is appropriate for the Zoning District, either as of right or subject to a use permit. In making this determination, the Planning Director shall find as follows:

A. That the use would not be incompatible with other existing or allowed uses in the R-2 Zoning District;

B. That the use would not be detrimental to the continuing residential development of the area in which the use would be located; and

C. That the use would be in harmony and consistent with the purpose of the R-2 Zoning District.

D. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as allowed uses.

ARTICLE 5. REGULATIONS IN HIGH DENSITY RESIDENTIAL (R-3) DISTRICTS

SECTION:

§9045 Purpose And Intent
§9046 Allowed Uses
§9047 Permitted Uses
§9048 Building Height Limits
§9049 Required Site Area
§9050 Required Yard Setbacks
§9051 Required Parking
§9052 Additional Requirements
§9053 Determination Of Appropriate Use

§9045 PURPOSE AND INTENT

The purpose of the R-3 zoning district is to implement the general plan policies for high density residential areas as a transition zone between low and medium density residential and commercial land uses with the emphasis upon residential uses. It is intended to provide opportunities for a mix of multiple-family residential development and low intensities commercial land uses. The R-3 zoning district is consistent with the HDR (high density residential) general plan land use designation.

§9046 ALLOWED USES

The following uses are allowed in High Density Residential (R-3) Districts:

Accessory buildings and accessory uses. This shall not be construed as permitting any business use or occupation other than those specifically listed herein.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Community care facility, which provides service for six (6) or fewer persons, with the residents and operators of the facility being considered a family.

Home occupations (as defined in section 9278 of this chapter).

~~Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject the following regulations:~~

~~A. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.~~

~~B. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.~~

~~C. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.~~

Public or private parking lots for automobiles, when the property is adjacent to any C-N, C-1, or C-2 district, or if required to accompany any new land use.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwellings, including manufactured/modular homes, transitional housing, and supportive housing)., Manufactured/modular home shall comply with the additional development standards in Section 9052 of this Code.- ~~duplexes, condominiums, apartment houses, and rooming or boarding houses.~~

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

~~Small family child daycare home, which provides care for eight (8) or fewer children, including children under the age of ten (10) years who reside at the home. (Ord. 1001, §1, adopted 1998; Ord. 1047, §1, adopted 2003; Ord. 1205, §7, adopted 2020)~~Small and large family ~~child~~ daycare homes.

§9047 PERMITTED USES
The following uses may be permitted in high density residential (R-3) districts subject to first securing a use permit:

Barbershops, beauty shops.

Churches, chapels, and other places of religious assembly.

Coin operated laundromat.

Dwelling groups.

Florist.

Hotels, motels, and bed and breakfast establishments.

Mobile home parks.

"Mom and pop" convenience grocery stores, delicatessens, bakeries, and coffee shops.

Multiple-family dwellings that do not comply with the design and development standards in Article 5.75 of this Chapter..

Nursery schools ~~and large family child daycare homes for a minimum of seven (7) to fourteen (14) children inclusive, including children under the age of ten (10) years who reside at the home.~~

Parks, community gardens, and playgrounds.

Professional offices.

Public buildings.

Rest homes, hospitals, pharmacies, and community care facilities serving more than six (6) persons, but not more than twelve (12) persons.

Video rentals/sales.

§9048 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in High Density Residential (R-3) Districts:

A. For main buildings a maximum height of ~~forty~~ fifty feet (~~40'~~50'), unless abutting an R-1 or R-2 lot in which case a maximum height of thirty-five feet (~~30'~~35').

B. For accessory buildings, a maximum height of thirty feet (30') or the maximum height of the main building whichever is less.

§9049 REQUIRED SITE AREA FOR MOBILE HOME PARKS
~~In High Density Residential (R-3) Districts the required building site area shall be as follows:~~

A. ~~For each building or group of buildings a minimum of six thousand (6,000) square feet in area and a minimum width of sixty feet (60') on interior lots; a minimum of seven thousand (7,000) square feet in area and a minimum width of seventy feet (70') on corner lots.~~In High Density Residential (R-3) Districts there is no required building site area.

~~B. For each family unit intended to occupy any building or group of buildings on such building site area there shall be at least one thousand five hundred (1,500) square feet of site area.~~

B~~C~~. The required building site f~~F~~or each mobile home park shall be a minimum of two (2) acres.

§9050 REQUIRED YARD SETBACKS

In High Density Residential (R-3) Districts, yards shall be required in the following minimum widths, except as provided in Section 9032 of this Chapter:

A. Front: ~~Fifteen feet (15') for dwellings and accessory structures, and twenty five feet (25') for garages.~~

1. Single-family dwellings: Fifteen feet (15') for dwellings and accessory structures, and twenty- five feet (25') for garages.

2. Multiple-family dwellings: Ten feet (10') for multiple-family dwellings and accessory structures, and twenty-five feet (25') for garages.

B. Sides: Five feet (5'), except for those multiple-family dwelling projects that comply with all the design and development standards in Article 5.75 of this Chapter..~~except as provided in Section 9032 of this Chapter.~~

C. Rear: ~~Ten feet (10').~~

1. Single-family dwellings: Ten feet (10').

2. Multiple-family dwellings, single-story: Ten feet (10').

3. Multiple-family dwellings, multi-story: Fifteen feet (15').

D. Corner Lots: On corner lots, there shall be a front setback line of ~~fifteen~~ ten feet (~~15'~~10') on each side of the property facing a street.

Except in cases where fifty percent (50%) of the same side of the block is already built out, then the average setback shall apply.

E. Special Yards And Distances Between Buildings: Minimum widths shall be as follows:

1. The distance between any ~~buildings~~ structures in any dwelling group shall be a minimum of ten feet (10'). ~~for single-story structures and fifteen feet (15') if one or more of the structures is taller than a single-story.~~

2. Any side yard providing vehicular access to single-row dwelling groups shall have a minimum width of twenty feet (20') for one-way access and twenty five feet (25') for dual access.

3. Any inner court providing vehicular access to double-row dwelling groups shall have a minimum width of twenty feet (20'), and a minimum width of twenty four feet (24') if bordered by parking stalls.

§9051 REQUIRED PARKING

~~The minimum parking required in High Density Residential (R-3) Districts shall be as follows:~~

A. The minimum parking area required in High Density Residential (R-3) Districts is as follows:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

~~4. Accessory Dwelling Unit: Accessory dwelling units (ADUs) require one additional on-site independently accessible parking space per ADU or per bedroom, whichever is less, except as provided in section 9016 of this code.~~

5. Other Uses: The parking requirements for all other allowed or permitted uses shall be subject to the provisions of section 9198 of this ~~c~~Code.

~~A. Single-family dwellings: two (2) on-site independently accessible parking spaces for each dwelling unit.~~

~~B. Duplexes: two (2) on-site independently accessible parking spaces per unit.~~

~~C. Multiple-family dwellings and condominiums: one on-site independently accessible parking space for one-bedroom units; two (2) on-site independently accessible parking spaces for two (2) or more bedrooms per unit.~~

~~D. All other allowed or permitted uses shall be subject to the parking requirements contained in Section 9198 of this Chapter.~~

~~E~~B. Each required off-street parking space or garage space for multiple-family residential uses shall be a minimum of nine feet (9') in width and nineteen feet (19') in depth. Thirty percent (30%) of the parking stalls in a parking lot with ten (10) or more stalls shall be compact sized (8 feet in width and 16 feet in length).

C~~F~~. Each required off-street parking space or garage space for multiple-family residential uses shall open directly onto a driveway or aisle and be designed to provide safe and efficient ingress and egress for vehicles accessing such parking space. The maximum width for such driveways shall be twelve feet (12') for single-wide driveways, and twenty feet (20') for double-wide driveways and access lanes to parcels with no street frontage.

D~~G~~. All driveways on corner lots shall be located a minimum distance of twenty feet (20') from the curb return.

E~~H~~. Relief from the parking requirements in the R-3 Zoning District may be approved through the discretionary review process, provided a finding is made that a reduced number of spaces would not adversely impact the health, safety, and general welfare of the public.

§9052 ADDITIONAL REQUIREMENTS

A. All new construction, exterior modifications to existing buildings or on-site work shall require a site development permit pursuant to subsection 9261B of this Chapter, excluding multiple-family residential projects, as described in Section 9046, that comply with the design and development standards in Article 5.75 of this Chapter.

B. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual residential parcels subject the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

~~B~~C. All development projects that are not multiple-family residential projects, ~~applicable~~ or do not comply with the design and development standards in Article 5.75 of this Chapter , and that require~~-~~ discretionary review, ~~in the~~in ~~the R-3 Zoning District requiring discretionary review~~ shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

~~a. Landscaping shall be proportional to the building elevations.~~

~~b~~a. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

~~c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.~~

~~d~~b. Deciduous trees shall constitute ~~the majority~~fifty-one percent (51%) of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

~~e~~c. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

~~f~~d. Parking lots shall have a perimeter planting strip with both trees and shrubs.

~~g~~e. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

~~h~~f. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

~~g~~i. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel~~, it would be unreasonable and illogical~~ as determined the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h~~j~~. Landscaping plans shall include an automatic irrigation system and lighting plan.

i~~k~~. All required landscaping for commercial development projects shall be ~~adequately~~ maintained.

j~~l~~. All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

k~~m~~. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

§9053 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this Article as a use permitted as of right or a use subject to a use permit in the R-3 Zoning District, the Planning Director shall determine whether the use is appropriate for the Zoning District, either as of right or subject to a use permit. In making this determination, the Planning Director shall find as follows:

A. That the use would not be incompatible with other existing or allowed uses in the R-3 Zoning District;

B. That the use would not be detrimental to the continuing residential development of the area in which the use would be located; and

C. That the use would be in harmony and consistent with the purpose of the R-3 Zoning District.

D. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as allowed uses.

ARTICLE 6. REGULATIONS IN NEIGHBORHOOD COMMERCIAL (C-N) DISTRICTS

SECTION:

§9060 Purpose And Intent
§9061 Uses Allowed
§9062 Uses Permitted With Securing Of A Use Permit
§9063 Building Height Limits
§9064 Building Site And Lot Area Requirements
§9065 Front Setback Lines
§9066 Yard Requirements
§9067 Parking Requirements
§9067.5 Lot Coverage
§9068 Additional Requirements
§9069 Determination Of Appropriate Use

§9060 PURPOSE AND INTENT

The purpose of the Neighborhood Commercial (C-N) Zoning District is to encourage and promote a balanced mix of low intensity professional office, commercial, single-family and multiple-family residential, and quasi-public land uses. The maximum residential density is one to fifteen (15) dwelling units per gross acre of land. Large and incompatible commercial retail stores, such as supermarkets, chain drugstores, convenience stores, and discount clothing stores, are not allowed or permitted. Similarly, highway-serving commercial uses, such as motels, and gas stations/automotive repair businesses are not allowed or permitted. The C-N District is intended to provide low intensity commercial services, such as medical offices, small retail stores, and personal services to the adjacent and integrated residential community. Additionally, the provisions of this Article are intended to assure that development is compatible with the surrounding community, in terms of both design and use, and does not adversely impact surrounding properties.

§9061 USES ALLOWED

The following uses are allowed in Neighborhood Commercial Zoning Districts:

Accessory uses to any of the uses allowed in this district.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Home occupations.

Low barrier navigation centers.

Professional and medical offices, barbershop, beauty shop, drugstore, florist, delicatessen (seating/tables permitted), small grocery store, and all other uses which, in the opinion of the planning director, are similar. The planning director may refer a determination regarding similar uses to the planning commission for a decision.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Single-family dwelling, including ~~,~~ manufactured/modular homes, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards in Section 9068 of this Code.

Small and large family daycare homes.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multiple-family dwellings that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

~~Small homeless facilities~~Emergency shelters, small.

A mix of any of the above allowed uses.

§9062 USES PERMITTED WITH SECURING OF A USE PERMIT
The following uses may be permitted in neighborhood commercial (C-N) districts, subject to first securing a use permit pursuant to provisions contained in section 9262 of this chapter:

Bakery.

Bed and breakfast establishment.

Bookstore.

Coffee shop.

~~Large homeless facilities~~Emergency shelters, large.

Medical care facility or hospital.

Multiple-family dwellings that do not comply with the design and development standards set forth in Article 5.75 of this Chapter.

Personal service establishment.

Places of religious worship, assembly or instruction.

Public or private schools.

~~Rental dwelling units, when combined in a mixed development with any allowed or permitted use(s).~~

Retail stores not listed in section 9061 of this article, except for large commercial retail stores, such as department stores, supermarkets, chain drugstores, and discount clothing stores.

Sit down restaurant or cafe (no drive-thru restaurants shall be permitted).

Small and large family child daycare homes.

Tailor shop.

A mix of any of the above permitted uses.

Other uses which, in the opinion of the planning director, are similar. The planning director may refer a determination regarding similar uses to the planning commission for a decision.

§9063 BUILDING HEIGHT LIMITS
The following shall be the maximum limits for height of buildings in neighborhood commercial (C-N) districts:

A. For main buildings, a maximum height of thirty-five feet (35~~0~~').

B. For accessory buildings, a maximum height of twenty feet (20').

C. To exceed the height limit, a use permit must first be secured.

§9064 BUILDING SITE AND LOT AREA REQUIREMENTS
In neighborhood commercial (C-N) districts, the building site area shall be as follows:

A. Commercial. For each main building a minimum of seven thousand (7,000) square feet of area, and a width of seventy feet (70').

B. Residential and Mixed-Use. No minimum building site area.

~~B~~C. Existing lots as of the date of ordinance 1006, under seven thousand (7,000) square feet are considered legal building sites.

~~C~~D. All newly created parcels shall have a minimum of seven thousand (7,000) square feet of area.

§9065 FRONT SETBACK LINES
The provisions for front setback lines in Neighborhood Commercial (C-N) Districts shall be as follows:

A. On interior lots, the front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line fronting such lot~~, except in cases where fifty percent (50%) of one side of the block is already built out, the average (median) setback shall apply.~~.

B. On corner lots, there shall be a front setback line on each street side of a corner lot. The front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line adjacent to such lot.

§9066 YARD REQUIREMENTS
In Neighborhood Commercial (C-N) Districts, yards shall be required in the following widths:

A. Front Yards For Single-Story Buildings: On both interior and corner lots the front setback line shall be a minimum of ten feet (10') measured from the street right-of-way line fronting such lot~~, except in cases where fifty percent (50%) of one side of the block is already built out, the average (median) setback shall apply.~~.

B. Front Yards For Multiple-Story Buildings: On both interior and corner lots the front setback line shall be a minimum of ten feet (10') for the first story and fifteen feet (15') for the second story measured from the street right-of-way line fronting such lot~~, except in cases where fifty percent (50%) of one side of the block is already built out, the average (median) setback shall apply.~~.

C. Side Yards: The minimum depth required shall be five feet (5')~~ for single-story structures, and ten feet (10') for two (2) story structures, except in cases where fifty percent (50%) of one side of the block is already built out, the average (median) setback shall apply~~.

D. Rear Yards: The minimum depth required shall be ten feet (10')~~, except in cases where fifty percent (50%) of one side of the block is already built out, the average (median) setback shall apply. (Ord. 1006, §1, adopted 1998)~~.

Except in cases where fifty percent (50%) of one side of the block is already built out, the average (median) setback shall apply.

§9067 PARKING REQUIREMENTS
The minimum parking area and number of on-site parking spaces required in the Neighborhood Commercial (C-N) Zoning District shall be as follows:

A. Commercial Uses.

1. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable space.

2. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross floor area.

3. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.

4. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new commercial developments where it is determined through the discretionary review process that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off-street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

~~A. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable space.~~

~~B. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross floor area.~~

~~C. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.~~

~~D. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new commercial developments where it is determined through the discretionary review process that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off-street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.~~

B. Residential Uses. The minimum parking areas are required for the following residential uses:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

~~4. Accessory Dwelling Unit: Accessory dwelling units (ADUs) require one additional on-site independently accessible parking space per ADU or per bedroom, whichever is less, except as provided in section 9016 of this code.~~

~~E~~C. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter.

~~F~~D. Exceptions: Relief from the parking requirements in the C-N Zoning District may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

~~G~~E. Rear Or Side Lots: If parking is to be provided on the rear or sides of lots, fencing and landscaping shall be required to effectively screen the development from adjoining properties.

§9067.5 LOT COVERAGE

The maximum lot coverage shall be ~~forty~~ sixty percent (~~40~~60%) of the gross size of the parcel(s). Relief from the lot coverage standard can be approved through the discretionary review process, based upon the size, scope, and intensity of the development proposal.

§9068 ADDITIONAL REQUIREMENTS

The following additional requirements are applicable in the Neighborhood Commercial (C-N) Districts:

A. A site development permit shall be required for development projects in the Neighborhood Commercial (C-N) Zoning District, pursuant to the requirements of subsection 9261B of this Chapter, excluding multiple-family residential projects as described in Section 9061 that comply with the design and development standards in Article 5.75 of this Chapter.

~~B. Second-story development shall be designed to preserve the privacy of adjoining property owners.~~

~~C~~B. No fence shall be constructed over three feet (3') in height in any required front yard.

C. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

1. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

D. All development projects that are not multiple-family residential projects or do not comply with the design and development standards in Article 5.75 of this Chapter for multiple-family projects and that require discretionary review in the ~~in the~~ C-N Zoning District ~~requiring discretionary review~~ shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project and surrounding area. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

~~a. Landscaping shall be proportional to the building elevations.~~

a~~b~~. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

~~c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.~~

b~~d~~. Deciduous trees shall constitute 51 percent (51%) ~~the majority~~ of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c~~e~~. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d~~f~~. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e~~g~~. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f~~h~~. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

g~~i~~. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel~~, it would be unreasonable and illogical~~ as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h~~j~~. Landscaping plans shall include an automatic irrigation system and lighting plan.

i~~k~~. All required landscaping for commercial development projects shall be ~~adequately~~ maintained ~~in a viable condition~~.

j~~l~~. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

E. All commercial land uses shall be limited in hours of operation from seven o'clock (7:00) A.M. to six o'clock (6:00) P.M., except where the Planning Commission approves alternative hours through the discretionary permit review process.

F. Existing development as of the date hereof inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the provisions of Section 9209 of this Chapter.

§9069 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this Article as a use permitted as of right or a use subject to a use permit in the C-N Zoning District, the Planning Director shall determine whether the use is appropriate for the Zoning District, either as of right or subject to a use permit. In making this determination, the Planning Director shall find as follows:

A. That the use would not be incompatible with other existing or allowed uses in the C-N Zoning District.

B. That the use would not be detrimental to the continuing development of the area in which the use would be located.

C. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the Planning Director regarding whether a use can be allowed or permitted in the Neighborhood Commercial (C-N) Zoning District shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this Chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Planning Director. All City Council decisions on appeals of the Planning Director's actions are final for the City.

ARTICLE 7. REGULATIONS IN COMMUNITY COMMERCIAL (C-1) DISTRICTS

SECTION:

§9080 Purpose And Intent
§9081 Allowed Uses
§9082 Permitted Uses
§9083 Building Height Limits
§9084 Building Site Area Required
§9085 Required Yard Setbacks
§9086 Required Parking
§9087 Additional Requirements
§9088 Determination Of Appropriate Use

§9080 PURPOSE AND INTENT

The purpose of the Community Commercial Zoning District is to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote~~,~~ and provide flexibility for commercial development, ~~and~~ to encourage the establishment of community-wide commercial serving land uses, and provide opportunities to integrate multiple-family housing and mixed-use projects. The Community Commercial (C-1) Zoning District is consistent with the Commercial (C) General Plan land use designation.

§9081 ALLOWED USES

The following uses are allowed in the Community Commercial (C-1) Zoning District:

Accessory uses to any of the uses allowed in this district.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in ~~section~~ Section 9016 of this ~~code~~Code.

Community care facility which provides service for six (6) or fewer persons, with the residents and operators of the facility being considered a family.

Condominiums.

Hotels, motels, and bed and breakfast establishments.

Low barrier navigation centers.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), and that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

Personal improvement and personal service establishments.

Places of religious worship, assembly or instruction.

Professional offices and banks.

Public or private schools.

Restaurants.

Retail stores.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

~~Small family child daycare home, which provides care for eight (8) or fewer children, including children under the age of ten (10) years who reside at the home.~~Small and large family child daycare homes.

~~Small homeless facilities, pursuant to section 9171 of this chapter. (Ord. 1006, §1, adopted 1998; Ord. 1047, §1, adopted 2003; Ord. 1205, §9, adopted 2020)~~Emergency shelters, small.

§9082 PERMITTED USES
The following uses require approval of a use permit pursuant to the provisions contained in section 9262 of this chapter:

Auto repair shop, auto body and painting shop, car wash, auto service (gas) station, and new and used car sales.

Bar, dance hall, live entertainment establishment and nightclub.

Billiard parlor, amusement arcade, and bowling alley.

Cabinet shop.

Cannabis manufacturing – Level 1.

Cannabis microbusiness.

Cannabis nursery.

Cannabis retailer.

Cannabis testing laboratory.

Community care facility for more than six (6) persons, but not more than twelve (12) persons.

~~Large family child daycare home for a minimum of seven (7) to fourteen (14) children inclusive, including children under the age of ten (10) years who reside at the home.~~

~~Large homeless facility, pursuant to section 9171 of this chapter.~~Emergency shelters, large.

Machine shop.

Mini/convenience storage.

~~Mixed residential and commercial land uses on one parcel provided they are found to be compatible.~~

Outdoor sales establishments that occur for no more than thirty (30) days within a twelve (12) month period may be considered by the zoning administrator. All other applications shall be heard by the planning commission.

A. All outdoor sales establishments shall comply with the following criteria:

1. Parking: Parking shall be designated for a minimum of three (3) automobiles, located off the public right of way with no automobile maneuvering permitted in the public right of way. The use permit may require additional parking, depending on the nature of sales proposed.

2. Signage: A maximum of twenty five percent (25%) of the largest side of the vehicle or structure used in the sales operation. In addition, one sandwich board or A-frame sign pursuant to subsection 3227A5 of this code.

3. Utilities: The need for sanitary sewer, water, and electrical services shall be determined through the use permit process, and all hookups shall comply with this code.

4. Business License: Business license must be prominently displayed at all times, and the operator shall have proof of board of equalization sales permit.

Parking lot.

Single-family dwelling~~,~~ (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards in Section 9087 of this Code.~~duplex, multiple-family residential units, and mobile home park.~~

Multiple-family dwellings that do not comply with the design and development standards in Article 5.75 of this Chapter.

Mobile home parks.

Social halls and lodges.

Theater.

Veterinarian.

§9083 BUILDING HEIGHT LIMITS
The maximum height of any building in a community commercial (C-1) district shall be fifty feet (50').

§9084 BUILDING SITE AREA REQUIRED
~~No minimum building site area except for residential development which shall be as follows:~~

A. Commercial. For each building or group of buildings a minimum of six thousand (6,000) square feet in area and a minimum width of sixty feet (60') on interior lots; a minimum of seven thousand (7,000) square feet in area and a minimum width of seventy feet (70') on corner lots.

B. Residential and Mixed-Use. No minimum building site area.

C. Mobile Home Parks. Minimum of two (2) acres.

~~A. For each building or group of buildings a minimum of six thousand (6,000) square feet in area and a minimum width of sixty feet (60') on interior lots; a minimum of seven thousand (7,000) square feet in area and a minimum width of seventy feet (70') on corner lots.~~

~~B. For each family unit intended to occupy any building or group of buildings a minimum of one thousand five hundred (1,500) square feet of site area. The total number of residential units allowed in mixed use projects may be based on an average of one unit per one thousand five hundred (1,500) square feet over the entire project site including the portion devoted to commercial uses.~~

~~C. For each mobile home park a minimum of two (2) acres. (Ord. 1006, §1, adopted 1998; Ord. 1110, §1, adopted 2008)~~

§9085 REQUIRED YARD SETBACKS
In community commercial (C 1) districts, yards shall be required in the following minimum widths:

A. Front yards for single story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

B. Front yards for multiple story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot (generally being the edge of sidewalk). On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

C. Rear and side yards: None required except where the rear or side of a lot abuts on an R 1, R 2, or R 3 district, in which case such rear or side yard shall be that of the adjoining zone.

§9086 REQUIRED PARKING
The minimum parking area required in the community commercial (C-1) zoning districts shall be as follows:

A. Commercial Uses.

1. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.

2. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross leasable floor area.

3. Commercial Recreation And Public Assembly: One parking space for each four (4) person capacity.

4. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.

5. Bicycle Parking: Safe bicycle parking facilities shall be provided in all commercial developments, where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

~~A. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.~~

~~B. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross leasable floor area.~~

~~C. Commercial Recreation And Public Assembly: One parking space for each four (4) person capacity.~~

~~D. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.~~

~~E. Bicycle Parking: Safe bicycle parking facilities shall be provided in all commercial developments, where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.~~

B~~F~~. Downtown Parking District: All parcels within the downtown parking district no. 1 are not subject to the C 1 zoning district parking standards. These parcels shall comply with the provisions of the downtown parking improvement program.

C. Residential Uses: The minimum parking areas are required for the following residential uses:

1. Single-Family Dwelling: Two (2) on-site parking spaces per unit.

2. Duplex: One and half (1.5) on-site parking spaces per unit.

3. Multiple-Family Dwelling: One (1) on-site parking space per unit.

~~4. Accessory Dwelling Unit: Accessory dwelling units (ADUs) require one additional on-site independently accessible parking space per ADU or per bedroom, whichever is less, except as provided in section 9016 of this code.~~

D~~G~~. Other Uses: All other uses are subject to the provisions contained in ~~article~~ Article 17 of this ~~chapter~~Chapter.

E~~H~~. Exceptions: Relief from the parking requirements in the C 1 zoning district may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

§9087 ADDITIONAL REQUIREMENTS
The following additional requirements are applicable in the community commercial (C-1) zoning district:

A. A site development permit shall be required for development projects in the community commercial (C-1) zoning district, pursuant to the requirements of subsection 9261B of this chapter, excluding multiple-family residential projects as described in Section 9081 that comply with the design and development standards in Article 5.75 of this Chapter~~r.~~

B. Any balcony, window, or door shall use at least one of the following development approaches to lessen the privacy impacts onto adjacent properties. These techniques include, use of obscured glazing, landscaped/privacy buffer in the required setback with a minimum of five feet (5'), window placement above eye level, or locating balconies, windows, and doors facing toward the street and backyard. Trees and landscaping used as a landscaped/privacy buffer shall be planted and maintained by the property owner to preserve the privacy of adjacent property owners.~~Second story development shall be designed to preserve the privacy of adjoining property owners.~~

~~C. Repealed.~~

C. Manufactured homes certified under the national manufactured home construction and safety standards act of 1974 (42 USC section 5401 et seq.) are allowed on individual parcels subject to the following regulations:

1. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the state Health and Safety Code.

2. Utilities: All utilities to the manufactured home shall be installed pursuant to city standard practices and policies.

3. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

D. All development projects that are not ~~applicable~~multiple-family residential projects, or that do not comply with the design and development standards in Article 5.75 of this Chapter, and that require discretionary review, ~~in the C-1 zoning district requiring discretionary review~~ shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing. Properties within the downtown master plan (DMP) area are exempt from the landscaping requirements.

1. All proposed landscaping plans shall comply with the following standards:

~~a. Landscaping shall be proportional to the building elevations.~~

a~~b~~. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

~~c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.~~

b~~d~~. Deciduous trees shall constitute 51 percent (51%) ~~the majority~~ of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c~~e~~. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d~~f~~. Parking lots shall have a perimeter planting strip with both trees and shrubs.

eg. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

fh. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.

gi. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

hj. Landscaping plans shall include an automatic irrigation system and lighting plan.

ik. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.

jl. The planning director, zoning administrator, planning commission, or city council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

E. No fence shall be constructed over three feet (3') in height in any required front yard setback area.

F. Existing development as of the date of this article inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the nonconforming provisions contained in this chapter.

§9088 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this article as a use permitted by right or a use subject to a use permit in the C-1 zoning district, the planning director shall determine whether the use is appropriate for the zoning district, either as a right or subject to a use permit. In making this determination, the planning director shall find as follows:

A. That the use would not be incompatible with other existing or allowed uses in the C-1 zoning district.

B. That the use would not be detrimental to the continuing development of the area in which the use would be located.

C. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the planning director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the planning director regarding whether a use can be allowed or permitted in the community commercial (C-1) zoning district shall be final unless a written appeal to the city council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by city council resolution, is filed with the city clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The city council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this chapter. At the close of the public hearing, the city council may affirm, reverse, revise or modify the appealed decision of the planning director. All city council decisions on appeals of the planning director's actions are final for the city.

ARTICLE 8. REGULATIONS IN HEAVY COMMERCIAL (C-2) DISTRICTS

SECTION:

§9095 Purpose And Intent
§9096 Allowed Uses
§9097 Permitted Uses
§9098 Building Height Limits
§9099 Yards Required
§9100 Parking Required
§9101 Additional Requirements
§9102 Determination Of Appropriate Use

§9095 PURPOSE AND INTENT

The purpose of the heavy commercial zoning district is to provide opportunities for commercial service, wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with professional offices and retail stores. The heavy commercial zone also encourages the integration of multiple-family housing. –The heavy commercial (C-2) zoning district is consistent with the commercial (C) general plan land use designation.

§9096 ALLOWED USES

The following uses are allowed in the Heavy Commercial (C-2) Zoning District:

Accessory uses to any allowed or permitted uses.

Accessory dwelling units and junior accessory dwelling units, as defined in section 9278 of this code and regulated in section 9016 of this code.

Business service.

Cabinet shop, sign shop, and machine shop.

Construction sales and service.

Equipment repair shop.

Farm equipment sales and feed stores.

Kennel, pet shop, and pet services.

Laundry service and laundromat.

Low barrier navigation centers.

Mini/convenience storage.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), that comply with the design and development standards in Article 5.75 of this Chapter are permitted by right.

New and used automobile sales.

Recycling facility.

Safety service.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Service (gas) station, automobile repair, automobile body and painting shop, and car washing facility.

Transportation service.

Warehousing and distribution (limited).

Wholesale store.

§9097 PERMITTED USES
The following uses require approval of a use permit pursuant to the provisions contained in section 9262 of this chapter:

Cannabis cultivation – Large indoor.

Cannabis cultivation – Large mixed light.

Cannabis cultivation – Medium indoor.

Cannabis cultivation – Medium mixed light.

Cannabis cultivation – Small indoor.

Cannabis cultivation – Small mixed light

Cannabis cultivation – Specialty cottage.

Cannabis cultivation – Specialty indoor.

Cannabis cultivation – Specialty mixed light.

Cannabis distribution.

Cannabis manufacturing – Level 1.

Cannabis microbusiness.

Cannabis nursery.

Cannabis retailer.

Cannabis testing laboratory.

Establishment, maintenance, operation and removal of circuses, carnivals, amusement parks, open air theaters, or other similar temporary establishments involving large assemblages of people.

Hotels, motels, and bed and breakfast establishments.

Light industrial and manufacturing uses.

~~Mixed residential and commercial land uses on one parcel provided they are found to be compatible.~~

Mobile home parks.

Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, transitional housing, supportive housing, single-room occupancies (SROs)), that do not comply with the design and development standards in Article 5.75 of this Chapter.

Outdoor sales establishments that occur for no more than thirty (30) days within a twelve (12) month period may be considered by the zoning administrator. All other applications shall be heard by the planning commission.

A. All outdoor sales establishments shall comply with the following criteria:

1. Parking: Parking shall be designated for a minimum of three (3) automobiles, located off the public right of way with no automobile maneuvering permitted in the public right of way. The use permit may require additional parking, depending on the nature of sales proposed.

2. Signage: A maximum of twenty five percent (25%) of the largest side of the vehicle or structure used in the sales operation. In addition, one sandwich board or "A" frame sign pursuant to subsection 3227A5 of this code.

3. Utilities: The need for sanitary sewer, water, and electrical services shall be determined through the use permit process, and all hookups shall comply with this code.

4. Business License: Business license must be prominently displayed at all times, and the operator shall have proof of board of equalization sales permit.

Parks, playgrounds, community gardens, and other recreational uses.

Public and quasi-public buildings, structures and uses.

Resident manager/security personnel housing.

Retail stores, restaurants, and professional offices.

Temporary uses complying with the purpose and intent of this district. The temporary use shall be for a maximum period of six (6) months, and shall be subject to permit renewal/time extension at the discretion of the planning director.

Warehousing and distribution (general).

§9098 BUILDING HEIGHT LIMITS
The maximum height of any building in a C-2 district shall be as follows:

A. ~~Forty~~ Fifty feet (~~40'~~50') for primary buildings.

B. ~~Twenty~~ Thirty feet (~~20'~~30') for accessory buildings.

C. To exceed the height limits for primary and accessory buildings, a use permit must first be secured.

§9099 YARDS REQUIRED
In C-2 districts yards shall be required in the following minimum widths:

A. Front yards for single-story buildings: On both interior and corner lots the front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

B. Front yards for multiple-story buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting each side of the lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

C. Rear and side yards: None required except where the rear or side of a lot abuts on an R-1, R-2, or R-3 district, in which case such rear or side yard shall be that of the adjoining zone.

§9100 PARKING REQUIRED
The minimum parking area required in the heavy commercial (C-2) zoning district shall be as follows:

A. Commercial Uses.

1. Wholesale Stores: One parking space for each four hundred (400) square feet of gross leasable space.

2. Automobile Sales: One space for each five hundred (500) square feet of floor area plus one space for each two thousand (2,000) square feet of outdoor display area.

3. Cabinet Shop, Machine Shop, And Sign Shop: One space for each employee on the maximum shift plus required space for office areas. Two (2) spaces are also required for customer parking, and one space for each vehicle operated from or on the site.

4. Warehouse, Mini/Convenience Storage: One parking space for each two thousand five hundred (2,500) square feet. Four (4) additional spaces are also required for customers, one parking space for each two (2) employees at maximum shift, and one space for each vehicle operated from or on the site.

5. Retail Stores, Professional Offices, and Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.

6. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new commercial developments where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.

~~A. Wholesale Stores: One parking space for each four hundred (400) square feet of gross leasable space.~~

~~B. Automobile Sales: One space for each five hundred (500) square feet of floor area plus one space for each two thousand (2,000) square feet of outdoor display area.~~

~~C. Cabinet Shop, Machine Shop, And Sign Shop: One space for each employee on the maximum shift plus required space for office areas. Two (2) spaces are also required for customer parking, and one space for each vehicle operated from or on the site.~~

~~D. Warehouse, Mini/Convenience Storage: One parking space for each two thousand five hundred (2,500) square feet. Four (4) additional spaces are also required for customers, one parking space for each two (2) employees at maximum shift, and one space for each vehicle operated from or on the site.~~

~~E. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new commercial developments where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.~~

~~F. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.~~

B. Residential Uses: The minimum parking areas are required for the following residential uses:

1. Multiple-Family Dwelling: One (1) on-site parking space per unit.

~~G~~C. Other Uses: All other uses are subject to the provisions contained in article 17 of this chapter.

~~H~~D. Exceptions: Relief from the parking requirements in the C-2 zoning district may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected.

§9101 ADDITIONAL REQUIREMENTS

The following additional requirements are applicable in the heavy commercial (C-2) zoning district:

A. A site development permit shall be required for development projects in the heavy commercial (C-2) zoning district, pursuant to the requirements of subsection 9261B of this ~~chapter~~Chapter, excluding multiple-family residential projects as described in Section 9096 that comply with the design and development standards set forth in Article 5.75 of this Chapter.

B. ~~Second story development shall be designed to preserve the privacy of adjoining property owners.~~Any balcony, window, or door shall use at least one of the following development approaches to lessen the privacy impacts onto adjacent properties. These techniques include, use of obscured glazing, landscaped/privacy buffer in the required

setback with a minimum of five feet (5'), window placement above eye level, or locating balconies, windows, and doors facing toward the street and backyard. Trees and landscaping used as a landscaped/privacy buffer shall be planted and maintained by the property owner to preserve the privacy of adjacent property owners.

~~C. Repealed.~~

~~D~~C. All development projects in the C-2 zoning district that are not multiple-family residential projects or do not comply with the design and development standards set forth in Article 5.75 of this Chapter require discretionary review in the~~All development projects in the C-2 zoning district requiring discretionary review~~ and shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

1. All proposed landscaping plans shall comply with the following standards:

~~a. Landscaping shall be proportional to the building elevations.~~

a~~b~~. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

~~c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.~~

b~~d~~. Deciduous trees shall constitute 51 percent (51%)~~ the majority~~ of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

c~~e~~. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

d~~f~~. Parking lots shall have a perimeter planting strip with both trees and shrubs.

e~~g~~. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than 3 feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

f~~h~~. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.

g~~i~~. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel~~, it would be unreasonable and illogical~~ as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

h~~j~~. Landscaping plans shall include an automatic irrigation system and lighting plan.

i~~k~~. All required landscaping for commercial development projects shall be ~~adequately~~ maintained in a viable condition.

j~~l~~. The planning director, zoning administrator, planning commission, or city council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

E~~C~~D. No fence shall be constructed over three feet (3') in height in any required front yard setback area.

~~D~~E. Existing development as of the date of this article inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the nonconforming provisions contained in this chapter.

§9102 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this article as a use permitted as of right or a use subject to a use permit in the C-2 zoning district, the planning director shall determine whether the use is appropriate for the zoning district, either as of right or subject to a use permit. In making this determination, the planning director shall find as follows:

A. That the use would not be incompatible with other existing or allowed uses in the C-2 zoning district.

B. That the use would not be detrimental to the continuing development of the area in which the use would be located.

C. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the planning director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the planning director regarding whether a use can be allowed or permitted in the heavy commercial (C-2) zoning district shall be final unless a written appeal to the city council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by city council resolution, is filed with the city clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The city council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this chapter. At the close of the public hearing, the city council may affirm, reverse, revise or modify the appealed decision of the planning director. All city council decisions on appeals of the planning director's actions are final for the city.

CHAPTER 2
ZONING

ARTICLE 20. ADMINISTRATION AND PROCEDURES

SECTION:

§9260: Purpose
§9261: Discretionary Planning Permits
§9262: Use Permit Procedures
§9263: Site Development Permit Procedures
§9264: Variance Procedures
§9265: Zoning Text Amendments; Rezoning
§9266: Appeals
§9267: Prezoning
§9268: Zoning Administrator

§9260 PURPOSE

The purpose of this Article is to establish the development permit and rezoning/prezoning processing procedures, and to establish the process and legal procedures associated with the enforcement of the provisions of this Chapter. Additionally, this Article establishes the office of the Zoning Administrator.

§9261 DISCRETIONARY PLANNING PERMITS

The City's discretionary planning permits include use permits, site development permits, and variances.

A. Use Permits: A use permit is an entitlement that permits a certain use of land in a zoning district where the use is not allowed by right. Each zoning district contains both allowed and permitted land uses. "Allowed" land uses are allowed without a use permit, while "permitted" uses can only be established with the securing of a use permit. Use permits are usually issued with "conditions", and are intended to provide flexibility by permitting land uses that will not have an adverse impact on surrounding land uses or the general public. The detailed provisions for use permits are contained in Section 9262 of this Article.

B. Site Development Permits: Site development permits are required for the construction of new multiple-family residential (see exemption B(1) below), commercial, and industrial structures, or the substantial exterior modification of existing multiple-family residential, commercial, and industrial structures. Projects exempt from the site development permit process include interior building remodels, repair and maintenance of structures or parking areas, minor alterations on building exteriors, and minor accessory structures to established, multiple-family residential, commercial, and industrial buildings. Upon request, the Planning Director shall determine whether a project is exempt under this subsection in accordance with the following standards:

1. Multiple-family residential projects that comply with all the design and development standards in Article 5.75 of this Chapter are exempt; or

2~~1~~. The project involves an addition of less than one hundred fifty (150) square feet to an existing structure, and the addition would not be highly visible from any public street; or

3~~2~~. The project involves minor facade modifications that would not significantly change the architectural character or appearance of the structure.

The detailed provisions for site development permits are contained in Section 9263 of this Article.

C. Variance Permits: A variance is a permit to deviate from the terms of the Zoning Ordinance. It provides relief from specific site development regulations. It is provided for because there are individual lots which, due to some unusual characteristic, cannot be put to productive use if all detailed regulations (e.g., yard setbacks, height) are strictly applied. Variances are not issued for land uses ("use variance") or relief of lot size requirements. The detailed provisions for variances are contained in Section 9264 of this Article.

D. Major And Minor Use Permits, Site Development Permits, And Variances: At the time of application submittal, the Planning Director or assigned designee shall determine if the proposed project constitutes a major or minor use permit, site development permit, or variance. The Planning Director or assigned designee shall be guided by the following criteria when determining whether a discretionary planning permit is major or minor:

1. In the C-1, C-2, and M Zoning Districts, facade improvements, small additions/expansions of more than one hundred fifty (150) square feet, but less than one thousand (1,000) square feet to existing structures, minor amendments to previously approved permits, and changes in use of existing structure(s) that do not require additional parking, and will not generate substantial amounts of additional traffic, noise, or other potential nuisances shall be considered minor in nature. Additions of one thousand (1,000) square feet or more shall be considered major discretionary projects. In the R-2, R-3, and C-N Zoning Districts, additions of six hundred forty (640) or more square feet shall be considered major discretionary projects.

