City Council
Regular Meeting
AGENDA

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Register for Ukiah City Council Regular Meeting at:

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

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.

September 15, 2021 - 6:00 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

3.a. Introduction of Neil Davis, Director of Community Services.

Recommended Action: Receive introduction of Neil Davis, Director of Community Services.

Attachments: None

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

5.a. Approval of the Minutes for the August 30, 2021, Special Meeting.

Recommended Action: Approve the Minutes of August 30, 2021, a Special Meeting, as submitted.

Attachments:

1. 2021-08-30 Draft Minutes - Special Meeting

5.b. Approval of the Minutes for the September 1, 2021, Regular Meeting.

Recommended Action: Approve the Minutes of September 1, 2021, a Regular Meeting, as submitted.

Attachments:

1. 2021-09-01 Draft Minutes

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 August 2021.

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

Attachments:

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

7.b. Report to Council for the Emergency Replacement of a Flow Meter at the Water Treatment Plant (WTP), from JM Integration LLC, in the Amount of $19,366.39.

Recommended Action: Receive Report for the Emergency Replacement of a Flow Meter at the Water Treatment Plant, from JM Integration LLC, in the amount of $19,366.39.

Attachments:

1. REQ -JM Int
2. JM Int Quote

7.c. Approval of Budget Amendment in the Amount of $3,000 for CASp Training Expenses for the Chief Building Official.

Recommended Action: Approve budget amendment in the amount of $3,000 for training expenses for the Chief Building Official.

Attachments: None

7.d. Adopt Resolution 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.

Recommended Action: Adopt Resolution 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.

Attachments:

1. Minutes of August 18, 2021
2. Resolution with Exhibits A and B

7.e. Adoption of Resolution Approving Records Destruction for City Manager's Office.

Recommended Action: Adopt resolution authorizing the destruction of outdated documents for the City Manager's Office.

Attachments:

1. Resolution with Exhibit A - Records Destruction Notice

7.f. Approval of Budget Amendment in the Amount of $10,000 for Colantuono, Highsmith & Whatley PC for Specialized Legal Services Related to LAFCo Matters.

Recommended Action: Approve budget amendment in the amount of $10,000 for Colantuono, Highsmith & Whatley PC, for legal services under contract no. 1415-099.

Attachments: None

7.g. Authorize City Manager to Execute an Memorandum of Understanding (MOU) to Partner with Ukiah Unified School District to Expand the After School Education and Safety Program.

Recommended Action: Authorize the City Manager to execute a Memorandum of Understanding between the City of Ukiah and Ukiah Unified School District to partner to expand the Afterschool Education and Safety program.

Attachments:

1. ASES MOU with UUSD

7.h. Approve Budget Amendment in the Amount of $565,727 for Contract No. 2021-204 with CWS Construction Group for the Electric Service Center Site Work, and Approve the Reset of Staff's 10% Change Order Authority Based on the Revised Contract Amount of $2,963,326.85.

Recommended Action: Approve budget amendment in the amount of $565,727 for Contract No. 2021-204 with CWS Construction Group for the Electric Service Center Site Work, and approve the reset of staff's 10% change order authority based on the revised contract amount of $2,963,326.85.

Attachments:

1. CWS Construction Group - Electric Utility Operation Center Site Work 2021-204 - Signed Contract
2. Spec 16-07 - CCO 1 - Grading at Dump Site_Signed
3. Spec 16-07 - CCO 2 - Water Line, Trellis, Patio, Concrete + Roofing_Signed
4. Spec 16-07 - CCO 3 - AC_AB, Switchgear, Roof Curbs.docx

7.i. Review Landfill Closure Financial Plan Update.

Recommended Action: Receive and file update to the Landfill Closure Financial Plan.

Attachments:

1. CC Reso-Establishing Funding Closure-Ukiah Solid Waste Disposal
2. 2021 Inflation Form Factor (ASR)

7.j. Adoption of Resolution Approving the Application to the CA State Parks Outdoor Equity Grant Program.

Recommended Action: Adopt Resolution approving an application to the CA State Parks Outdoor Equity Grant Program.

Attachments:

1. Proposed Resolution

7.k. Consideration and Action Regarding Recommendation to Reject All Bids Received for Specification No. E38915 Percolation Ponds 1-3 Scarification for the Waster Water Treatment Plant.

Recommended Action: Consideration and Action Regarding Recommendation to Reject All Bids Received for Specification No. E38915 Percolation Ponds 1-3 Scarification.

Attachments:

1. Percolation Ponds 1-3 Scarafication-ASR
2. Ghilotti Construction Quote

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 of the Planning Commission's Recommendation to 1) Adopt an Initial Study and Mitigated Negative Declaration (SCH No.2021040428); 2) Conditionally approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project; and 3) Introduce by Title Only an Ordinance to Prezone the Conservation Parcels to “PF” Public Facilities and the Development Parcels to “R1-H” Single Family Residential-Hillside Overlay District. File No.: 20-5915.

Recommended Action: 1) Adopt the Initial Study and Mitigated Negative Declaration; and 2) Conditionally Approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project; and 3) Introduce by title only the Ordinance in Attachment 6 to prezone the Conservation Parcels to “PF” Public Facilities and the Development Parcels to “R1-H” Single Family Residential-Hillside Overlay District.

Attachments:

1. Figures & Maps for Western Hills Open Land Acquisition & Limited DA
2. 2021-08-25 PC Hearing Staff Report_Western Hills Open Land Acquisition & Limited DA
3. 2021-08-25 PC Minutes Draft
4. Draft Conditions of Approval_Western Hills Open Land Acquisition Limited DA
5. Draft Findings_Western Hills Open Land Acquisition Limited DA
6. Draft Ordinance for Prezoning_Western Hills Open Land Acquisition & Limited DA
7. Final Draft ISMND 081621_Western Hills Open Land Acquisition & Limited DA

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

12.b. Presentation of Findings to Improve the Efficiency and Productivity of the Paths, Open Space and Creeks Commission (POSCC) and the Parks, Recreation, and Golf Commission (PRGC); and Seeking Direction from Council Regarding the Reformation of the Commissions as a Single Public Spaces Commission.

Recommended Action: Receive report and approve staff initiation of processes to reform the Paths, Open Space and Creeks Commission (POSCC) and the Parks, Recreation into a combined Public Spaces Commission.

Attachments: None

12.c. Adoption of Resolution of the City Council of the City of Ukiah Opposing the Application from the North Coast Railroad Company and Encouraging the Surface Transportation Board to Support Railbanking Between Willits and Humboldt County.

Recommended Action: Adopt Resolution opposing the application from the North Coast Railroad Company and encouraging the Surface Transportation Board to support railbanking between Willits and Humboldt County.

Attachments:

1. Proposed Resolution

13. NEW BUSINESS

13.a. Award Professional Services Agreement to GHD Inc. in the Amount of $312,491 to Prepare the Plans, Specifications, and Estimate for the Great Redwood Trail Phase 4 Project.

Recommended Action: Award Professional Services Agreement to GHD Inc. in the Amount of $312,491 to Prepare the Plans, Specifications, and Estimate for the Great Redwood Trail Phase 4 Project.

Attachments:

1. Great Redwood Trail Phase 4 Proposal_GHD - Council

13.b. Possible Introduction by Title Only of an Ordinance Amending Division 1, Chapter 4, Article 4B of the City Code Regarding the Procedure for Filling Vacancies on the Design Review Board.

Recommended Action: Introduce by Title Only an Ordinance Amending Division 1, Chapter 4, Article 4B of the City Code Regarding the Procedure for Filling Vacancies on the Design Review Board.

Attachments:

1. Proposed Ordinance - Redline
2. Proposed Ordinance - Clean
3. Design Review Board Application
4. Design Review Board Roster

13.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).