In the C-N (Neighborhood Commercial) Zoning District, a use permit is required to exceed the maximum thirty percent (30%) floor area ratio standard. A proposal to exceed this standard by less than ten percent (10%) is considered a minor use permit.

2. New construction on vacant parcels, large additions/expansions to existing buildings, substantial amendments to previously approved permits, and changes in use of existing structure(s) that would require an expansion of an existing parking facility, or that could

generate substantial amounts of additional traffic, noise, or other nuisances shall be considered a major permit.

3. Minor variance applications are those seeking less than fifty percent (50%) relief from a yard setback requirement in a particular zoning district, or a height of less than five feet (5') over what is allowed in a particular zoning district.

4. Other small and relatively insignificant applications as determined by the Planning Director shall be considered minor.

E. Use Or Project Not Established: Whenever in this Article a permit is subject to revocation because the use or project for which the permit was issued is not established within required time limits, "not established" shall mean that the permittee has not taken substantial steps and has not incurred substantial expense to construct, complete and commence the use for which the permit was issued, and is not diligently completing the project and commencing the use for which the permit was issued.

§9262 USE PERMIT PROCEDURES

Use permit application and processing procedures shall be as follows:

A. General: Use permits shall be issued as provided in this Chapter only for land uses or purposes for which such permits are required. The Zoning Administrator or Planning Commission shall conduct a public hearing and decide all applications for use permits required by this Chapter. If the Planning Director determines that the use permit application is minor in nature, it shall be scheduled for a public hearing before the Zoning Administrator. If the Planning Director determines that the use permit application is major, it shall be scheduled for consideration by the Planning Commission for public hearing and action.

Projects requiring a use permit for new construction or exterior modifications need not have a separate site development permit. Site development review, criteria, and findings shall be incorporated into the use permit process.

B. Application Filing And Submittal Requirements: Applications for use permits shall be filed with the City Planning Department and shall be accompanied by a plot plan sufficient to show the details of the proposed use or building, as well as surrounding land uses, and any other project related information deemed necessary by the Planning Director. Application fees shall be established from time to time by resolution of the City Council adopted in accordance with the procedures required by law. The payment of the established fee shall be made at the time of application submittal.

C. Public Noticing Requirements: The City shall follow the public noticing procedures of the California Government Code. Failure of any person to receive mailed notice or failure to post notice shall not invalidate any proceedings conducted by the decision-making body. Unless in

conflict with the notice requirements of the Government Code, notices of public hearings on applications for use permits shall be given at least ten (10) days prior thereto, by the following manner:

1. Publication in a newspaper of general circulation in the City.

2. Notice by mail, using addresses from the latest equalized assessment roll, to all owners of property within a three hundred foot (300') distance of any boundary of the subject property, and to the project applicant or agent, as well as to the property owner of record.

3. Notice shall be mailed or delivered at least ten (10) days prior to the hearing to each local agency expected to provide essential facilities and services which may be significantly affected.

4. The subject property shall be posted in three (3) locations ten (10) days prior to the public hearing.

D. Action On Use Permits: All applications for use permits shall be considered and acted upon by either the Zoning Administrator or the Planning Commission.

1. The Zoning Administrator shall review, conduct public hearings, and decide upon all minor use permit applications.

2. Appeals of the Zoning Administrator actions shall be heard by the City Council for a final decision.

3. The Planning Commission shall review, conduct public hearings, and decide upon all major use permit applications.

4. Appeals of the Planning Commission actions shall be heard by the City Council for a final decision.

5. At the discretion of the Planning Director, any use permit application may be scheduled for consideration and decision-making by the Planning Commission.

6. Any use permit application which is reviewed by the Zoning Administrator or the Planning Commission may be approved, conditionally approved, or denied.

E. Findings: Findings are required to grant a use permit.

1. The Zoning Administrator or the Planning Commission, on the basis of the evidence submitted at the hearing, may grant use permits required by the provisions of this Article whenever findings of fact support the following determinations:

a. The proposed land use is consistent with the provisions of this Title as well as the goals and policies of the City General Plan.

b. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.

2. The findings shall not be vague and conclusionary. The findings shall be sufficiently detailed to apprise a reviewing court of the basis for the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record.

F. Conditions Of Approval: Conditions of project approval may be imposed on use permit applications.

1. In approving a use permit, the Zoning Administrator or Planning Commission may include such conditions as are deemed reasonable and necessary to preserve the integrity and character of the zoning district and the General Plan. Such conditions shall promote the safe and orderly use of the property, and assure compatibility with surrounding land uses. Nothing in this Chapter shall be construed to limit the discretion or the authority of the Zoning Administrator or Planning Commission to require conditions, provided the conditions constitute a lawful exercise of the police power and not a taking of private property under the Fifth Amendment of the United States Constitution.

2. The Zoning Administrator or Planning Commission may condition a use permit to prohibit the occupancy of a building, structure, or land use until an inspection has been made which finds that the building, structure, or land use complies with all conditions specifically required to be completed prior to occupancy. If a use permit is so conditioned, the Zoning Administrator or Planning Commission shall notify the City Building Official of such conditions. If a building permit is issued for a building or structure which is subject to a use permit so conditioned, the Building Official shall not approve a final inspection of such building or structure until the conditions have been met; provided, however, that responsibility for assuring applicant compliance with the provisions of the use permit remains with the Planning Director. The Planning Commission or the Zoning Administrator may also require conditions be completed prior to the issuance of building permits.

G. Effective Date: The use permit shall be deemed legally in effect when the appeal period has lapsed, unless a timely appeal is properly filed. If an appeal is filed, the use permit shall become effective upon final approval by the City Council. This date shall be so noted in the official use permit application file and shall also be noted upon the issued use permit and/or approval confirmation letter.

H. Expiration And Revocation: The following provisions detail the use permit expiration and revocation process:

1. Revocation: An approved use permit may be revoked through the City's revocation process if the use for which the use permit was granted is not being conducted in compliance with the use permit as conditioned, or:

a. If any land use for which a use permit has been granted and issued is not established within two (2) years of the use permit's effective date; or

b. If the established land use for which the permit was granted has ceased or has been suspended for twenty four (24) consecutive months.

2. Procedure: If a use permit is subject to revocation under subsection H1 of this Section, the City shall follow the procedures set forth herein.

a. Notice: Notice of a hearing before the Planning Commission shall be provided in accordance with subsection C of this Section.

b. Hearing: The Planning Commission shall conduct a public hearing to determine whether the permit shall be revoked and shall make findings that comply with subsection E2 of this Section.

c. Appeal: The Planning Commission decision shall be subject to appeal in accordance with Section 9266 of this Article.

3. New Application: Nothing herein shall prohibit the holder of a permit revoked pursuant to subsection H1a or H1b of this Section, from applying for a new permit in accordance with the procedures for new applications.

I. Renewal: Use permits may be renewed for an additional period not to exceed one year provided, if an application for renewal is filed with the Planning Department prior to the expiration of the permit. The application shall consist of a detailed letter explaining the reason(s) for the request. The Planning Director shall grant or deny an application to renew a use permit, and shall provide an explanation of his decision, in writing, to the applicant. The Planning Director's decision to approve a renewal shall generally be based upon a determination that all the circumstances associated with the original approval are substantially the same at the time of the renewal application. An appeal of the Planning Director's decision may be made to the City Council for a final decision. Any such appeal must comply with the requirements of Section 9266 of this Article.

§9263 SITE DEVELOPMENT PERMIT PROCEDURES

The following regulations govern the submittal, review, and processing of site development permits:

A. General: Site development permits shall be issued as provided in this chapter only for site development projects for which such permits are required. The Design Review Board shall review and make recommendations to the Zoning Administrator, Planning Commission and City Council on site development permit applications, planned development applications and precise development plans. The Zoning Administrator or Planning Commission shall conduct a public hearing and decide all applications for site development permits required by this chapter. If the Planning Director determines that the site development permit application is minor in nature, it shall be scheduled for a public hearing before the Zoning Administrator. If the Planning Director determines that the site development permit application is major, it shall be referred to the Planning Commission for public hearing and action.

B. Application Filing And Submittal Requirements: All applications for site development permits shall include the following information:

1. A detailed site plan sufficient to fully illustrate the proposed project and adjoining land uses.

2. Elevation drawings of all proposed structures.

3. Details of all proposed signs.

4. A landscaping plan detailing all new and existing landscaping to be incorporated into the design of the project.

5. A floor plan of the proposed structure.

6. A parking plan.

7. Any other project-related information requested by the Planning Director.

8. The actual application form and filing fee, which shall be established from time to time by resolution adopted by the City Council in accordance with such procedures as required by law.

C. Public Noticing Requirements For Zoning Administrator And Planning Commission Meetings: Failure of any person to receive mailed notice or failure to post notice shall not invalidate any proceedings conducted by the decision-making body. Notices of public hearings on applications for site development permits shall be given at least ten (10) days prior thereto, by the following manner:

1. Publication in a newspaper of general circulation in the City.

2. Notices shall be mailed, using addresses from the latest equalized assessment roll, to all owners of property within a three hundred foot (300') distance of any boundary of the subject property, and to the project applicant or agent, as well as to the property owner of record.

3. Notice shall also be mailed or delivered at least ten (10) days prior to the hearing to each local agency expected to provide essential facilities and services which may be significantly affected.

4. The subject property shall also be posted in three (3) locations ten (10) days prior to the public hearing.

D. Action On Site Development Permits: All applications for site development permits shall be considered and acted upon by either the Zoning Administrator or the Planning Commission.

1. The Zoning Administrator shall review, conduct public hearings, and decide upon all minor site development permit applications.

2. Appeals of the Zoning Administrator actions shall be heard by the City Council for a final decision.

3. The Planning Commission shall review, conduct public hearings, and decide upon all major site development permit applications.

4. Appeals of the Planning Commission actions shall be heard by the City Council for a final decision.

5. At the discretion of the Planning Director, any site development permit application may be directed to the Planning Commission for consideration and decision-making action.

6. Any site development permit application which is reviewed by the Zoning Administrator or the Planning Commission may be approved, conditionally approved, or denied.

E. Findings: The Zoning Administrator and/or Planning Commission shall make findings when acting to approve site development permit applications. The findings shall not be vague and conclusionary. The findings shall be sufficiently detailed to apprise a reviewing court of the basis of the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record. Failure to make findings that support the following determinations shall result in a denial of the site development permit application:

1. The proposal is consistent with the goals, objectives, and policies of the City General Plan.

2. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

3. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

4. Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.

5. The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof.

6. The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.

7. The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.

8. 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.

F. Conditions Of Approval: Conditions of project approval may be imposed on site development permit applications.

1. In approving a site development permit, the Zoning Administrator or Planning Commission may include such conditions as are deemed reasonable and necessary to maintain or assure compliance with the standards/criteria listed in subsection E of this section. Nothing in this section shall be construed to limit the discretion of the authority of the Zoning Administrator or Planning Commission to require conditions.

2. The Zoning Administrator or Planning Commission may condition a site development permit to prohibit occupancy of a project building until an inspection has been made which finds that the project building, landscaping and other required improvements have been completed, and the project complies with all conditions specifically required to be completed prior to occupancy. If a site development permit is so conditioned, the Planning Director shall notify the City Building Official of such conditions. If a building

permit is issued for a building or structure which is subject to a site development permit so conditioned, the Building Official shall not approve a final inspection of such building or structure until the conditions have been satisfied. The Planning Commission or the Zoning Administrator may also require conditions be completed prior to the issuance of building permits.

G. Effective Date: The site development permit shall be deemed legally in effect when the appeal period has lapsed, unless a timely appeal is properly filed. If a timely appeal is filed, the permit shall be deemed legally effective when finally approved by the City Council. This date shall be so noted in the official site development permit application file and shall also be noted upon the issued site development permit and/or approval confirmation letter.

H. Expiration And Revocation: The following provisions detail the site development permit expiration and revocation process:

1. Revocation: An approved site development permit may be revoked through the City's revocation process if the site development project is not being conducted in compliance with the site development permit, as conditioned, or:

a. If any project for which a site development permit has been granted and issued is not established within two (2) years of the site development permit's effective date; or

b. If the established land use for which the permit was granted has ceased or has been suspended for twenty-four (24) consecutive months.

2. Procedure: If a site development permit is subject to revocation under subsection H1 of this Section, the City shall follow the procedures set forth herein.

a. Notice: Notice of a hearing before the Planning Commission shall be provided in accordance with subsection C of this section.

b. Hearing: The Planning Commission shall conduct a public hearing to determine whether the permit shall be revoked and shall make findings that comply with subsection E of this section.

c. Appeal: The Planning Commission decision shall be subject to appeal in accordance with section 9266 of this code.

3. New Application: Nothing herein shall prohibit the holder of a permit revoked pursuant to subsection H1a or H1b of this section from applying for a new permit in accordance with the procedures for new applications.

I. Renewal: Site development permits may be renewed for an additional period not to exceed one year provided, prior to the expiration of the permit, an application for renewal is filed with the Planning Department. The application shall consist of a detailed letter explaining the reason(s) for the request. The Planning Director shall grant or deny an application to renew a site development permit, and shall provide an explanation of his decision, in writing, to the applicant. The Planning Director's decision to approve a renewal shall generally be based upon a determination that all the circumstances associated with the original approval are substantially the same at the time of the renewal application. An appeal of the Planning Director's decision may be made to the City Council for a final decision. Any such appeal must comply with the requirements of Section 9266 of this code.

§9264 VARIANCE PROCEDURES

Variance applications and processing procedures shall be as follows:

A. Application Filing And Submittal Requirements: Applications for variances shall be made to the City Planning Department by filling out the required variance application form, and submitting a detailed plot plan of the subject property, as well as surrounding land uses, elevation drawings, and any other project-related information deemed necessary by the Planning Director. The appropriate filing fee must also be paid at the time of application submittal.

B. Public Noticing Requirements: The City shall follow the public noticing procedures of the California Government Code. Failure of any person to receive mailed notice or failure to post notice shall not invalidate any proceedings conducted by the decision-making body. Unless in conflict with the provisions of the Government Code, notices of public hearings on applications for variances shall be given at least ten (10) days prior thereto, by the following manner:

1. Publication in a newspaper of general circulation in the City.

2. Notices shall be mailed, using addresses from the latest equalized assessment roll, to all owners of property within a three hundred foot (300') distance of any boundary of the subject property, and to the project applicant or agent, as well as to the property owner of record.

3. Mailed or delivered at least ten (10) days prior to the hearing to each local agency expected to provide essential facilities and services which may be significantly affected.

4. The subject property shall be posted in three (3) locations ten (10) days prior to the public hearing.

C. Action On Variances: All applications for variances shall be considered and acted upon by either the Zoning Administrator or the Planning Commission.

1. The Zoning Administrator shall review, conduct public hearings, and decide upon all minor variance applications.

2. Appeals of the Zoning Administrator actions shall be heard by the City Council for a final decision.

3. The Planning Commission shall review, conduct public hearings, and decide upon all major variance applications.

4. Appeals of the Planning Commission actions shall be heard by the City Council for a final decision.

5. At the discretion of the Planning Director, any variance application may be directed to the Planning Commission for consideration and decision-making action.

6. Any variance application which is reviewed by the Zoning Administrator or the Planning Commission may be approved, conditionally approved, or denied.

D. Findings: Findings are required to grant a variance.

1. The Zoning Administrator or Planning Commission, on the basis of the evidence submitted at the hearing, may grant variances from the requirements of this Chapter when:

a. Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of this Article deprives such property of privileges enjoyed by other property in the vicinity and subject to identical zoning regulations.

b. The issuance of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and subject to identical zoning regulations.

c. The grant of the variance would not be detrimental to surrounding property owners.

2. The findings shall not be vague and conclusionary. The findings shall be sufficiently detailed to apprise a reviewing court of the basis for the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record.

E. Conditions: Any variance granted may be subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and subject to identical zoning regulations.

F. Effective Date: The variance shall be deemed legally in effect when the appeal period has lapsed, unless a timely appeal is properly filed. If such an appeal is filed, the variance shall be deemed legally effective upon final approval by the City Council. This date shall be so noted in the official variance permit application file and shall also be noted upon the issued variance permit and/or approval confirmation letter.

G. Expiration And Revocation: The following provisions detail the variance expiration and revocation process:

1. Revocation: An approved variance may be revoked through the City's revocation process if the variance project is not being conducted in compliance with the variance as conditioned, or:

a. If any project for which a variance has been granted and issued is not established within two (2) years of the variance's effective date; or

b. If the structure for which the variance was granted is removed for a period of two (2) years.

2. Procedure: If a variance is subject to revocation under subsection G1 of this Section, the City shall follow the procedures set forth herein.

a. Notice: Notice of a hearing before the Planning Commission shall be provided in accordance with subsection B of this Section.

b. Hearing: The Planning Commission shall conduct a public hearing to determine whether the permit shall be revoked and shall make findings that comply with subsection D of this Section.

c. Appeal: The Planning Commission decision shall be subject to appeal in accordance with Section 9266 of this Article.

3. New Application: Nothing herein shall prohibit the holder of a permit revoked pursuant to subsection G1a or G1b of this Section from applying for a new permit in accordance with the procedures for new applications.

H. Renewal: Variances may be renewed for an additional period not to exceed one year provided, prior to the expiration of the variance, an application for renewal is filed with the Planning Department. The application shall consist of a detailed letter explaining the reason(s) for the request. The Planning Director shall grant or deny an application to renew a variance, and shall provide an explanation of his decision, in writing, to the applicant. The Planning Director's decision to approve a renewal shall generally be based upon a determination that all the circumstances associated with the original approval are substantially the same at the time of the

renewal application. An appeal of the Planning Director's decision may be made to the City Council for a final decision. Any such appeal must comply with the requirements of Section 9266 of this Article.

§9265 ZONING TEXT AMENDMENTS; REZONING

The text of this Chapter, the boundaries of zoning districts, or planned development ordinances, may be changed whenever the public necessity, convenience, and general welfare require such amendment, or when corresponding changes are made to the City General Plan, by following the procedures set forth in this Article.

A. Initiation Of Amendments: An amendment to the text or maps may be initiated by:

1. The verified petition of one or more owners of property affected by the proposed amendment, which petition shall be filed with the Planning Department and be accompanied by a fee, if any, that has been established from time to time by resolution of the City Council.

2. A minute order action of intention of the City Council or Planning Commission.

3. Planning Department staff for compliance with the City General Plan, or public health, safety, and general welfare.

B. Application Filing And Submittal Requirements: Applications for zoning text, district boundary, and planned development ordinance amendments shall be filed with the City Planning Department, and shall include a completed application form, filing fee, and any additional information, studies, plans, or documentation which might assist the Planning Department in better understanding the proposal or are requested by the Planning Director or his/her designee.

C. Public Noticing Requirements: Notices of public hearings on zoning text, district boundary, and planned development ordinance amendment applications shall be publicly noticed according to State law.

D. Action On Text Amendment, Rezoning Applications: The Planning Commission shall hold at least one public hearing on any proposed Zoning Code text amendment and/or General Plan amendment, and formulate a recommendation to the City Council.

The Planning Commission's recommendation shall be advanced to the City Council for consideration at the next available City Council meeting. The City Council shall conduct a public hearing, duly noticed according to State law, prior to taking a final action on the project.

E. Findings: The City Council shall make findings supporting their action on zoning text, district, and planned development ordinance amendment applications, if advised to do so by the City Attorney. (Ord. 1002, §2, adopted 1998)

§9266 APPEALS

All determinations of the Zoning Administrator or the Planning Commission regarding minor discretionary planning permits, shall be final unless a written appeal, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council resolution, are filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken.

An appeal of the decision of the Zoning Administrator shall go to the City Council for a final decision. Such an appeal must be made in writing stating the reasons for the appeal, must include the appeal fee, if any, established from time to time by City Council resolution, and must be filed with the City Clerk within ten (10) days of the date the decision was made. The Planning Commission shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this Article. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Zoning Administrator. All City Council decisions on appeals of the Zoning Administrator's action are final for the City.

All determinations of the Planning Commission regarding major discretionary planning permits, shall be final unless a written appeal, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council resolution, are filed with the City Clerk, within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken.

An appeal of the decision of the Planning Commission shall go to the City Council for a final decision. The City Council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this Article. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Planning Commission. All City Council decisions on appeals of the Planning Commission's action are final for the City. (Ord. 1002, §2, adopted 1998)

§9267 PREZONING

The City may prezone unincorporated territory adjoining the City for the purpose of determining the zoning which will apply to such property in the event of subsequent annexation to the City.

A. Public Notice Requirements: Public notice of both the Planning Commission and City Council hearings to prezone territory shall be published in a newspaper of general circulation published

and circulated in the area to be prezoned, and if there is no such newspaper, the notice shall be posted in at least three (3) public places in the area to be prezoned. Written notice of both the Planning Commission and City Council hearings shall be mailed to the owners of the property within a radius of three hundred feet (300') of the exterior boundaries of the property which is the subject of the application, using for such purpose the name and address of such owners as shown upon the current assessment roll of the County. If the number of owners to whom notice would be mailed or delivered pursuant to this subsection is greater than one thousand (1,000), the City, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth (1/8) page in at least one newspaper of general circulation in the community at least ten (10) days prior to the hearing. Contents of the advertisement shall be pursuant to the Government Code. The failure of any person to receive such notice shall not invalidate the proceedings.

B. Action On Prezoning: The City Planning Commission shall conduct a public hearing to consider a proposal for prezoning territory. The Commission shall formulate a recommendation to the City Council. The City Council shall also conduct a public hearing to consider the prezoning proposal, and shall render a decision accordingly.

C. Effective Date: The ordinance prezoning a territory shall become effective upon the effective date of the ordinance or resolution annexing such territory to the City. (Ord. 1002, §2, adopted 1998)

§9268 ZONING ADMINISTRATOR

There is hereby created in the Planning Department, the office of the Zoning Administrator. The Zoning Administrator shall be the Planning Director or his/her designated representative.

A. Function And Duties: The function of the Zoning Administrator is to achieve improved coordination in the administration of the Zoning Code; to increase the efficiency of the zoning enforcement proceedings; to reduce the time required in processing applications for the minor discretionary planning permits; and to relieve the Planning Commission of certain routine functions in order that it may give its attention to its primary responsibility of comprehensive community planning.

B. Authority: The Zoning Administrator shall have the authority and it shall be a duty of this office to conduct public hearings, and to make determinations regarding minor use permits, site development permits, variances, modifications of conditions of approval, minor changes to previously approved projects, and other minor zoning matters as determined by the City Planning Director.

C. Action By The Zoning Administrator: The Zoning Administrator shall make findings and approve, conditionally approve, or deny minor use permits, site development permits, variances,

and other discretionary zoning matters. The Zoning Administrator shall have the authority to impose conditions of approval as provided for in this Article.

D. Referral To The Planning Commission: The Zoning Administrator may refer any application for a use permit, site development permit, variance, or any other zoning matter to the Planning Commission for public hearing.

E. Appeals: All decisions made by the Zoning Administrator are appealable to the City Council for a final decision as provided for in this Chapter.

CHAPTER 2
ZONING

ARTICLE 21. DEFINITIONS

* * *

§9278 DEFINITIONS

A. Any words or phrases not defined within this article shall be defined as set forth in current dictionaries. If no dictionary defines a particular term, the city planning director shall have the authority to define the term or equate it to a defined term that is similar in nature.

B. For purposes of this article, the words and phrases set out herein shall have the following meanings:

* * *

EMERGENCY SHELTER. A building or group of buildings designed or adaptable for human occupation operated by a public agency, not for profit organization, or charitable organization to provide emergency or temporary shelter for homeless or displaced persons.

EMERGENCY SHELTER, SMALL. Facilities for up to 12 persons and a maximum of two permanent live in staff.

EMERGENCY SHELTER, LARGE. Facilities with 13 or more persons.

* * *

LOW BARRIER NAVIGATION CENTER. A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities. A Low Barrier Navigation Center shall provide case managers to connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

LOW BARRIER. A standard for best practices to reduce barriers to entry into shelters, and may include, but is not limited to, allowing or providing the following:

(1) The presence of partners, provided that the shelter is not a population-specific site, such as a shelter intended to serve survivors of domestic violence or sexual assault, women, or youth.
(2) Pets.
(3) The storage of possessions.
(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

* * *

SINGLE ROOM OCCUPANCY (SRO). Any residential structure containing more than five (5) units intended or designed to be used, rented, or hired out to be occupied for sleeping purposes, generally for one person per unit. Individual units typically share communal features, (e.g., kitchen, bathroom, or entertainment area).

* * *

SUPPORTIVE HOUSING. Housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. Supportive housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

* * *

TRANSITIONAL HOUSING. Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months from the beginning of the assistance. Transitional housing units are residential uses allowed in any residential zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

* * *

ARTICLE 5.2. OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS FOR NEW RESIDENTIAL CONSTRUCTION

SECTION:

§9055 Purpose And Intent

§9055.1 Development Standards

§9055 PURPOSE AND INTENT

The purpose of this article is to create a by-right, ministerial approval process for all new residential construction, excluding single-family homes. To do so, this article sets forth objective design and development standards that remove barriers to and reduce costs for new residential construction, excluding single-family homes, while still protecting the residential character of the City's neighborhoods. (Ord. 1212, §7, adopted 2021)

§9055.1 DEVELOPMENT STANDARDS

A. Setbacks:

1. Front: The front setback shall comply with the base zone front setback requirements.

2. Setback Landscaping: Areas between the required setback and street improvements shall be landscaped per the landscaping requirements in subsection L of this section.

3. Side (Interior):

a. Minimum Side Setbacks: There is no minimum interior side setback; provided, that structures comply with the building and fire code standards for structure separation.

b. Zero Setback: If zero setbacks are proposed, the side setback opposite the zero setback shall be a minimum of five feet (5').

4. Rear: The rear setback shall comply with the base zone rear setback requirements.

B. Property Access: There shall be vehicular access from a dedicated and improved street, easement, or alley to off-street parking areas.

C. Street Frontage: Every primary residential structure shall have frontage on a public street or an accessway which has been approved for residential access by the City.

D. Structure Orientation: Structures shall incorporate site design that reduces heating and cooling needs by orienting structures (both common facilities and dwelling units) on the parcel to reduce heat loss and gain, depending on the time of day and season of the year.

E. Structure Height: Structure height shall comply with the base zone maximum allowable height.

F. Alternative Energy Applications: All structures shall be designed to allow for the installation of alternative energy technologies including but not limited to active solar, wind, or other emerging technologies, and shall comply with the following standards:

1. Installation of solar technology on structures such as rooftop photovoltaic cell arrays shall be installed in accordance with the State Fire Marshal safety regulations and guidelines.

2. Roof-mounted equipment shall be located in such a manner so as to not preclude the installation of solar panels, as shown in Figure 1-1.

Figure 1-1: Application of Roof-Mounted Equipment

G. Utility Lines: All utility lines from the service drop to the structure shall be placed underground.

H. HVAC Systems: All HVAC systems shall be located on the roof of the structure to minimize noise impacts to adjacent properties.

I. Mail and Package Delivery Location: For multifamily development projects greater than four (4) dwelling units, mailboxes and package delivery areas shall be in locations that are visible by residents at the interior of a structure entrance, elevator lobby, or stairwell.

J. Primary Entrances:

1. Entry Lighting: All primary structure entrances shall include dusk-to-dawn lighting for safety and security per subsection P of this section.

2. Interior-Facing Structures:

a. The primary entrance of each interior-facing structure shall be oriented toward paseos, courtyards, pathways, and active landscape areas.

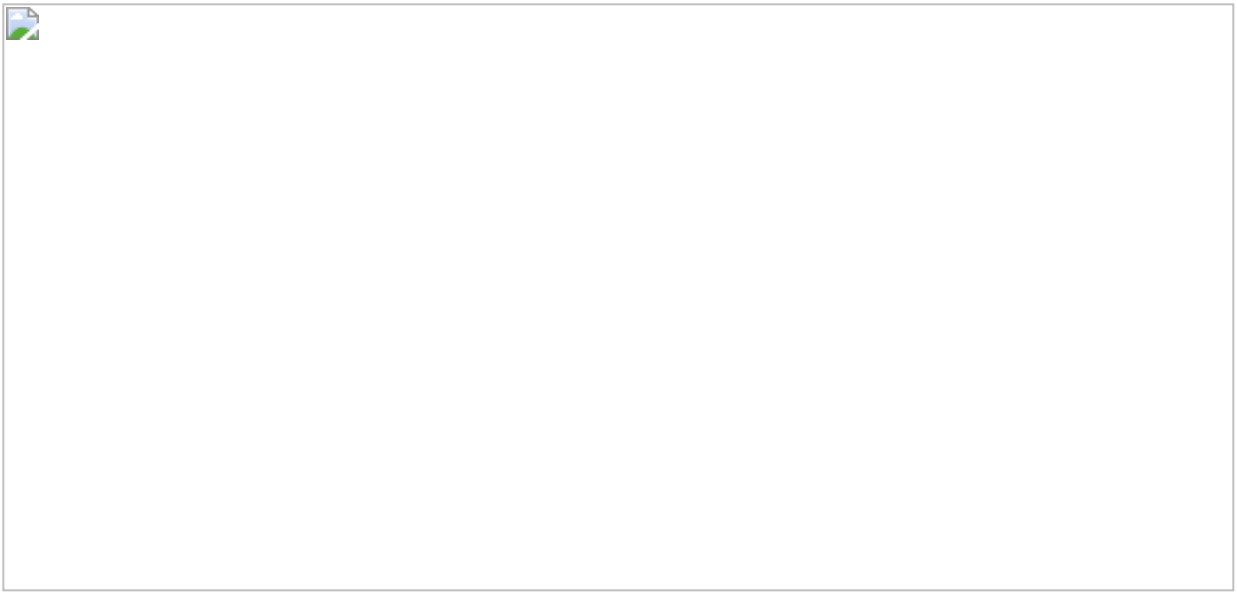
b. For safety, units not facing the street shall be oriented to provide visual access to entryways, pedestrian pathways, recreation areas, and common facilities from dwelling units.

K. Open Space: The following development standards apply to multifamily developments greater than four (4) dwelling units:

1. Public Open Space:

a. Public Open Space: Not less than ten percent (10%) of the gross acreage of the total project shall be set aside as public open space to allow for active and passive recreation opportunities and that includes shading elements to benefit all residents of the project, as shown in Figure 1-2. Open space ownership and maintenance shall be the responsibility of the property owner(s).

Figure 1-2: Configuration of Public Open Space



b. Connections: Public open space areas shall be directly connected to all interior space areas (i.e., community room, recreation room, exercise center), trash and recycling enclosures, laundry facilities (if applicable), structure entrances, parking areas, and mail delivery areas by pedestrian-oriented pathways.

c. Landscaping: A minimum of fifteen percent (15%) of the required public open space shall be landscaped with materials and plantings consistent with the standards in subsection L of this section (Landscaping) and the subject parcel's underlying base zone landscaping requirements.

d. Lighting: In addition to the exterior lighting standards in subsection P of this section, public open space areas shall incorporate accent lighting. Accent lighting may include string lighting in trees or crisscrossed over pedestrian areas via courtyards, or plazas; lighting in fountains; or lighting of significant structures or architectural design features.

e. Public Gathering Space: Public open space areas shall include a minimum of two (2) of the following public gathering spaces:

(1) Patio seating area for a minimum of eight (8) people. Patio seating can be fixed chairs and tables, table/bench combination, or landscape materials (i.e., slabs of stone or rock);

(2) Garden space;

(3) Water feature in the form of a fountain, bubblers, or water play pad;

(4) BBQ area no smaller than two hundred (200) square feet with a minimum of three (3) BBQs and tables; or

(5) Pedestrian plaza no smaller than two hundred (200) square feet with a minimum of four (4) benches.

f. Recreation Facilities: A maximum of twenty-five percent (25%) of the required public open space area may be paved for recreation facilities including but not limited to basketball courts, tennis courts, common playground, or swimming pools.

2. Private Open Space:

a. Ground Floor Units: Each ground floor dwelling unit shall include a minimum of forty (40) square feet of private open space in the form of a covered or uncovered patio to allow for light, air, and privacy.

b. Above-Ground-Floor Units: Each above-ground-floor dwelling unit shall include a minimum of forty (40) square feet of private open space in the form of a terrace, balcony, or rooftop patio to allow for light, air, and privacy.

L. Landscaping (see Figure 1-3):

1. Landscaping Plans: Existing features, such as trees, creeks, and riparian habitats shall be incorporated into landscaping plans.

2. Site Landscaping:

a. All street trees shall be planted consistent with the standard planting detail on file with the City Engineer.

b. Vegetation (i.e., bushes, shrubs, flowers) shall be maintained at a height of no more than three feet (3') when located adjacent to pedestrian pathways and building facades and placed in such a manner that does not obstruct lighting.

3. Irrigation: Site landscaping shall include an automated irrigation system with a minimum of seventy-five percent (75%) of system being drip irrigation to reduce water consumption.

4. Maintenance: All trees and on-site landscaping shall be maintained by the property owner.

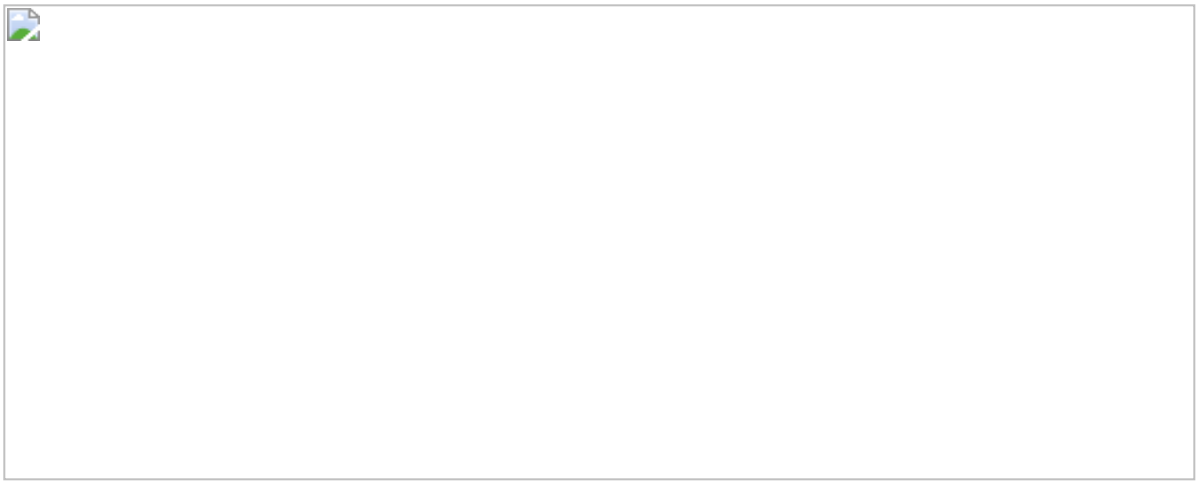
5. Landscaping Plant Selection:

a. Landscape planting shall consist of at least seventy-five percent (75%) native, drought-tolerant plants and/or flowering plants.

b. All tree plantings shall be equivalent to a fifteen (15) gallon container or larger.

c. Street trees shall be selected from the approved species on the Ukiah Master Tree List – Required Street Tree List.

Figure 1-3: Landscaping



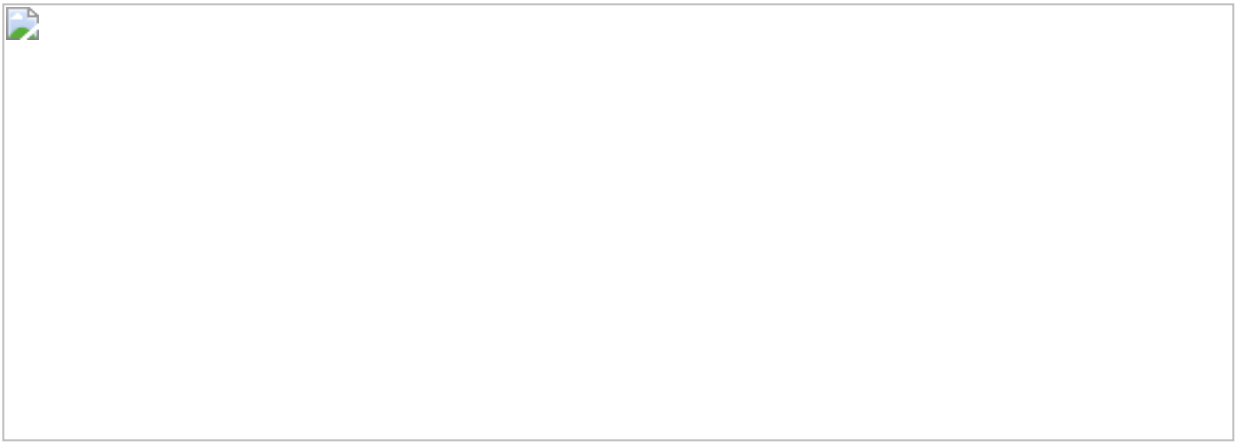
M. Personal Outdoor Storage Spaces: A minimum of ten (10) square feet (eighty (80) cubic feet) of personal outdoor storage space shall be provided for each dwelling unit. Personal outdoor storage areas shall be covered and able to be locked.

N. Bicycle Parking (see Figure 1-4):

1. Class I Bicycle Parking: One Class I bicycle parking space (i.e., bicycle locker) is required for every fifteen (15) dwelling units. The Class I bicycle space shall be located within or directly adjacent to the required public open space area.

2. Class II Bicycle Parking: For multifamily development projects greater than four (4) dwelling units, one Class II bicycle parking space (i.e., inverted U-rack, ribbon rack, wave rack) is required for every three (3) dwelling units. The Class II bicycle space shall be located within or directly adjacent to the required public open space area.

Figure 1-4: Bicycle Parking



O. Parking and Circulation:

1. Parking Areas:

a. Parking Lot Design and Location:

(1) Parking is prohibited within required sight distance areas.

(2) Multifamily development projects greater than fifteen (15) dwelling units shall not site more than fifty percent (50%) of the total parking stalls in a single parking area.

(3) Multifamily development projects greater than four (4) dwelling units shall not provide parking areas between the building(s) and the primary street frontage.

(4) Parking areas within a site shall be internally connected and use shared driveways.

b. Parking Lot Landscaping: The following development standards apply to multi-family developments greater than four (4) dwelling units:

(1) Parking areas with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls with a continuous linear planting strip, rather than individual planting wells, unless infeasible.

(2) Parking areas shall provide shade trees in landscaped areas and along pedestrian pathways. Parking areas shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within ten (10) years of planting.

(3) Parking areas shall provide a minimum ten-foot (10') buffer between the parking and structures. This buffer can include walkways and/or landscaping.

(4) Parking areas shall use concrete curbing or raised planting areas to protect landscaped areas from encroaching vehicles.

(5) At least seventy-five percent (75%) of parking lot trees shall be deciduous species.

c. Parking Lot Lighting: The following development standards apply to multifamily development projects greater four (4) dwelling units.

(1) Parking lots shall include pole-mounted lighting that shall be no more than sixteen feet (16') in height.

(2) Parking lot lighting shall be directed downward to minimize glare.

d. Carports: Carports shall be reserved for vehicles and shall not be used as storage space.

e. Individual Garage Parking: For multifamily development projects greater than four (4) dwelling units, indoor vehicle parking in the form of garages is encouraged, but not required.

2. Required Parking:

a. Guest Parking: A minimum of three (3) guest parking spaces shall be provided for every six (6) dwelling units.

b. Parking Standards: Multifamily dwelling parking standards shall be consistent with the parking regulations in Chapter 2, Article 17 of this division, with the exception of a minimum of one parking space per dwelling unit.

P. Exterior Lighting (see Figure 1-5):

1. Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, interior sidewalks, pathways, etc.) for safety and security.

2. Pedestrian pathway (excluding street-fronting sidewalks) lighting features shall not exceed ten feet (10') in height.

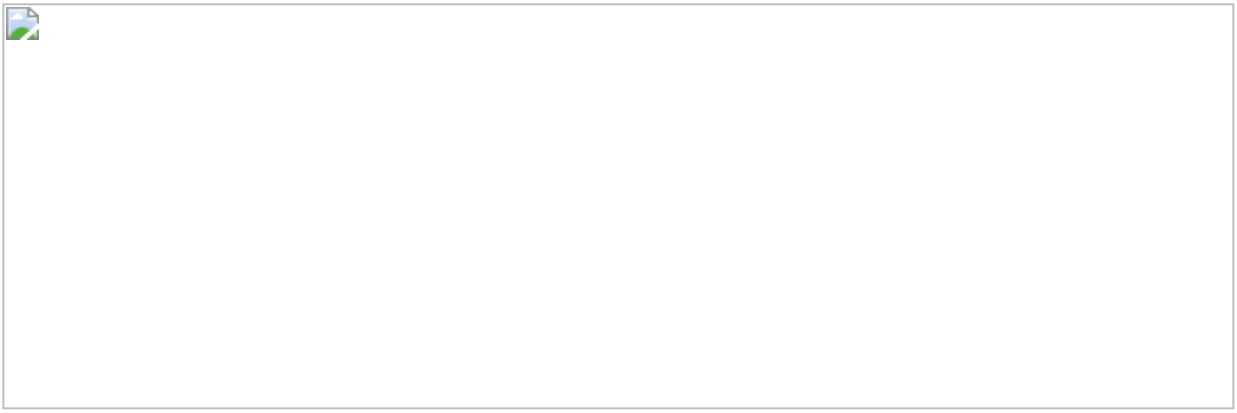
3. Active pedestrian areas shall incorporate free-standing lighting separate from structures.

4. Pedestrian pathways, elevator lobbies, parking areas, stairwells, and other common areas shall have minimum illumination levels of one-half (0.5) foot-candle at the pathway surface to clearly show walking conditions.

5. Overhead sports court lighting shall illuminate only the intended area. Light trespass onto neighboring parcels is prohibited.

6. Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.

Figure 1-5: Exterior Lighting



Q. Privacy: Any balcony, window, or door shall use at least one of the following development approaches to lessen the privacy impacts onto adjacent properties. These techniques include: use of obscured glazing, landscaped/privacy buffer in the required setback with a minimum of five feet (5'), window placement above eye level, or locating balconies, windows, and doors facing toward the street and backyard. Trees and landscaping used as a landscaped/privacy buffer shall be planted and maintained by the property owner to preserve the privacy of adjacent property owners.

R. Trash and Recycling Enclosures: The following trash and recycling enclosure development standards apply to multifamily development projects greater than four (4) dwelling units:

1. Walls either made of masonry, metal, or wood with finished metal doors.

2. Vehicle and pedestrian access gates.

3. Downward lighting for safety and security.

S. Structure Identification: Structure identification numbers shall be placed along pedestrian pathways and roads and shall be readable from a distance of at least sixty feet (60').

T. Signage and Information: Developments shall comply with the sign standards in Division 3, Chapter 7 of this code (Signs). In addition, all directional signage and informational kiosks (i.e., development maps) shall be located at the entrances of individual buildings and at convergences of main pedestrian pathways. (Ord. 1212, §7, adopted 2021)

§9055.2 DESIGN STANDARDS

A. Carports:

1. For multifamily development projects greater than four (4) dwelling units, carports shall not be visible from the street.

2. Carports shall include the approved color palette, materials, and design elements of the structure.

B. Color Palettes (see Figure 1-6):

1. All structures shall include at least one primary color and a maximum of two (2) accent colors, in addition to the color of the roofing material.

2. Each structure elevation shall include two (2) colors in the selected color palette.

3. Projects that include more than ten (10) dwelling units shall include at least two (2) color palettes, where no single-color palette shall be used on more than fifty percent (50%) of the dwelling units.

Figure 1-6: Color Palettes

C. Fences and Walls: The following materials are prohibited for all fences and walls:

1. Electrified;

2. Barbed wire/razor wire;

3. Sharp objects such as spires and glass;

4. Cyclone or chain link; and

5. Vinyl.

D. Glazing: Structures shall incorporate the use of energy efficient glazing to reduce heat loss and gain.

E. Common Mailboxes: Common mailboxes shall be painted using the approved color palette for the overall development.

F. Trash and Recycling Enclosures: Trash and recycling enclosure walls and metal doors shall be painted in accordance with the approved color palette for the overall project.

G. Roof Design and Materials (see Figure 1-7):

1. Horizontal eaves longer than twenty feet (20') in length shall be broken up by gables, building projections, or other forms of articulation.

2. Roof overhangs shall be a minimum of twelve inches (12").

Figure 1-7: Roof Design

3. The following are allowable roofing materials:

a. Nonreflective standing seam metal roofs in shades of tan, brown, black, light blue, red, and green;

b. Cool foam roofs (white);

c. Clay tile; and

d. Architectural composition shingles.

H. Screening: All screening of ground-mounted, wall-mounted, and roof-mounted equipment shall be painted in accordance with the approved color palette for the project. Visual screening shall be installed if ground-mounted or wall-mounted equipment faces the street.

I. Stairways/Stairwells: Exterior stairways/stairwells that are not enclosed shall not be visible from the public right-of-way.

J. Structure Massing: Structures that have a length longer than thirty feet (30') shall include facades with varying modulation with a minimum depth of two feet (2') at intervals of no more than ten feet (10'), as shown in Figure 1-8.

Figure 1-8: Structure Massing

K. Structure Materials and Elements:

1. Drainpipes, parapets, and ledges shall not be located near windows, corridors, and balconies. If such placement is not feasible, they shall face parking lots, public spaces, and roads.

2. All structures shall include a minimum of two (2) primary materials (i.e., stone, wood, masonry, or metal) on each structure elevation. Each material shall comprise at least twenty percent (20%) of the elevations excluding windows and railings.

3. All structures that use exterior veneers shall ensure the edge of the veneer is not obvious by prohibiting the use of vertical joints at exterior corners.

4. The following primary structure materials are prohibited:

a. Heavy timber, exposed logs in their natural state;

b. Stucco textured foam, synthetic stucco, vinyl or vinyl clad materials; and

c. Unfinished galvanized metals. (Ord. 1212, §7, adopted 2021)

City of Ukiah

Flexible Parking Standards

PARKING FOR NEW RESIDENTIAL DEVELOPMENT

California is amid a housing crisis. Communities throughout the State are challenged with accommodating their fair share of housing production, many of which are exploring innovative solutions to that challenge. One such strategy is reexamining the number of parking spaces required for new residential development. Through its Zoning Code, the City of Ukiah has a unique opportunity to reduce parking requirements in order to remove barriers to and reduce costs for multi-family and low-income housing development.

What are Parking Standards?

Parking standards are regulations set forth by a county or city requiring new buildings to include a fixed minimum number of off-street parking spaces based on an assumed demand for parking generated by the building use.

This practice dates back to the early 1950s when rapid urban and suburban development resulted in a dramatic increase in the number of privately owned cars and a shortage of parking spaces.

Overview

Through their zoning code, most cities establish a minimum number of off-street parking spaces that must be created for each dwelling unit in a residential development. These requirements can be based on the number of bedrooms in each unit or on a per unit basis, and sometimes may even vary by project or location.

Parking standards are created to ensure that new residents have a dedicated space for their vehicles without creating a burden on on-street and public parking. However, these same parking requirements often lead to an increase in the cost of developing housing by increasing the land area required for a residential project. In turn, residential developments, especially multi-family and low-income projects, become increasingly more expensive and less affordable. Due to the increased cost of construction, tenants end up paying higher housing costs even if they don't use the parking spaces. Most often, the parking requirements go beyond what is actually needed to ensure that residents have adequate parking, which results in an excess of unused parking spaces.

Communities seeking to expand the supply of housing are revisiting their zoning codes to determine whether current parking requirements can be reduced. In doing so, those communities may reduce the cost of housing for residents, potentially lower development costs, and potentially free up land for additional dwelling units.

City of Ukiah Housing Element (2019-2027)

The Housing Element is one of seven State mandated elements that every general plan must contain. This Element provides an analysis of existing barriers to development, the community's housing needs for all income levels, and the strategies to respond to those needs. Adopted on October 23, 2019, the City of Ukiah, with assistance from the State Department of Housing and Community Development (HCD), updated its Housing Element for the 2019-2027 planning cycle. This update brought about substantive changes in format and content from the previously adopted Element to address the multitude of policy changes brought about by the 2017 Housing Bills package signed into law by the Governor.

One barrier to affordable housing the Housing Element addresses is parking standards and requirements. According to the Element, excessive parking requirements may serve as a constraint to residential development by increasing development costs and reducing the amount of land available for additional units or project amenities. As discussed in further detail in the Ukiah City Code: Zoning (Chapter 2) section of this paper, the City generally requires one parking space for one-bedroom apartment units and two spaces for two-bedroom apartment units. Relief from these parking requirements may be granted in some instances through the discretionary review process. These instances include day and nighttime use offsets, mixed-use developments, and special housing developments (i.e. housing for seniors and disabled persons).

Based on feedback from multi-family developers and community stakeholders during the Housing Element Update, the City learned that despite the flexibility in existing parking standards, the requirements may be unintentionally resulting in a reduction of the number of dwelling units feasible on a site. In particular, the requirements may serve as a potential constraint to the development of moderate-income, and affordable housing. To address this issue, the 2019-2027 Housing Element included the following goal, policies, and implementation program regarding parking requirement constraints:

Goal H-3: Remove governmental constraints to infill housing development.

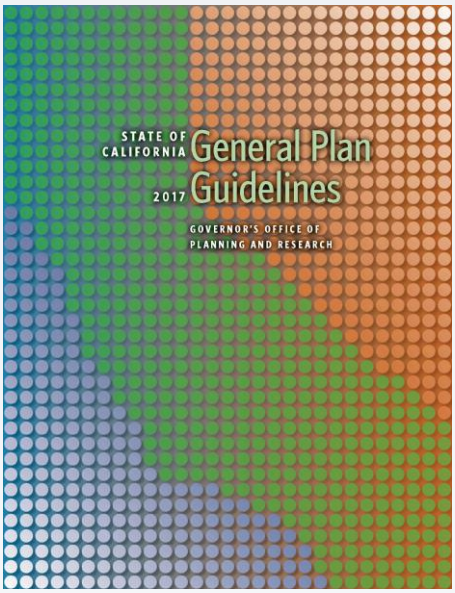
Policies to Support Goal H-3

> **Policy 3-1:** Improve building and planning permit processing for residential construction.
>
> **Policy 3-2:** Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.

What is a General Plan?

California law requires that every city and county adopt a general plan "for the physical development of the city and any land outside its boundaries that bear relation to its planning" (California Government Code Section 65300, et. Sec.).

A general plan serves as the jurisdiction's "constitution" or "blueprint" for future decisions concerning a variety of topics including land use, health and safety, and circulation. The Housing Element and Land Use Element are two of the seven State-mandated elements of the Ukiah General Plan that set forth both land use and housing policies in the community.



The OPR General Plan Guidelines aids cities and counties in the preparation and content of general plans

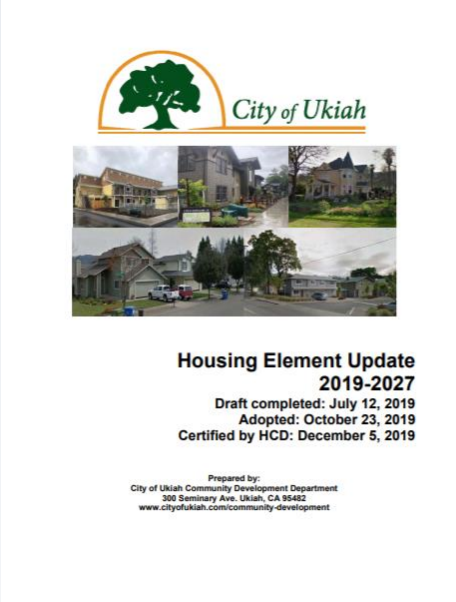
Implementation Program to Support Goal H-3

3b: Develop flexible parking policies for residential development. The intent of this policy is to reduce parking requirements; especially in zoning districts that allow foe lower-income housing developments.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Department budget and other funding sources as available.

Schedule: Complete draft policy by June 30, 2020.



The City of Ukiah Housing Element was adopted on October 23, 2019, for the 2019-2027 Planning Cycle.

The following summarizes other key goals in the Housing Element related to the production and preservation of multi-family and special needs housing:

Goal H-2. Expand housing opportunities for all economic segments of the community, including special needs populations.

Goal H-4. Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.

Goal H-5. Provide support for future housing needs.

To help achieve these goals, the Housing Element includes the following policies related to the development of multi-family and special needs hosing:

Policy 2-2: Encourage the development of a variety of different types of housing.

Policy 2-5: Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.

Policy 5-2: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Policy 5-3: Assume a leadership role in the development of all types of housing in the community.

City of Ukiah Land Use Element (1995)

Similar to the Housing Element, the Land Use Element is one of the seven mandated elements California law requires to be a part of a general plan. The purpose of a Land Use Element is to identify the locations and types of land uses that are to be designated throughout a city and its planning area. These land use classifications are intended to show the future use of lands during the life cycle of a general plan.

The Element provides broad classifications for how land can be used. Subsequently, these classifications form the foundation upon which the zoning and subdivision regulations are developed. It is from the implementation of these regulations, that the goals, policies, and implementation measures specified in the General Plan are applied. The culmination of all General Plan policy programs in the Land Use Element ultimately define what kind of uses are permitted and which regulations govern them.

Ukiah City Code: Zoning (Chapter 2)

A zoning code, or ordinance, establishes regulations that, in part, implement the General Plan and determine how property in a city can be used. Zoning codes typically establish zoning districts that specify allowable uses (e.g., residential, commercial, industrial) and development standards (e.g., structure height, setbacks, lot size, parking requirements). The Ukiah Zoning Code generally allows duplexes and multi-family residential developments in seven districts:

- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Heavy Commercial (C-2)
- Community Commercial (C-1)
- General Urban (GU)
- Urban Center (UC)
- Downtown Core (DC)

Parking standards are set forth in Division 9, Chapter 2, Section 17.9198 of the Ukiah City Code. Generally, the Code requires two parking spaces for single family homes and duplexes, one parking space for one-bedroom apartment units and two spaces for two-bedroom apartment units (see Table 1). Mixed use projects containing a commercial component generally require one space per every 250 square feet of gross leasable space.

Table 1 – Number of Parking Spaces Required

Residential Parking Requirements	
Land Use	**Number of Spaces Required**
Single-Family Dwellings	2.0 spaces per dwelling unit
Duplexes	2.0 spaces per dwelling unit
Multiple-Family and Condominiums	1.0 parking space for one bedroom units; 2.0 parking spaces for two or more bedroom units

Source: Chapter 2, Section 17.9198(A) Number of Parking Spaces Required, 2020.

Multi-family complexes with an abundance of parking spaces are common in Ukiah.

Parking Reduction Policies

The existing Zoning Code allows slight deviations from the parking standards through a discretionary review process depending on specific circumstances. For example, in any district, the sum of the separate parking requirements for each use in a mixed residential/commercial project may be reduced up to 35 percent when the City can make a finding that daytime and nighttime demand for parking spaces are offset. Parking requirements may also be reduced in Parking District 1 within the downtown area for projects containing pedestrian accessibility to services, are within a set distance from transit stops, or are located near City parking lots.

In any district, the Community Development Director may approve a reduction in parking requirements up to 30 percent for specific types of residential development. The reduction in parking for each use is dependent on a multitude of factors, such as the occupants age disabilities, or household size. Projects eligible for this reduction are housing developments with at least four dwelling units reserved for any of the following:

- Seniors
- Transitional housing
- Other special needs housing
- Emergency shelters
- Single room occupancies

The City also grants parking reductions for affordable housing projects. In any district where residential development is allowed, a reduction in parking requirements up to 20 percent may be granted for housing with at least four units made available to persons of low, very low, or extremely low income.

Potential Flexible Parking Considerations

Municipalities throughout the state are modernizing parking standards as travel habits shift away from single-occupancy automobile travel toward

alternative modes of transportation. Local governments are taking new approaches to determining parking demand, particularly in areas that are walkable and have access to transit. Greater flexibility in parking requirements can reduce the amount of land that is allocated to parking and increase the amount of land for active uses.

Fortunately, cities have a multitude of tools at their disposal to further reduce parking standards if they so wish. As stated in the City of Ukiah Housing Element, the existing inflexibility in parking requirements may put an unnecessary constraint on the development of housing. The following section provides examples the Ukiah might consider implementing to address parking challenges.

Maximums in Lieu of Minimums

Parking requirements in the Zoning Code are currently stated in terms of a minimum number of required spaces. One of the biggest concerns with minimum parking requirements is they have the potential to waste a great deal of space by applying a "one size fits all" solution. Parking minimums fail to consider the many nuances of a residential development, such as tenant vehicle ownership rates and transit use. That is, parking minimums assume that every tenant owns one or more vehicles, which is increasingly not the case, particularly with lower income tenants. In many cases, parking lots are rarely fully occupied.

To address this issue, some communities have not only eliminated minimum parking standards but have adopted parking maximums instead. Rather than specifying a minimum number of spaces that must be provided, a maximum limit is placed on the number of parking spaces that may be developed as a part of a residential project. Replacing parking minimums with maximums can help developers avoid having to over-supply parking just to comply with regulatory requirements. Additionally, parking maximums have the potential to reduce development costs and greatly reduce the entitlement process timeframe because developers avoid the procedure of securing a zoning modification that allows them to provide fewer spaces than required.

Unbundled Parking

"Unbundling" parking is the practice of selling or leasing parking spaces separate from the purchase or lease of the commercial or residential use. This allows base housing costs to be lowered and individuals who do not need parking the flexibility of paying less for their dwelling unit. It also incentivizes individuals—where they have the option, to walk, bike, or use public transit for daily activities—to forego parking space ownership.

The Cities of Albany and San Jose included unbundled parking as a parking reduction incentive for multi-family residential projects. These cities allowed reduced parking requirements, via unbundling, for multi-family residential projects in pedestrian-oriented areas. Ukiah can apply a similar reduction incentive to residential developments across the City. While the City Code

allows the Community Development Director, based on making specific findings, to reduce the parking for residential development by a percentage, the City could implement additional provisions to allow or incentivize unbundled parking for residential projects.

Implementation of AB 744

Assembly Bill (AB) 744 is a bill signed into legislation in 2015 aimed at easing parking requirements for affordable housing. The bill allows affordable housing developers to build less parking than many local zoning regulations currently permit. AB744 is limited to a few specific types of housing that generally house population groups that tend to own fewer cars and drive less than the general population. Those instances include housing for special needs populations, and housing for low-income and very-low income people. The bill also applies to mixed-income developments that include a minimum number of affordable units. In all cases, these developments are required to have easy and convenient access to public transportation.

Under AB 744, if a developer of a qualified housing type requests to build less parking than required in the zoning code, a city must allow it, unless it can demonstrate that more parking is necessary. The bill further specifies that "demonstrate" does not entail the preparation of a vague "parking study." The parking study to be conducted would have to be recent and based on "substantial evidence," including area-wide parking availability, transit access, potential for shared parking, the effect of parking requirements on the cost of developments, and rates of car ownership among low-income, senior, and special needs individuals. This process shifts the burden of proof from the developer to the city, while in the process codifying the assumption that in general the populations in these types of development need and use fewer parking spaces.

AB 744 allows developers of specific housing types to request lower parking minimums as follows:

- 100 percent affordable housing within ½ mile of transit with frequent service: 0.5 parking spaces per unit

- 100 percent affordable housing for seniors, within ½ mile of frequent transit service or with access to paratransit service: 0.5 parking spaces per unit

- 100 percent affordable housing for developmentally disabled adults, within ½ mile of frequent transit service or with access to paratransit service: 0.5 parking spaces per unit

- Mixed-income housing within ½ mile of a well-served transit stop and with at least 11 percent of the units set aside for extremely low-income residents or 20 percent set aside for low-income residents: 0.5 parking spaces per bedroom

While Ukiah currently grants parking reductions up to 20 percent for affordable housing projects, it may consider amending its parking regulations to be consistent with AB 744.

Reduction in Residential Parking Minimums

Communities can reduce the number of spaces required per unit (i.e. from 1.5 to 1.0 spaces per bedroom or per unit) on a community-wide basis. This technique works well in particular zoning districts or locations for specific types of housing, such as age-restricted senior or affordable housing. Based on an analysis of communities with a similar population density, it appears that Ukiah's parking requirements are higher than average. The cities that were analyzed as part of this memo include: Albany, Arcata, and Red Bluff. The following tables (Table 2) summarize each city's parking standards for residential uses.

Table 2 – Parking Standards in Similar Communities

Residential Parking Requirements			
Land Use	**City of Albany**	**City of Arcata**	**City of Red Bluff**
Single-Family Dwelling	2.0 spaces per unit	Min: 1.0 space per unit Max: 2.0 spaces per unit	2.0 spaces per unit
Two-Family Dwelling/Duplex	1.5 spaces per unit	Min: 1.0 space per unit Max: 2.0 spaces per unit	2.0 spaces per unit
Multi-Family Dwelling	1.0 space per unit	Min: 1.0 space per unit Max: 2.0 spaces per unit	2.0 spaces per unit
Senior Housing Development	0.5 spaces per unit	Min: 0.75 spaces per unit Max: 1.5 spaces per unit	N/A
Residential Mixed-Use Development	1.0 space per unit	N/A	N/A
Affordable Housing	0.5 spaces per bedroom	N/A	N/A
Shared Housing	0.5 spaces per unit	N/A	N/A
Live/Work Space	1.0 space per unit	N/A	N/A

Source: Section 20.28.030 Parking Spaces Required, City of Albany, 2020. Section 9.36.040 Number of Parking Spaces Required, City of Arcata, 2020. Chapter 25, Article XXIII, Section 25.217(D) Off-Street Parking Requirements, City of Red Bluff, 2020.

Based on the above analysis of similar cities, Ukiah may consider amending their City Code to reduce the overall parking requirements for residential uses. Table 3 below provides a moderate reduction in parking standards, whereas Table 4 provides a more aggressive reduction.

Table 3 – Moderate Reduction to Residential Parking Standards for Ukiah

Residential Parking Requirements		
Land Use	**Existing**	**Proposed**
Single-Family Dwellings	2.0 spaces per dwelling	2.0 spaces per dwelling
Duplexes	2.0 spaces per dwelling	1.5 spaces per dwelling
Multiple-Family and Condominiums	1.0 parking space for one bedroom units; 2.0 parking spaces for two or more bedroom units	1.0 spaces per dwelling

Table 4 – Aggressive Reduction to Residential Parking Standards for Ukiah

Residential Parking Requirements		
Land Use	**Existing**	**Proposed**
Single-Family Dwellings	2.0 spaces per dwelling	2.0 spaces per dwelling
Duplexes	2.0 spaces per dwelling	1.0 spaces per dwelling
Multiple-Family and Condominiums	1.0 parking space for one bedroom units; 2.0 parking spaces for two or more bedroom units	0.5 spaces per dwelling

Conclusion

Many cities hoping to encourage affordable multi-family development have found reducing parking standards to be one effective and innovative solution. Whether through the implementation of State law, the reduction of parking standards community-wide, or the adoption of new parking reduction concepts, it is imperative communities reduce barriers to multi-family residential development during this housing crisis.

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

DRAFT
INITIAL STUDY AND
NEGATIVE DECLARATION
FOR
HOUSING RELATED ZONING CODE UPDATES

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

June 7, 2021

Prepared by:

City of Ukiah
Community Development Department
Planning Division
300 Seminary Avenue, Ukiah, CA 95482

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A. Proposed Zoning Code Text Revisions
B. Proposed Objective Design and Development Standards for New Residential Construction (Article 5.75)
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D. List of California Native American Tribes contacted under Senate Bill 18

I. PROJECT INFORMATION

Project Title:
Housing Related Zoning Code Updates
Lead Agency Address and Phone Number:
City of Ukiah 300 Seminary Avenue Ukiah, California 95482 (707) 463-6200
Project Contact Person and Phone Number:
Mireya G. Turner, Planning Manager City of Ukiah Community Development Department (707) 463-6203 mturner@cityofukiah.com
CEQA Contact Person and Phone Number:
Michelle Irace, Planning Manager City of Ukiah Community Development Department (707) 463-6268 mirace@cityofukiah.com
Project Location:
All properties within the City of Ukiah limits zoned for commercial and residential land uses
City of Ukiah General Plan Designations: Commercial and Residential land use designations • Commercial • Low Density Residential • Medium Density Residential • High Density Residential **City of Ukiah Zoning Districts:** Commercial and Residentially-zoned properties: • Article 3 “R-1” Single-family Residential • Article 4 “R-2” Medium Density Residential • Article 5 “R-3” High Density Residential • Article 6 “CN” Neighborhood Commercial • Article 7 “C-1” Community Commercial • Article 8 “C-2” Heavy Commercial • Article 20 Administration and Procedures • Article 21 Definitions

II. PROJECT DESCRIPTION

1. Project Location

The Housing Related Zoning Code Updates ("Proposed Project") includes all residential and commercial zoned properties within the City of Ukiah limits. See **Figure 1, Location Map** and **Figure 2, Zoning Map**.

2. Environmental Setting

The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county's commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities. Further west is undeveloped open space, and steep, densely vegetated areas interspersed with rural residential lots within the Western Hills and Mendocino County's jurisdiction.

The City of Ukiah sits in the Ukiah Valley in central Mendocino County, with elevations varying from approximately 600-feet above mean sea level up to approximately 3,000 feet in the hills surrounding the city. Ukiah is located along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge. The City of Ukiah is situated within the Coast Range geologic province. The North Coast Range is comprised of a geologic feature unique to California, the Franciscan Formation, which dictates the vegetative communities. The Franciscan Formation is comprised of serpentine, sandstone, and other sedimentary rocks. This area is characterized by a Mediterranean climate; the winters are cool and wet, and the summers are hot and dry. Annual temperatures for this region range from about 30 to 100 degrees Fahrenheit. The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for approximately nine miles, with a maximum width of three miles. The Russian River enters the valley at the north end and runs south along the valley floor.

3. Background

The City's first General Plan was originally adopted in 1974, updated in 1995, and was last amended in 2019, with adoption of the 2019-2027 Housing Element. The General Plan serves as a blueprint for future development and growth of the community. The City is currently in the process of completing a General Plan Update (the "2040 General Plan") that will map out the vision for community development through 2040; until the new General Plan is adopted, the 1995 General Plan (as amended in 2019) is considered the applicable plan. The 2019-2027 Housing Element was adopted by the Ukiah City Council on October 23, 2019, and certified by the California Department of Housing and Community Development (HCD) on December 5, 2019. 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)), and represents the City of Ukiah's efforts

to fulfill requirements under the State Housing Element Law and responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. Specifically, the Housing Element contains five (5) Goals, 19 Supporting Policies, and 33 Implementing Programs to promote and facilitate housing within the City of Ukiah.

Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Residential development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code, with the exception of the Manufacturing and Public Facility Zoning Districts. The intent of the Proposed Project is to amend the Zoning Code in order to enact several Implementing Programs identified in the Housing Element.

In addition, the proposed amendments are in accordance with recent State laws regarding facilitation of housing. California is in the midst of a housing crisis in which communities throughout the State are challenged with accommodating their fair share of housing production (as identified through the RHNA). The housing shortage has prompted the State legislature and Governor to enact new laws requiring cities and counties to streamline housing approval by establishing a by-right, ministerial approval process for all new residential construction, excluding single-family homes.

4. Project Components

The City of Ukiah is proposing Housing-related Zoning Code amendments to the City of Ukiah's Municipal Code. The Housing-related Zoning Code amendments include enacting both the City of Ukiah's 2019-2027 Housing Element Implementing Programs and updates required for compliance with new State laws ("Proposed Project"). Summaries of the Implementing Programs and the State laws related to the proposed Zoning Code amendments are listed below. A complete list of Implementing Programs are included as Appendix G of the Housing Element which may be found at http://www.cityofukiah.com/projects/housing-element-update/.

2019-2027 Housing Element Implementing Programs

1e: Develop Objective Multifamily Residential Design and Development Standards. Develop Objective multifamily residential design and development standards, including standards for multifamily in the R-2. R-3, C-1, and C-2 zones (2019-2027 Housing Element Program 2h). If a project is in compliance with these standards, their project will be ministerial, and will only require a building permit, rather than a Use Permit/Site Development Permit. These design standards would both facilitate development at the allowable densities and provide guidance and certainty in design standards to ensure quality housing is developed in the community. The Objective Design and Development Standards ("Objective Standards") were approved by the City Council, in concept, in December 2020, and are included in **Attachment B**. The Objective Design and Development Standards will be included in the Proposed Project for final City Council review and approval.

2h: Ensure Capacity of Adequate Sites for Meeting Regional Housing Needs Allocation (RHNA). The following Zoning Code amendments to streamline housing production in order to meet the City's new RHNA allocation of 239 units from the 2019-2027 Housing Element:

- Revise C-1 and C-2 Zones to allow by-right housing development, with objective design and development standards. Housing types allowed by-right will include multifamily, Single Room Occupancies (SROs), duplexes, triplexes, and fourplexes.
- Revise the R-2 Zone to allow up to 15 dwelling units per acre (du/ac) instead of 14 dwelling units per acre.
- Revise the C-N Zone to increase residential density from 6 du/ac to 15 du/ac and allow similar housing types as those allowed in R-2.

2l: Compliance with AB 2162. Revisions to the Zoning Code to allow supportive housing by right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses.

3a: Modifications to Development Standards to Maximize Housing Development. Maximize housing development by amending development standards pertaining to height, density, setback reduction, site area. These Zoning Code amendments include:

- Increasing maximum allowable height for new residential buildings.
- Increasing density.
- Reducing yard setbacks.
- Reducing minimum site area.
- Revising the R-1 (Single-family Residential) and R-1-H (Single-family Residential- Hillside Combining) [1] zoning districts to allow by-right and/or permit other residential building types and densities.

3b: Flexible Parking Standards. Include Flexible Parking Standards that reduce parking requirements, specifically in zoning districts that allow for lower-income housing developments, in order to streamline and remove barriers to multifamily housing development. The Moderate Parking Standards, and Unbundled Parking (with a minimum of one (1) parking space per dwelling unit) were approved by the City Council, in concept, in December, 2020, and are included in **Attachment C**. Flexible Parking Standards will be included in the Proposed Project for final City Council review and approval.

Housing-Related State Legislation

Senate Bill 2(Approved by Governor 10/13/2007) amended GC

- GC 65583(b)(3): Supportive and transitional housing shall be a use by right anywhere residential uses are by right. Also, they are to be evaluated only by the criteria for residential uses of similar size.
- Added definition of supportive and transitional housing to GC

Senate Bill 234 (Approved by Governor on 9/5/2019): Jurisdictions cannot require discretionary permits for large or small family daycares in any zoning district allowing for primary residential use.

[1] Although identified in Implementation Program 3a, the Hillside Overlay District is not included in the proposed amendments at this time.

Assembly Bill 101 (Approved by Governor on 7/31/19) Adding Low barrier Navigation Centers as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements.

Assembly Bill 3182 (Approved by Governor on 9/28/2020) Regarding Rental Restrictions (amendment to 9016 R-1) Requires ministerial approval of one ADU and one JADU per parcel with a primary SFD. Previously was one ADU or one JADU.

Assembly Bill 2162 (Approved by Governor on 9/26/2018) Supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily, uses. Prohibits requiring parking if within one-half mile of a public transit stop.

A summary of the proposed amendments are provided in **Table 1** below, and proposed Zoning Code text amendments are included as **Attachment A**. Text proposed for deletion is shown in ~~Strikethrough~~, while text proposed to be added is shown in Underline. The proposed Zoning Code Amendments will also require an amendment to the City of Ukiah's General Plan to increase allowable building density proposed in the Zoning Code Amendments. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed.

Table 1, Summary of Proposed Zoning Code Amendments

PROPOSED ZONING CODE AMENDMENTS							
		Zoning District					
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Density		No change: 6 dwelling units per acre (du/ac)	Changing from 14 du/ac to 15 du/ac	No change: 28du/ac)	Changing from 6 du/ac to 15 du/ac	No change: 28 du/ac)	No change: 28 du/ac)
Height		No change: (30 ft and for accessory buildings a maximum height of twenty feet (20') or the maximum height of the main building whichever is less).	Changing from 30 to 35 ft for main bldgs. No change to accessory (20 ft or the maximum height of the main building whichever is less)	Changing from 40 to 50 ft for main structures, unless abutting R1 or R2 (then 35 ft). no change to accessory structures (30 ft)	Changing from 30 to 35 ft for main bldgs. No change to accessory (20ft)	No change (50ft)	Changing from 40 ft to 50 ft for primary and 20 to 30 ft for accessory
Setbacks		Reduced: front-15 ft (but 25 for garage/accessory structures); sides-10 ft (no change); rear-15 ft. Sides/rear for accessory-5 ft. Corners-15 ft. No change to 4 ft side and rear for Accessory Dwelling Units (ADUs)	No change for SFDs but reduced for multifamily: front-10 ft (25 ft for garage); sides-5 ft; rear-10 ft (but 15 for multi-story); corners- 10 ft. Reducing distance between structures to 10 ft	No change for SFDs but reduced for multifamily: front-10 ft (25 ft for garage); sides-5 ft; rear-10 ft (but 15 for multi-story); corners- 10 ft. Reducing distance between structures to 10 ft	No change to front (10 ft single story & 15 for second story). Reducing side from 10 ft to 5 ft. Rear stays 10 ft.	No change. Front yards for single & multi-story buildings: 5 ft & 10 ft on corner lots. Rear and side yards: None required except where the rear or side of a lot abuts on an R1, R2, or R3 district, in which case such rear or side yard shall be that of the adjoining zone.	No change. Front yards for single & multi-story buildings: 5 ft & 10 ft on corner lots. Rear and side yards: None required except where the rear or side of a lot abuts on an R1, R2, or R3 district, in which case such rear or side yard shall be that of the adjoining zone.

Required Site Area		No change	Removing required minimum area	Removing required minimum area	Removing minimum required area for residential and Mixed-Use. No change for commercial (7k)	Commercial-6k/each building or group of buildings &a minimum width of sixty feet (60') on interior lots;7k & 70 ft wide for corner lots Residential and Mixed-Use. No minimum building site area. Mobile Home Parks-Minimum of two (2) acres.	No change
Allowed/-Permitted Uses		Allowed: Multiple-family residential dwellings in the form of duplexes, transitional housing, and supportive housing on corner lots. Prohibited: triplex, fourplexes, SROs, and rooming and boarding houses. Multifamily that complies with the design standards are permitted by	Allowed: SFDs including manufactured/modular homes, transitional housing, and supportive housing. Allowed: Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments houses, transitional housing, supportive housing, SROs, and rooming or boarding houses. multifamily that complies with the design standards are permitted by right (no UP/SDP).	Allowed: SFDs, including manufactured/modular homes, transitional housing, and supportive housing). Allowed: Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multi-family that complies with the design standards are permitted by right (no UP/SDP).	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family dwellings that comply with the design t standards are permitted by right (no UP/SDP). Allowed: daycares Allowed: Small emergency shelters; Family daycares, large and small	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family dwellings that comply with the design t standards are permitted by right (no UP/SDP). Allowed: daycares Allowed: Small emergency shelters; Family daycares, large and small

		right (no UP/SDP). Allowed: Family daycares, large and small	Allowed: Family daycares, large and small Permitted: Multiple-family dwellings that do not comply with the design standards	Allowed: : Family daycares, large and small Permitted: Multiple-family dwellings that do not comply with the design standards	dwellings that comply with the design t standards are permitted by right (no UP/SDP) Allowed: : Family daycares, large and small Allowed: Small emergency shelters Permitted: Large emergency shelters Permitted: Multiple-family dwellings that do not comply with the design standards	Permitted: Large emergency shelters Permitted:Single-family dwelling (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards Permitted: Multiple-family dwellings that do not comply with the design standards Permitted: Mobile home parks.	Permitted: Large emergency shelters Permitted:SFD (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards
Parking		No change for SFD. Duplex is reduced to 1.5/unit	SFD no change (2/unit). Reducing duplex & multifamily parking: Duplex-1.5/unit; multifamily-1/unit	SFD no change (2/unit). Reducing duplex & multifamily parking: Duplex-1.5/unit; multifamily-1/unit	No change for commercial. Adds residential parking: SFD-2/unit; Duplex-1.5/unit;	No change to commercial (?) Adds residential parking: SFD-2/unit; Duplex-1.5/unit; Multiple-Family-1/unit .	No change to commercial? Adds residential parking: Multiple-Family Dwelling: 1/unit

					Multiple-Family-1 space/unit . Removes ADU parking requirement of 1 space	Removes ADU parking requirement of 1 space	
Other		Adds standards for manufactured homes	Adds standards for manufactured homes.	Adds standards for manufactured homes.	Lot coverage increases from 40% to 60%. Adds standards for manufactured homes. Removes landscape plan requirements and relies on design standards (see my comment in R3)	Clarifies language for ensuring privacy. Adds standards for manufactured homes.	Clarifies language for ensuring privacy. Adds standards for manufactured homes.

FIGURE 1 CITY OF UKIAH LIMITS

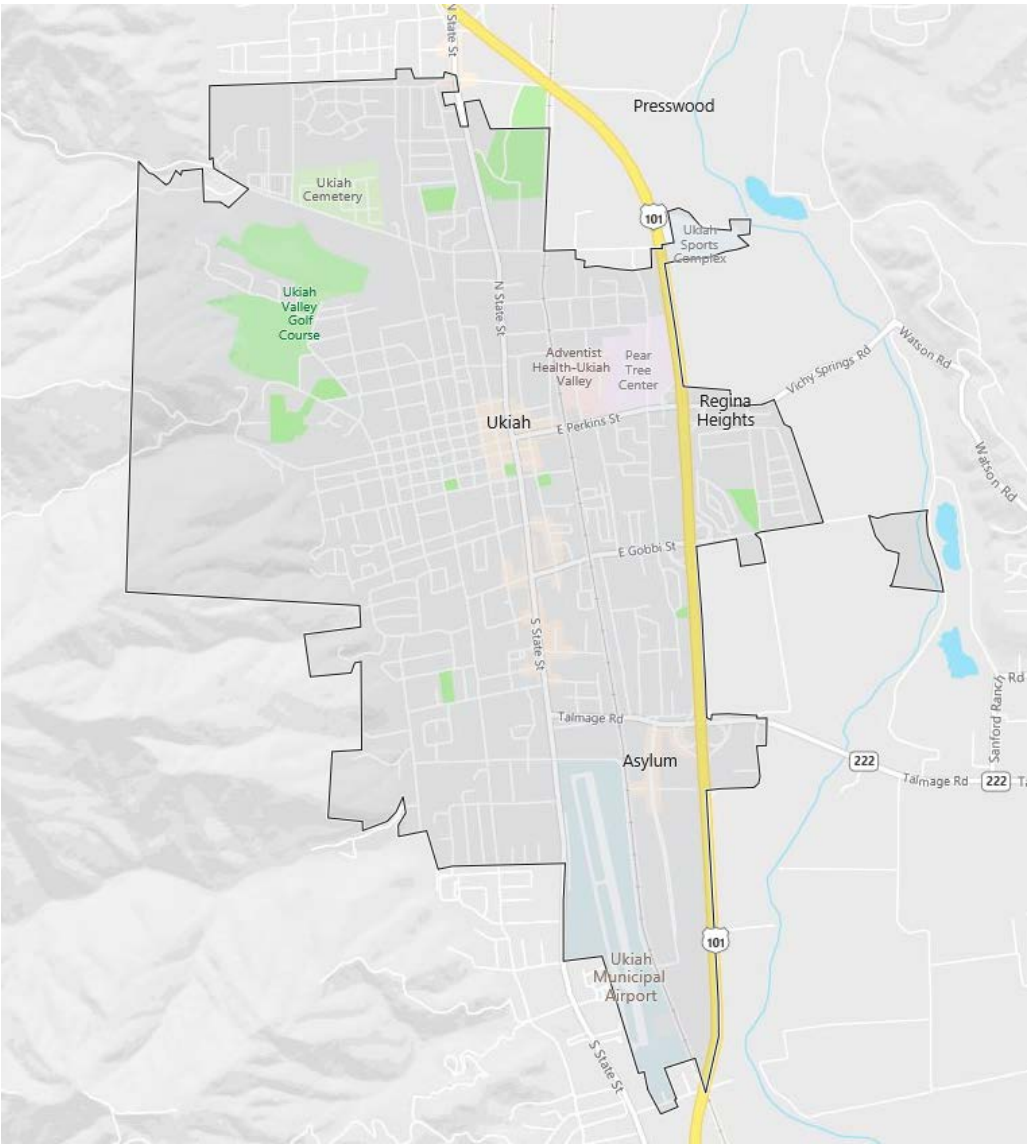
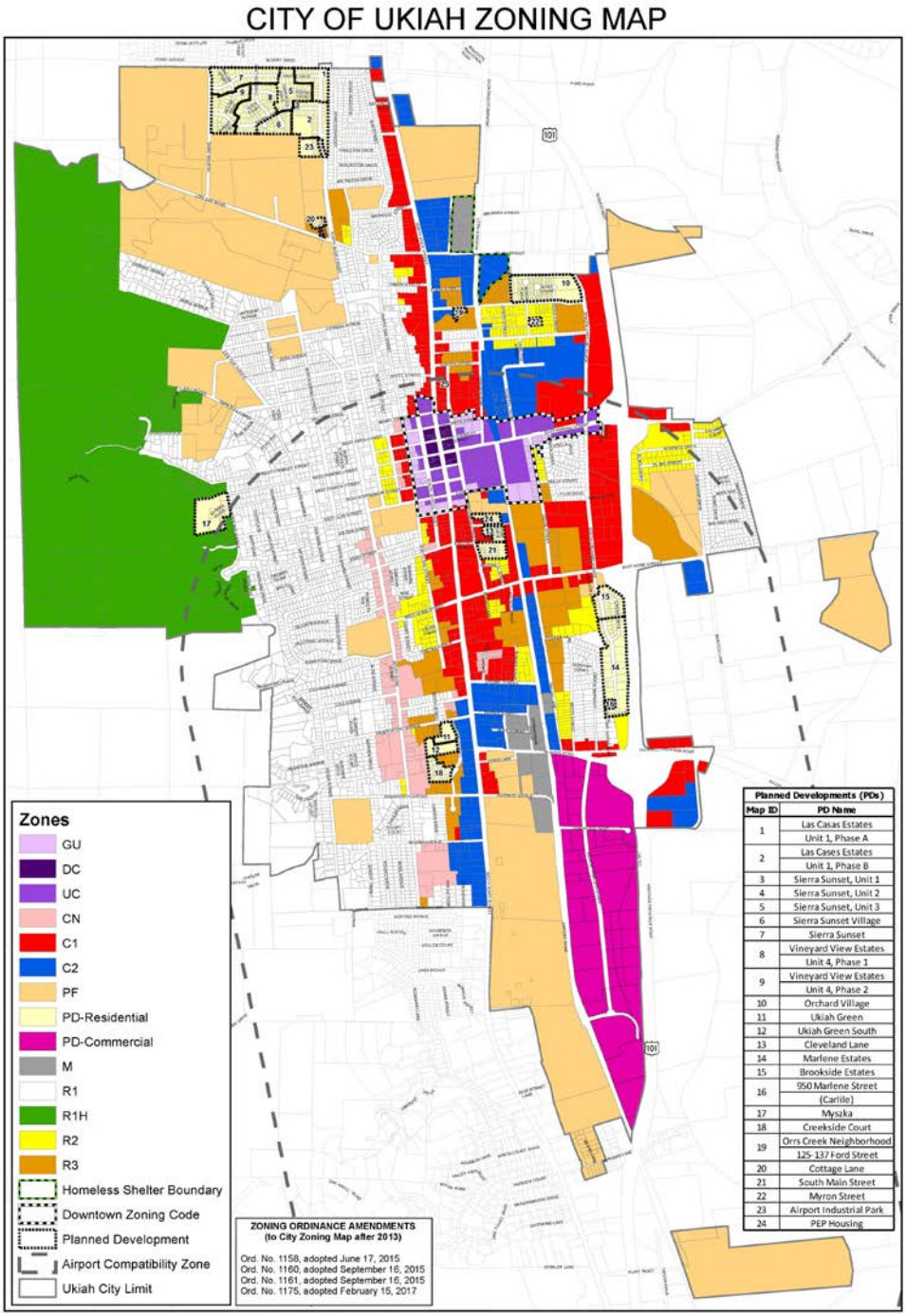


FIGURE 2. ZONING MAP



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Purpose of the Initial Environmental Study: This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment.

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Summary of Findings: Section 15378 of the California Environmental Quality Act (CEQA) defines a “Project” as an activity that (1) is a discretionary action by a governmental agency; and (2) will either have a direct or reasonably foreseeable indirect impact on the environment. (Pub. Res. Code, § 21065). “Project” means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700.

The Proposed Project includes Housing-related Zoning Code amendments to the City of Ukiah’s Municipal Code in order to enacting both the City of Ukiah’s 2019-2027 Housing Element Implementing Programs, and updates required for compliance with new State laws. The amendments are designed to aid in meeting the City’s Regional Housing Needs Allocation (RHNA) by facilitating the development of housing with streamlined review and are intended to facilitate housing development within residential and commercial zoning districts through reduced development standards (increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, in addition to developing objective design and development standards for new residential development).

While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the location, intensity, siting, and timing of such development is unknown.

All future development associated with the proposed Zoning Code amendments would be in residential or commercial zoning districts where housing development is already generally allowed by right, or with an approved use permit and site development permit. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the exact intensity, location, size and timing of future development is unknown. There are many possible scenarios and outcomes of the proposed Zoning Code amendments. Therefore, a general analysis of impacts is provided in this Initial Study. All future development would be analyzed on a project level basis for consistency with land use policies and development standards, and would be subject to Building Permits for consistency with building and safety codes. In addition, depending on the type of development, location, and zoning district, future development could also require discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

Based upon the analysis contained within this Initial Study/Negative Declaration, all potential impacts resulting from the Proposed Project would be less than significant or would have no impact.

IV. DETERMINATION

On the basis of the initial evaluation that follows:

__X_ 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 mitigation measures and project revisions have been identified that would reduce all impacts to a less than significant level. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed Project MAY have a significant effect on the environment. 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.

_____ _____

Signature Date

Mireya G. Turner, Planning Manager
Planning & Community Development Department
City of Ukiah
mturner@cityofukiah.com

V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Negative Declaration (IS/ND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

"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.

Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."

"Less Than Significant Impact" applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

"No Impact" applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

1. Aesthetics

AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Significance Criteria: Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated State scenic highway, substantial degradation to the existing visual character or

quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

Environmental Setting: The City of Ukiah is located within the Ukiah Valley, and scenic resources include not only the natural environment, but the built environment as well. One of the most notable scenic resources in the City limits is the Western Hills. Views of expansive hillsides to the north, east and south, mostly within the County's jurisdiction, also surround the City. Some hillsides are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Views on the Valley floor within the City of Ukiah include those typical of existing residential and commercial development and the majority of the land within the City limits is previously developed. In addition, some views of agricultural land uses within the City limits, or immediately outside of City limits, are available.

Discussion: (a & c) Less than significant impact. Proposed Zoning Code amendments including increasing allowable density per acre (in Medium Density Residential (R2) and Community Neighborhood Commercial (CN) zoning districts), increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, are intended to facilitate housing development within residential and commercial zoning districts. Future development facilitated by the proposed amendments have the potential to impact views of scenic resources, degrade the visual character, depending on location, height, siting, design, proximity to public viewpoints and scenic resources, etc. However, future housing development may require discretionary and environmental review (as applicable) and impacts to aesthetics associated with those projects will be considered at that time. All development will be subject to applicable zoning, subdivision and related ordinances, regulating height, setbacks, and density, as well other development standards, established to preserve the visual character within the City.

While multifamily residential projects may be allowed by right under the proposed amendments in all residential and commercial zoning districts, they are required to be in compliance with the proposed Objective Design and Development Standards for New Residential Construction (referred to as "Objective Standards" and included in **Attachment B**); the Objective Standards include provisions to ensure aesthetic compatibility including but not limited to: using specific color pallets, landscaping requirements, lighting, screening of ancillary equipment and parking areas, etc. If the multifamily development does not meet the Objective Standards, then the project requires discretionary review and review by the Design Review Board to ensure aesthetic compatibility. With adherence to development standards within the Zoning Code, the Objective Standards for new multifamily residential development, and the discretionary and environmental review process (as applicable), it can be assumed that all new development would generally be consistent with the visual character of existing development within the City, and would not impact scenic vistas.

As previously stated, the Western Hills contain the most notable scenic resources within the City. The portion of the lands within the City's jurisdiction in the Western Hills are zoned R1 with a Hillside Combining District (-H). The intent of the –H District is to preserve outstanding natural visual and physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, etc. The –H District contains strict development standard, including requiring discretionary review of all residential development to ensure visual and natural resources are

protected. The R1-H zoning district is not included proposed amendments. Therefore, scenic resources within the Western Hills will not be impacted by the Proposed Project.

For the aforementioned reasons, the Project would not result in a significant impact to scenic vistas, nor the visual character of the site or area. Impacts would be **less than significant.**

(b) No impact. According to the California Department of Transportation's (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within, or visible from the City of Ukiah. In addition, there are no highways identified as eligible for state designation. Therefore, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Lastly, the City's General Plan does not designate any local scenic roads in the Project area; **no impact** to scenic resources within a designated scenic corridor would occur.

(d) Less than significant impact. New sources of light and glare associated with future residential development could include building-mounted outdoor lighting, indoor residential lighting, and new sources of glare from windows and cars. However, all lighting would be required to be downshielded and comply with the Dark Skies Ordinance to protect nighttime views. In addition, the Design Standards contain regulations for lighting to ensure multifamily development does not create a significant source of lighting or glare. Sources of light and glare associated with future residential development would be typical of those associated with typical residential development in the City and would not be considered "substantial". Therefore, impacts would be **less than significant.**

2. Agriculture and Forestry Resources

AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
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))?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

Environmental Setting: According to the Ukiah Valley Area Plan (UVAP; 2011), early agricultural efforts in the Ukiah Valley included the raising of livestock, and the growing of various grains, hay, alfalfa, and hops. When the Northwestern Pacific Railroad was completed in 1889; prunes, potatoes, pears, and hops could be grown and sent to San Francisco and other regional markets. Wine grapes were planted, and irrigation was practiced on a small scale. Through the 1950's, hops, pears, prunes and grapes were the most widely planted crops in the Ukiah Valley. After the railroad was completed, lumber mills sprang up in the Ukiah Valley and became the major industry in Mendocino County as trains took redwood logs and processed boards south to the San Francisco region. Today, much of the active agricultural land in the UVAP planning area is located on the valley floor and lower elevations along the Russian River system.

There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the Zoning Ordinance, it is not applied over any parcel within the

City limits. There are a small number of City parcels which have current agricultural use, such as existing vineyards. However, they are ongoing non-conforming uses within non-agricultural zoning districts. According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the majority of lands within the City of Ukiah are identified as "Urban Built-Up Land", with the exception of some areas within the Western Hills and the Airport Industrial Business Park, which are identified as "Grazing Land". There are two parcels within the City limits that are identified as "Prime Farmland": APNs 00102063 and 18012004. APN 00102063 is located at 940 Low Gap Road and is part of the Russian River Cemetery that is partially developed with agricultural uses, as well as a roadway and parking area. APN 18012004 is a vacant parcel with some agricultural uses, located adjacent to 1825 Airport Road within the Airport Industrial Business Park Master Plan Area.

Discussion: (a-e) Less than significant. Lands affected by the proposed zoning amendments (commercial and residential zoned properties) are located within the "Urban Built-Up Land" designation that is not identified as having agricultural value or uses. The parcels identified as "Prime Farmland" and "Grazing Land" are either located within the Public Facilities zoning district, the Hillside Overlay District, or within the Airport Industrial Business Park Master Plan area that will not be included, nor impacted by the proposed zoning amendments. The "Prime Farmland" designation is a combination of the active use, soils analysis and animal carrying capacity. While there are parcels identified as 'Prime Farmland', there are no lands within the City of Ukiah under Williamson Act Contracts. As such, the Project would not convert Farmland, conflict with existing zoning for agriculture or forest land, and would not involve changes to the environment that would result in the conversion of agricultural resources to non-agriculture uses. Therefore, impacts to agricultural resources would be **less than significant**.

3. Air Quality

AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of criteria pollutant which the Mendocino County Air Quality Management District (MCAQMD) has

designated as non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

Environmental Setting: The Project is located within the North Coast Air Basin (NCAB), which includes Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma Counties, and is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90's with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50's and 60's. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes the City of Ukiah and surrounding areas, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM^{10}). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM^{10} standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM^{10} are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM^{10} is most likely to occur during inversions in the winter.

Regulation 1 of the MCAQMD contains three rules related to the control of fugitive dust:

- Rule 1-400(a) prohibits activities that "cause injury, detriment, nuisance or annoyance to a considerable number of persons...or which endanger the...health or safety of...the public…"

- Rule 1-430(a) prohibits activities which "...may allow unnecessary amounts of particulate matter to become airborne..."

- Rule 1-430(b) requires that "...reasonable precautions shall be taken to prevent particulate matter from becoming airborne…"

The MCAQMD provides the following significance thresholds for construction emissions:

1. 54 pounds per day of ROG (reactive organic gas)
2. 54 pounds per day of NOx (oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM^{10} (particulate matter less than 10 microns in size)
4. 54 pounds per day of $PM^{2.5}$ (airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM^{10} and $PM^{2.5}$

Discussion: (a-d) Less than significant impact. The Proposed Project includes amendments to the Zoning Code that are designed to facilitate the development of housing to meet the current and future housing needs. Future construction of additional housing within the City may result in

short-term air quality impacts (associated with the use of construction equipment, vegetation removal, grading, etc.) and additional long-term pollutants (typically associated with vehicle trips, wood burning stoves, landscape and maintenance activities, etc.). However, each project that involves the construction of housing will be subject to Building Permits to ensure consistency with existing building codes requiring energy efficient and low emitting equipment and features for new residential development. At such time, project-level analyses will be made to determine whether that project will result in potentially significant impacts to air quality. MCAQMD 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. Residential construction requires obtaining permits from the MCAQMD for grading and other activities. In addition, MCAQMD has a set of standard Best Management Practices (BMPs) for construction projects that are intended to reduce air quality impacts and ensure that projects remain in attainment with air quality thresholds.

The MCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. The MCAQMD developed the operational thresholds of significance based on the level above which a project's individual emissions would result in a cumulatively considerable contribution to the North Coast Air Basin's existing air quality conditions. Therefore, a project that exceeds the MCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. Because each individual construction project is required to be in attainment with the established MCAQMD thresholds, it is not likely that cumulative impacts would be significant.

With adherence to the aforementioned regulations, and others intended to reduce emissions and impacts to air quality, impacts associated with the Proposed Project would be **less than significant.**

4. Biological Resources

BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

Environmental Setting: Parcels within the City limits typically contain small developed parcels. While there are some small, vacant parcels, they are surrounded by urban development that offer little wildlife habitat value. Larger parcels, contiguous parcels, and parcels located in the Western Hills or adjacent to City creeks and Russian River tributaries do provide habitat for flora and fauna species.

There are three main creeks, Orrs, Gibson and Doolin, that run through the City of Ukiah. According to the National Wetlands Inventory, these creeks contain riparian habitat and possible wetland areas. The creeks and bordering riparian areas, as well as the largely undeveloped western hillside region of the City have the potential to support nesting birds, Steelhead trout (*Oncorhynchus mykiss*), Foothill yellow-legged frog (*Rana boylii*), Red-bellied newt (*Taricha rivularis*) and Western pond turtle (*Emys marmorata*). In addition, Chinook salmon (*Oncorhynchus tshawytscha*), Russian River tule perch (*Hysterocarpus traskii traskii*), Pacific lamprey (*Lampreta tridenta*), and Western pearlshell mussel (*Margaritifera falcate*) potentially occur in the nearby Russian River.
In addition, database queries of CDFW's California Natural Diversity Database (CNDDB) and the California Native Plant Society's (CNPS) Electronic Inventory of the City limits and its immediate surroundings identify the following seven special-status plant species: Baker's meadowfoam (*Limnanthes bakeri*), Baker's navarretia (*Navarretia leucocephala bakeri*), Burke's goldfields (*Lasthenia burkei*), Mendocino bush-mallow (*Malacothamnus mendocinensis*), North Coast semaphore grass (*Pleuropogon hooverianus*), Raiche's Manzanita (*Arctostaphylos stanfordiana*), and Toren's grimmia (*Grimmia torenii*).

Discussion: (a-d) Less than significant impact. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that biological resources would be impacted by future residential development. In addition, parcels within the Western Hills (and R1-H zoning district) are not included in the proposed Zoning Code updates. However, parcels along the Russian River and City creeks have a higher potential for containing resources and development on these parcels has the potential to reduce wildlife habitat and impact biological resources. However, at this time, location, intensity and timing of specific housing development is not known.

If future development is proposed on vacant , undisturbed land, or within proximity to the aforementioned creeks, additional environmental review would likely be required and impacts to biological resources would be analyzed on a project level basis. As such, impacts to biological resources from the Project would be **less than significant.**

(e-f) Less than significant impact. There are no adopted Habitat Conservation Plans for the City of Ukiah, nor the larger Ukiah Valley that apply to future development facilitated as a result of the Proposed Project. Impacts would be **less than significant**.

5. Cultural Resources

CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Significance Criteria: The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.

Under CEQA, cultural resources must be evaluated to determine their eligibility for listing in the California Register of Historic Resources (CRHR). If a cultural resource is determined ineligible for listing on the CRHR the resource is released from management responsibilities and a project can proceed without further cultural resource considerations.

As set forth in Section 5024.1(c) of the Public Resources Code for a cultural resource to be deemed
"important" under CEQA and thus eligible for listing on the California Register of Historic Resources
(CRHR), it must meet at least one of the following criteria:

1) Is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
2) Is associated with the lives of persons important to our past; or
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
4) Has yielded or is likely to yield, information important to prehistory or history.

Archaeological resources are commonly evaluated with regard to Criteria 4 (research potential). Historic-era structures older than 50 years are most commonly evaluated in reference to Criteria 1 (important events), Criteria 2 (important persons) or Criteria 3 (architectural value). To be considered eligible under these criteria the property must retain sufficient integrity to convey its important qualities. Integrity is judged in relation to seven aspects including: location, design, setting, materials, workmanship, feeling, and association.

Guidelines for the implementation of CEQA define procedures, types of activities, persons, and public agencies required to comply with CEQA. Section 15064.5(b) prescribes that project effects that would "cause a substantial adverse change in the significance of an historical resource" are significant effects on the environment. Substantial adverse changes include both physical changes to the historical resource, or to its immediate surroundings.

Public Resources Code Section 21083.2 also defines "unique archaeological resources" as "any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and show that there is a demonstrable public interest in that information.
- Has a special and particular quality, such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person."

This definition is equally applicable to recognizing "a unique paleontological resource or site." CEQA Section 15064.5 (a)(3)(D), which indicates "generally, a resource shall be considered historically significant if it has yielded, or may be likely to yield, information important in prehistory or history," provides additional guidance.

Senate Bill 18 (SB 18) and Government Code 65352.3(a)(1) state that prior to the adoption or any amendment of a city or county's general plan, the city or county shall notify California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to provide an opportunity for formal consultation for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code that are located within the city or county's jurisdiction.

Environmental Setting: The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth of Ukiah throughout the remainder of the 19th century and early 20th century. 1889 is the date recorded for the first arrival of the train to

Ukiah, quickly resulting in increased settlement of the City and its environs. The City of Ukiah is within the territory of the Northern Pomo. Permanent villages were often established in areas with access to staple foods, often times along eco-tones (transitions between varying environments), with access to good water, and generally flat land (Environmental Science Associates, 2013). Areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

The late 19th century saw slow growth in the community, with a slight decline after the turn of the century. The 1906 earthquake damaged a number of Ukiah buildings, particularly in the commercial core, and considerable re-building and remodeling activity occurred after that time. The City appears to have prospered in the following years, through the early 1920's. The City contains a number of Colonial Revival and Craftsman style derivations, popular during this era, that reflect the community's prosperity. An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the City in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City Council must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

Discussion: (a-c) Less than significant impact. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that cultural resources would be impacted by future residential development. Parcels along City creeks have a higher potential for containing cultural resources and may be impacted by future development facilitated through the Zoning Code amendments in residential and commercial zoning districts. However, there are many possible scenarios and outcomes of the proposed Zoning Code amendments and the intensity, location, size and timing of future development is unknown. All future development is subject to CEQA Guidelines Section 15064.5 (e-f) which specifically addresses what to do in the event that human remains or archeological resources are accidentally discovered, and City Ordinance No. 838, protecting historic buildings; future development would be analyzed on a project level basis and subject to environmental review of their individual impacts, as applicable.

The proposed Zoning Code amendments also require amendment to the City of Ukiah's General Plan to increase allowable building density. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. However, in accordance with SB 18, tribal notifications offering the opportunity to request formal consultation and an opportunity to review the proposed Zoning Code amendments were sent to California Native American Tribes identified on the list maintained by the Native Heritage Commission (NAHC) on April 22, 2021. The tribes have 90 days to request consultation; no requests for consultation have been received to date. The list of tribes contacted are included in **Attachment 4**.

For the reasons discussed above, impacts to Cultural Resources from the Proposed Project would be **less than significant**.

6. Energy

ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would significantly impact energy if construction or operation of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

Environmental Setting: Current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated, statewide through California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24". In general, Title 24 requires the design of building shells and building components to conserve energy, with standards to promote better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The current Title 24 regulations and Building Energy Efficiency Standards promote photovoltaic systems in newly constructed residential buildings. The City's Electric Utility Department has a solar rebate program for residents and business owners to encouraged local consumers to increasingly rely on renewable resources for their direct power needs.

Discussion: (a-b) Less than significant impact. The Proposed Project, including the Development Agreement, does not include specific development designs or proposals, nor does it grant any entitlements for development. Generally speaking, future residential construction would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) once constructed, future residential uses would consume energy for interior and exterior lighting, HVAC systems, refrigeration, electronics systems, appliances, and security systems, among other common household features. However, future housing projects will be analyzed on a project level basis subject to the City's building and safety codes, as well as the California Air Resources Board (CARB) and Environmental Protection Agency (EPA) emissions standards. Additionally, new residential development must comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of these regulations significantly reduces energy usage. In addition, residents would have access to the City's solar rebate program to incentivize the use of renewal energy.

With adherence to the aforementioned regulations, and others intended to reduce energy consumption, impacts from the Proposed Project related to energy consumption would be **less than significant**.

7. Geology and Soils

GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.

Environmental Setting: The larger Ukiah Valley is part of an active seismic region that contains the Mayacama Fault, which traverses the valley in a generally northwest-southeast direction east of the Project area. Based on California Geological Survey maps and the Background Report for the County of Mendocino General Plan Update (prepared by P.M.C., 2003), the City of Ukiah is outside of known areas of historic faults, Holocene Fault, Late Quaternary Fault and the Alquist-Priolo Earthquake Fault Zone. It is also removed from the known areas of active and dormant

landslide reports. Slope instability hazards are not a concern, with the exception of the Hillside Overlay District within the Western Hills.

Discussion: (a-f) Less than significant impact. Parcels within the Valley floor that are within residential and commercial zoning districts (and included in the proposed Zoning Code amendments) are not located in a California Earthquake Fault Zone and not susceptible to liquefaction or strong seismic ground shaking. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that unique paleontological resources would be impacted by future residential development. In addition, parcels within the Western Hills (and R1-H zoning district) containing more diverse geological features are not included in the proposed Zoning Code updates.

Additionally, a Building Permit is required for new construction which will ensure all activities are in compliance with building and seismic safety codes. New development within the City will connect to the existing sewer and water systems. The Building Permit process (and discretionary review process, as applicable) will include review of site plans by internal and external departments and agencies to ensure compliance with all applicable local, state and federal safety standards. Additionally, future residential projects that may require vegetation removal and grading, or be adjacent to creeks will be required to adhere to Ukiah City Code, Division 9, Chapter 7, Erosion and Sediment Control, which requires submittal of sediment and erosion plans identifying Best Management Practices (BMPs) to reduce soil erosion and water runoff.

For the above reasons, impacts to geology and soils would be **less than significant**.

8. Greenhouse Gas Emissions

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

Significance Criteria: The Project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Environmental Setting: Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way

a greenhouse traps heat. GHGs may be emitted a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

Carbon dioxide (CO_2) is the most important anthropogenic GHG because it comprises the majority of total GHG emissions emitted per year and it is very long-lived in the atmosphere. Typically, when evaluating GHG emissions they are expressed as carbon dioxide equivalents, or CO_2e, which is a means of weighting the global warming potential (GWP) of the different gases relative to the global warming effect of CO_2, which has a GWP value of one. In the United States, CO_2 emissions account for about 85 percent of the CO_2e emissions, followed by methane at about eight percent, and nitrous oxide at about five percent.

The state of California has adopted various administrative initiatives and legislation relating to climate change, much of which set aggressive goals for GHG emissions reductions statewide. Although lead agencies must evaluate climate change and GHG emissions of projects subject to CEQA, the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. No state agency has developed binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. Because there are no adopted GHG thresholds applicable to the Project, and the proposed development is considered "small scale", the below qualitative analysis is appropriate.

Discussion: (a-b) Less than significant impact. Construction activities associated with future housing development could result in direct and indirect emissions of GHG emissions. Direct project-related GHG emissions generally include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. However, as discussed in Section 3, Air Quality, of this Initial Study, future residential construction would be subject to regulations of the Mendocino County Air Quality Management District (MCAQMD), which is responsible for enforcing the state and federal Clean Air Acts as well as local air quality protection regulations. Additionally, future residential uses would be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 Building Energy Efficiency Standards. Therefore, the Proposed Project, including potential future residential development facilitated through the Zoning Code amendments, would not result in a significant impact to GHG emissions. Impacts would be **less than significant**.

9. Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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 or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Significance Criteria: The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

Environmental Setting: Mendocino County has adopted numerous plans related to hazard management and mitigation including, but not limited to: Community Wildfire Protection Plan, Hazardous Waste Management Plan, Operational Area Emergency Plan, etc. The most recent plan, the Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted by the County in December, 2020. The MJHMP provides an explanation of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources. The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a "jurisdictional annex" to the MJHMP). The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City if Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

The Ukiah Municipal Airport is located within the City of Ukiah jurisdictional limits. The Ukiah Municipal Airport Master Plan and the Ukiah Airport Land Use Compatibility Plan (ALUCP), identify areas with potential hazards, known as "Compatibility Zones" and impacts to persons using or working within the Airport Influence Area (AIA).

Under Government Code Section 65962.5, both the State Water Resources Control Board and the California Department of Toxic Substances Control are required to maintain databases of sites known to have hazardous substances present in the environment. According to the State Water Resources Control Board (SWRCB) GeoTracker and the California Department of Toxic Substances Control (DTSC) EnviroStor databases, there are 21 listed hazardous sites within the City of Ukiah; these include gas stations, automobile dismantling and salvage yards, sites associated with the railroad, the waste disposal and transfer station, etc.

All lands within the City of Ukiah are within the jurisdiction of the Ukiah Valley Fire Authority. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City are located within the SRA and are classified as having a “Very High” fire hazard severity.

Discussion: (a-b) Less than significant impact. Construction activities and future residential uses facilitated by the proposed Zoning Code amendments would require the routine transport, use, storage, and disposal of small quantities of hazardous materials common for equipment and property maintenance and operation, such as gasoline, diesel fuel, hydraulic fluids, oils, lubricants, cleaning solvents and supplies, pesticides, fertilizers, paint, etc. However, the types and quantities of materials to be used are not expected to pose a significant risk to the public and/or environment and would be managed in accordance with federal, state, and local regulations. Therefore, impacts would be **less than significant.**

(c) Less than significant impact: As discussed in Section 15, Public Services, of this Initial Study, there are several schools within the City of Ukiah. Future residential construction could be located within 0.25-mil of an existing school. However, construction activities would be required to transport and use routine hazardous materials in accordance with all applicable regulations. Adherence to these regulations would ensure that impacts to schools regarding hazardous materials are **less than significant**.

(d) Less than significant impact. As previously noted, there are 21 hazardous sites listed in the City of Ukiah including auto wrecking yards, gas stations, the refuse transfer station, sites associated with the railroad, etc. Because these sites are currently developed with industrial and commercial uses, it is not likely that they will be developed with residential land uses. Additionally, if a residential project were to be proposed at one of the listed sites, clean-up to remove the hazard would be required by the SWRCB and DTSC. Impacts would be **less than significant**.

(e) Less than significant impact. The ALUCP identifies five Compatibility Zones with varying risks and development restrictions. Generally speaking, the Compatibility Zones encompass south Ukiah, including residential and commercial zoned properties subject to the proposed Zoning Code amendments. However, all development would be required to be compatible with the Ukiah Municipal Airport Master Plan and ALUCP. Impacts would be **less than significant**.

(f) Less than significant impact. There are no components of the Project that would impair or interfere with emergency response or evacuation. Since the Project is limited to within the City limits, future residential development would be required to be designed in accordance with state and local standards, including safety and emergency access requirements, and are within existing service areas of emergency responders. There are no components of the Project that would impair implementation of, or physically interfere with, the adopted MJHMP or other emergency response plan or evacuation plan. Impacts would be **less than significant**.

(g) Less than significant impact with mitigation incorporated. The Project Area is entirely within the jurisdiction of the Ukiah Valley Fire District. Future residential development would be required to adhere to all fire safety standards. See Section 20, Wildfire, for more information. Impacts would be **less than significant.**

10. Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Significance Criteria: The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

Environmental Setting: Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months.

The Project area includes the Russian River Hydrologic Unit, Upper Russian River Hydrologic Area, Ukiah Hydrologic Subarea. The Russian River is on the State Water Resources Control Board's (SWRCB) 303(d) list of impaired water bodies for water temperature and sedimentation/siltation. Sediment impairments in tributaries led to listing the entire Russian River Watershed for sediment. Surface water supplies for the Ukiah Valley include the Eel River, from which water is diverted into the Russian River watershed through the Potter Valley Project, Lake Mendocino, and the Russian River. Groundwater is drawn from the Ukiah Valley groundwater basin. The Ukiah Valley groundwater basin is the northernmost basin in the Russian River water system and underlies an area of approximately 60 square miles. Water enters the groundwater system via percolation of surface waters and through the soil. The creeks and streams in the Ukiah Valley provide drainage channels for groundwater recharge, as well as domestic and agricultural water supply. A groundwater Management Plan has not been prepared for the City, nor County of Mendocino, but according to the 2015 Urban Water Management Plan for the City, based on historical data and use, there is adequate groundwater to serve the City's existing and future demand.

Discussion: (a-c & e) Less than significant impact. The Project does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's development standards and building and safety codes, including review of storm water management practices and waste discharge requirements, where applicable. Specifically, projects that include the addition of 10,000 sf of impermeable surfaces or more are subject to Low Impact Development standards to ensure stormwater runoff is adequately captured and filtered before entering the drainage system. Further, if a project proposes work within a drainage or waterway, the applicant will be required to obtain regulatory permits from the Water Resources Control Board, California Department of Fish and Wildlife and U.S. Army Corps of Engineers, as applicable. Therefore, impacts to water quality, groundwater and drainage would be **less than significant**.

City water services exist to service all properties located within the City limits. As mentioned above, according to the 2015 Urban Water Management Plan for the City, there is adequate groundwater to serve the City's existing and future demand. Therefore, the Project would not substantially deplete groundwater resources or conflict with the Urban Water Management Plan; impacts would be **less than significant**.

(d) Less than significant impact. As described above, the Project is not located within a tsunami or seiche hazard zone, as identified by the Federal Emergency Management Agency. Some areas within City limits are within a FEMA flood zone. All development within a flood zone must adhere to all safety and building codes related to construction within a flood zone. Impacts would be **less than significant**.

11. Land Use and Planning

LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☒	☐

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Significance Criteria: The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

Environmental Setting: The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county's commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities. The City's first General Plan was originally adopted in 1974, updated in 1995, and was last amended in 2019, with adoption of the 2019-2027 Housing Element. The General Plan serves as a blueprint for future development and growth of the community. The City is currently in the process of completing a General Plan Update (the "2040 General Plan") that will map out the vision for community development through 2040; until the new General Plan is adopted, the 1995 General Plan (as amended in 2019) is considered the applicable plan. Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Housing development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code with the exception of the Manufacturing and Industrial Zoning Districts.

Discussion: (a) Less than significant impact. Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature. The Project area is mostly developed with existing roads and parks. The Project does not propose new linear features that would result in the division of an established community. Impacts would be **less than significant**.

(b) Less than significant. The Project includes amendments to the Zoning Code to encourage and support housing development, designed to ensure fulfillment of the City's share of the Regional Housing Needs Allocation (RHNA). The Project includes multiple Implementation Tasks approved in the 2019-2027 General Plan Housing Element. Specifically, the Project proposes several zoning code updates including increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, are intended to facilitate housing development within residential and commercial zoning districts. In addition to the Zoning Code updates, the Project includes a General Plan Amendment to increase housing density in the Medium Density Housing from 14 to 15 du/acre, in order to maintain synchronicity between the General Plan and Zoning Code, as well as comply with existing housing-related state laws Because the amendments are General Plan Housing Element Implementation Tasks, the Project would not conflict with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code. Impacts would be **less than significant**.

12. Mineral Resources

MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Significance Criteria: Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

Environmental Setting: The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in Ukiah, along the Russian River.

Discussion: (a-b) No impact. Future development associated with the zoning code amendments would be located within residential and commercial zoned areas, which do not contain mineral resources.
No **impact would** occur.

13. Noise

NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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	☐	☐	☒	☐

Significance Criteria: The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

Environmental Setting: The Ukiah City Code contains a Noise Ordinance (Division 7, Chapter 1, Article 6) that establishes ambient base noise level standards that apply to specific zoning districts within the City of Ukiah. “Ambient noise" is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far. For the purpose of the Noise Ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of fifteen (15) minutes without inclusion of noise from isolated identifiable sources, at the location and time of day near that at which a comparison is to be made. Land uses exceeding these standards for long periods of time are considered to be significant.

In addition, UCC §6054, *Construction of Buildings and Projects*, states that it shall be unlawful for any person within a residential zone, or within a radius of five hundred feet (500’) therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the Director of Public works.

Table 2. City of Ukiah Ambient Base Noise Levels

Zoning Districts	Time Period	Noise Level Standards (dBA)
R1 and R2	10:00 PM - 7:00 AM 7:00 PM - 10:00 PM 7:00 AM-7:00 PM	40 45 50
R3	10:00 PM - 7:00 AM 7:00 AM - 10:00 PM	45 50
Commercial	10:00 PM - 7:00 AM 7:00 AM - 10:00 PM	60 65
Industrial & Manufacturing	Any time	70
Source: Ukiah City Code §6048		

Discussion: (a) Less than significant impact. The Project does not propose residential construction; though it encourages and supports housing development. Construction activities are generally temporary, resulting in periodic increases in the ambient noise environment. Construction noise impacts generally occur when construction activities occur in areas immediately adjoining noise-sensitive land uses, during noise-sensitive times of the day, or when construction activity occurs at the same precise location over an extended period of time (e.g., pile driving in one location for 8-10 hours in a day, or over a duration of several successive days). Certain land uses, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas are particularly sensitive to noise. Residential areas are also considered noise sensitive, especially during the nighttime hours. However, all future construction would be considered temporary and required to adhere to noise regulations. Additionally, noise sources associated with typical residential land uses (e.g., mechanical equipment, dogs/pets, landscaping activities, cars parking, etc.) are typically intermittent and short in duration, and would be comparable to existing sources of noise experienced at surrounding commercial and residential uses. Therefore, noise impacts would be **less than significant**.

(b) Less than significant impact. Residential construction can generate varying degrees of ground borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. However, future residential construction is anticipated to use typical construction equipment for temporary periods of time that would not be considered excessive. Therefore, impacts would be **less than significant**.

(c) Less than significant impact. Ukiah Municipal Airport is contained within the Project Area. All future development must be consistent with the 2020 Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), adopted by the Mendocino County Airport Land Use Commission on May 20, 2021. The UKIALUCP establishes criteria that reduce the potential exposure of people to excessive aircraft-related noise by limiting residential densities (dwelling units per acre), establishing interior noise level limits, and restricting other noise-sensitive land uses in locations exposed to noise levels in excess of 60 dB CNEL.

Based on this information, the Project would not expose people residing or working in the Project area to excessive noise levels associated with aircraft. Impacts would be **less than significant**.

14. Population and Housing

POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Significance Criteria: The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

Environmental Setting: The City of Ukiah comprises of approximately 4.72 square miles within Mendocino County. According to the California Department of Finance, the population in the County of Mendocino was 59,985 in 2018 and 16,226 in the City of Ukiah. The City's annual growth rate between 1990 and 2018 averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. Overall, the City of Ukiah's population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

As described in the City's 2019-2027 Housing Element (2019), 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 allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), 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. MCOG identified the City's RHNA as accommodating 239 additional units within the 2019-2027 Planning Cycle. Specifically, the City of Ukiah is responsible for identifying adequate sites, with appropriate zoning, to support 86 very low-income housing units and 72 low-income housing units, for a total of 158 lower income housing units, and 49 moderate-income and 32 above moderate-income housing units, for a total of 81 moderate and above moderate housing units.

Discussion: (a & b) Less than significant impact. The proposed housing-related Zoning Code amendments are regulatory in nature, they do not propose any new development, construction, or physical change to the environment that would result in unplanned population growth. Although no development is proposed at this time, for this analysis it is assumed that future development would result in construction and development of residential uses throughout the Project Area.

The Project will result in a Zoning Code that is consistent with the Ukiah General Plan Housing Element. Future housing development must comply with the Zoning Code, resulting in planned development, including accessing existing utility infrastructure. Extension of utilities would be limited to new connections to the existing infrastructure, and would not directly induce substantial unplanned development and population growth in the area. Increasing the density of Medium Density Residential areas could result in additional development; however, this development would be located within the City limits and would be serviced by existing infrastructure. The potential future development would enable the City to meet its RHNA requirements for the 2019-2027 housing cycle. Displacement of existing people and/or housing is not part of the Project. For the aforementioned reasons, the Proposed Project would not induce substantial unplanned population growth in an area, either directly or indirectly. Impacts would be **less than significant.**

15. Public Services

PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Significance Criteria: The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

Environmental Setting: Police protection services for the entire City limits is provided by the Ukiah Police Department, while the Mendocino County Sherriff's Department provides police services for areas outside of the City limits. Fire protection services in the Ukiah Valley are provided by the Ukiah Valley Fire Authority and California Department of Forestry and Fire Protection (CalFire). Educational facilities in the Ukiah Valley area are provided by the Ukiah Unified School District (UUSD), County Office of Education, and the Mendocino-Lake Community College District. There are also several private and charter schools serving residents within the City of Ukiah, as well as the unincorporated portions of Mendocino County. As mentioned below in Section 16, Recreation, of this Initial Study, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

Discussion: (a) Less than significant impact. Although no development is proposed at this time, it is assumed that future development would result in construction and development of residential uses throughout the Project Area. New residential uses would be served by the City's Police Department and the Ukiah Valley Fire authority. This minimal increase in service area would not be considered significant, as the majority or the parcels within the City are currently developed and served by police and fire services.

Similarly, it is not anticipated that the additional residential units, currently already being served by existing school districts, would result in a significant impact to school services.

As such, the Project would have a **less than significant impact** on public services.

16. Recreation

RECREATION.	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.

Environmental Setting: The Ukiah Valley offers a wide variety of recreational opportunities. These include more than 13 City parks, a municipal golf course, and a skate park managed by

the City of Ukiah; two regional parks managed by the County; Cow Mountain Recreation Area managed by the Bureau of Land Management; and Lake Mendocino managed by the US Army Corps of Engineers. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley.

Discussion: (a-b) Less than significant impact. The Project does not propose any recreational facilities at this time. However, the Housing-related Zoning Code Amendments support and encourage housing development. The increase in population would not be considered significant. As such, impacts would be **less than significant** on park facilities.

17. Transportation

TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Significance Criteria: Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b), which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

Traditionally, transportation impacts had been evaluated by using Level of Service (LOS) analysis to measure the level of congestion on local roadways. However, on September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, initiating an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal to better measure the actual transportation-related environmental impacts of a given project. Starting July 1, 2020, lead agencies are required to analyze the transportation impacts of new projects using vehicle miles traveled (VMT), instead of LOS. VMT measures the amount of additional miles produced by the project. If the project increases car travel onto the roads excessively, the project may cause a significant transportation impact. VMT analysis is intended to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations.

In 2018, the Office of Planning and Research (OPR) published a Technical Advisory on *Evaluating Transportation Impacts in CEQA* (2018) which is intended to provide advice and recommendations for evaluating VMT, which agencies and other entities may use at their discretion. As discussed further below, the Technical Advisory offers that screening thresholds

may be used to identify when land use projects, such as small scale residential projects, should be expected to cause a less-than-significant impact without conducting a detailed traffic study.

On behalf of the Mendocino Council of Governments (MCOG), Fehr & Peers, prepared a Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study (Baseline Study; May, 2020) to provide an overview of SB 743, summarize VMT data available for Mendocino County, discuss alternatives for and recommend VMT measurement methods and thresholds for lead agencies in Mendocino County, and recommend transportation demand management (TDM) strategies for reducing VMT on projects in Mendocino County.

The following local plans have historically address transportation within the City of Ukiah: 2017 Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009), and the City of Ukiah General Plan (Circulation and Transportation Element amended in 2004). MCOG's Regional Transportation Plan (2017) and Section 5, Circulation and Transportation, of the Ukiah Valley Area Plan (2011) addresses transportation within the larger Ukiah Valley. The Baseline Study incorporated applicable goals and policies from each of these documents into the methodology and analysis when formulating its screening tools.

As noted in the Baseline Study, per CEQA Guidelines Section 15064.3, vehicle miles traveled for land use projects exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. In addition, projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project.

Environmental Setting: The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA).

Discussion: (a-b) Less than significant impact. While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. Development could also result in impacts to the City's transportation system depending on location, intensity, and other siting factors. However, the location, intensity, siting, and timing of such development is unknown. Therefore, a high level qualitative analysis is provided below.

The OPR Technical Advisory on *Evaluating Transportation Impacts Under CEQA* suggests that a home based trip approach is one of the best methods for assessing VMT from residential projects. As noted in the Technical Advisory, many agencies use "screening thresholds" to quickly identify when a project should be expected or assumed to cause a less-than-significant impact without conducting a detailed study. As noted in the Fehr & Peers Baseline Study, the specific VMT estimate relies on the vehicle trip generation rate contained in the OPR Technical Advisory for small project screening and average vehicle trip lengths for Mendocino County based on the 2012 California Household Travel Survey (CHTS). Converting this value to an equivalent number of residential households would indicate that residential projects up to 22 units in Mendocino County could be screened out of analysis.

It is expected that construction of the Project would result in a temporary increase in traffic to and from the site, as construction workers arrive and leave each work day. However, once construction is complete, workers would no longer be traveling to the site, and the source of VMT would result from permanent residents. Future projects would reviewed by the Department of Public Works and the MTA (as applicable) for potential impacts to the transportation system; additional review and analyses may be required for larger residential projects exceeding 22 units. Impacts would be **less than significant**.

(c-d) Less than significant impact. All road improvements would be developed in accordance with Fire and Building codes related to emergency access and safety. Therefore, future residential projects would not increase traffic hazards, nor would they result in inadequate emergency access. Impacts would be **less than significant**.

18. Tribal Cultural Resources

TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Significance Criteria: An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the Proposed Project." The consultation process must be completed before a CEQA document can be certified.

Environmental Setting: As discussed in Section 5, Cultural Resources, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include (but are not limited to) the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the City in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

Discussion: (a-b) Less than significant impact. As described in Section 5, Cultural Resources, of this Initial Study, because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that cultural resources would be impacted by future residential development. Although parcels along City creeks have a higher potential for containing cultural resources all future development is subject to CEQA Guidelines Section 15064.5 (e-f) which specifically addresses what to do in the event that human remains or archeological resources are accidentally discovered, and City Ordinance No. 838, protecting historic buildings; future development would be analyzed on a project level basis and subject to environmental review of their individual impacts, as applicable.

The proposed Zoning Code amendments also require amendment to the City of Ukiah's General Plan to increase allowable building density. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. However, in accordance with SB 18, tribal notifications offering the opportunity to request formal consultation and an opportunity to review the proposed Zoning Code amendments were sent to California Native American Tribes identified on the list maintained by the Native Heritage Commission (NAHC) on April 22, 2021. The tribes have 90 days to request consultation; no requests for consultation have been received to date. The list of tribes contacted are included in **Attachment D**.

For the reasons discussed above, impacts to Tribal Cultural Resources from the Proposed Project would be **less than significant**.

19. Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Significance Criteria: Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

Environmental Setting: The majority of City properties are served by City water, sewer, electricity and trash collection. However, some properties within the western hills do not currently have access to City utilities. Water and electric utility services are provided by the City of Ukiah to parcels within the City limits. The Ukiah Valley Sanitation District (UVSD) and the City of Ukiah provide public sewer services to customers within their boundaries under the purview of the State Water Quality Control Board. The City's sewage treatment plant and Waste Water Treatment Plant (WWTP), operational since 1958, serves the City of Ukiah and the Ukiah Valley Sanitation District. It has a current treatment capacity of 2.8 million gallons per day (MGD) of dry weather flow and 20 MGD of peak wet weather flow. Primary treatment removes floating material, oils and greases, sand and silt and organic solids heavy enough to settle in water. Secondary treatment biologically removes most of the suspended and dissolved organic material. The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. No new waste generated will be processed through the landfill. Solid waste collected from future development would be delivered to the Ukiah

Transfer Station, which is owned by the City of Ukiah and operated by Solid Wastes Systems, Inc.

Discussion: (a-e) Less than significant impact The Project does not include extension of utilities. Future housing development would connect to the existing infrastructure. All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems.
Impacts would be **less than significant**.

20. Wildfire

WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Significance Criteria: Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

Environmental Setting: All of the City of Ukiah is located within the Ukiah Valley Fire Authority's jurisdiction. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City are located within the SRA and are classified as having a "Very High" fire hazard severity. A shaded fuel break was constructed (North to South) along the base of the western hills along the entire length of the City to reduce fuel loads and protect the community from wildfire risk in 2003. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019. As discussed in Section 9, Hazards and Hazardous Materials, the County's EOP plan and MJHMP address emergency operations, natural disasters (including wildfire), as well as mitigation strategies to reduce potential risks. The City of Ukiah adopted its "jurisdictional annex" chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include

earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

Discussion: (a-d) Less than Significant. . The Project does not propose housing. Future housing would be constructed within the Ukiah Valley Fire District service area and all future development would be reviewed by the Fire Marshall and required to comply with current Fire Code regulations. Impacts would be **less than significant**.

21. Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation	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, substantially 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?	☐	☐	☒	☐

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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion: (a-c) Less than significant impact. While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development associated with the proposed Zoning Code amendments would be in residential or commercial zoning districts where housing development is already generally allowed by right, or with an approved use permit and site development permit by the City's Zoning Code and General Plan.

There are many possible scenarios and outcomes of the proposed Zoning Code amendments. Future development could result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the exact intensity, location, size and timing of future development is unknown. However, all future development would be analyzed on a project level basis for consistency with land use policies and development standards, and would be subject to Building Permits for consistency with building and safety codes; additional environmental and discretionary review may also be required.

Based on the findings and conclusions contained in the Initial Study, the Proposed Project does not have the potential to impact any environmental resources. All impacts were found to have no impact or result in a less than significant impact as a result of the Project.

Cumulative impacts are generally considered in analyses of air quality, biological resources, cultural resources, noise, and traffic. As discussed throughout the Initial Study, the Proposed Project would have less than significant impacts on these resources. Housing development that may result from implementation of the Zoning Code amendments could result in impacts to environmental resources that may be considered cumulatively considerable. However, at this time, location, intensity and timing of specific housing development is not known. All future housing development would be analyzed on a project level basis. Based on the findings and conclusions contained in the Initial Study, cumulative impacts related to the Proposed Project would be less than significant.

Based on the aforementioned, impacts to the environment, human beings, and cumulative impacts would be **less than significant**.

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

DRAFT
INITIAL STUDY AND
NEGATIVE DECLARATION
FOR
HOUSING RELATED ZONING CODE UPDATES

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

June 7, 2021

Prepared by:

City of Ukiah
Community Development Department
Planning Division
300 Seminary Avenue, Ukiah, CA 95482

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ATTACHMENTS

A. Proposed Zoning Code Text Revisions
B. Proposed Objective Design and Development Standards for New Residential Construction (Article 5.75)
C. Proposed Flexible Parking Standards
D. List of California Native American Tribes contacted under Senate Bill 18

I. PROJECT INFORMATION

Project Title:
Housing Related Zoning Code Updates
Lead Agency Address and Phone Number:
City of Ukiah 300 Seminary Avenue Ukiah, California 95482 (707) 463-6200
Project Contact Person and Phone Number:
Mireya G. Turner, Planning Manager City of Ukiah Community Development Department (707) 463-6203 mturner@cityofukiah.com
CEQA Contact Person and Phone Number:
Michelle Irace, Planning Manager City of Ukiah Community Development Department (707) 463-6268 mirace@cityofukiah.com
Project Location:
All properties within the City of Ukiah limits zoned for commercial and residential land uses
City of Ukiah General Plan Designations: Commercial and Residential land use designations • Commercial • Low Density Residential • Medium Density Residential • High Density Residential **City of Ukiah Zoning Districts:** Commercial and Residentially-zoned properties: • Article 3 “R-1” Single-family Residential • Article 4 “R-2” Medium Density Residential • Article 5 “R-3” High Density Residential • Article 6 “CN” Neighborhood Commercial • Article 7 “C-1” Community Commercial • Article 8 “C-2” Heavy Commercial • Article 20 Administration and Procedures • Article 21 Definitions

II. PROJECT DESCRIPTION

1. Project Location

The Housing Related Zoning Code Updates ("Proposed Project") includes all residential and commercial zoned properties within the City of Ukiah limits. See **Figure 1, Location Map** and **Figure 2, Zoning Map**.

2. Environmental Setting

The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county's commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities. Further west is undeveloped open space, and steep, densely vegetated areas interspersed with rural residential lots within the Western Hills and Mendocino County's jurisdiction.

The City of Ukiah sits in the Ukiah Valley in central Mendocino County, with elevations varying from approximately 600-feet above mean sea level up to approximately 3,000 feet in the hills surrounding the city. Ukiah is located along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge. The City of Ukiah is situated within the Coast Range geologic province. The North Coast Range is comprised of a geologic feature unique to California, the Franciscan Formation, which dictates the vegetative communities. The Franciscan Formation is comprised of serpentine, sandstone, and other sedimentary rocks. This area is characterized by a Mediterranean climate; the winters are cool and wet, and the summers are hot and dry. Annual temperatures for this region range from about 30 to 100 degrees Fahrenheit. The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for approximately nine miles, with a maximum width of three miles. The Russian River enters the valley at the north end and runs south along the valley floor.

3. Background

The City's first General Plan was originally adopted in 1974, updated in 1995, and was last amended in 2019, with adoption of the 2019-2027 Housing Element. The General Plan serves as a blueprint for future development and growth of the community. The City is currently in the process of completing a General Plan Update (the "2040 General Plan") that will map out the vision for community development through 2040; until the new General Plan is adopted, the 1995 General Plan (as amended in 2019) is considered the applicable plan. The 2019-2027 Housing Element was adopted by the Ukiah City Council on October 23, 2019, and certified by the California Department of Housing and Community Development (HCD) on December 5, 2019. 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)), and represents the City of Ukiah's efforts

to fulfill requirements under the State Housing Element Law and responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. Specifically, the Housing Element contains five (5) Goals, 19 Supporting Policies, and 33 Implementing Programs to promote and facilitate housing within the City of Ukiah.

Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Residential development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code, with the exception of the Manufacturing and Public Facility Zoning Districts. The intent of the Proposed Project is to amend the Zoning Code in order to enact several Implementing Programs identified in the Housing Element.

In addition, the proposed amendments are in accordance with recent State laws regarding facilitation of housing. California is in the midst of a housing crisis in which communities throughout the State are challenged with accommodating their fair share of housing production (as identified through the RHNA). The housing shortage has prompted the State legislature and Governor to enact new laws requiring cities and counties to streamline housing approval by establishing a by-right, ministerial approval process for all new residential construction, excluding single-family homes.

4. Project Components

The City of Ukiah is proposing Housing-related Zoning Code amendments to the City of Ukiah's Municipal Code. The Housing-related Zoning Code amendments include enacting both the City of Ukiah's 2019-2027 Housing Element Implementing Programs and updates required for compliance with new State laws ("Proposed Project"). Summaries of the Implementing Programs and the State laws related to the proposed Zoning Code amendments are listed below. A complete list of Implementing Programs are included as Appendix G of the Housing Element which may be found at http://www.cityofukiah.com/projects/housing-element-update/.

2019-2027 Housing Element Implementing Programs

1e: Develop Objective Multifamily Residential Design and Development Standards. Develop Objective multifamily residential design and development standards, including standards for multifamily in the R-2. R-3, C-1, and C-2 zones (2019-2027 Housing Element Program 2h). If a project is in compliance with these standards, their project will be ministerial, and will only require a building permit, rather than a Use Permit/Site Development Permit. These design standards would both facilitate development at the allowable densities and provide guidance and certainty in design standards to ensure quality housing is developed in the community. The Objective Design and Development Standards ("Objective Standards") were approved by the City Council, in concept, in December 2020, and are included in **Attachment B**. The Objective Design and Development Standards will be included in the Proposed Project for final City Council review and approval.

2h: Ensure Capacity of Adequate Sites for Meeting Regional Housing Needs Allocation (RHNA). The following Zoning Code amendments to streamline housing production in order to meet the City's new RHNA allocation of 239 units from the 2019-2027 Housing Element:

- Revise C-1 and C-2 Zones to allow by-right housing development, with objective design and development standards. Housing types allowed by-right will include multifamily, Single Room Occupancies (SROs), duplexes, triplexes, and fourplexes.
- Revise the R-2 Zone to allow up to 15 dwelling units per acre (du/ac) instead of 14 dwelling units per acre.
- Revise the C-N Zone to increase residential density from 6 du/ac to 15 du/ac and allow similar housing types as those allowed in R-2.

2l: Compliance with AB 2162. Revisions to the Zoning Code to allow supportive housing by right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses.

3a: Modifications to Development Standards to Maximize Housing Development. Maximize housing development by amending development standards pertaining to height, density, setback reduction, site area. These Zoning Code amendments include:

- Increasing maximum allowable height for new residential buildings.
- Increasing density.
- Reducing yard setbacks.
- Reducing minimum site area.
- Revising the R-1 (Single-family Residential) and R-1-H (Single-family Residential- Hillside Combining) [1] zoning districts to allow by-right and/or permit other residential building types and densities.

3b: Flexible Parking Standards. Include Flexible Parking Standards that reduce parking requirements, specifically in zoning districts that allow for lower-income housing developments, in order to streamline and remove barriers to multifamily housing development. The Moderate Parking Standards, and Unbundled Parking (with a minimum of one (1) parking space per dwelling unit) were approved by the City Council, in concept, in December, 2020, and are included in **Attachment C**. Flexible Parking Standards will be included in the Proposed Project for final City Council review and approval.

Housing-Related State Legislation

Senate Bill 2(Approved by Governor 10/13/2007) amended GC

- GC 65583(b)(3): Supportive and transitional housing shall be a use by right anywhere residential uses are by right. Also, they are to be evaluated only by the criteria for residential uses of similar size.
- Added definition of supportive and transitional housing to GC

Senate Bill 234 (Approved by Governor on 9/5/2019): Jurisdictions cannot require discretionary permits for large or small family daycares in any zoning district allowing for primary residential use.

[1] Although identified in Implementation Program 3a, the Hillside Overlay District is not included in the proposed amendments at this time.

Assembly Bill 101 (Approved by Governor on 7/31/19) Adding Low barrier Navigation Centers as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements.

Assembly Bill 3182 (Approved by Governor on 9/28/2020) Regarding Rental Restrictions (amendment to 9016 R-1) Requires ministerial approval of one ADU and one JADU per parcel with a primary SFD. Previously was one ADU or one JADU.

Assembly Bill 2162 (Approved by Governor on 9/26/2018) Supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily, uses. Prohibits requiring parking if within one-half mile of a public transit stop.

A summary of the proposed amendments are provided in **Table 1** below, and proposed Zoning Code text amendments are included as **Attachment A**. Text proposed for deletion is shown in ~~Strikethrough~~, while text proposed to be added is shown in Underline. The proposed Zoning Code Amendments will also require an amendment to the City of Ukiah's General Plan to increase allowable building density proposed in the Zoning Code Amendments. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed.

Table 1, Summary of Proposed Zoning Code Amendments

PROPOSED ZONING CODE AMENDMENTS							
		Zoning District					
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Density		No change: 6 dwelling units per acre (du/ac)	Changing from 14 du/ac to 15 du/ac	No change: 28du/ac)	Changing from 6 du/ac to 15 du/ac	No change: 28 du/ac)	No change: 28 du/ac)
Height		No change: (30 ft and for accessory buildings a maximum height of twenty feet (20') or the maximum height of the main building whichever is less).	Changing from 30 to 35 ft for main bldgs. No change to accessory (20 ft or the maximum height of the main building whichever is less)	Changing from 40 to 50 ft for main structures, unless abutting R1 or R2 (then 35 ft). no change to accessory structures (30 ft)	Changing from 30 to 35 ft for main bldgs. No change to accessory (20ft)	No change (50ft)	Changing from 40 ft to 50 ft for primary and 20 to 30 ft for accessory
Setbacks		Reduced: front-15 ft (but 25 for garage/accessory structures); sides-10 ft (no change); rear-15 ft. Sides/rear for accessory-5 ft. Corners-15 ft. No change to 4 ft side and rear for Accessory Dwelling Units (ADUs)	No change for SFDs but reduced for multifamily: front-10 ft (25 ft for garage); sides-5 ft; rear-10 ft (but 15 for multi-story); corners- 10 ft. Reducing distance between structures to 10 ft	No change for SFDs but reduced for multifamily: front-10 ft (25 ft for garage); sides-5 ft; rear-10 ft (but 15 for multi-story); corners- 10 ft. Reducing distance between structures to 10 ft	No change to front (10 ft single story & 15 for second story). Reducing side from 10 ft to 5 ft. Rear stays 10 ft.	No change. Front yards for single & multi-story buildings: 5 ft & 10 ft on corner lots. Rear and side yards: None required except where the rear or side of a lot abuts on an R1, R2, or R3 district, in which case such rear or side yard shall be that of the adjoining zone.	No change. Front yards for single & multi-story buildings: 5 ft & 10 ft on corner lots. Rear and side yards: None required except where the rear or side of a lot abuts on an R1, R2, or R3 district, in which case such rear or side yard shall be that of the adjoining zone.

Required Site Area		No change	Removing required minimum area	Removing required minimum area	Removing minimum required area for residential and Mixed-Use. No change for commercial (7k)	Commercial-6k/each building or group of buildings &a minimum width of sixty feet (60') on interior lots;7k & 70 ft wide for corner lots Residential and Mixed-Use. No minimum building site area. Mobile Home Parks-Minimum of two (2) acres.	No change
Allowed/-Permitted Uses		Allowed: Multiple-family residential dwellings in the form of duplexes, transitional housing, and supportive housing on corner lots. Prohibited: triplex, fourplexes, SROs, and rooming and boarding houses. Multifamily that complies with the design standards are permitted by	Allowed: SFDs including manufactured/modular homes, transitional housing, and supportive housing. Allowed: Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments houses, transitional housing, supportive housing, SROs, and rooming or boarding houses. multifamily that complies with the design standards are permitted by right (no UP/SDP).	Allowed: SFDs, including manufactured/modular homes, transitional housing, and supportive housing). Allowed: Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multi-family that complies with the design standards are permitted by right (no UP/SDP).	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family dwellings that comply with the design t standards are permitted by right (no UP/SDP). Allowed: daycares Allowed: Small emergency shelters; Family daycares, large and small	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family dwellings that comply with the design t standards are permitted by right (no UP/SDP). Allowed: daycares Allowed: Small emergency shelters; Family daycares, large and small

		right (no UP/SDP). Allowed: Family daycares, large and small	Allowed: Family daycares, large and small Permitted: Multiple-family dwellings that do not comply with the design standards	Allowed: : Family daycares, large and small Permitted: Multiple-family dwellings that do not comply with the design standards	dwellings that comply with the design t standards are permitted by right (no UP/SDP) Allowed: : Family daycares, large and small Allowed: Small emergency shelters Permitted: Large emergency shelters Permitted: Multiple-family dwellings that do not comply with the design standards	Permitted: Large emergency shelters Permitted:Single-family dwelling (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards Permitted: Multiple-family dwellings that do not comply with the design standards Permitted: Mobile home parks.	Permitted: Large emergency shelters Permitted:SFD (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards
Parking		No change for SFD. Duplex is reduced to 1.5/unit	SFD no change (2/unit). Reducing duplex & multifamily parking: Duplex-1.5/unit; multifamily-1/unit	SFD no change (2/unit). Reducing duplex & multifamily parking: Duplex-1.5/unit; multifamily-1/unit	No change for commercial. Adds residential parking: SFD-2/unit; Duplex-1.5/unit;	No change to commercial (?) Adds residential parking: SFD-2/unit; Duplex-1.5/unit; Multiple-Family-1/unit .	No change to commercial? Adds residential parking: Multiple-Family Dwelling: 1/unit

					Multiple-Family-1 space/unit . Removes ADU parking requirement of 1 space	Removes ADU parking requirement of 1 space	
Other		Adds standards for manufactured homes	Adds standards for manufactured homes.	Adds standards for manufactured homes.	Lot coverage increases from 40% to 60%. Adds standards for manufactured homes. Removes landscape plan requirements and relies on design standards (see my comment in R3)	Clarifies language for ensuring privacy. Adds standards for manufactured homes.	Clarifies language for ensuring privacy. Adds standards for manufactured homes.

FIGURE 1 CITY OF UKIAH LIMITS

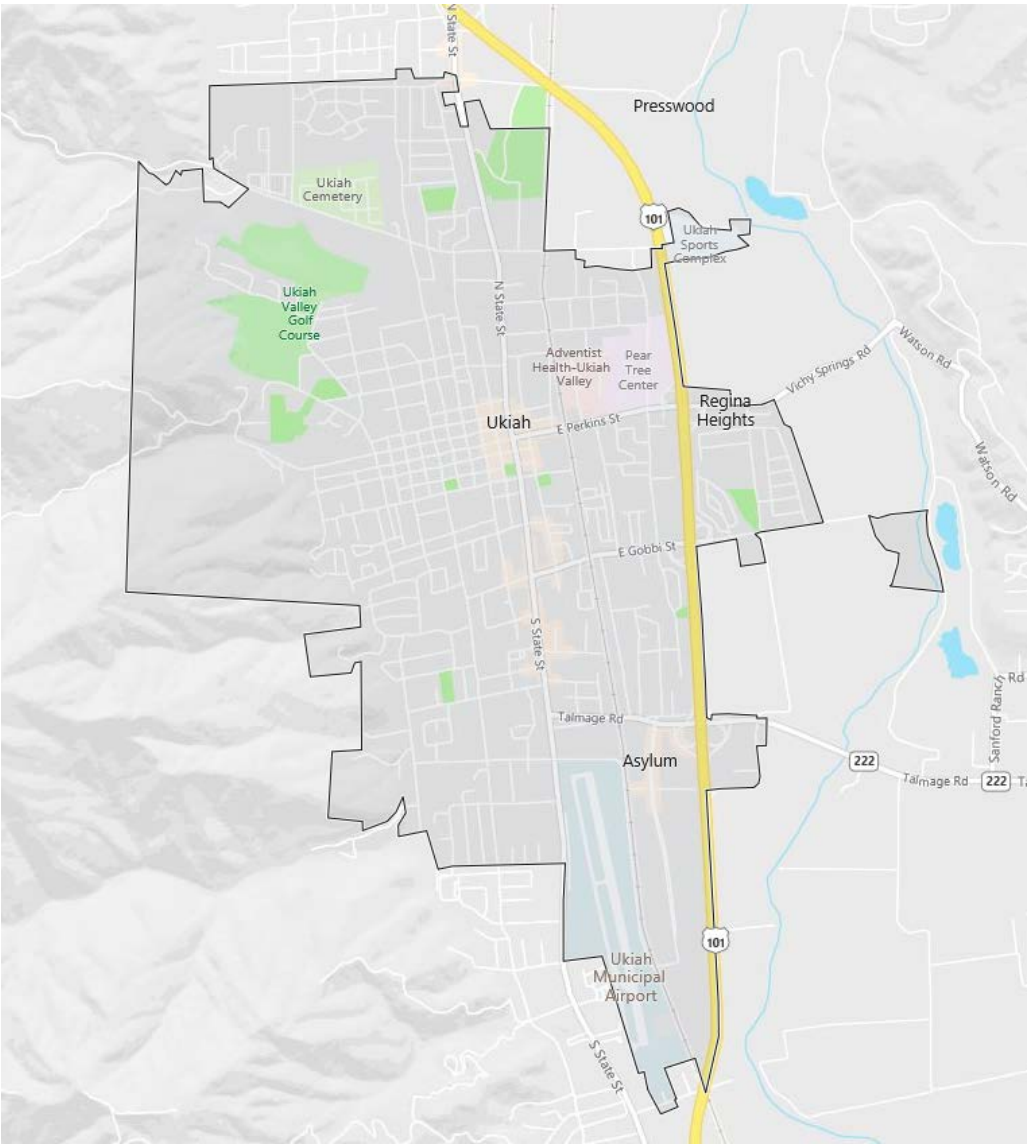
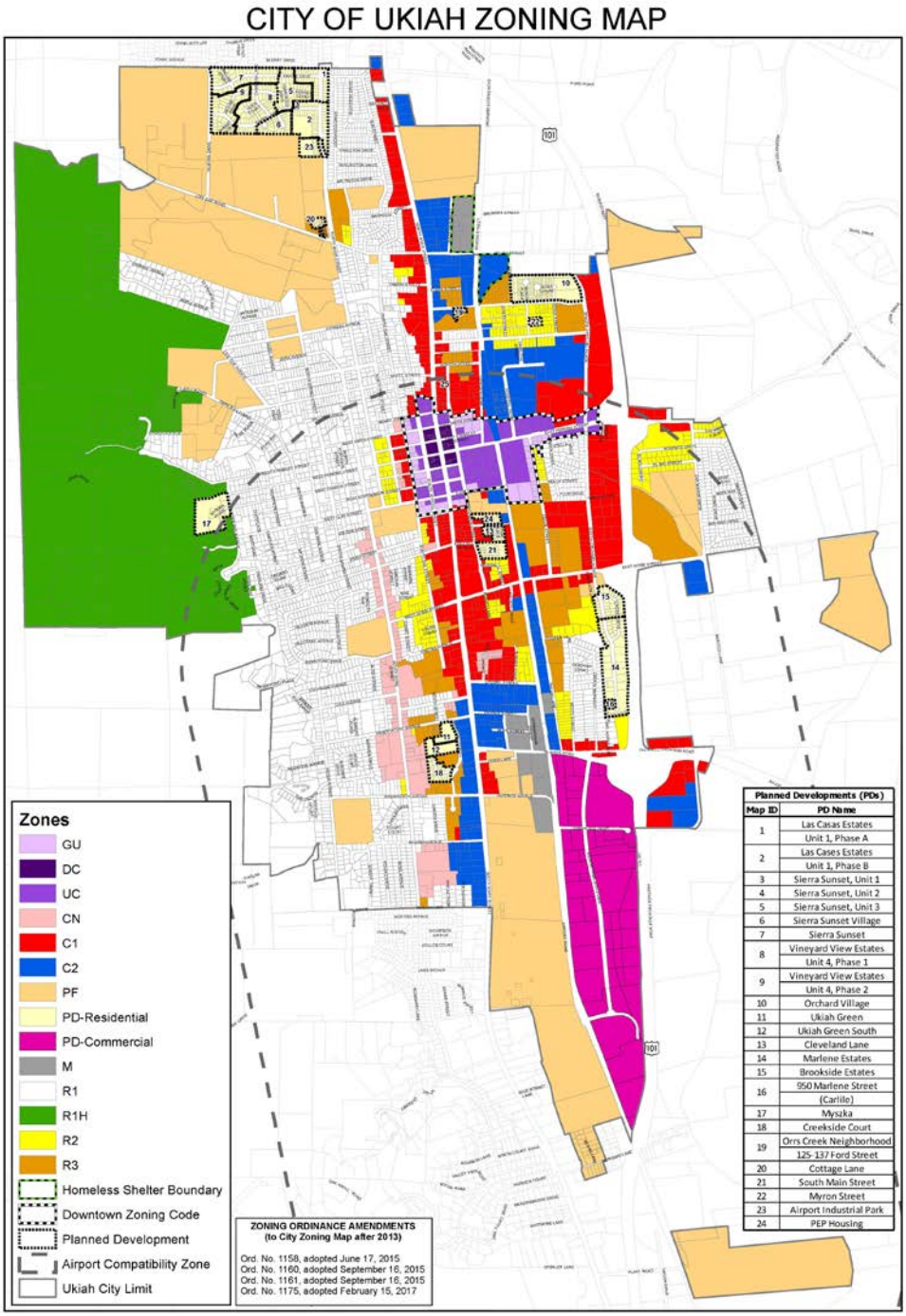


FIGURE 2. ZONING MAP



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Purpose of the Initial Environmental Study: This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment.

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Summary of Findings: Section 15378 of the California Environmental Quality Act (CEQA) defines a “Project” as an activity that (1) is a discretionary action by a governmental agency; and (2) will either have a direct or reasonably foreseeable indirect impact on the environment. (Pub. Res. Code, § 21065). “Project” means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700.

The Proposed Project includes Housing-related Zoning Code amendments to the City of Ukiah’s Municipal Code in order to enacting both the City of Ukiah’s 2019-2027 Housing Element Implementing Programs, and updates required for compliance with new State laws. The amendments are designed to aid in meeting the City’s Regional Housing Needs Allocation (RHNA) by facilitating the development of housing with streamlined review and are intended to facilitate housing development within residential and commercial zoning districts through reduced development standards (increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, in addition to developing objective design and development standards for new residential development).

While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the location, intensity, siting, and timing of such development is unknown.

All future development associated with the proposed Zoning Code amendments would be in residential or commercial zoning districts where housing development is already generally allowed by right, or with an approved use permit and site development permit. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the exact intensity, location, size and timing of future development is unknown. There are many possible scenarios and outcomes of the proposed Zoning Code amendments. Therefore, a general analysis of impacts is provided in this Initial Study. All future development would be analyzed on a project level basis for consistency with land use policies and development standards, and would be subject to Building Permits for consistency with building and safety codes. In addition, depending on the type of development, location, and zoning district, future development could also require discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

Based upon the analysis contained within this Initial Study/Negative Declaration, all potential impacts resulting from the Proposed Project would be less than significant or would have no impact.

IV. DETERMINATION

On the basis of the initial evaluation that follows:

__X_ 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 mitigation measures and project revisions have been identified that would reduce all impacts to a less than significant level. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed Project MAY have a significant effect on the environment. 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.

_____ _____

Signature Date

Mireya G. Turner, Planning Manager
Planning & Community Development Department
City of Ukiah
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V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Negative Declaration (IS/ND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

"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.

Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."

"Less Than Significant Impact" applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

"No Impact" applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

1. Aesthetics

AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Significance Criteria: Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated State scenic highway, substantial degradation to the existing visual character or

quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

Environmental Setting: The City of Ukiah is located within the Ukiah Valley, and scenic resources include not only the natural environment, but the built environment as well. One of the most notable scenic resources in the City limits is the Western Hills. Views of expansive hillsides to the north, east and south, mostly within the County's jurisdiction, also surround the City. Some hillsides are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Views on the Valley floor within the City of Ukiah include those typical of existing residential and commercial development and the majority of the land within the City limits is previously developed. In addition, some views of agricultural land uses within the City limits, or immediately outside of City limits, are available.

Discussion: (a & c) Less than significant impact. Proposed Zoning Code amendments including increasing allowable density per acre (in Medium Density Residential (R2) and Community Neighborhood Commercial (CN) zoning districts), increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, are intended to facilitate housing development within residential and commercial zoning districts. Future development facilitated by the proposed amendments have the potential to impact views of scenic resources, degrade the visual character, depending on location, height, siting, design, proximity to public viewpoints and scenic resources, etc. However, future housing development may require discretionary and environmental review (as applicable) and impacts to aesthetics associated with those projects will be considered at that time. All development will be subject to applicable zoning, subdivision and related ordinances, regulating height, setbacks, and density, as well other development standards, established to preserve the visual character within the City.

While multifamily residential projects may be allowed by right under the proposed amendments in all residential and commercial zoning districts, they are required to be in compliance with the proposed Objective Design and Development Standards for New Residential Construction (referred to as "Objective Standards" and included in **Attachment B**); the Objective Standards include provisions to ensure aesthetic compatibility including but not limited to: using specific color pallets, landscaping requirements, lighting, screening of ancillary equipment and parking areas, etc. If the multifamily development does not meet the Objective Standards, then the project requires discretionary review and review by the Design Review Board to ensure aesthetic compatibility. With adherence to development standards within the Zoning Code, the Objective Standards for new multifamily residential development, and the discretionary and environmental review process (as applicable), it can be assumed that all new development would generally be consistent with the visual character of existing development within the City, and would not impact scenic vistas.

As previously stated, the Western Hills contain the most notable scenic resources within the City. The portion of the lands within the City's jurisdiction in the Western Hills are zoned R1 with a Hillside Combining District (-H). The intent of the –H District is to preserve outstanding natural visual and physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, etc. The –H District contains strict development standard, including requiring discretionary review of all residential development to ensure visual and natural resources are

protected. The R1-H zoning district is not included proposed amendments. Therefore, scenic resources within the Western Hills will not be impacted by the Proposed Project.

For the aforementioned reasons, the Project would not result in a significant impact to scenic vistas, nor the visual character of the site or area. Impacts would be **less than significant.**

(b) No impact. According to the California Department of Transportation's (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within, or visible from the City of Ukiah. In addition, there are no highways identified as eligible for state designation. Therefore, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Lastly, the City's General Plan does not designate any local scenic roads in the Project area; **no impact** to scenic resources within a designated scenic corridor would occur.

(d) Less than significant impact. New sources of light and glare associated with future residential development could include building-mounted outdoor lighting, indoor residential lighting, and new sources of glare from windows and cars. However, all lighting would be required to be downshielded and comply with the Dark Skies Ordinance to protect nighttime views. In addition, the Design Standards contain regulations for lighting to ensure multifamily development does not create a significant source of lighting or glare. Sources of light and glare associated with future residential development would be typical of those associated with typical residential development in the City and would not be considered "substantial". Therefore, impacts would be **less than significant.**

2. Agriculture and Forestry Resources

AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
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))?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

Environmental Setting: According to the Ukiah Valley Area Plan (UVAP; 2011), early agricultural efforts in the Ukiah Valley included the raising of livestock, and the growing of various grains, hay, alfalfa, and hops. When the Northwestern Pacific Railroad was completed in 1889; prunes, potatoes, pears, and hops could be grown and sent to San Francisco and other regional markets. Wine grapes were planted, and irrigation was practiced on a small scale. Through the 1950's, hops, pears, prunes and grapes were the most widely planted crops in the Ukiah Valley. After the railroad was completed, lumber mills sprang up in the Ukiah Valley and became the major industry in Mendocino County as trains took redwood logs and processed boards south to the San Francisco region. Today, much of the active agricultural land in the UVAP planning area is located on the valley floor and lower elevations along the Russian River system.

There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the Zoning Ordinance, it is not applied over any parcel within the

City limits. There are a small number of City parcels which have current agricultural use, such as existing vineyards. However, they are ongoing non-conforming uses within non-agricultural zoning districts. According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the majority of lands within the City of Ukiah are identified as "Urban Built-Up Land", with the exception of some areas within the Western Hills and the Airport Industrial Business Park, which are identified as "Grazing Land". There are two parcels within the City limits that are identified as "Prime Farmland": APNs 00102063 and 18012004. APN 00102063 is located at 940 Low Gap Road and is part of the Russian River Cemetery that is partially developed with agricultural uses, as well as a roadway and parking area. APN 18012004 is a vacant parcel with some agricultural uses, located adjacent to 1825 Airport Road within the Airport Industrial Business Park Master Plan Area.

Discussion: (a-e) Less than significant. Lands affected by the proposed zoning amendments (commercial and residential zoned properties) are located within the "Urban Built-Up Land" designation that is not identified as having agricultural value or uses. The parcels identified as "Prime Farmland" and "Grazing Land" are either located within the Public Facilities zoning district, the Hillside Overlay District, or within the Airport Industrial Business Park Master Plan area that will not be included, nor impacted by the proposed zoning amendments. The "Prime Farmland" designation is a combination of the active use, soils analysis and animal carrying capacity. While there are parcels identified as 'Prime Farmland', there are no lands within the City of Ukiah under Williamson Act Contracts. As such, the Project would not convert Farmland, conflict with existing zoning for agriculture or forest land, and would not involve changes to the environment that would result in the conversion of agricultural resources to non-agriculture uses. Therefore, impacts to agricultural resources would be **less than significant**.

3. Air Quality

AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of criteria pollutant which the Mendocino County Air Quality Management District (MCAQMD) has

designated as non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

Environmental Setting: The Project is located within the North Coast Air Basin (NCAB), which includes Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma Counties, and is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90's with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50's and 60's. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes the City of Ukiah and surrounding areas, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM^{10}). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM^{10} standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM^{10} are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM^{10} is most likely to occur during inversions in the winter.

Regulation 1 of the MCAQMD contains three rules related to the control of fugitive dust:

- Rule 1-400(a) prohibits activities that "cause injury, detriment, nuisance or annoyance to a considerable number of persons...or which endanger the...health or safety of...the public…"

- Rule 1-430(a) prohibits activities which "...may allow unnecessary amounts of particulate matter to become airborne..."

- Rule 1-430(b) requires that "...reasonable precautions shall be taken to prevent particulate matter from becoming airborne…"

The MCAQMD provides the following significance thresholds for construction emissions:

1. 54 pounds per day of ROG (reactive organic gas)
2. 54 pounds per day of NOx (oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM^{10} (particulate matter less than 10 microns in size)
4. 54 pounds per day of $PM^{2.5}$ (airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM^{10} and $PM^{2.5}$

Discussion: (a-d) Less than significant impact. The Proposed Project includes amendments to the Zoning Code that are designed to facilitate the development of housing to meet the current and future housing needs. Future construction of additional housing within the City may result in

short-term air quality impacts (associated with the use of construction equipment, vegetation removal, grading, etc.) and additional long-term pollutants (typically associated with vehicle trips, wood burning stoves, landscape and maintenance activities, etc.). However, each project that involves the construction of housing will be subject to Building Permits to ensure consistency with existing building codes requiring energy efficient and low emitting equipment and features for new residential development. At such time, project-level analyses will be made to determine whether that project will result in potentially significant impacts to air quality. MCAQMD 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. Residential construction requires obtaining permits from the MCAQMD for grading and other activities. In addition, MCAQMD has a set of standard Best Management Practices (BMPs) for construction projects that are intended to reduce air quality impacts and ensure that projects remain in attainment with air quality thresholds.

The MCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. The MCAQMD developed the operational thresholds of significance based on the level above which a project's individual emissions would result in a cumulatively considerable contribution to the North Coast Air Basin's existing air quality conditions. Therefore, a project that exceeds the MCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. Because each individual construction project is required to be in attainment with the established MCAQMD thresholds, it is not likely that cumulative impacts would be significant.

With adherence to the aforementioned regulations, and others intended to reduce emissions and impacts to air quality, impacts associated with the Proposed Project would be **less than significant.**

4. Biological Resources

BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

Environmental Setting: Parcels within the City limits typically contain small developed parcels. While there are some small, vacant parcels, they are surrounded by urban development that offer little wildlife habitat value. Larger parcels, contiguous parcels, and parcels located in the Western Hills or adjacent to City creeks and Russian River tributaries do provide habitat for flora and fauna species.

There are three main creeks, Orrs, Gibson and Doolin, that run through the City of Ukiah. According to the National Wetlands Inventory, these creeks contain riparian habitat and possible wetland areas. The creeks and bordering riparian areas, as well as the largely undeveloped western hillside region of the City have the potential to support nesting birds, Steelhead trout (*Oncorhynchus mykiss*), Foothill yellow-legged frog (*Rana boylii*), Red-bellied newt (*Taricha rivularis*) and Western pond turtle (*Emys marmorata*). In addition, Chinook salmon (*Oncorhynchus tshawytscha*), Russian River tule perch (*Hysterocarpus traskii traskii*), Pacific lamprey (*Lampreta tridenta*), and Western pearlshell mussel (*Margaritifera falcate*) potentially occur in the nearby Russian River.
In addition, database queries of CDFW's California Natural Diversity Database (CNDDB) and the California Native Plant Society's (CNPS) Electronic Inventory of the City limits and its immediate surroundings identify the following seven special-status plant species: Baker's meadowfoam (*Limnanthes bakeri*), Baker's navarretia (*Navarretia leucocephala bakeri*), Burke's goldfields (*Lasthenia burkei*), Mendocino bush-mallow (*Malacothamnus mendocinensis*), North Coast semaphore grass (*Pleuropogon hooverianus*), Raiche's Manzanita (*Arctostaphylos stanfordiana*), and Toren's grimmia (*Grimmia torenii*).

Discussion: (a-d) Less than significant impact. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that biological resources would be impacted by future residential development. In addition, parcels within the Western Hills (and R1-H zoning district) are not included in the proposed Zoning Code updates. However, parcels along the Russian River and City creeks have a higher potential for containing resources and development on these parcels has the potential to reduce wildlife habitat and impact biological resources. However, at this time, location, intensity and timing of specific housing development is not known.

If future development is proposed on vacant , undisturbed land, or within proximity to the aforementioned creeks, additional environmental review would likely be required and impacts to biological resources would be analyzed on a project level basis. As such, impacts to biological resources from the Project would be **less than significant.**

(e-f) Less than significant impact. There are no adopted Habitat Conservation Plans for the City of Ukiah, nor the larger Ukiah Valley that apply to future development facilitated as a result of the Proposed Project. Impacts would be **less than significant**.

5. Cultural Resources

CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Significance Criteria: The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.

Under CEQA, cultural resources must be evaluated to determine their eligibility for listing in the California Register of Historic Resources (CRHR). If a cultural resource is determined ineligible for listing on the CRHR the resource is released from management responsibilities and a project can proceed without further cultural resource considerations.

As set forth in Section 5024.1(c) of the Public Resources Code for a cultural resource to be deemed
"important" under CEQA and thus eligible for listing on the California Register of Historic Resources
(CRHR), it must meet at least one of the following criteria:

1) Is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
2) Is associated with the lives of persons important to our past; or
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
4) Has yielded or is likely to yield, information important to prehistory or history.

Archaeological resources are commonly evaluated with regard to Criteria 4 (research potential). Historic-era structures older than 50 years are most commonly evaluated in reference to Criteria 1 (important events), Criteria 2 (important persons) or Criteria 3 (architectural value). To be considered eligible under these criteria the property must retain sufficient integrity to convey its important qualities. Integrity is judged in relation to seven aspects including: location, design, setting, materials, workmanship, feeling, and association.

Guidelines for the implementation of CEQA define procedures, types of activities, persons, and public agencies required to comply with CEQA. Section 15064.5(b) prescribes that project effects that would "cause a substantial adverse change in the significance of an historical resource" are significant effects on the environment. Substantial adverse changes include both physical changes to the historical resource, or to its immediate surroundings.

Public Resources Code Section 21083.2 also defines "unique archaeological resources" as "any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and show that there is a demonstrable public interest in that information.
- Has a special and particular quality, such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person."

This definition is equally applicable to recognizing "a unique paleontological resource or site." CEQA Section 15064.5 (a)(3)(D), which indicates "generally, a resource shall be considered historically significant if it has yielded, or may be likely to yield, information important in prehistory or history," provides additional guidance.

Senate Bill 18 (SB 18) and Government Code 65352.3(a)(1) state that prior to the adoption or any amendment of a city or county's general plan, the city or county shall notify California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to provide an opportunity for formal consultation for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code that are located within the city or county's jurisdiction.

Environmental Setting: The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth of Ukiah throughout the remainder of the 19th century and early 20th century. 1889 is the date recorded for the first arrival of the train to

Ukiah, quickly resulting in increased settlement of the City and its environs. The City of Ukiah is within the territory of the Northern Pomo. Permanent villages were often established in areas with access to staple foods, often times along eco-tones (transitions between varying environments), with access to good water, and generally flat land (Environmental Science Associates, 2013). Areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

The late 19th century saw slow growth in the community, with a slight decline after the turn of the century. The 1906 earthquake damaged a number of Ukiah buildings, particularly in the commercial core, and considerable re-building and remodeling activity occurred after that time. The City appears to have prospered in the following years, through the early 1920's. The City contains a number of Colonial Revival and Craftsman style derivations, popular during this era, that reflect the community's prosperity. An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the City in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City Council must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

Discussion: (a-c) Less than significant impact. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that cultural resources would be impacted by future residential development. Parcels along City creeks have a higher potential for containing cultural resources and may be impacted by future development facilitated through the Zoning Code amendments in residential and commercial zoning districts. However, there are many possible scenarios and outcomes of the proposed Zoning Code amendments and the intensity, location, size and timing of future development is unknown. All future development is subject to CEQA Guidelines Section 15064.5 (e-f) which specifically addresses what to do in the event that human remains or archeological resources are accidentally discovered, and City Ordinance No. 838, protecting historic buildings; future development would be analyzed on a project level basis and subject to environmental review of their individual impacts, as applicable.

The proposed Zoning Code amendments also require amendment to the City of Ukiah's General Plan to increase allowable building density. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. However, in accordance with SB 18, tribal notifications offering the opportunity to request formal consultation and an opportunity to review the proposed Zoning Code amendments were sent to California Native American Tribes identified on the list maintained by the Native Heritage Commission (NAHC) on April 22, 2021. The tribes have 90 days to request consultation; no requests for consultation have been received to date. The list of tribes contacted are included in **Attachment 4**.

For the reasons discussed above, impacts to Cultural Resources from the Proposed Project would be **less than significant**.

6. Energy

ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would significantly impact energy if construction or operation of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

Environmental Setting: Current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated, statewide through California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24". In general, Title 24 requires the design of building shells and building components to conserve energy, with standards to promote better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The current Title 24 regulations and Building Energy Efficiency Standards promote photovoltaic systems in newly constructed residential buildings. The City's Electric Utility Department has a solar rebate program for residents and business owners to encouraged local consumers to increasingly rely on renewable resources for their direct power needs.

Discussion: (a-b) Less than significant impact. The Proposed Project, including the Development Agreement, does not include specific development designs or proposals, nor does it grant any entitlements for development. Generally speaking, future residential construction would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) once constructed, future residential uses would consume energy for interior and exterior lighting, HVAC systems, refrigeration, electronics systems, appliances, and security systems, among other common household features. However, future housing projects will be analyzed on a project level basis subject to the City's building and safety codes, as well as the California Air Resources Board (CARB) and Environmental Protection Agency (EPA) emissions standards. Additionally, new residential development must comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of these regulations significantly reduces energy usage. In addition, residents would have access to the City's solar rebate program to incentivize the use of renewal energy.

With adherence to the aforementioned regulations, and others intended to reduce energy consumption, impacts from the Proposed Project related to energy consumption would be **less than significant**.

7. Geology and Soils

GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.

Environmental Setting: The larger Ukiah Valley is part of an active seismic region that contains the Mayacama Fault, which traverses the valley in a generally northwest-southeast direction east of the Project area. Based on California Geological Survey maps and the Background Report for the County of Mendocino General Plan Update (prepared by P.M.C., 2003), the City of Ukiah is outside of known areas of historic faults, Holocene Fault, Late Quaternary Fault and the Alquist-Priolo Earthquake Fault Zone. It is also removed from the known areas of active and dormant

landslide reports. Slope instability hazards are not a concern, with the exception of the Hillside Overlay District within the Western Hills.

Discussion: (a-f) Less than significant impact. Parcels within the Valley floor that are within residential and commercial zoning districts (and included in the proposed Zoning Code amendments) are not located in a California Earthquake Fault Zone and not susceptible to liquefaction or strong seismic ground shaking. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that unique paleontological resources would be impacted by future residential development. In addition, parcels within the Western Hills (and R1-H zoning district) containing more diverse geological features are not included in the proposed Zoning Code updates.

Additionally, a Building Permit is required for new construction which will ensure all activities are in compliance with building and seismic safety codes. New development within the City will connect to the existing sewer and water systems. The Building Permit process (and discretionary review process, as applicable) will include review of site plans by internal and external departments and agencies to ensure compliance with all applicable local, state and federal safety standards. Additionally, future residential projects that may require vegetation removal and grading, or be adjacent to creeks will be required to adhere to Ukiah City Code, Division 9, Chapter 7, Erosion and Sediment Control, which requires submittal of sediment and erosion plans identifying Best Management Practices (BMPs) to reduce soil erosion and water runoff.

For the above reasons, impacts to geology and soils would be **less than significant**.

8. Greenhouse Gas Emissions

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

Significance Criteria: The Project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Environmental Setting: Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way

a greenhouse traps heat. GHGs may be emitted a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

Carbon dioxide (CO_2) is the most important anthropogenic GHG because it comprises the majority of total GHG emissions emitted per year and it is very long-lived in the atmosphere. Typically, when evaluating GHG emissions they are expressed as carbon dioxide equivalents, or CO_2e, which is a means of weighting the global warming potential (GWP) of the different gases relative to the global warming effect of CO_2, which has a GWP value of one. In the United States, CO_2 emissions account for about 85 percent of the CO_2e emissions, followed by methane at about eight percent, and nitrous oxide at about five percent.

The state of California has adopted various administrative initiatives and legislation relating to climate change, much of which set aggressive goals for GHG emissions reductions statewide. Although lead agencies must evaluate climate change and GHG emissions of projects subject to CEQA, the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. No state agency has developed binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. Because there are no adopted GHG thresholds applicable to the Project, and the proposed development is considered "small scale", the below qualitative analysis is appropriate.

Discussion: (a-b) Less than significant impact. Construction activities associated with future housing development could result in direct and indirect emissions of GHG emissions. Direct project-related GHG emissions generally include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. However, as discussed in Section 3, Air Quality, of this Initial Study, future residential construction would be subject to regulations of the Mendocino County Air Quality Management District (MCAQMD), which is responsible for enforcing the state and federal Clean Air Acts as well as local air quality protection regulations. Additionally, future residential uses would be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 Building Energy Efficiency Standards. Therefore, the Proposed Project, including potential future residential development facilitated through the Zoning Code amendments, would not result in a significant impact to GHG emissions. Impacts would be **less than significant**.

9. Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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 or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Significance Criteria: The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

Environmental Setting: Mendocino County has adopted numerous plans related to hazard management and mitigation including, but not limited to: Community Wildfire Protection Plan, Hazardous Waste Management Plan, Operational Area Emergency Plan, etc. The most recent plan, the Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted by the County in December, 2020. The MJHMP provides an explanation of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources. The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a "jurisdictional annex" to the MJHMP). The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City if Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

The Ukiah Municipal Airport is located within the City of Ukiah jurisdictional limits. The Ukiah Municipal Airport Master Plan and the Ukiah Airport Land Use Compatibility Plan (ALUCP), identify areas with potential hazards, known as "Compatibility Zones" and impacts to persons using or working within the Airport Influence Area (AIA).

Under Government Code Section 65962.5, both the State Water Resources Control Board and the California Department of Toxic Substances Control are required to maintain databases of sites known to have hazardous substances present in the environment. According to the State Water Resources Control Board (SWRCB) GeoTracker and the California Department of Toxic Substances Control (DTSC) EnviroStor databases, there are 21 listed hazardous sites within the City of Ukiah; these include gas stations, automobile dismantling and salvage yards, sites associated with the railroad, the waste disposal and transfer station, etc.

All lands within the City of Ukiah are within the jurisdiction of the Ukiah Valley Fire Authority. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City are located within the SRA and are classified as having a “Very High” fire hazard severity.

Discussion: (a-b) Less than significant impact. Construction activities and future residential uses facilitated by the proposed Zoning Code amendments would require the routine transport, use, storage, and disposal of small quantities of hazardous materials common for equipment and property maintenance and operation, such as gasoline, diesel fuel, hydraulic fluids, oils, lubricants, cleaning solvents and supplies, pesticides, fertilizers, paint, etc. However, the types and quantities of materials to be used are not expected to pose a significant risk to the public and/or environment and would be managed in accordance with federal, state, and local regulations. Therefore, impacts would be **less than significant.**

(c) Less than significant impact: As discussed in Section 15, Public Services, of this Initial Study, there are several schools within the City of Ukiah. Future residential construction could be located within 0.25-mil of an existing school. However, construction activities would be required to transport and use routine hazardous materials in accordance with all applicable regulations. Adherence to these regulations would ensure that impacts to schools regarding hazardous materials are **less than significant**.

(d) Less than significant impact. As previously noted, there are 21 hazardous sites listed in the City of Ukiah including auto wrecking yards, gas stations, the refuse transfer station, sites associated with the railroad, etc. Because these sites are currently developed with industrial and commercial uses, it is not likely that they will be developed with residential land uses. Additionally, if a residential project were to be proposed at one of the listed sites, clean-up to remove the hazard would be required by the SWRCB and DTSC. Impacts would be **less than significant**.

(e) Less than significant impact. The ALUCP identifies five Compatibility Zones with varying risks and development restrictions. Generally speaking, the Compatibility Zones encompass south Ukiah, including residential and commercial zoned properties subject to the proposed Zoning Code amendments. However, all development would be required to be compatible with the Ukiah Municipal Airport Master Plan and ALUCP. Impacts would be **less than significant**.

(f) Less than significant impact. There are no components of the Project that would impair or interfere with emergency response or evacuation. Since the Project is limited to within the City limits, future residential development would be required to be designed in accordance with state and local standards, including safety and emergency access requirements, and are within existing service areas of emergency responders. There are no components of the Project that would impair implementation of, or physically interfere with, the adopted MJHMP or other emergency response plan or evacuation plan. Impacts would be **less than significant**.

(g) Less than significant impact with mitigation incorporated. The Project Area is entirely within the jurisdiction of the Ukiah Valley Fire District. Future residential development would be required to adhere to all fire safety standards. See Section 20, Wildfire, for more information. Impacts would be **less than significant.**

10. Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Significance Criteria: The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

Environmental Setting: Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months.

The Project area includes the Russian River Hydrologic Unit, Upper Russian River Hydrologic Area, Ukiah Hydrologic Subarea. The Russian River is on the State Water Resources Control Board's (SWRCB) 303(d) list of impaired water bodies for water temperature and sedimentation/siltation. Sediment impairments in tributaries led to listing the entire Russian River Watershed for sediment. Surface water supplies for the Ukiah Valley include the Eel River, from which water is diverted into the Russian River watershed through the Potter Valley Project, Lake Mendocino, and the Russian River. Groundwater is drawn from the Ukiah Valley groundwater basin. The Ukiah Valley groundwater basin is the northernmost basin in the Russian River water system and underlies an area of approximately 60 square miles. Water enters the groundwater system via percolation of surface waters and through the soil. The creeks and streams in the Ukiah Valley provide drainage channels for groundwater recharge, as well as domestic and agricultural water supply. A groundwater Management Plan has not been prepared for the City, nor County of Mendocino, but according to the 2015 Urban Water Management Plan for the City, based on historical data and use, there is adequate groundwater to serve the City's existing and future demand.

Discussion: (a-c & e) Less than significant impact. The Project does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's development standards and building and safety codes, including review of storm water management practices and waste discharge requirements, where applicable. Specifically, projects that include the addition of 10,000 sf of impermeable surfaces or more are subject to Low Impact Development standards to ensure stormwater runoff is adequately captured and filtered before entering the drainage system. Further, if a project proposes work within a drainage or waterway, the applicant will be required to obtain regulatory permits from the Water Resources Control Board, California Department of Fish and Wildlife and U.S. Army Corps of Engineers, as applicable. Therefore, impacts to water quality, groundwater and drainage would be **less than significant**.

City water services exist to service all properties located within the City limits. As mentioned above, according to the 2015 Urban Water Management Plan for the City, there is adequate groundwater to serve the City's existing and future demand. Therefore, the Project would not substantially deplete groundwater resources or conflict with the Urban Water Management Plan; impacts would be **less than significant**.

(d) Less than significant impact. As described above, the Project is not located within a tsunami or seiche hazard zone, as identified by the Federal Emergency Management Agency. Some areas within City limits are within a FEMA flood zone. All development within a flood zone must adhere to all safety and building codes related to construction within a flood zone. Impacts would be **less than significant**.

11. Land Use and Planning

LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☒	☐

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Significance Criteria: The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

Environmental Setting: The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county's commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities. The City's first General Plan was originally adopted in 1974, updated in 1995, and was last amended in 2019, with adoption of the 2019-2027 Housing Element. The General Plan serves as a blueprint for future development and growth of the community. The City is currently in the process of completing a General Plan Update (the "2040 General Plan") that will map out the vision for community development through 2040; until the new General Plan is adopted, the 1995 General Plan (as amended in 2019) is considered the applicable plan. Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Housing development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code with the exception of the Manufacturing and Industrial Zoning Districts.

Discussion: (a) Less than significant impact. Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature. The Project area is mostly developed with existing roads and parks. The Project does not propose new linear features that would result in the division of an established community. Impacts would be **less than significant**.

(b) Less than significant. The Project includes amendments to the Zoning Code to encourage and support housing development, designed to ensure fulfillment of the City's share of the Regional Housing Needs Allocation (RHNA). The Project includes multiple Implementation Tasks approved in the 2019-2027 General Plan Housing Element. Specifically, the Project proposes several zoning code updates including increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, are intended to facilitate housing development within residential and commercial zoning districts. In addition to the Zoning Code updates, the Project includes a General Plan Amendment to increase housing density in the Medium Density Housing from 14 to 15 du/acre, in order to maintain synchronicity between the General Plan and Zoning Code, as well as comply with existing housing-related state laws Because the amendments are General Plan Housing Element Implementation Tasks, the Project would not conflict with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code. Impacts would be **less than significant**.

12. Mineral Resources

MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Significance Criteria: Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

Environmental Setting: The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in Ukiah, along the Russian River.

Discussion: (a-b) No impact. Future development associated with the zoning code amendments would be located within residential and commercial zoned areas, which do not contain mineral resources.
No **impact would** occur.

13. Noise

NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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	☐	☐	☒	☐

Significance Criteria: The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

Environmental Setting: The Ukiah City Code contains a Noise Ordinance (Division 7, Chapter 1, Article 6) that establishes ambient base noise level standards that apply to specific zoning districts within the City of Ukiah. “Ambient noise" is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far. For the purpose of the Noise Ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of fifteen (15) minutes without inclusion of noise from isolated identifiable sources, at the location and time of day near that at which a comparison is to be made. Land uses exceeding these standards for long periods of time are considered to be significant.

In addition, UCC §6054, *Construction of Buildings and Projects*, states that it shall be unlawful for any person within a residential zone, or within a radius of five hundred feet (500’) therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the Director of Public works.

Table 2. City of Ukiah Ambient Base Noise Levels

Zoning Districts	Time Period	Noise Level Standards (dBA)
R1 and R2	10:00 PM - 7:00 AM 7:00 PM - 10:00 PM 7:00 AM-7:00 PM	40 45 50
R3	10:00 PM - 7:00 AM 7:00 AM - 10:00 PM	45 50
Commercial	10:00 PM - 7:00 AM 7:00 AM - 10:00 PM	60 65
Industrial & Manufacturing	Any time	70
Source: Ukiah City Code §6048		

Discussion: (a) Less than significant impact. The Project does not propose residential construction; though it encourages and supports housing development. Construction activities are generally temporary, resulting in periodic increases in the ambient noise environment. Construction noise impacts generally occur when construction activities occur in areas immediately adjoining noise-sensitive land uses, during noise-sensitive times of the day, or when construction activity occurs at the same precise location over an extended period of time (e.g., pile driving in one location for 8-10 hours in a day, or over a duration of several successive days). Certain land uses, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas are particularly sensitive to noise. Residential areas are also considered noise sensitive, especially during the nighttime hours. However, all future construction would be considered temporary and required to adhere to noise regulations. Additionally, noise sources associated with typical residential land uses (e.g., mechanical equipment, dogs/pets, landscaping activities, cars parking, etc.) are typically intermittent and short in duration, and would be comparable to existing sources of noise experienced at surrounding commercial and residential uses. Therefore, noise impacts would be **less than significant**.

(b) Less than significant impact. Residential construction can generate varying degrees of ground borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. However, future residential construction is anticipated to use typical construction equipment for temporary periods of time that would not be considered excessive. Therefore, impacts would be **less than significant**.

(c) Less than significant impact. Ukiah Municipal Airport is contained within the Project Area. All future development must be consistent with the 2020 Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), adopted by the Mendocino County Airport Land Use Commission on May 20, 2021. The UKIALUCP establishes criteria that reduce the potential exposure of people to excessive aircraft-related noise by limiting residential densities (dwelling units per acre), establishing interior noise level limits, and restricting other noise-sensitive land uses in locations exposed to noise levels in excess of 60 dB CNEL.

Based on this information, the Project would not expose people residing or working in the Project area to excessive noise levels associated with aircraft. Impacts would be **less than significant**.

14. Population and Housing

POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Significance Criteria: The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

Environmental Setting: The City of Ukiah comprises of approximately 4.72 square miles within Mendocino County. According to the California Department of Finance, the population in the County of Mendocino was 59,985 in 2018 and 16,226 in the City of Ukiah. The City's annual growth rate between 1990 and 2018 averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. Overall, the City of Ukiah's population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

As described in the City's 2019-2027 Housing Element (2019), 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 allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), 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. MCOG identified the City's RHNA as accommodating 239 additional units within the 2019-2027 Planning Cycle. Specifically, the City of Ukiah is responsible for identifying adequate sites, with appropriate zoning, to support 86 very low-income housing units and 72 low-income housing units, for a total of 158 lower income housing units, and 49 moderate-income and 32 above moderate-income housing units, for a total of 81 moderate and above moderate housing units.

Discussion: (a & b) Less than significant impact. The proposed housing-related Zoning Code amendments are regulatory in nature, they do not propose any new development, construction, or physical change to the environment that would result in unplanned population growth. Although no development is proposed at this time, for this analysis it is assumed that future development would result in construction and development of residential uses throughout the Project Area.

The Project will result in a Zoning Code that is consistent with the Ukiah General Plan Housing Element. Future housing development must comply with the Zoning Code, resulting in planned development, including accessing existing utility infrastructure. Extension of utilities would be limited to new connections to the existing infrastructure, and would not directly induce substantial unplanned development and population growth in the area. Increasing the density of Medium Density Residential areas could result in additional development; however, this development would be located within the City limits and would be serviced by existing infrastructure. The potential future development would enable the City to meet its RHNA requirements for the 2019-2027 housing cycle. Displacement of existing people and/or housing is not part of the Project. For the aforementioned reasons, the Proposed Project would not induce substantial unplanned population growth in an area, either directly or indirectly. Impacts would be **less than significant.**

15. Public Services

PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Significance Criteria: The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

Environmental Setting: Police protection services for the entire City limits is provided by the Ukiah Police Department, while the Mendocino County Sherriff's Department provides police services for areas outside of the City limits. Fire protection services in the Ukiah Valley are provided by the Ukiah Valley Fire Authority and California Department of Forestry and Fire Protection (CalFire). Educational facilities in the Ukiah Valley area are provided by the Ukiah Unified School District (UUSD), County Office of Education, and the Mendocino-Lake Community College District. There are also several private and charter schools serving residents within the City of Ukiah, as well as the unincorporated portions of Mendocino County. As mentioned below in Section 16, Recreation, of this Initial Study, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

Discussion: (a) Less than significant impact. Although no development is proposed at this time, it is assumed that future development would result in construction and development of residential uses throughout the Project Area. New residential uses would be served by the City's Police Department and the Ukiah Valley Fire authority. This minimal increase in service area would not be considered significant, as the majority or the parcels within the City are currently developed and served by police and fire services.

Similarly, it is not anticipated that the additional residential units, currently already being served by existing school districts, would result in a significant impact to school services.

As such, the Project would have a **less than significant impact** on public services.

16. Recreation

RECREATION.	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.

Environmental Setting: The Ukiah Valley offers a wide variety of recreational opportunities. These include more than 13 City parks, a municipal golf course, and a skate park managed by

the City of Ukiah; two regional parks managed by the County; Cow Mountain Recreation Area managed by the Bureau of Land Management; and Lake Mendocino managed by the US Army Corps of Engineers. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley.

Discussion: (a-b) Less than significant impact. The Project does not propose any recreational facilities at this time. However, the Housing-related Zoning Code Amendments support and encourage housing development. The increase in population would not be considered significant. As such, impacts would be **less than significant** on park facilities.

17. Transportation

TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Significance Criteria: Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b), which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

Traditionally, transportation impacts had been evaluated by using Level of Service (LOS) analysis to measure the level of congestion on local roadways. However, on September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, initiating an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal to better measure the actual transportation-related environmental impacts of a given project. Starting July 1, 2020, lead agencies are required to analyze the transportation impacts of new projects using vehicle miles traveled (VMT), instead of LOS. VMT measures the amount of additional miles produced by the project. If the project increases car travel onto the roads excessively, the project may cause a significant transportation impact. VMT analysis is intended to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations.

In 2018, the Office of Planning and Research (OPR) published a Technical Advisory on *Evaluating Transportation Impacts in CEQA* (2018) which is intended to provide advice and recommendations for evaluating VMT, which agencies and other entities may use at their discretion. As discussed further below, the Technical Advisory offers that screening thresholds

may be used to identify when land use projects, such as small scale residential projects, should be expected to cause a less-than-significant impact without conducting a detailed traffic study.

On behalf of the Mendocino Council of Governments (MCOG), Fehr & Peers, prepared a Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study (Baseline Study; May, 2020) to provide an overview of SB 743, summarize VMT data available for Mendocino County, discuss alternatives for and recommend VMT measurement methods and thresholds for lead agencies in Mendocino County, and recommend transportation demand management (TDM) strategies for reducing VMT on projects in Mendocino County.

The following local plans have historically address transportation within the City of Ukiah: 2017 Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009), and the City of Ukiah General Plan (Circulation and Transportation Element amended in 2004). MCOG's Regional Transportation Plan (2017) and Section 5, Circulation and Transportation, of the Ukiah Valley Area Plan (2011) addresses transportation within the larger Ukiah Valley. The Baseline Study incorporated applicable goals and policies from each of these documents into the methodology and analysis when formulating its screening tools.

As noted in the Baseline Study, per CEQA Guidelines Section 15064.3, vehicle miles traveled for land use projects exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. In addition, projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project.

Environmental Setting: The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA).

Discussion: (a-b) Less than significant impact. While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. Development could also result in impacts to the City's transportation system depending on location, intensity, and other siting factors. However, the location, intensity, siting, and timing of such development is unknown. Therefore, a high level qualitative analysis is provided below.

The OPR Technical Advisory on *Evaluating Transportation Impacts Under CEQA* suggests that a home based trip approach is one of the best methods for assessing VMT from residential projects. As noted in the Technical Advisory, many agencies use "screening thresholds" to quickly identify when a project should be expected or assumed to cause a less-than-significant impact without conducting a detailed study. As noted in the Fehr & Peers Baseline Study, the specific VMT estimate relies on the vehicle trip generation rate contained in the OPR Technical Advisory for small project screening and average vehicle trip lengths for Mendocino County based on the 2012 California Household Travel Survey (CHTS). Converting this value to an equivalent number of residential households would indicate that residential projects up to 22 units in Mendocino County could be screened out of analysis.

It is expected that construction of the Project would result in a temporary increase in traffic to and from the site, as construction workers arrive and leave each work day. However, once construction is complete, workers would no longer be traveling to the site, and the source of VMT would result from permanent residents. Future projects would reviewed by the Department of Public Works and the MTA (as applicable) for potential impacts to the transportation system; additional review and analyses may be required for larger residential projects exceeding 22 units. Impacts would be **less than significant**.

(c-d) Less than significant impact. All road improvements would be developed in accordance with Fire and Building codes related to emergency access and safety. Therefore, future residential projects would not increase traffic hazards, nor would they result in inadequate emergency access. Impacts would be **less than significant**.

18. Tribal Cultural Resources

TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Significance Criteria: An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the Proposed Project." The consultation process must be completed before a CEQA document can be certified.

Environmental Setting: As discussed in Section 5, Cultural Resources, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include (but are not limited to) the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the City in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

Discussion: (a-b) Less than significant impact. As described in Section 5, Cultural Resources, of this Initial Study, because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that cultural resources would be impacted by future residential development. Although parcels along City creeks have a higher potential for containing cultural resources all future development is subject to CEQA Guidelines Section 15064.5 (e-f) which specifically addresses what to do in the event that human remains or archeological resources are accidentally discovered, and City Ordinance No. 838, protecting historic buildings; future development would be analyzed on a project level basis and subject to environmental review of their individual impacts, as applicable.

The proposed Zoning Code amendments also require amendment to the City of Ukiah's General Plan to increase allowable building density. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. However, in accordance with SB 18, tribal notifications offering the opportunity to request formal consultation and an opportunity to review the proposed Zoning Code amendments were sent to California Native American Tribes identified on the list maintained by the Native Heritage Commission (NAHC) on April 22, 2021. The tribes have 90 days to request consultation; no requests for consultation have been received to date. The list of tribes contacted are included in **Attachment D**.

For the reasons discussed above, impacts to Tribal Cultural Resources from the Proposed Project would be **less than significant**.

19. Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Significance Criteria: Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

Environmental Setting: The majority of City properties are served by City water, sewer, electricity and trash collection. However, some properties within the western hills do not currently have access to City utilities. Water and electric utility services are provided by the City of Ukiah to parcels within the City limits. The Ukiah Valley Sanitation District (UVSD) and the City of Ukiah provide public sewer services to customers within their boundaries under the purview of the State Water Quality Control Board. The City's sewage treatment plant and Waste Water Treatment Plant (WWTP), operational since 1958, serves the City of Ukiah and the Ukiah Valley Sanitation District. It has a current treatment capacity of 2.8 million gallons per day (MGD) of dry weather flow and 20 MGD of peak wet weather flow. Primary treatment removes floating material, oils and greases, sand and silt and organic solids heavy enough to settle in water. Secondary treatment biologically removes most of the suspended and dissolved organic material. The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. No new waste generated will be processed through the landfill. Solid waste collected from future development would be delivered to the Ukiah

Transfer Station, which is owned by the City of Ukiah and operated by Solid Wastes Systems, Inc.

Discussion: (a-e) Less than significant impact The Project does not include extension of utilities. Future housing development would connect to the existing infrastructure. All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems.
Impacts would be **less than significant**.

20. Wildfire

WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Significance Criteria: Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

Environmental Setting: All of the City of Ukiah is located within the Ukiah Valley Fire Authority's jurisdiction. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City are located within the SRA and are classified as having a "Very High" fire hazard severity. A shaded fuel break was constructed (North to South) along the base of the western hills along the entire length of the City to reduce fuel loads and protect the community from wildfire risk in 2003. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019. As discussed in Section 9, Hazards and Hazardous Materials, the County's EOP plan and MJHMP address emergency operations, natural disasters (including wildfire), as well as mitigation strategies to reduce potential risks. The City of Ukiah adopted its "jurisdictional annex" chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include

earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

Discussion: (a-d) Less than Significant. . The Project does not propose housing. Future housing would be constructed within the Ukiah Valley Fire District service area and all future development would be reviewed by the Fire Marshall and required to comply with current Fire Code regulations. Impacts would be **less than significant**.

21. Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation	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, substantially 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?	☐	☐	☒	☐

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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion: (a-c) Less than significant impact. While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development associated with the proposed Zoning Code amendments would be in residential or commercial zoning districts where housing development is already generally allowed by right, or with an approved use permit and site development permit by the City's Zoning Code and General Plan.

There are many possible scenarios and outcomes of the proposed Zoning Code amendments. Future development could result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the exact intensity, location, size and timing of future development is unknown. However, all future development would be analyzed on a project level basis for consistency with land use policies and development standards, and would be subject to Building Permits for consistency with building and safety codes; additional environmental and discretionary review may also be required.

Based on the findings and conclusions contained in the Initial Study, the Proposed Project does not have the potential to impact any environmental resources. All impacts were found to have no impact or result in a less than significant impact as a result of the Project.

Cumulative impacts are generally considered in analyses of air quality, biological resources, cultural resources, noise, and traffic. As discussed throughout the Initial Study, the Proposed Project would have less than significant impacts on these resources. Housing development that may result from implementation of the Zoning Code amendments could result in impacts to environmental resources that may be considered cumulatively considerable. However, at this time, location, intensity and timing of specific housing development is not known. All future housing development would be analyzed on a project level basis. Based on the findings and conclusions contained in the Initial Study, cumulative impacts related to the Proposed Project would be less than significant.

Based on the aforementioned, impacts to the environment, human beings, and cumulative impacts would be **less than significant**.

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

DRAFT
INITIAL STUDY AND
NEGATIVE DECLARATION
FOR
HOUSING RELATED ZONING CODE UPDATES

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

June 7, 2021

Prepared by:

City of Ukiah
Community Development Department
Planning Division
300 Seminary Avenue, Ukiah, CA 95482

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ATTACHMENTS

A. Proposed Zoning Code Text Revisions
B. Proposed Objective Design and Development Standards for New Residential Construction (Article 5.75)
C. Proposed Flexible Parking Standards
D. List of California Native American Tribes contacted under Senate Bill 18

I. PROJECT INFORMATION

Project Title:
Housing Related Zoning Code Updates
Lead Agency Address and Phone Number:
City of Ukiah 300 Seminary Avenue Ukiah, California 95482 (707) 463-6200
Project Contact Person and Phone Number:
Mireya G. Turner, Planning Manager City of Ukiah Community Development Department (707) 463-6203 mturner@cityofukiah.com
CEQA Contact Person and Phone Number:
Michelle Irace, Planning Manager City of Ukiah Community Development Department (707) 463-6268 mirace@cityofukiah.com
Project Location:
All properties within the City of Ukiah limits zoned for commercial and residential land uses
City of Ukiah General Plan Designations: Commercial and Residential land use designations • Commercial • Low Density Residential • Medium Density Residential • High Density Residential **City of Ukiah Zoning Districts:** Commercial and Residentially-zoned properties: • Article 3 “R-1” Single-family Residential • Article 4 “R-2” Medium Density Residential • Article 5 “R-3” High Density Residential • Article 6 “CN” Neighborhood Commercial • Article 7 “C-1” Community Commercial • Article 8 “C-2” Heavy Commercial • Article 20 Administration and Procedures • Article 21 Definitions

II. PROJECT DESCRIPTION

1. Project Location

The Housing Related Zoning Code Updates ("Proposed Project") includes all residential and commercial zoned properties within the City of Ukiah limits. See **Figure 1, Location Map** and **Figure 2, Zoning Map**.

2. Environmental Setting

The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county's commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities. Further west is undeveloped open space, and steep, densely vegetated areas interspersed with rural residential lots within the Western Hills and Mendocino County's jurisdiction.

The City of Ukiah sits in the Ukiah Valley in central Mendocino County, with elevations varying from approximately 600-feet above mean sea level up to approximately 3,000 feet in the hills surrounding the city. Ukiah is located along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge. The City of Ukiah is situated within the Coast Range geologic province. The North Coast Range is comprised of a geologic feature unique to California, the Franciscan Formation, which dictates the vegetative communities. The Franciscan Formation is comprised of serpentine, sandstone, and other sedimentary rocks. This area is characterized by a Mediterranean climate; the winters are cool and wet, and the summers are hot and dry. Annual temperatures for this region range from about 30 to 100 degrees Fahrenheit. The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for approximately nine miles, with a maximum width of three miles. The Russian River enters the valley at the north end and runs south along the valley floor.

3. Background

The City's first General Plan was originally adopted in 1974, updated in 1995, and was last amended in 2019, with adoption of the 2019-2027 Housing Element. The General Plan serves as a blueprint for future development and growth of the community. The City is currently in the process of completing a General Plan Update (the "2040 General Plan") that will map out the vision for community development through 2040; until the new General Plan is adopted, the 1995 General Plan (as amended in 2019) is considered the applicable plan. The 2019-2027 Housing Element was adopted by the Ukiah City Council on October 23, 2019, and certified by the California Department of Housing and Community Development (HCD) on December 5, 2019. 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)), and represents the City of Ukiah's efforts

to fulfill requirements under the State Housing Element Law and responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. Specifically, the Housing Element contains five (5) Goals, 19 Supporting Policies, and 33 Implementing Programs to promote and facilitate housing within the City of Ukiah.

Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Residential development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code, with the exception of the Manufacturing and Public Facility Zoning Districts. The intent of the Proposed Project is to amend the Zoning Code in order to enact several Implementing Programs identified in the Housing Element.

In addition, the proposed amendments are in accordance with recent State laws regarding facilitation of housing. California is in the midst of a housing crisis in which communities throughout the State are challenged with accommodating their fair share of housing production (as identified through the RHNA). The housing shortage has prompted the State legislature and Governor to enact new laws requiring cities and counties to streamline housing approval by establishing a by-right, ministerial approval process for all new residential construction, excluding single-family homes.

4. Project Components

The City of Ukiah is proposing Housing-related Zoning Code amendments to the City of Ukiah's Municipal Code. The Housing-related Zoning Code amendments include enacting both the City of Ukiah's 2019-2027 Housing Element Implementing Programs and updates required for compliance with new State laws ("Proposed Project"). Summaries of the Implementing Programs and the State laws related to the proposed Zoning Code amendments are listed below. A complete list of Implementing Programs are included as Appendix G of the Housing Element which may be found at http://www.cityofukiah.com/projects/housing-element-update/.

2019-2027 Housing Element Implementing Programs

1e: Develop Objective Multifamily Residential Design and Development Standards. Develop Objective multifamily residential design and development standards, including standards for multifamily in the R-2. R-3, C-1, and C-2 zones (2019-2027 Housing Element Program 2h). If a project is in compliance with these standards, their project will be ministerial, and will only require a building permit, rather than a Use Permit/Site Development Permit. These design standards would both facilitate development at the allowable densities and provide guidance and certainty in design standards to ensure quality housing is developed in the community. The Objective Design and Development Standards ("Objective Standards") were approved by the City Council, in concept, in December 2020, and are included in **Attachment B**. The Objective Design and Development Standards will be included in the Proposed Project for final City Council review and approval.

2h: Ensure Capacity of Adequate Sites for Meeting Regional Housing Needs Allocation (RHNA). The following Zoning Code amendments to streamline housing production in order to meet the City's new RHNA allocation of 239 units from the 2019-2027 Housing Element:

- Revise C-1 and C-2 Zones to allow by-right housing development, with objective design and development standards. Housing types allowed by-right will include multifamily, Single Room Occupancies (SROs), duplexes, triplexes, and fourplexes.
- Revise the R-2 Zone to allow up to 15 dwelling units per acre (du/ac) instead of 14 dwelling units per acre.
- Revise the C-N Zone to increase residential density from 6 du/ac to 15 du/ac and allow similar housing types as those allowed in R-2.

2l: Compliance with AB 2162. Revisions to the Zoning Code to allow supportive housing by right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses.

3a: Modifications to Development Standards to Maximize Housing Development. Maximize housing development by amending development standards pertaining to height, density, setback reduction, site area. These Zoning Code amendments include:

- Increasing maximum allowable height for new residential buildings.
- Increasing density.
- Reducing yard setbacks.
- Reducing minimum site area.
- Revising the R-1 (Single-family Residential) and R-1-H (Single-family Residential- Hillside Combining) [1] zoning districts to allow by-right and/or permit other residential building types and densities.

3b: Flexible Parking Standards. Include Flexible Parking Standards that reduce parking requirements, specifically in zoning districts that allow for lower-income housing developments, in order to streamline and remove barriers to multifamily housing development. The Moderate Parking Standards, and Unbundled Parking (with a minimum of one (1) parking space per dwelling unit) were approved by the City Council, in concept, in December, 2020, and are included in **Attachment C**. Flexible Parking Standards will be included in the Proposed Project for final City Council review and approval.

Housing-Related State Legislation

Senate Bill 2(Approved by Governor 10/13/2007) amended GC

- GC 65583(b)(3): Supportive and transitional housing shall be a use by right anywhere residential uses are by right. Also, they are to be evaluated only by the criteria for residential uses of similar size.
- Added definition of supportive and transitional housing to GC

Senate Bill 234 (Approved by Governor on 9/5/2019): Jurisdictions cannot require discretionary permits for large or small family daycares in any zoning district allowing for primary residential use.

[1] Although identified in Implementation Program 3a, the Hillside Overlay District is not included in the proposed amendments at this time.

Assembly Bill 101 (Approved by Governor on 7/31/19) Adding Low barrier Navigation Centers as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements.

Assembly Bill 3182 (Approved by Governor on 9/28/2020) Regarding Rental Restrictions (amendment to 9016 R-1) Requires ministerial approval of one ADU and one JADU per parcel with a primary SFD. Previously was one ADU or one JADU.

Assembly Bill 2162 (Approved by Governor on 9/26/2018) Supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily, uses. Prohibits requiring parking if within one-half mile of a public transit stop.

A summary of the proposed amendments are provided in **Table 1** below, and proposed Zoning Code text amendments are included as **Attachment A**. Text proposed for deletion is shown in ~~Strikethrough~~, while text proposed to be added is shown in Underline. The proposed Zoning Code Amendments will also require an amendment to the City of Ukiah's General Plan to increase allowable building density proposed in the Zoning Code Amendments. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed.

Table 1, Summary of Proposed Zoning Code Amendments

PROPOSED ZONING CODE AMENDMENTS							
		Zoning District					
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Density		No change: 6 dwelling units per acre (du/ac)	Changing from 14 du/ac to 15 du/ac	No change: 28du/ac)	Changing from 6 du/ac to 15 du/ac	No change: 28 du/ac)	No change: 28 du/ac)
Height		No change: (30 ft and for accessory buildings a maximum height of twenty feet (20') or the maximum height of the main building whichever is less).	Changing from 30 to 35 ft for main bldgs. No change to accessory (20 ft or the maximum height of the main building whichever is less)	Changing from 40 to 50 ft for main structures, unless abutting R1 or R2 (then 35 ft). no change to accessory structures (30 ft)	Changing from 30 to 35 ft for main bldgs. No change to accessory (20ft)	No change (50ft)	Changing from 40 ft to 50 ft for primary and 20 to 30 ft for accessory
Setbacks		Reduced: front-15 ft (but 25 for garage/accessory structures); sides-10 ft (no change); rear-15 ft. Sides/rear for accessory-5 ft. Corners-15 ft. No change to 4 ft side and rear for Accessory Dwelling Units (ADUs)	No change for SFDs but reduced for multifamily: front-10 ft (25 ft for garage); sides-5 ft; rear-10 ft (but 15 for multi-story); corners- 10 ft. Reducing distance between structures to 10 ft	No change for SFDs but reduced for multifamily: front-10 ft (25 ft for garage); sides-5 ft; rear-10 ft (but 15 for multi-story); corners- 10 ft. Reducing distance between structures to 10 ft	No change to front (10 ft single story & 15 for second story). Reducing side from 10 ft to 5 ft. Rear stays 10 ft.	No change. Front yards for single & multi-story buildings: 5 ft & 10 ft on corner lots. Rear and side yards: None required except where the rear or side of a lot abuts on an R1, R2, or R3 district, in which case such rear or side yard shall be that of the adjoining zone.	No change. Front yards for single & multi-story buildings: 5 ft & 10 ft on corner lots. Rear and side yards: None required except where the rear or side of a lot abuts on an R1, R2, or R3 district, in which case such rear or side yard shall be that of the adjoining zone.

Required Site Area		No change	Removing required minimum area	Removing required minimum area	Removing minimum required area for residential and Mixed-Use. No change for commercial (7k)	Commercial-6k/each building or group of buildings &a minimum width of sixty feet (60') on interior lots;7k & 70 ft wide for corner lots Residential and Mixed-Use. No minimum building site area. Mobile Home Parks-Minimum of two (2) acres.	No change
Allowed/-Permitted Uses		Allowed: Multiple-family residential dwellings in the form of duplexes, transitional housing, and supportive housing on corner lots. Prohibited: triplex, fourplexes, SROs, and rooming and boarding houses. Multifamily that complies with the design standards are permitted by	Allowed: SFDs including manufactured/modular homes, transitional housing, and supportive housing. Allowed: Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments houses, transitional housing, supportive housing, SROs, and rooming or boarding houses. multifamily that complies with the design standards are permitted by right (no UP/SDP).	Allowed: SFDs, including manufactured/modular homes, transitional housing, and supportive housing). Allowed: Multiple-family dwellings (i.e., duplexes, triplexes, fourplexes, condominiums, apartments, transitional housing, supportive housing, single-room occupancies (SROs), and rooming or boarding houses). Multi-family that complies with the design standards are permitted by right (no UP/SDP).	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family dwellings that comply with the design t standards are permitted by right (no UP/SDP). Allowed: daycares Allowed: Small emergency shelters; Family daycares, large and small	Allowed: Low Barrier Navigation Centers Allowed: Multiple-family dwellings (duplexes, triplexes, fourplexes, condominiums, apartment houses, transitional housing, supportive housing, SROs, and rooming or boarding houses). Multiple-family dwellings that comply with the design t standards are permitted by right (no UP/SDP). Allowed: daycares Allowed: Small emergency shelters; Family daycares, large and small

		right (no UP/SDP). Allowed: Family daycares, large and small	Allowed: Family daycares, large and small Permitted: Multiple-family dwellings that do not comply with the design standards	Allowed: : Family daycares, large and small Permitted: Multiple-family dwellings that do not comply with the design standards	dwellings that comply with the design t standards are permitted by right (no UP/SDP) Allowed: : Family daycares, large and small Allowed: Small emergency shelters Permitted: Large emergency shelters Permitted: Multiple-family dwellings that do not comply with the design standards	Permitted: Large emergency shelters Permitted:Single-family dwelling (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards Permitted: Multiple-family dwellings that do not comply with the design standards Permitted: Mobile home parks.	Permitted: Large emergency shelters Permitted:SFD (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing). Manufactured/modular home shall comply with the additional development standards
Parking		No change for SFD. Duplex is reduced to 1.0/unit	SFD no change (2/unit). Reducing duplex & multifamily parking: Duplex-1.0/unit; multifamily-1/unit	SFD no change (2/unit). Reducing duplex & multifamily parking: Duplex-1.0/unit; multifamily-1/unit	No change for commercial. Adds residential parking: SFD-2/unit; Duplex-1.0/unit;	No change to commercial (?) Adds residential parking: SFD-2/unit; Duplex-1.0/unit; Multiple-Family-1/unit .	No change to commercial? Adds residential parking: Multiple-Family Dwelling: 1/unit

					Multiple-Family-1 space/unit . Removes ADU parking requirement of 1 space	Removes ADU parking requirement of 1 space	
Other		Adds standards for manufactured homes	Adds standards for manufactured homes.	Adds standards for manufactured homes.	Lot coverage increases from 40% to 60%. Adds standards for manufactured homes. Removes landscape plan requirements and relies on design standards (see my comment in R3)	Clarifies language for ensuring privacy. Adds standards for manufactured homes.	Clarifies language for ensuring privacy. Adds standards for manufactured homes.

FIGURE 1 CITY OF UKIAH LIMITS

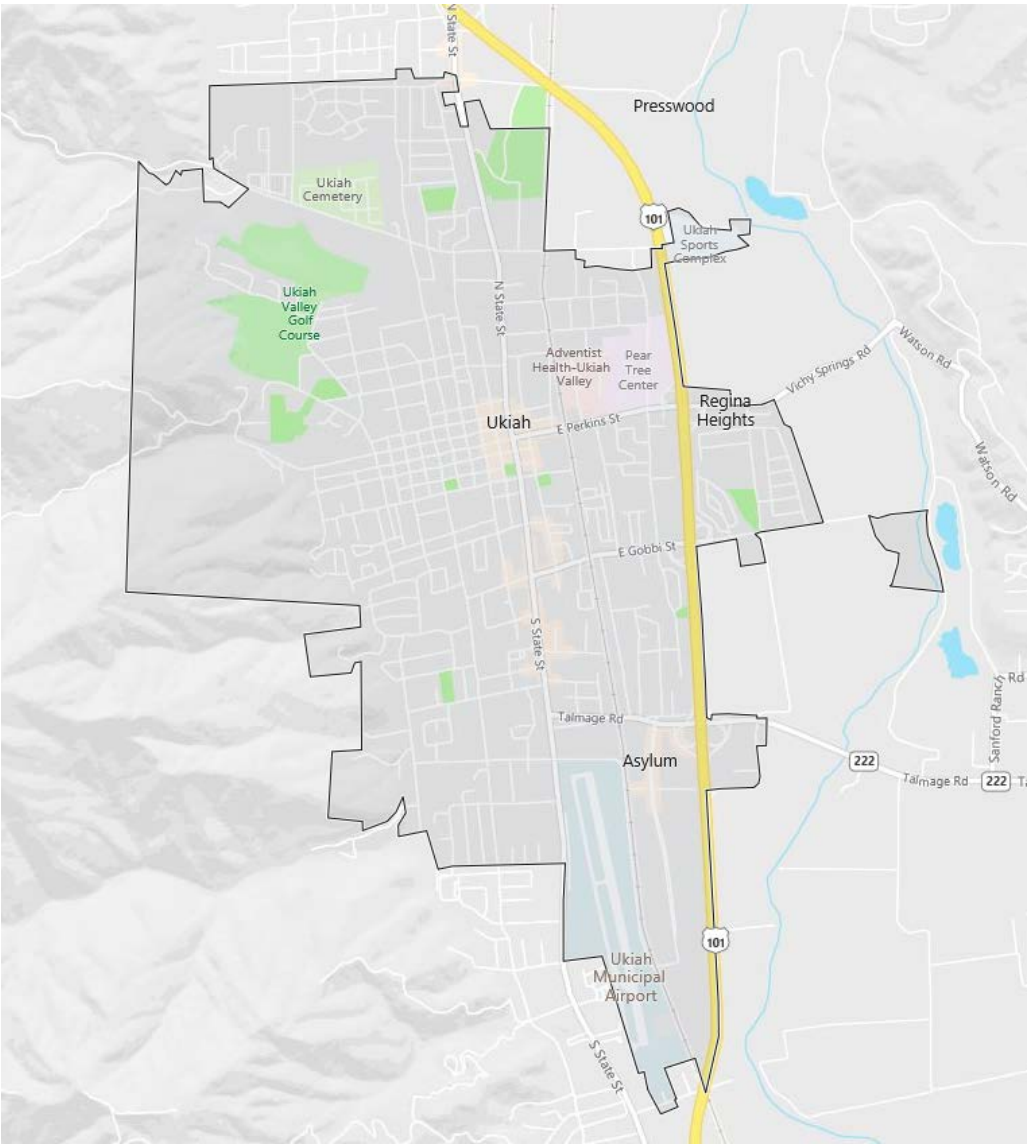
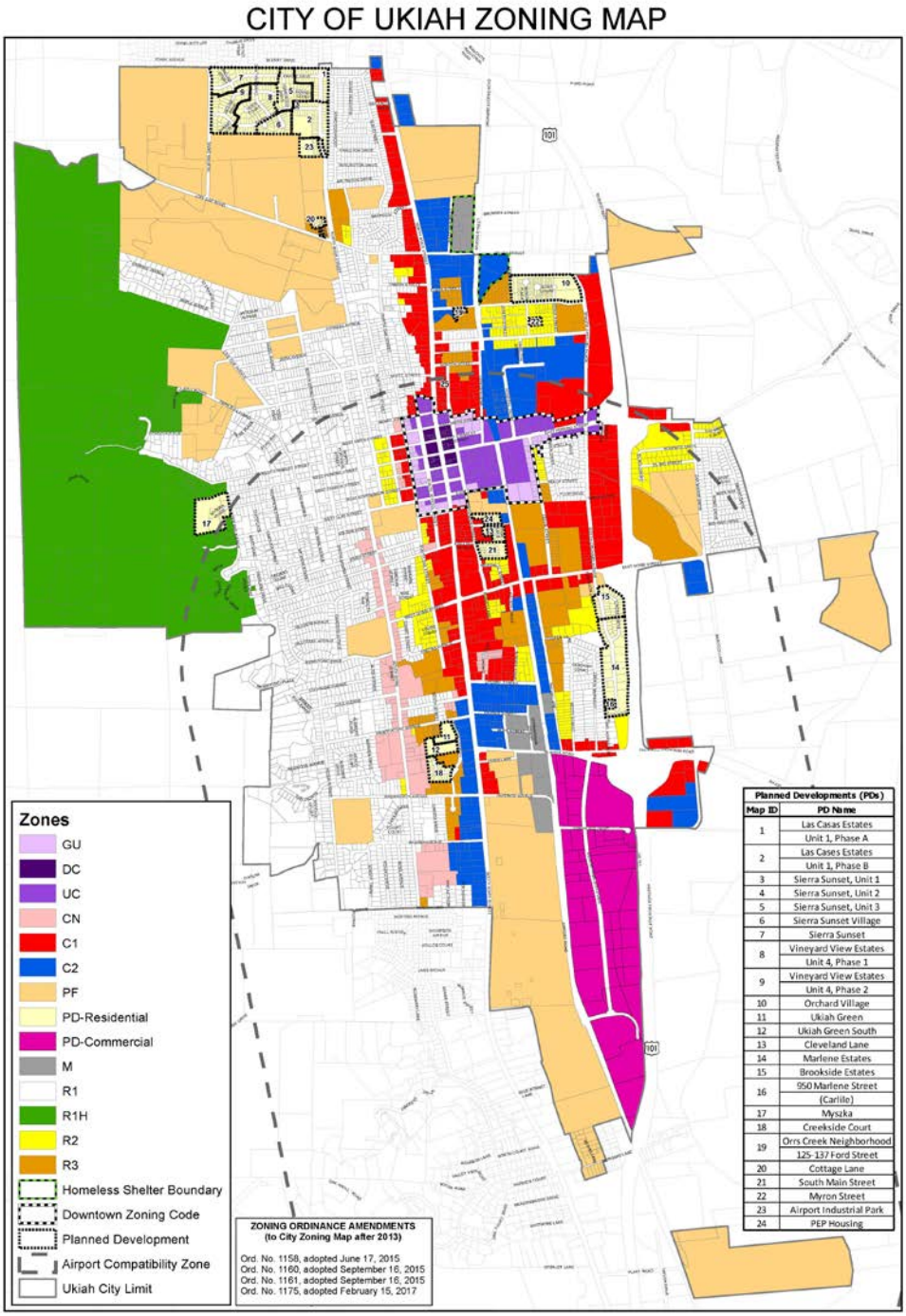


FIGURE 2. ZONING MAP



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Purpose of the Initial Environmental Study: This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment.

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Summary of Findings: Section 15378 of the California Environmental Quality Act (CEQA) defines a “Project” as an activity that (1) is a discretionary action by a governmental agency; and (2) will either have a direct or reasonably foreseeable indirect impact on the environment. (Pub. Res. Code, § 21065). “Project” means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700.

The Proposed Project includes Housing-related Zoning Code amendments to the City of Ukiah’s Municipal Code in order to enacting both the City of Ukiah’s 2019-2027 Housing Element Implementing Programs, and updates required for compliance with new State laws. The amendments are designed to aid in meeting the City’s Regional Housing Needs Allocation (RHNA) by facilitating the development of housing with streamlined review and are intended to facilitate housing development within residential and commercial zoning districts through reduced development standards (increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, in addition to developing objective design and development standards for new residential development).

While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the location, intensity, siting, and timing of such development is unknown.

All future development associated with the proposed Zoning Code amendments would be in residential or commercial zoning districts where housing development is already generally allowed by right, or with an approved use permit and site development permit. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the exact intensity, location, size and timing of future development is unknown. There are many possible scenarios and outcomes of the proposed Zoning Code amendments. Therefore, a general analysis of impacts is provided in this Initial Study. All future development would be analyzed on a project level basis for consistency with land use policies and development standards, and would be subject to Building Permits for consistency with building and safety codes. In addition, depending on the type of development, location, and zoning district, future development could also require discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

Based upon the analysis contained within this Initial Study/Negative Declaration, all potential impacts resulting from the Proposed Project would be less than significant or would have no impact.

IV. DETERMINATION

On the basis of the initial evaluation that follows:

__X_ 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 mitigation measures and project revisions have been identified that would reduce all impacts to a less than significant level. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed Project MAY have a significant effect on the environment. 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.

_____ _____

Signature Date

Mireya G. Turner, Planning Manager
Planning & Community Development Department
City of Ukiah
mturner@cityofukiah.com

V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Negative Declaration (IS/ND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

"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.

Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."

"Less Than Significant Impact" applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

"No Impact" applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

1. Aesthetics

AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Significance Criteria: Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated State scenic highway, substantial degradation to the existing visual character or

quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

Environmental Setting: The City of Ukiah is located within the Ukiah Valley, and scenic resources include not only the natural environment, but the built environment as well. One of the most notable scenic resources in the City limits is the Western Hills. Views of expansive hillsides to the north, east and south, mostly within the County's jurisdiction, also surround the City. Some hillsides are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Views on the Valley floor within the City of Ukiah include those typical of existing residential and commercial development and the majority of the land within the City limits is previously developed. In addition, some views of agricultural land uses within the City limits, or immediately outside of City limits, are available.

Discussion: (a & c) Less than significant impact. Proposed Zoning Code amendments including increasing allowable density per acre (in Medium Density Residential (R2) and Community Neighborhood Commercial (CN) zoning districts), increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, are intended to facilitate housing development within residential and commercial zoning districts. Future development facilitated by the proposed amendments have the potential to impact views of scenic resources, degrade the visual character, depending on location, height, siting, design, proximity to public viewpoints and scenic resources, etc. However, future housing development may require discretionary and environmental review (as applicable) and impacts to aesthetics associated with those projects will be considered at that time. All development will be subject to applicable zoning, subdivision and related ordinances, regulating height, setbacks, and density, as well other development standards, established to preserve the visual character within the City.

While multifamily residential projects may be allowed by right under the proposed amendments in all residential and commercial zoning districts, they are required to be in compliance with the proposed Objective Design and Development Standards for New Residential Construction (referred to as "Objective Standards" and included in **Attachment B**); the Objective Standards include provisions to ensure aesthetic compatibility including but not limited to: using specific color pallets, landscaping requirements, lighting, screening of ancillary equipment and parking areas, etc. If the multifamily development does not meet the Objective Standards, then the project requires discretionary review and review by the Design Review Board to ensure aesthetic compatibility. With adherence to development standards within the Zoning Code, the Objective Standards for new multifamily residential development, and the discretionary and environmental review process (as applicable), it can be assumed that all new development would generally be consistent with the visual character of existing development within the City, and would not impact scenic vistas.

As previously stated, the Western Hills contain the most notable scenic resources within the City. The portion of the lands within the City's jurisdiction in the Western Hills are zoned R1 with a Hillside Combining District (-H). The intent of the –H District is to preserve outstanding natural visual and physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, etc. The –H District contains strict development standard, including requiring discretionary review of all residential development to ensure visual and natural resources are

protected. The R1-H zoning district is not included proposed amendments. Therefore, scenic resources within the Western Hills will not be impacted by the Proposed Project.

For the aforementioned reasons, the Project would not result in a significant impact to scenic vistas, nor the visual character of the site or area. Impacts would be **less than significant.**

(b) No impact. According to the California Department of Transportation's (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within, or visible from the City of Ukiah. In addition, there are no highways identified as eligible for state designation. Therefore, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Lastly, the City's General Plan does not designate any local scenic roads in the Project area; **no impact** to scenic resources within a designated scenic corridor would occur.

(d) Less than significant impact. New sources of light and glare associated with future residential development could include building-mounted outdoor lighting, indoor residential lighting, and new sources of glare from windows and cars. However, all lighting would be required to be downshielded and comply with the Dark Skies Ordinance to protect nighttime views. In addition, the Design Standards contain regulations for lighting to ensure multifamily development does not create a significant source of lighting or glare. Sources of light and glare associated with future residential development would be typical of those associated with typical residential development in the City and would not be considered "substantial". Therefore, impacts would be **less than significant.**

2. Agriculture and Forestry Resources

AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
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))?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

Environmental Setting: According to the Ukiah Valley Area Plan (UVAP; 2011), early agricultural efforts in the Ukiah Valley included the raising of livestock, and the growing of various grains, hay, alfalfa, and hops. When the Northwestern Pacific Railroad was completed in 1889; prunes, potatoes, pears, and hops could be grown and sent to San Francisco and other regional markets. Wine grapes were planted, and irrigation was practiced on a small scale. Through the 1950's, hops, pears, prunes and grapes were the most widely planted crops in the Ukiah Valley. After the railroad was completed, lumber mills sprang up in the Ukiah Valley and became the major industry in Mendocino County as trains took redwood logs and processed boards south to the San Francisco region. Today, much of the active agricultural land in the UVAP planning area is located on the valley floor and lower elevations along the Russian River system.

There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the Zoning Ordinance, it is not applied over any parcel within the

City limits. There are a small number of City parcels which have current agricultural use, such as existing vineyards. However, they are ongoing non-conforming uses within non-agricultural zoning districts. According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the majority of lands within the City of Ukiah are identified as "Urban Built-Up Land", with the exception of some areas within the Western Hills and the Airport Industrial Business Park, which are identified as "Grazing Land". There are two parcels within the City limits that are identified as "Prime Farmland": APNs 00102063 and 18012004. APN 00102063 is located at 940 Low Gap Road and is part of the Russian River Cemetery that is partially developed with agricultural uses, as well as a roadway and parking area. APN 18012004 is a vacant parcel with some agricultural uses, located adjacent to 1825 Airport Road within the Airport Industrial Business Park Master Plan Area.

Discussion: (a-e) Less than significant. Lands affected by the proposed zoning amendments (commercial and residential zoned properties) are located within the "Urban Built-Up Land" designation that is not identified as having agricultural value or uses. The parcels identified as "Prime Farmland" and "Grazing Land" are either located within the Public Facilities zoning district, the Hillside Overlay District, or within the Airport Industrial Business Park Master Plan area that will not be included, nor impacted by the proposed zoning amendments. The "Prime Farmland" designation is a combination of the active use, soils analysis and animal carrying capacity. While there are parcels identified as 'Prime Farmland', there are no lands within the City of Ukiah under Williamson Act Contracts. As such, the Project would not convert Farmland, conflict with existing zoning for agriculture or forest land, and would not involve changes to the environment that would result in the conversion of agricultural resources to non-agriculture uses. Therefore, impacts to agricultural resources would be **less than significant**.

3. Air Quality

AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of criteria pollutant which the Mendocino County Air Quality Management District (MCAQMD) has

designated as non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

Environmental Setting: The Project is located within the North Coast Air Basin (NCAB), which includes Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma Counties, and is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90's with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50's and 60's. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes the City of Ukiah and surrounding areas, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM^{10}). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM^{10} standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM^{10} are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM^{10} is most likely to occur during inversions in the winter.

Regulation 1 of the MCAQMD contains three rules related to the control of fugitive dust:

- Rule 1-400(a) prohibits activities that "cause injury, detriment, nuisance or annoyance to a considerable number of persons...or which endanger the...health or safety of...the public…"

- Rule 1-430(a) prohibits activities which "...may allow unnecessary amounts of particulate matter to become airborne..."

- Rule 1-430(b) requires that "...reasonable precautions shall be taken to prevent particulate matter from becoming airborne…"

The MCAQMD provides the following significance thresholds for construction emissions:

1. 54 pounds per day of ROG (reactive organic gas)
2. 54 pounds per day of NOx (oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM^{10} (particulate matter less than 10 microns in size)
4. 54 pounds per day of $PM^{2.5}$ (airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM^{10} and $PM^{2.5}$

Discussion: (a-d) Less than significant impact. The Proposed Project includes amendments to the Zoning Code that are designed to facilitate the development of housing to meet the current and future housing needs. Future construction of additional housing within the City may result in

short-term air quality impacts (associated with the use of construction equipment, vegetation removal, grading, etc.) and additional long-term pollutants (typically associated with vehicle trips, wood burning stoves, landscape and maintenance activities, etc.). However, each project that involves the construction of housing will be subject to Building Permits to ensure consistency with existing building codes requiring energy efficient and low emitting equipment and features for new residential development. At such time, project-level analyses will be made to determine whether that project will result in potentially significant impacts to air quality. MCAQMD 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. Residential construction requires obtaining permits from the MCAQMD for grading and other activities. In addition, MCAQMD has a set of standard Best Management Practices (BMPs) for construction projects that are intended to reduce air quality impacts and ensure that projects remain in attainment with air quality thresholds.

The MCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. The MCAQMD developed the operational thresholds of significance based on the level above which a project's individual emissions would result in a cumulatively considerable contribution to the North Coast Air Basin's existing air quality conditions. Therefore, a project that exceeds the MCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. Because each individual construction project is required to be in attainment with the established MCAQMD thresholds, it is not likely that cumulative impacts would be significant.

With adherence to the aforementioned regulations, and others intended to reduce emissions and impacts to air quality, impacts associated with the Proposed Project would be **less than significant.**

4. Biological Resources

BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

Environmental Setting: Parcels within the City limits typically contain small developed parcels. While there are some small, vacant parcels, they are surrounded by urban development that offer little wildlife habitat value. Larger parcels, contiguous parcels, and parcels located in the Western Hills or adjacent to City creeks and Russian River tributaries do provide habitat for flora and fauna species.

There are three main creeks, Orrs, Gibson and Doolin, that run through the City of Ukiah. According to the National Wetlands Inventory, these creeks contain riparian habitat and possible wetland areas. The creeks and bordering riparian areas, as well as the largely undeveloped western hillside region of the City have the potential to support nesting birds, Steelhead trout (*Oncorhynchus mykiss*), Foothill yellow-legged frog (*Rana boylii*), Red-bellied newt (*Taricha rivularis*) and Western pond turtle (*Emys marmorata*). In addition, Chinook salmon (*Oncorhynchus tshawytscha*), Russian River tule perch (*Hysterocarpus traskii traskii*), Pacific lamprey (*Lampreta tridenta*), and Western pearlshell mussel (*Margaritifera falcate*) potentially occur in the nearby Russian River.
In addition, database queries of CDFW's California Natural Diversity Database (CNDDB) and the California Native Plant Society's (CNPS) Electronic Inventory of the City limits and its immediate surroundings identify the following seven special-status plant species: Baker's meadowfoam (*Limnanthes bakeri*), Baker's navarretia (*Navarretia leucocephala bakeri*), Burke's goldfields (*Lasthenia burkei*), Mendocino bush-mallow (*Malacothamnus mendocinensis*), North Coast semaphore grass (*Pleuropogon hooverianus*), Raiche's Manzanita (*Arctostaphylos stanfordiana*), and Toren's grimmia (*Grimmia torenii*).

Discussion: (a-d) Less than significant impact. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that biological resources would be impacted by future residential development. In addition, parcels within the Western Hills (and R1-H zoning district) are not included in the proposed Zoning Code updates. However, parcels along the Russian River and City creeks have a higher potential for containing resources and development on these parcels has the potential to reduce wildlife habitat and impact biological resources. However, at this time, location, intensity and timing of specific housing development is not known.

If future development is proposed on vacant , undisturbed land, or within proximity to the aforementioned creeks, additional environmental review would likely be required and impacts to biological resources would be analyzed on a project level basis. As such, impacts to biological resources from the Project would be **less than significant.**

(e-f) Less than significant impact. There are no adopted Habitat Conservation Plans for the City of Ukiah, nor the larger Ukiah Valley that apply to future development facilitated as a result of the Proposed Project. Impacts would be **less than significant**.

5. Cultural Resources

CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Significance Criteria: The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.

Under CEQA, cultural resources must be evaluated to determine their eligibility for listing in the California Register of Historic Resources (CRHR). If a cultural resource is determined ineligible for listing on the CRHR the resource is released from management responsibilities and a project can proceed without further cultural resource considerations.

As set forth in Section 5024.1(c) of the Public Resources Code for a cultural resource to be deemed
"important" under CEQA and thus eligible for listing on the California Register of Historic Resources
(CRHR), it must meet at least one of the following criteria:

1) Is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
2) Is associated with the lives of persons important to our past; or
3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
4) Has yielded or is likely to yield, information important to prehistory or history.

Archaeological resources are commonly evaluated with regard to Criteria 4 (research potential). Historic-era structures older than 50 years are most commonly evaluated in reference to Criteria 1 (important events), Criteria 2 (important persons) or Criteria 3 (architectural value). To be considered eligible under these criteria the property must retain sufficient integrity to convey its important qualities. Integrity is judged in relation to seven aspects including: location, design, setting, materials, workmanship, feeling, and association.

Guidelines for the implementation of CEQA define procedures, types of activities, persons, and public agencies required to comply with CEQA. Section 15064.5(b) prescribes that project effects that would "cause a substantial adverse change in the significance of an historical resource" are significant effects on the environment. Substantial adverse changes include both physical changes to the historical resource, or to its immediate surroundings.

Public Resources Code Section 21083.2 also defines "unique archaeological resources" as "any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and show that there is a demonstrable public interest in that information.
- Has a special and particular quality, such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person."

This definition is equally applicable to recognizing "a unique paleontological resource or site." CEQA Section 15064.5 (a)(3)(D), which indicates "generally, a resource shall be considered historically significant if it has yielded, or may be likely to yield, information important in prehistory or history," provides additional guidance.

Senate Bill 18 (SB 18) and Government Code 65352.3(a)(1) state that prior to the adoption or any amendment of a city or county's general plan, the city or county shall notify California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to provide an opportunity for formal consultation for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code that are located within the city or county's jurisdiction.

Environmental Setting: The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth of Ukiah throughout the remainder of the 19th century and early 20th century. 1889 is the date recorded for the first arrival of the train to

Ukiah, quickly resulting in increased settlement of the City and its environs. The City of Ukiah is within the territory of the Northern Pomo. Permanent villages were often established in areas with access to staple foods, often times along eco-tones (transitions between varying environments), with access to good water, and generally flat land (Environmental Science Associates, 2013). Areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

The late 19th century saw slow growth in the community, with a slight decline after the turn of the century. The 1906 earthquake damaged a number of Ukiah buildings, particularly in the commercial core, and considerable re-building and remodeling activity occurred after that time. The City appears to have prospered in the following years, through the early 1920's. The City contains a number of Colonial Revival and Craftsman style derivations, popular during this era, that reflect the community's prosperity. An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the City in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City Council must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

Discussion: (a-c) Less than significant impact. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that cultural resources would be impacted by future residential development. Parcels along City creeks have a higher potential for containing cultural resources and may be impacted by future development facilitated through the Zoning Code amendments in residential and commercial zoning districts. However, there are many possible scenarios and outcomes of the proposed Zoning Code amendments and the intensity, location, size and timing of future development is unknown. All future development is subject to CEQA Guidelines Section 15064.5 (e-f) which specifically addresses what to do in the event that human remains or archeological resources are accidentally discovered, and City Ordinance No. 838, protecting historic buildings; future development would be analyzed on a project level basis and subject to environmental review of their individual impacts, as applicable.

The proposed Zoning Code amendments also require amendment to the City of Ukiah's General Plan to increase allowable building density. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. However, in accordance with SB 18, tribal notifications offering the opportunity to request formal consultation and an opportunity to review the proposed Zoning Code amendments were sent to California Native American Tribes identified on the list maintained by the Native Heritage Commission (NAHC) on April 22, 2021. The tribes have 90 days to request consultation; no requests for consultation have been received to date. The list of tribes contacted are included in **Attachment 4**.

For the reasons discussed above, impacts to Cultural Resources from the Proposed Project would be **less than significant**.

6. Energy

ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would significantly impact energy if construction or operation of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

Environmental Setting: Current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated, statewide through California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24". In general, Title 24 requires the design of building shells and building components to conserve energy, with standards to promote better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The current Title 24 regulations and Building Energy Efficiency Standards promote photovoltaic systems in newly constructed residential buildings. The City's Electric Utility Department has a solar rebate program for residents and business owners to encouraged local consumers to increasingly rely on renewable resources for their direct power needs.

Discussion: (a-b) Less than significant impact. The Proposed Project, including the Development Agreement, does not include specific development designs or proposals, nor does it grant any entitlements for development. Generally speaking, future residential construction would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) once constructed, future residential uses would consume energy for interior and exterior lighting, HVAC systems, refrigeration, electronics systems, appliances, and security systems, among other common household features. However, future housing projects will be analyzed on a project level basis subject to the City's building and safety codes, as well as the California Air Resources Board (CARB) and Environmental Protection Agency (EPA) emissions standards. Additionally, new residential development must comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of these regulations significantly reduces energy usage. In addition, residents would have access to the City's solar rebate program to incentivize the use of renewal energy.

With adherence to the aforementioned regulations, and others intended to reduce energy consumption, impacts from the Proposed Project related to energy consumption would be **less than significant**.

7. Geology and Soils

GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Significance Criteria: The Proposed Project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.

Environmental Setting: The larger Ukiah Valley is part of an active seismic region that contains the Mayacama Fault, which traverses the valley in a generally northwest-southeast direction east of the Project area. Based on California Geological Survey maps and the Background Report for the County of Mendocino General Plan Update (prepared by P.M.C., 2003), the City of Ukiah is outside of known areas of historic faults, Holocene Fault, Late Quaternary Fault and the Alquist-Priolo Earthquake Fault Zone. It is also removed from the known areas of active and dormant

landslide reports. Slope instability hazards are not a concern, with the exception of the Hillside Overlay District within the Western Hills.

Discussion: (a-f) Less than significant impact. Parcels within the Valley floor that are within residential and commercial zoning districts (and included in the proposed Zoning Code amendments) are not located in a California Earthquake Fault Zone and not susceptible to liquefaction or strong seismic ground shaking. Because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that unique paleontological resources would be impacted by future residential development. In addition, parcels within the Western Hills (and R1-H zoning district) containing more diverse geological features are not included in the proposed Zoning Code updates.

Additionally, a Building Permit is required for new construction which will ensure all activities are in compliance with building and seismic safety codes. New development within the City will connect to the existing sewer and water systems. The Building Permit process (and discretionary review process, as applicable) will include review of site plans by internal and external departments and agencies to ensure compliance with all applicable local, state and federal safety standards. Additionally, future residential projects that may require vegetation removal and grading, or be adjacent to creeks will be required to adhere to Ukiah City Code, Division 9, Chapter 7, Erosion and Sediment Control, which requires submittal of sediment and erosion plans identifying Best Management Practices (BMPs) to reduce soil erosion and water runoff.

For the above reasons, impacts to geology and soils would be **less than significant**.

8. Greenhouse Gas Emissions

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

Significance Criteria: The Project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Environmental Setting: Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way

a greenhouse traps heat. GHGs may be emitted a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

Carbon dioxide (CO_2) is the most important anthropogenic GHG because it comprises the majority of total GHG emissions emitted per year and it is very long-lived in the atmosphere. Typically, when evaluating GHG emissions they are expressed as carbon dioxide equivalents, or CO_2e, which is a means of weighting the global warming potential (GWP) of the different gases relative to the global warming effect of CO_2, which has a GWP value of one. In the United States, CO_2 emissions account for about 85 percent of the CO_2e emissions, followed by methane at about eight percent, and nitrous oxide at about five percent.

The state of California has adopted various administrative initiatives and legislation relating to climate change, much of which set aggressive goals for GHG emissions reductions statewide. Although lead agencies must evaluate climate change and GHG emissions of projects subject to CEQA, the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. No state agency has developed binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. Because there are no adopted GHG thresholds applicable to the Project, and the proposed development is considered "small scale", the below qualitative analysis is appropriate.

Discussion: (a-b) Less than significant impact. Construction activities associated with future housing development could result in direct and indirect emissions of GHG emissions. Direct project-related GHG emissions generally include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. However, as discussed in Section 3, Air Quality, of this Initial Study, future residential construction would be subject to regulations of the Mendocino County Air Quality Management District (MCAQMD), which is responsible for enforcing the state and federal Clean Air Acts as well as local air quality protection regulations. Additionally, future residential uses would be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 Building Energy Efficiency Standards. Therefore, the Proposed Project, including potential future residential development facilitated through the Zoning Code amendments, would not result in a significant impact to GHG emissions. Impacts would be **less than significant**.

9. Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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 or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Significance Criteria: The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

Environmental Setting: Mendocino County has adopted numerous plans related to hazard management and mitigation including, but not limited to: Community Wildfire Protection Plan, Hazardous Waste Management Plan, Operational Area Emergency Plan, etc. The most recent plan, the Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted by the County in December, 2020. The MJHMP provides an explanation of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources. The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a "jurisdictional annex" to the MJHMP). The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City if Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

The Ukiah Municipal Airport is located within the City of Ukiah jurisdictional limits. The Ukiah Municipal Airport Master Plan and the Ukiah Airport Land Use Compatibility Plan (ALUCP), identify areas with potential hazards, known as "Compatibility Zones" and impacts to persons using or working within the Airport Influence Area (AIA).

Under Government Code Section 65962.5, both the State Water Resources Control Board and the California Department of Toxic Substances Control are required to maintain databases of sites known to have hazardous substances present in the environment. According to the State Water Resources Control Board (SWRCB) GeoTracker and the California Department of Toxic Substances Control (DTSC) EnviroStor databases, there are 21 listed hazardous sites within the City of Ukiah; these include gas stations, automobile dismantling and salvage yards, sites associated with the railroad, the waste disposal and transfer station, etc.

All lands within the City of Ukiah are within the jurisdiction of the Ukiah Valley Fire Authority. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City are located within the SRA and are classified as having a “Very High” fire hazard severity.

Discussion: (a-b) Less than significant impact. Construction activities and future residential uses facilitated by the proposed Zoning Code amendments would require the routine transport, use, storage, and disposal of small quantities of hazardous materials common for equipment and property maintenance and operation, such as gasoline, diesel fuel, hydraulic fluids, oils, lubricants, cleaning solvents and supplies, pesticides, fertilizers, paint, etc. However, the types and quantities of materials to be used are not expected to pose a significant risk to the public and/or environment and would be managed in accordance with federal, state, and local regulations. Therefore, impacts would be **less than significant.**

(c) Less than significant impact: As discussed in Section 15, Public Services, of this Initial Study, there are several schools within the City of Ukiah. Future residential construction could be located within 0.25-mil of an existing school. However, construction activities would be required to transport and use routine hazardous materials in accordance with all applicable regulations. Adherence to these regulations would ensure that impacts to schools regarding hazardous materials are **less than significant**.

(d) Less than significant impact. As previously noted, there are 21 hazardous sites listed in the City of Ukiah including auto wrecking yards, gas stations, the refuse transfer station, sites associated with the railroad, etc. Because these sites are currently developed with industrial and commercial uses, it is not likely that they will be developed with residential land uses. Additionally, if a residential project were to be proposed at one of the listed sites, clean-up to remove the hazard would be required by the SWRCB and DTSC. Impacts would be **less than significant**.

(e) Less than significant impact. The ALUCP identifies five Compatibility Zones with varying risks and development restrictions. Generally speaking, the Compatibility Zones encompass south Ukiah, including residential and commercial zoned properties subject to the proposed Zoning Code amendments. However, all development would be required to be compatible with the Ukiah Municipal Airport Master Plan and ALUCP. Impacts would be **less than significant**.

(f) Less than significant impact. There are no components of the Project that would impair or interfere with emergency response or evacuation. Since the Project is limited to within the City limits, future residential development would be required to be designed in accordance with state and local standards, including safety and emergency access requirements, and are within existing service areas of emergency responders. There are no components of the Project that would impair implementation of, or physically interfere with, the adopted MJHMP or other emergency response plan or evacuation plan. Impacts would be **less than significant**.

(g) Less than significant impact with mitigation incorporated. The Project Area is entirely within the jurisdiction of the Ukiah Valley Fire District. Future residential development would be required to adhere to all fire safety standards. See Section 20, Wildfire, for more information. Impacts would be **less than significant.**

10. Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Significance Criteria: The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

Environmental Setting: Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months.

The Project area includes the Russian River Hydrologic Unit, Upper Russian River Hydrologic Area, Ukiah Hydrologic Subarea. The Russian River is on the State Water Resources Control Board's (SWRCB) 303(d) list of impaired water bodies for water temperature and sedimentation/siltation. Sediment impairments in tributaries led to listing the entire Russian River Watershed for sediment. Surface water supplies for the Ukiah Valley include the Eel River, from which water is diverted into the Russian River watershed through the Potter Valley Project, Lake Mendocino, and the Russian River. Groundwater is drawn from the Ukiah Valley groundwater basin. The Ukiah Valley groundwater basin is the northernmost basin in the Russian River water system and underlies an area of approximately 60 square miles. Water enters the groundwater system via percolation of surface waters and through the soil. The creeks and streams in the Ukiah Valley provide drainage channels for groundwater recharge, as well as domestic and agricultural water supply. A groundwater Management Plan has not been prepared for the City, nor County of Mendocino, but according to the 2015 Urban Water Management Plan for the City, based on historical data and use, there is adequate groundwater to serve the City's existing and future demand.

Discussion: (a-c & e) Less than significant impact. The Project does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's development standards and building and safety codes, including review of storm water management practices and waste discharge requirements, where applicable. Specifically, projects that include the addition of 10,000 sf of impermeable surfaces or more are subject to Low Impact Development standards to ensure stormwater runoff is adequately captured and filtered before entering the drainage system. Further, if a project proposes work within a drainage or waterway, the applicant will be required to obtain regulatory permits from the Water Resources Control Board, California Department of Fish and Wildlife and U.S. Army Corps of Engineers, as applicable. Therefore, impacts to water quality, groundwater and drainage would be **less than significant**.

City water services exist to service all properties located within the City limits. As mentioned above, according to the 2015 Urban Water Management Plan for the City, there is adequate groundwater to serve the City's existing and future demand. Therefore, the Project would not substantially deplete groundwater resources or conflict with the Urban Water Management Plan; impacts would be **less than significant**.

(d) Less than significant impact. As described above, the Project is not located within a tsunami or seiche hazard zone, as identified by the Federal Emergency Management Agency. Some areas within City limits are within a FEMA flood zone. All development within a flood zone must adhere to all safety and building codes related to construction within a flood zone. Impacts would be **less than significant**.

11. Land Use and Planning

LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☒	☐

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Significance Criteria: The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

Environmental Setting: The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county's commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities. The City's first General Plan was originally adopted in 1974, updated in 1995, and was last amended in 2019, with adoption of the 2019-2027 Housing Element. The General Plan serves as a blueprint for future development and growth of the community. The City is currently in the process of completing a General Plan Update (the "2040 General Plan") that will map out the vision for community development through 2040; until the new General Plan is adopted, the 1995 General Plan (as amended in 2019) is considered the applicable plan. Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Housing development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code with the exception of the Manufacturing and Industrial Zoning Districts.

Discussion: (a) Less than significant impact. Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature. The Project area is mostly developed with existing roads and parks. The Project does not propose new linear features that would result in the division of an established community. Impacts would be **less than significant**.

(b) Less than significant. The Project includes amendments to the Zoning Code to encourage and support housing development, designed to ensure fulfillment of the City's share of the Regional Housing Needs Allocation (RHNA). The Project includes multiple Implementation Tasks approved in the 2019-2027 General Plan Housing Element. Specifically, the Project proposes several zoning code updates including increasing maximum height, decreasing or eliminating required minimum site area, and decreasing setbacks, parking and other development standards, are intended to facilitate housing development within residential and commercial zoning districts. In addition to the Zoning Code updates, the Project includes a General Plan Amendment to increase housing density in the Medium Density Housing from 14 to 15 du/acre, in order to maintain synchronicity between the General Plan and Zoning Code, as well as comply with existing housing-related state laws Because the amendments are General Plan Housing Element Implementation Tasks, the Project would not conflict with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code. Impacts would be **less than significant**.

12. Mineral Resources

MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Significance Criteria: Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

Environmental Setting: The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in Ukiah, along the Russian River.

Discussion: (a-b) No impact. Future development associated with the zoning code amendments would be located within residential and commercial zoned areas, which do not contain mineral resources.
No **impact would** occur.

13. Noise

NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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	☐	☐	☒	☐

Significance Criteria: The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

Environmental Setting: The Ukiah City Code contains a Noise Ordinance (Division 7, Chapter 1, Article 6) that establishes ambient base noise level standards that apply to specific zoning districts within the City of Ukiah. “Ambient noise" is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far. For the purpose of the Noise Ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of fifteen (15) minutes without inclusion of noise from isolated identifiable sources, at the location and time of day near that at which a comparison is to be made. Land uses exceeding these standards for long periods of time are considered to be significant.

In addition, UCC §6054, *Construction of Buildings and Projects*, states that it shall be unlawful for any person within a residential zone, or within a radius of five hundred feet (500’) therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the Director of Public works.

Table 2. City of Ukiah Ambient Base Noise Levels

Zoning Districts	Time Period	Noise Level Standards (dBA)
R1 and R2	10:00 PM - 7:00 AM 7:00 PM - 10:00 PM 7:00 AM-7:00 PM	40 45 50
R3	10:00 PM - 7:00 AM 7:00 AM - 10:00 PM	45 50
Commercial	10:00 PM - 7:00 AM 7:00 AM - 10:00 PM	60 65
Industrial & Manufacturing	Any time	70
Source: Ukiah City Code §6048		

Discussion: (a) Less than significant impact. The Project does not propose residential construction; though it encourages and supports housing development. Construction activities are generally temporary, resulting in periodic increases in the ambient noise environment. Construction noise impacts generally occur when construction activities occur in areas immediately adjoining noise-sensitive land uses, during noise-sensitive times of the day, or when construction activity occurs at the same precise location over an extended period of time (e.g., pile driving in one location for 8-10 hours in a day, or over a duration of several successive days). Certain land uses, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas are particularly sensitive to noise. Residential areas are also considered noise sensitive, especially during the nighttime hours. However, all future construction would be considered temporary and required to adhere to noise regulations. Additionally, noise sources associated with typical residential land uses (e.g., mechanical equipment, dogs/pets, landscaping activities, cars parking, etc.) are typically intermittent and short in duration, and would be comparable to existing sources of noise experienced at surrounding commercial and residential uses. Therefore, noise impacts would be **less than significant**.

(b) Less than significant impact. Residential construction can generate varying degrees of ground borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. However, future residential construction is anticipated to use typical construction equipment for temporary periods of time that would not be considered excessive. Therefore, impacts would be **less than significant**.

(c) Less than significant impact. Ukiah Municipal Airport is contained within the Project Area. All future development must be consistent with the 2020 Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), adopted by the Mendocino County Airport Land Use Commission on May 20, 2021. The UKIALUCP establishes criteria that reduce the potential exposure of people to excessive aircraft-related noise by limiting residential densities (dwelling units per acre), establishing interior noise level limits, and restricting other noise-sensitive land uses in locations exposed to noise levels in excess of 60 dB CNEL.

Based on this information, the Project would not expose people residing or working in the Project area to excessive noise levels associated with aircraft. Impacts would be **less than significant**.

14. Population and Housing

POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Significance Criteria: The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

Environmental Setting: The City of Ukiah comprises of approximately 4.72 square miles within Mendocino County. According to the California Department of Finance, the population in the County of Mendocino was 59,985 in 2018 and 16,226 in the City of Ukiah. The City's annual growth rate between 1990 and 2018 averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. Overall, the City of Ukiah's population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

As described in the City's 2019-2027 Housing Element (2019), 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 allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), 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. MCOG identified the City's RHNA as accommodating 239 additional units within the 2019-2027 Planning Cycle. Specifically, the City of Ukiah is responsible for identifying adequate sites, with appropriate zoning, to support 86 very low-income housing units and 72 low-income housing units, for a total of 158 lower income housing units, and 49 moderate-income and 32 above moderate-income housing units, for a total of 81 moderate and above moderate housing units.

Discussion: (a & b) Less than significant impact. The proposed housing-related Zoning Code amendments are regulatory in nature, they do not propose any new development, construction, or physical change to the environment that would result in unplanned population growth. Although no development is proposed at this time, for this analysis it is assumed that future development would result in construction and development of residential uses throughout the Project Area.

The Project will result in a Zoning Code that is consistent with the Ukiah General Plan Housing Element. Future housing development must comply with the Zoning Code, resulting in planned development, including accessing existing utility infrastructure. Extension of utilities would be limited to new connections to the existing infrastructure, and would not directly induce substantial unplanned development and population growth in the area. Increasing the density of Medium Density Residential areas could result in additional development; however, this development would be located within the City limits and would be serviced by existing infrastructure. The potential future development would enable the City to meet its RHNA requirements for the 2019-2027 housing cycle. Displacement of existing people and/or housing is not part of the Project. For the aforementioned reasons, the Proposed Project would not induce substantial unplanned population growth in an area, either directly or indirectly. Impacts would be **less than significant.**

15. Public Services

PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Significance Criteria: The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

Environmental Setting: Police protection services for the entire City limits is provided by the Ukiah Police Department, while the Mendocino County Sherriff's Department provides police services for areas outside of the City limits. Fire protection services in the Ukiah Valley are provided by the Ukiah Valley Fire Authority and California Department of Forestry and Fire Protection (CalFire). Educational facilities in the Ukiah Valley area are provided by the Ukiah Unified School District (UUSD), County Office of Education, and the Mendocino-Lake Community College District. There are also several private and charter schools serving residents within the City of Ukiah, as well as the unincorporated portions of Mendocino County. As mentioned below in Section 16, Recreation, of this Initial Study, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

Discussion: (a) Less than significant impact. Although no development is proposed at this time, it is assumed that future development would result in construction and development of residential uses throughout the Project Area. New residential uses would be served by the City's Police Department and the Ukiah Valley Fire authority. This minimal increase in service area would not be considered significant, as the majority or the parcels within the City are currently developed and served by police and fire services.

Similarly, it is not anticipated that the additional residential units, currently already being served by existing school districts, would result in a significant impact to school services.

As such, the Project would have a **less than significant impact** on public services.

16. Recreation

RECREATION.	Potentially Significant Impact	Less Than Significant with Mitigation	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance Criteria: Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.

Environmental Setting: The Ukiah Valley offers a wide variety of recreational opportunities. These include more than 13 City parks, a municipal golf course, and a skate park managed by

the City of Ukiah; two regional parks managed by the County; Cow Mountain Recreation Area managed by the Bureau of Land Management; and Lake Mendocino managed by the US Army Corps of Engineers. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley.

Discussion: (a-b) Less than significant impact. The Project does not propose any recreational facilities at this time. However, the Housing-related Zoning Code Amendments support and encourage housing development. The increase in population would not be considered significant. As such, impacts would be **less than significant** on park facilities.

17. Transportation

TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Significance Criteria: Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b), which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

Traditionally, transportation impacts had been evaluated by using Level of Service (LOS) analysis to measure the level of congestion on local roadways. However, on September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, initiating an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal to better measure the actual transportation-related environmental impacts of a given project. Starting July 1, 2020, lead agencies are required to analyze the transportation impacts of new projects using vehicle miles traveled (VMT), instead of LOS. VMT measures the amount of additional miles produced by the project. If the project increases car travel onto the roads excessively, the project may cause a significant transportation impact. VMT analysis is intended to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations.

In 2018, the Office of Planning and Research (OPR) published a Technical Advisory on *Evaluating Transportation Impacts in CEQA* (2018) which is intended to provide advice and recommendations for evaluating VMT, which agencies and other entities may use at their discretion. As discussed further below, the Technical Advisory offers that screening thresholds

may be used to identify when land use projects, such as small scale residential projects, should be expected to cause a less-than-significant impact without conducting a detailed traffic study.

On behalf of the Mendocino Council of Governments (MCOG), Fehr & Peers, prepared a Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study (Baseline Study; May, 2020) to provide an overview of SB 743, summarize VMT data available for Mendocino County, discuss alternatives for and recommend VMT measurement methods and thresholds for lead agencies in Mendocino County, and recommend transportation demand management (TDM) strategies for reducing VMT on projects in Mendocino County.

The following local plans have historically address transportation within the City of Ukiah: 2017 Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009), and the City of Ukiah General Plan (Circulation and Transportation Element amended in 2004). MCOG's Regional Transportation Plan (2017) and Section 5, Circulation and Transportation, of the Ukiah Valley Area Plan (2011) addresses transportation within the larger Ukiah Valley. The Baseline Study incorporated applicable goals and policies from each of these documents into the methodology and analysis when formulating its screening tools.

As noted in the Baseline Study, per CEQA Guidelines Section 15064.3, vehicle miles traveled for land use projects exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. In addition, projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project.

Environmental Setting: The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA).

Discussion: (a-b) Less than significant impact. While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. Development could also result in impacts to the City's transportation system depending on location, intensity, and other siting factors. However, the location, intensity, siting, and timing of such development is unknown. Therefore, a high level qualitative analysis is provided below.

The OPR Technical Advisory on *Evaluating Transportation Impacts Under CEQA* suggests that a home based trip approach is one of the best methods for assessing VMT from residential projects. As noted in the Technical Advisory, many agencies use "screening thresholds" to quickly identify when a project should be expected or assumed to cause a less-than-significant impact without conducting a detailed study. As noted in the Fehr & Peers Baseline Study, the specific VMT estimate relies on the vehicle trip generation rate contained in the OPR Technical Advisory for small project screening and average vehicle trip lengths for Mendocino County based on the 2012 California Household Travel Survey (CHTS). Converting this value to an equivalent number of residential households would indicate that residential projects up to 22 units in Mendocino County could be screened out of analysis.

It is expected that construction of the Project would result in a temporary increase in traffic to and from the site, as construction workers arrive and leave each work day. However, once construction is complete, workers would no longer be traveling to the site, and the source of VMT would result from permanent residents. Future projects would reviewed by the Department of Public Works and the MTA (as applicable) for potential impacts to the transportation system; additional review and analyses may be required for larger residential projects exceeding 22 units. Impacts would be **less than significant**.

(c-d) Less than significant impact. All road improvements would be developed in accordance with Fire and Building codes related to emergency access and safety. Therefore, future residential projects would not increase traffic hazards, nor would they result in inadequate emergency access. Impacts would be **less than significant**.

18. Tribal Cultural Resources

TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Significance Criteria: An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the Proposed Project." The consultation process must be completed before a CEQA document can be certified.

Environmental Setting: As discussed in Section 5, Cultural Resources, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include (but are not limited to) the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the City in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

Discussion: (a-b) Less than significant impact. As described in Section 5, Cultural Resources, of this Initial Study, because most of the parcels within the City Limits that are residential and commercial zoned are currently developed, it is unlikely that cultural resources would be impacted by future residential development. Although parcels along City creeks have a higher potential for containing cultural resources all future development is subject to CEQA Guidelines Section 15064.5 (e-f) which specifically addresses what to do in the event that human remains or archeological resources are accidentally discovered, and City Ordinance No. 838, protecting historic buildings; future development would be analyzed on a project level basis and subject to environmental review of their individual impacts, as applicable.

The proposed Zoning Code amendments also require amendment to the City of Ukiah's General Plan to increase allowable building density. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. However, in accordance with SB 18, tribal notifications offering the opportunity to request formal consultation and an opportunity to review the proposed Zoning Code amendments were sent to California Native American Tribes identified on the list maintained by the Native Heritage Commission (NAHC) on April 22, 2021. The tribes have 90 days to request consultation; no requests for consultation have been received to date. The list of tribes contacted are included in **Attachment D**.

For the reasons discussed above, impacts to Tribal Cultural Resources from the Proposed Project would be **less than significant**.

19. Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Significance Criteria: Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

Environmental Setting: The majority of City properties are served by City water, sewer, electricity and trash collection. However, some properties within the western hills do not currently have access to City utilities. Water and electric utility services are provided by the City of Ukiah to parcels within the City limits. The Ukiah Valley Sanitation District (UVSD) and the City of Ukiah provide public sewer services to customers within their boundaries under the purview of the State Water Quality Control Board. The City's sewage treatment plant and Waste Water Treatment Plant (WWTP), operational since 1958, serves the City of Ukiah and the Ukiah Valley Sanitation District. It has a current treatment capacity of 2.8 million gallons per day (MGD) of dry weather flow and 20 MGD of peak wet weather flow. Primary treatment removes floating material, oils and greases, sand and silt and organic solids heavy enough to settle in water. Secondary treatment biologically removes most of the suspended and dissolved organic material. The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. No new waste generated will be processed through the landfill. Solid waste collected from future development would be delivered to the Ukiah

Transfer Station, which is owned by the City of Ukiah and operated by Solid Wastes Systems, Inc.

Discussion: (a-e) Less than significant impact The Project does not include extension of utilities. Future housing development would connect to the existing infrastructure. All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems.
Impacts would be **less than significant**.

20. Wildfire

WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Significance Criteria: Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

Environmental Setting: All of the City of Ukiah is located within the Ukiah Valley Fire Authority's jurisdiction. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City are located within the SRA and are classified as having a "Very High" fire hazard severity. A shaded fuel break was constructed (North to South) along the base of the western hills along the entire length of the City to reduce fuel loads and protect the community from wildfire risk in 2003. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019. As discussed in Section 9, Hazards and Hazardous Materials, the County's EOP plan and MJHMP address emergency operations, natural disasters (including wildfire), as well as mitigation strategies to reduce potential risks. The City of Ukiah adopted its "jurisdictional annex" chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include

earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

Discussion: (a-d) Less than Significant. . The Project does not propose housing. Future housing would be constructed within the Ukiah Valley Fire District service area and all future development would be reviewed by the Fire Marshall and required to comply with current Fire Code regulations. Impacts would be **less than significant**.

21. Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation	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, substantially 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?	☐	☐	☒	☐

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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion: (a-c) Less than significant impact. While the Proposed Project is intended to facilitate housing development within the City of Ukiah, it does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development associated with the proposed Zoning Code amendments would be in residential or commercial zoning districts where housing development is already generally allowed by right, or with an approved use permit and site development permit by the City's Zoning Code and General Plan.

There are many possible scenarios and outcomes of the proposed Zoning Code amendments. Future development could result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the exact intensity, location, size and timing of future development is unknown. However, all future development would be analyzed on a project level basis for consistency with land use policies and development standards, and would be subject to Building Permits for consistency with building and safety codes; additional environmental and discretionary review may also be required.

Based on the findings and conclusions contained in the Initial Study, the Proposed Project does not have the potential to impact any environmental resources. All impacts were found to have no impact or result in a less than significant impact as a result of the Project.

Cumulative impacts are generally considered in analyses of air quality, biological resources, cultural resources, noise, and traffic. As discussed throughout the Initial Study, the Proposed Project would have less than significant impacts on these resources. Housing development that may result from implementation of the Zoning Code amendments could result in impacts to environmental resources that may be considered cumulatively considerable. However, at this time, location, intensity and timing of specific housing development is not known. All future housing development would be analyzed on a project level basis. Based on the findings and conclusions contained in the Initial Study, cumulative impacts related to the Proposed Project would be less than significant.

Based on the aforementioned, impacts to the environment, human beings, and cumulative impacts would be **less than significant**.

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34. Mendocino County Inland Zoning Code https://www.mendocinocounty.org/government/planning-building-services/regulations/zoning-code

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36. State Water Resources Control Board. GeoTracker. https://geotracker.waterboards.ca.gov.

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Revised Table 1, Summary of Proposed Zoning Code Amendments

PROPOSED ZONING CODE AMENDMENTS							
Zoning District							
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Density		6 dwelling units per acre (du/ac). No change proposed.	Changing from 14 du/ac to 15 du/ac	28 du/ac. No change proposed.	Changing from 6 du/ac to 15 du/ac	28 du/ac. No change proposed.	28 du/ac. No change proposed.
Height		30 ft and for accessory buildings a maximum height of twenty feet (20') or the maximum height of the main building whichever is less). No change proposed.	Changing from 30 ft to 35 ft for main buildings. No change to accessory structures (20 ft or the maximum height of the main building whichever is less)	Changing from 40 ft to 50 ft for main structures, unless abutting R1 or R2 (then 35 ft). No change to accessory structures (30 ft)	Changing from 30 ft to 35 ft for main bldgs. No change to accessory (20ft)	No change (50ft)	Changing from 40 ft to 50 ft for primary structures and 20 ft to 30 ft for accessory structures.

Setbacks		Reducing front from 20 ft to 15 ft for primary structures, and 30 ft to 25 ft for garage and accessory structures); Side Setback: No change proposed.	No change for SFDs. Reducing for multi-family structures: Front-15 ft to 10 ft; Sides-10 ft to 5 ft; Rear- 15 ft to 10 ft (but 15 ft for multi-story); Corner parcels- 10 ft. Reducing distance between structures 15 ft to 10 ft	No change for SFDs. Reducing for multi-family structures: Front- 15 ft to 10 ft; No change to side and rear setbacks. Corner parcels- 15 ft to 10 ft. Reducing distance between structures 15 ft to 10 ft	No change proposed to front; Reducing side from 10 ft to 5 ft. No change proposed to rear.	No change proposed.	No change proposed.

PROPOSED ZONING CODE AMENDMENTS							
		Zoning District					
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Required Site Area		No change	Removing required minimum area	Removing required minimum area	Removing minimum required area for residential and Mixed-Use. No change proposed for commercial use.	Residential and Mixed-Use. Removing required minimum site area; Commercial: Establishing 6,000 sf for each building or group of buildings & a minimum parcel width of sixty feet (60') on interior lots; 7,000 sf & 70 ft parcel width for corner lots.	No change

Allowed/ Permitted Uses		*Allowed Uses:* Adding supportive and transitional housing Adding duplexes on corner lots. Adding duplexes on corner lots that comply with the objective design and development standards. Allowed: Adding Family daycares, large *Permitted Uses*: Adding multiple-family dwellings in the form of duplexes, transitional and supportive housing that do not comply with the objective design and	*Allowed Uses*: Adding manufactured/modular homes, transitional housing, and supportive housing. Adding multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large *Permitted Uses*: Adding Multiple-family dwellings that do not comply with the objective design and development standards.	*Allowed Uses*: Adding manufactured/modular homes, transitional housing, and supportive housing. Adding Multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large Permitted Uses: Multiple-family dwellings that do not comply with the objective design and development standards.	*Allowed Uses*: Adding Low Barrier Navigation Centers Allowed: Multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large Changing name of small homeless facilities to small emergency shelters *Permitted Uses*: Changing name of large homeless shelters to large	*Allowed Uses*: Adding Low Barrier Navigation Centers Adding Multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large Changing name of small homeless shelters to small emergency shelters; *Permitted Uses*: Changing name of large homeless shelters to large emergency shelters Adding Single-family dwelling (i.e., single-family home, manufactured/modular home, transitional housing, and supportive housing) that do not comply with the objective design and	*Allowed Uses*: Adding Low Barrier Navigation Centers Adding Multiple-family dwellings that comply with the objective design and development standards. Adding Family daycares, large and small (This was inadvertently omitted from the strikethrough version of the Article, but is included in the draft ordinance.) Permitted Uses: Adding Multiple-family dwellings that

		development standards.			emergency shelters Adding Multiple-family dwellings that do not comply with the objective design and development standards.	development standards. Adding Manufactured/modular home compliance requirement with the additional development standards Adding Multiple-family dwellings that do not comply with the objective design and development standards.	do not comply with the objective design and development standards.

PROPOSED ZONING CODE AMENDMENTS							
		Zoning District					
Development Standard		**R1**	**R2**	**R3**	**CN**	**C1**	**C2**
Parking		Removal of required parking for ADUs. Adding Duplex parking of 1.5 spaces/unit (The City Council Ad Hoc Committee later recommended a reduction in duplex parking to 1 space/unit.)	Reducing duplex parking from 2 spaces/unit to 1.5/unit; Reducing multifamily from 2/2-bedroom unit to 1/unit regardless of number of bedrooms, with option for additional unbundled parking	Reducing duplex from 2 spaces/unit to 1.5/unit; Reducing multifamily from 2/2-bedroom unit to 1/unit regardless of number of bedrooms, with option for additional unbundled parking	Adding SFD-2/unit; Duplex-1.5/unit; and Multifamily-1/unit, with option for additional unbundled parking Removing ADU parking requirement	Adding SFD-2/unit; Duplex-1.5/unit; and Multifamily- 1/unit, with option for additional unbundled parking Removing ADU parking requirement	Adding Multifamily-1/unit, with option for additional unbundled parking
Other		Adding standards for manufactured homes.	Adding standards for manufactured homes.	Adding standards for manufactured homes.	Increasing lot coverage from 40% to 60%. Adding standards for manufactured homes.	Clarifies language for ensuring privacy. Adding standards for manufactured homes.	Clarifies language for ensuring privacy. Adding standards for manufactured homes.

Agenda Item No: 12.a.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2020-352

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive Status Report and Consider Any Action or Direction Related to the Novel Coronavirus (COVID-19) Emergency Including Operational Preparedness and Response; Continuity of City Operations and Services; Community and Business Impacts; and Any Other Related Matters.

DEPARTMENT:	City Manager / Admin	**PREPARED BY:**	Tami Bartolomei, Office of Emergency Services Coordinator
		PRESENTER:	Tami Bartolomei, Office of Emergency Management Coordinator

ATTACHMENTS:
None

Summary: The City Council will receive a status report and consider any action or direction related to the Novel Coronavirus (COVID-19) Emergency including operational preparedness and response; continuity of City operations and services; community and business impacts; and any other related matters.

Background: On March 4, 2020, California Governor Gavin Newsom declared a State of Emergency in California in response to the COVID-19 pandemic.

The County of Mendocino declared a State of Emergency related to the COVID-19 on March 4, 2020.

On March 17, 2020, the City Manager, acting as the Director of Emergency Services, declared the existence of a local emergency.

On March 18, 2020, City Council approved a Resolution ratifying the proclamation declaring the existence of a local emergency.

Since the onset of the emergency, the City of Ukiah has worked to respond to the public health and safety needs of the community in cooperation with the County of Mendocino and other partners. The local response for public health is lead regionally by the County of Mendocino and the County's Public Health Officer. In addition, the City of Ukiah has worked to maintain the continuity of public services including public safety, water, sewer, electric, airport, public works, and other essential activities.

Discussion: As the coronavirus “COVID-19” continues to evolve, the City of Ukiah continues to monitor the situation and respond to emerging needs of the community. The City is in continued contact with local and state agencies, as well as community partners, hospitals, schools, and neighboring cities to ensure we have the most updated information pertaining to COVID-19 and are coordinating efforts.

Reports and/or information from the City of Ukiah's Emergency Operation Center (EOC) may include, as necessary:

* Emergency Operation Center (EOC) Status
* COVID-19 Case Updates

* Public Information Officer
* Medical Services
* School/Education
* Public Safety (Police/Fire/EMS)
* Shelter in Place Monitoring and Compliance
* Community Service Groups
* Homeless Response
* Business Impacts/Services
* Public Infrastructure/Construction Status
* City Finance
* Recovery Efforts and Planning
* Other Related matters

Staff will provide a status report to City Council and will seek direction or action on operational preparedness and response; continuity of City operations and services; community and business impacts; and any other related matters.

Go to the City's website (www.cityofukiah.com) for direct access to information related to the Novel Coronavirus (COVID-19) emergency including local updates, City Services, Community/Resident Information, and Business Resources.

Recommended Action: Receive status report and consider any action or direction related to the Novel Coronavirus (COVID-19) Emergency including operational preparedness and response; continuity of City operations and services; community and business impacts; and any other related matters.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Sage Sangiacomo, City Manager

Approved: Sage Sangiacomo, City Manager

Agenda Item No: 13.a.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2021-1000

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Discussion and Consideration of Possible Approval of Sale of C & S Holdings' Stock to Waste Connections US, Inc., and Possible Approval of Sale Agreement, Based on Availability of Information and Staff Recommendations at the time of the August 18th, City Council Meeting.

DEPARTMENT: City Attorney **PREPARED BY:** David Rapport, City Attorney
PRESENTER: David Rapport, City Attorney

ATTACHMENTS:
None

Summary: David Carroll and the other stockholders of C & S Group Holdings - the corporate owner of Ukiah Waste Solutions and Solid Waste Solutions - seek approval from the City Council for the sale of all their C & S Holdings' stock to Waste Connections US, Inc.

Background: Garbage service in the City is provided by several corporations owned by C & S Holdings. They are: Solid Waste Systems (SWS), which operates the Plant Road Transfer Station leased from the City; Ukiah Waste Solutions (UWS), which operates curbside collection in the City; Pacific Recycling Solutions (PRS), which operates a materials recovery facility (MRF) for processing recyclable materials; and Mendocino Leasing Company, which leases trucks and other equipment to the other companies which they use in their operations.

The owners of the stock in C & S Holdings have entered an agreement to sell their shares to Waste Connections US, Inc., a company providing solid waste services throughout the United States. Two other C & S Holding subsidiaries are selling Waste Connections real property used by PRS.

Under the agreements between SWS and UWS and the City, a transfer, sale or exchange of stock that results in a change in majority control of SWS or UWS from its current owners requires City Council approval. The proposed sale would result in such a change in majority control.

Discussion: City staff was recently informed of the pending sale by the C & S. The sales agreement, which includes a number of other companies owned or controlled by C & S Holdings serving other communities including Lakeport, Lake County, Clear Lake and Susanville, has a closing date of August 31, 2021.

City staff is conducting due diligence and has begun discussions with C & S and Waste Connections in order to make a recommendation to the City Council. This includes negotiating the terms of an agreement consenting to the sale. The recommended agreement and supporting documents will not be available prior to publishing the agenda for the August 18th City Council meeting.

If City staff has an agreement it can recommend to the City Council, it will furnish those documents to the Council and the public as soon as they become available after the agenda is posted. Depending on the progress made in developing recommendations to the City Council, staff may request Council to schedule a special meeting prior to August 31st (if necessary) or to authorize the City Manager to negotiate and execute a final Assignment and Consent Agreement.

Recommended Action: Approve Sale of C & S Holdings' stock to Waste Connections US, Inc., and Approve Sale Agreement, based on Staff recommendations at the time of the August 18th, City Council Meeting.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Tim Eriksen, Public Works Director/City Engineer; Sage Sangiacomo, City Manager; Emmett Jones, Legal Counsel.

Approved: _____
Sage Sangiacomo, City Manager

Agenda Item No: 13.b.
MEETING DATE/TIME: 8/18/2021
ITEM NO: 2019-62

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive Updates on City Council Committee and Ad Hoc Assignments, and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad Hoc(s).

DEPARTMENT: City Clerk **PREPARED BY:** Kristine Lawler, City Clerk
PRESENTER: Mayor Orozco and Various Councilmembers

ATTACHMENTS:
1. 2021 City Council Special Assignments

Summary: City Council members will provide reports and updates on their committee and ad hoc assignments. If necessary, the Council may consider modifications.

Background: City Council members are assigned to a number of committees and ad hoc activities. These assignments are included as Attachment 1.

Discussion: Previously, the City Council discussed having more time allocated to reporting on committee and ad hoc activities. Often, the Council Reports section of the regular agenda is rushed due to impending business (i.e., public hearings), and not enough time is afforded for reports beyond community activities.

In an effort to foster regular updates on committee and ad hoc assignments, this item is being placed on the agenda to provide the City Council members an expanded opportunity to report on assignments and modify assignments as necessary.

Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s).

BUDGET AMENDMENT REQUIRED: No
CURRENT BUDGET AMOUNT: N/A
PROPOSED BUDGET AMOUNT: N/A
FINANCING SOURCE: N/A
PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A
COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

2021 CITY COUNCIL SPECIAL ASSIGNMENTS

COUNTY/REGIONAL OnGoing One + Alternate	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Disaster Council	Shall meet a minimum of once a year at a time and place designated upon call of the chair	Place designated upon call of the chair or, if she/he is unavailable or unable to call such meeting, the first vice chair and then the City Manager or her/his designee.	Office of Emergency Management 300 Seminary Ave. Ukiah, CA 95482 467-5765 - Tami Bartolomei	Develop any necessary emergency and mutual aid plans, agreements, ordinances, resolutions, rules, and regulations.	**Orozco** **Duenas- Alternate**	**Tami Bartolomei,** Office of Emergency Management Coordinator; 467-5765 tbartolomei@cityofukiah.com
Greater Ukiah Business & Tourism Alliance	3rd Tuesday of month, 11:30 a.m.	200 S School St. Ukiah, CA 95482	200 S School St. Ukiah, CA 95482	Promotes tourism and works to strengthen and promote the historic downtown and businesses within the greater Ukiah area	**Duenas** **Rodin - Alternate**	**Shannon Riley,** Deputy City Manager; 467-5793 sriley@cityofukiah.com
Mendocino Council of Governments (MCOG)	1st Monday of month, 1:30 p.m.	Board of Supervisors Chambers 501 Low Gap Road Ukiah, CA	Executive Director 367 N. State Street, Ste. 206 Ukiah, CA 95482 463-1859	Plan and allocate State funding, transportation, infrastructure and project County wide	**Brown** **Rodin- Alternate**	**Tim Eriksen,** Public Works Director/City Engineer**;** 463-6280 teriksen@cityofukiah.com
Mendocino County Inland Water and Power Commission (IWPC)	2nd Thursday of month, 6:00 p.m.	Civic Center 300 Seminary Avenue conference room 5	IWPC Staff P.O. Box 1247 Ukiah, CA 95482 391-7574 - Candace Horsley	Develops coordination for water resources and current water rights: Potter Valley project - Eel River Diversion	**Orozco** **Brown- Alternate**	**Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com
Mendocino Solid Waste Management Authority (MSWMA)	3rd Thursday of every other month (varies), 10:00 a.m.	Willits Council Chambers	Solid Waste Director 3200 Taylor Drive Ukiah, CA 95482 468-9710	County-wide Solid Waste JPA	**Brown** **Duenas- Alternate**	**Tim Eriksen,** Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Mendocino Transit Authority (MTA) Board of Directors	Last Wednesday of month, 1:30 p.m.	Alternating locations - Ukiah Conference Center or Fort Bragg, or Point Arena	Executive Director 241 Plant Road Ukiah, CA 95482 462-1422	County-wide bus transportation issues and funding	**Duenas** **Orozco - Alternate**	**Tim Eriksen, Public Works Director/City Engineer;** 463-6280 teriksen@cityofukiah.com
North Coast Opportunities (NCO)	4th Wednesday of month, 2 p.m.	Alternating locations - Ukiah and Lakeport	Ross Walker, Governing Board Chair North Coast Opportunities 413 North State Street Ukiah, CA 95482	Assist low income and disadvantaged people to become self reliant	**Bartolomei** (appointed 12/19/18)	**Tami Bartolomei,** Community Services Administrator; 467-5765 tbartolomei@cityofukiah.com
North Coast Rail Authority (NCRA)	2nd Wednesday of month, 10:30 a.m.	Various Locations - announced	419 Talmage Road, Suite M Ukiah, CA 95482 463-3280	Provides a unified and revitalized rail infrastructure meeting the freight and passenger needs of the region	**Shannon Riley, Deputy City Manager**	**Shannon Riley,** Deputy City Manager; 467-5793 sriley@cityofukiah.com
Russian River Watershed Association (RRWA)	4th Thursday of month, 9:00 a.m. (only 5 times a year)	Windsor Town Hall	Russian River Watershed Association Attn: Daria Isupov 425 South Main St., Sebastopol, CA 95472 508-3670	Consider issues related to Russian river - plans projects and funding requests	**Rodin** **Brown- Alternate**	**Tim Eriksen,** Public Works Director/City Engineer**;** 463-6280 teriksen@cityofukiah.com
Ukiah Valley Basin Groundwater Sustainability Agency (GSA)	2nd Thursday of month, 1:30 p.m.	Board of Supervisors Chambers; 501 Low Gap Road Ukiah, CA	County Executive Office Nicole French 501 Low Gap Rd., Rm. 1010 Ukiah, CA 95482 463-4441	GSA serves as the Groundwater Sustainability Agency in the Ukiah Valley basin	**Crane** **Duenas- Alternate**	**Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com

COUNTY/REGIONAL One + Staff Alternate	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Economic Development & Financing Corporation (EDFC)	2nd Thursday of month, 2:00 p.m.	Primarily 631 S. Orchard Street (location varies)	Executive Director 631 South Orchard Avenue Ukiah, CA 95482 467-5953	Multi-agency co-op for economic development and business loan program	**Riley** (appointed 12/19/18)	**Shannon Riley,** Deputy City Manager; 467-5793 sriley@cityofukiah.com
Sun House Guild ex officio	2nd Tuesday of month, 4:30 p.m.	Sun House 431 S. Main St. Ukiah, CA	431 S. Main Street Ukiah, CA 95482 467-2836	Support and expand Grace Hudson Museum	**Orozco** **Neil Davis- Alternate**	**David Burton**, Museum Director; 467-2836 dburton@cityofukiah.com

Continued - COUNTY/REGIONAL One + Staff Alternate	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Mendocino Youth Project JPA Board of Directors	3rd Wednesday of month, 7:45 a.m.	776 S. State Street Conference Room	Mendocino Co. Youth Project 776 S. State Street, Ste. 107 Ukiah, CA 95482 707-463-4915	Targets all youth with a focus on drug and alcohol prevention, healthy alternatives and empowering youth to make healthy choices	**Cedric Crook, Patrol Lieutenant**	**Cedric Crook**, Patrol Lieutenant Nob; 463-6771; ccrook@cityofukiah.com
Northern California Power Agency (NCPA)	4th Thursday of month, 9:00 a.m. *(see NCPA calendar)*	Roseville, CA and other locations	651 Commerce Drive Roseville, CA 95678 916-781-4202	Pool of public utilities for electric generation and dispatch	**Crane** **Grandi - Alternate**	**Mel Grandi,** Electric Utility Director; 463-6295 mgrandi@cityofukiah.com

2021 CITY COUNCIL SPECIAL ASSIGNMENTS

LOCAL/COUNTY/REGIONAL/LIASONS OnGoing One or Two Council and/or Staff	MTG DATE/TIME	LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Adventist Health Community Advisory Council	Quarterly: Aug. 27, 6:45 a.m. Nov 5, 6:45 a.m.	275 Hospital Drive Ukiah, CA 95482	275 Hospital Drive Ukiah, CA 95482 707-463-7623 Allyne Brown - Allyne.Brown@ah.org	Provides the Adventist Health Ukiah Valley (AHUV) Governing Board and Administration with advice, support, and suggestions on matter of importance to Mendocino, Lake and Sonoma Counties.	**Brown** **Rodin - Alternate**	**Kristine Lawler,** City Clerk, 463-6217 klawler@cityofukiah.com
League of California Cities Redwood Empire Legislative Committee	Prior to Division Meetings, meets 3x in person and then via conference call	Various locations that are announced	Redwood Empire League President; Public Affairs Program Manager (916) 658-8243	Elected city officials and professional city staff attend division meetings throughout the year to share what they are doing and advocate for their interests in Sacramento	**Rodin** **Orozco-Alternate**	**Sage Sangiacomo,** City Manager; 463-6221 ssangiacomo@cityofukiah.com
City Selection Committee	Called as required by the Clerk of the Board	BOS Conference Room 501 Low Gap Rd. Rm. 1090 Ukiah, CA	C/O: BOS 501 Low Gap Rd., Rm 1090 Ukiah, CA 95482 463-4441	Makes appointments to LAFCO and Airport Land Use Commission	**Mayor**	**Kristine Lawler,** City Clerk; 463-6217 klawler@cityofukiah.com
Investment Oversight Committee	Varies	Civic Center 300 Seminary Ave. Ukiah, CA 95482	Civic Center 300 Seminary Ave. Ukiah, CA 95482	Reviews City investments, policies, and strategies	**Crane** **Orozco, Alternate** **Alan Carter,** Treasurer	**Dan Buffalo,** Director of Finance; 463-6220 dbuffalo@cityofukiah.com
Library Advisory Board	3rd Wednesdays of alternate months; 1:00 p.m.	Various Mendocino County Libraries	Ukiah County Library 463-4491	Review library policy and activities	**Supervisor Mulheren**	**Kristine Lawler,** City Clerk; 463-6217; klawler@cityofukiah.com
Ukiah Players Theater Board of Directors	3rd Tuesday of month, 6:00 p.m	1041 Low Gap Rd Ukiah, CA 95482 462-1210	1041 Low Gap Rd Ukiah, CA 95482 462-1210	To oversee the activities, organization and purpose of the Ukiah Players Theater	**Greg Owen,** Airport Manager (appointed 12/19/18)	**Kristine Lawler,** City Clerk; 463-6217 klawler@cityofukiah.com
Ukiah Unified School District (UUSD) Committee	Quarterly	511 S. Orchard, Ste. D Ukiah, CA 95482	511 S. Orchard Ukiah, CA 95482	Information exchange with UUSD Board Chair, Mayor, Superintendent, and City Manager	**Mayor, City Manager and Police Chief**	**Sage Sangiacomo,** City Manager; 463-6221 ssangiacomo@cityofukiah.com
Russian River Flood Control District (RRFCD) Liaison	1st Monday of month, 5:30 p.m.	151 Laws Ave.,Suite D Ukiah, CA	151 Laws Ave., Ukiah, CA 95482; rrfc@pacific.net; 462-5278	Proactively manage the water resources of the upper Russian River for the benefit of the people and environment of Mendocino County	**White/Orozco**	**Sean White,** Director of Water Resources; 463-5712 swhite@cityofukiah.com
HHSA Advisory Board	2nd Wednesday of month; 9:00 a.m.	Big Sur Room County Department of Social Services	Executive Director Jackie Williams - 462-1934 c/o Ford St. Project 139 Ford St. Ukiah CA 95482	Discussions and possible work on health and human service issues	**Brown - Liaison**	**Shannon Riley**, Deputy City Manager; 467-5793 sriley@cityofukiah.com
Mendocino County Local Area Formation Commission (LAFCO)	1st Monday of month, 9:00 a.m.	Board of Supervisors Chambers	Executive Director 200 S. School Street, Ste. 2 Ukiah, CA 95482 463-4470	Required by legislation - planning spheres of influence, annexation, service areas, and special districts	**(positions not active)** **Crane** **Rodin**	**Craig Schlatter,** Director of Community Development; 463-6219; cschlatter@cityofukiah.com
Mendocino County Airport Land Use Commission	As needed	BOS Conference Room 501 Low Gap Rd., Rm. 1090, Ukiah, CA	Mendocino County Executive Office 501 Low Gap Rd. Rm. 1010 Ukiah, CA 95482	To formulate a land use compatibility plan, provide for the orderly growth of the airport and the surrounding area, and safeguard the general welfare of the inhabitants within the vicinity	**Owen/Schlatter**	**Greg Owen**, Airport Manager; 467-2855; gowen@cityofukiah.com **Craig Schlatter**, Director of Community Development; 463-6219; cschlatter@cityofukiah.com
Mendocino County 1st District Liaison	Monthly; TBD	Civic Center Annex conference room #5 411 West Clay St. Ukiah, CA 95482	Civic Center 300 Seminary Ave. Ukiah, CA 95482	To coordinate activities and policy development with the City's 1st District Supervisor	**Brown** **Crane- Alternate**	**Sage Sangiacomo,** City Manager; 463-6221; ssangiacomo@cityofukiah.com
Mendocino County 2nd District Liaison	1st Wednesdays of month, 8:00 a.m.	Civic Center Annex conference room #5 411 West Clay St. Ukiah, CA 95482	Civic Center 300 Seminary Ave. Ukiah, CA 95482	To coordinate activities and policy development with the County's 2nd District Supervisor	**Brown**	**Shannon Riley, Deputy City Manager**; 467-5793 sriley@cityofukiah.com
LOCAL/COUNTY/REGIONAL/LIASONS OnGoing One or Two Council and/or Staff	**MTG DATE/TIME**	**LOCATION**	**MAILING ADDRESS/CONTACT**	**COMMITTEE FUNCTION**	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
Fire Executive Committee	2nd Wednesdays of month, 3:45 p.m.	Ukiah Valley Conference Center, 200 S. School Street Ukiah, CA	Stephanie Abba Civic Center 300 Seminary Ave. Ukiah, CA 95482 sabba@cityofukiah.com	Per the recently adopted agreement between the City of Ukiah and the Ukiah Valley Fire Protection District	**Orozco/Brown**	**Doug Hutchison, Fire Chief;** 463-6263; dhutchison@cityofukiah.com
STANDING COMMITTEES	**MTG DATE/TIME**	**LOCATION**	**MAILING ADDRESS/CONTACT**	**COMMITTEE FUNCTION**	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
Equity and Diversity	TBD	Virtual Meeting Room (link to be created)	Civic Center 300 Seminary Ave. Ukiah, CA 95482	Improve diversity and equity in the City's workforce and municipal services	**Orozco/Duenas**	**Traci Boyl,** City Manager's Office Management Analyst; 467-5720 tboyl@cityofukiah.com

2021 AD HOC COMMITTEES		
COMMITTEE	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
Electric Grid Operational Improvements	**Crane/Orozco**	**Mel Grandi, Electric Utility Director**; 463-6295 mgrandi@cityofukiah.com
Trench Cut Policy Development	**Crane/Brown**	**Tim Eriksen, Public Works Director/City Engineer**; 463-6280 teriksen@cityofukiah.com
Budget Development Best Practices and Financial Policy For FY 21/22 Budget	**Crane/Brown**	**Dan Buffalo, Director of Finance;** 463-6220 dbuffalo@cityofukiah.com **Sheri Mannion, Human Resource Director/Risk Manager**; 463-6272, smannion@cityofukiah.com
Advance Planning & Policy for Sphere of Influence (SOI), Municipal Service Review (MSR), Annexation, Tax Sharing, Detachment, and Out of Area Service Agreements	**Crane/Rodin**	**Sage Sangiacomo, City Manager** 463-6221 ssangiacomo@cityofukiah.com **Shannon Riley, Deputy City Manager** 467-5793 sriley@cityofukiah.com **Craig Schlatter, Community Development Director** 463-6219 cschlatter@cityofukiah.com **Sean White, Director of Water Resources;** 463-5712 swhite@cityofukiah.com **Tim Eriksen, Public Works Director/City Engineer**; 463-6280 teriksen@cityofukiah.com **Mel Grandi, Electric Utility Director;** 463-6295 mgrandi@cityofukiah.com **Dan Buffalo,** Director of Finance; 463-6220 dbuffalo@cityofukiah.com
2021 Electric Rate Study	**Crane/Duenas**	**Mel Grandi, Electric Utility Director**; 463-6295 mgrandi@cityofukiah.com
Housing Element and Implementation Review	**Rodin/Orozco**	**Craig Schlatter, Community Development Director** 463-6219 cschlatter@cityofukiah.com
Planning Commissioner Appointment Process	**Crane/Rodin**	**Craig Schlatter, Community Development Director** 463-6219 cschlatter@cityofukiah.com **Darcy Vaughn, Assistant City Attorney** 462-6846 dvaughn@cityofukiah.onmicrosoft.com
UVSD/ City Relations *Ad hoc committee to address specific issues with the Ukiah Valley Sanitation District, including discussion of overall sewer system service delivery policies, operating policy revisions, potential revisions to the current Operating Agreement, and cost sharing*	**Crane/Brown**	**Dan Buffalo, Director of Finance;** 463-6220 dbuffalo@cityofukiah.com **Sean White, Water Resources Director** 463-5712 swhite@cityofukiah.com
Upper Russian River Water Agency/City Relations	**Crane/Brown**	**Sean White, Director of Water Resources;** 463-5712 swhite@cityofukiah.com