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 Legal Counsel – Existing Litigation**
(Cal. Gov't Code Section 54956.9(d)(1))
Name of case: Siderakis v. Ukiah, et al, Mendocino County Superior Court, Case No. 21CV00603
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: 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.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: 9/10/21

Agenda Item No: 3.a.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1058

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Introduction of Neil Davis, Director of Community Services.

DEPARTMENT: City Manager / Admin

PREPARED BY: Shannon Riley, Deputy City Manager

PRESENTER: Shannon Riley, Deputy City Manager

ATTACHMENTS:
None

Summary: The Council is invited to welcome Neil Davis to the position of Director of Community Services.

Background: Leadership structure in the Community Services Department has varied tremendously in recent years. Sage Sangiacomo, prior to his appointment to City Manager, served as the Director of Community Services and the Assistant City Manager. Since that time, leadership has been divided by Community Service Administrators and division leads, with some guidance from the City Manager's Office.

As this department is very large and complex - consisting of Recreation, Parks, the Grace Hudson Museum, Facilities, and the Ukiah Valley Conference Center, it has become increasingly important that the department have dedicated and experienced leadership at its helm.

Discussion: Neil Davis started with the City of Ukiah in 2020 as the part-time Program Administrator for the Community Services Department. In his brief tenure, he has quickly established credibility and an exceptional ability to collaborate with other departments. Therefore, as approved through the 2021-22 budget process, Mr. Davis has been appointed to the full-time position of Community Services Director.

With more than two decades of experience in public health and the active promotion of community health, including the startup and ongoing management of community organizations and nonprofits - including budget management and grant seeking - Mr. Davis is eminently qualified for this position.

He is largely responsible for the extensive trail network and the bicycle infrastructure around the Ukiah Valley, having founded the Ukiah Valley Trail Group and Walk and Bike Mendocino. In addition to his extensive resume, he already had experience and credibility based on his prior work with the City's Community Development, Public Works, City Manager's Office, and Community Services Departments on various project and programs.

Neil Davis is a true asset of the Ukiah community, and City leadership is honored to welcome him to the team.

Recommended Action: Receive introduction of Neil Davis, Director of Community Services.

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
CITY COUNCIL MINUTES
Special Meeting
Ukiah Valley Conference Center
200 South School Street
Ukiah, CA 95482
August 30, 2021
3:30 p.m.

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1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Ukiah City Council met at a Special Meeting on August 30, 2021, having been legally noticed on August 27, 2021. Mayor Orozco called the meeting to order at 3:35 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Mari Rodin, Josefina Duenas, Jim O. Brown, and Juan V. Orozco. **Staff Present:** Sage Sangiacomo, City Manager; Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR OROZCO PRESIDING.

The Pledge of Allegiance was led by Councilmember Rodin.

2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comments were received.

3. NEW BUSINESS

a. Consideration of a Mutual Aid Agreement for Emergency Assistance (Related to Water) Among the County of Mendocino, City of Ukiah, the City of Fort Bragg and Other Signatory Cities or Special Districts.

Presenters: Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Sean White, Director of Water Resources.

Motion/Second: Brown/Rodin to approve the mutual aid agreement (in substantial form; *COU No. 2122-098*) for emergency assistance related to water and authorize the Mayor to execute. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

THE CITY COUNCIL ADJOURNED FOR CLOSED SESSION AT 4:15 P.M.

4. 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
(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

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

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

g. Conference with Legal Counsel – Existing Litigation
(Cal. Gov't Code Section 54956.9(d)(1))
Name of case: Siderakis v. Ukiah, et al, Mendocino County Superior Court, Case No. 21CV00603

h. 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

i. 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.

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

No reportable action was taken.

5. ADJOURNMENT

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

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Kristine Lawler, City Clerk

DRAFT

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
Virtual Meeting Link: https://attendee.gotowebinar.com/rt/9199312935703156493
Ukiah, CA 95482
September 1, 2021
6:00 p.m.

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1. ROLL CALL

Ukiah City Council met at a Regular Meeting on September 1, 2021, having been legally noticed on August 27, 2021. The meeting was held virtually at the following link: https://attendee.gotowebinar.com/rt/9199312935703156493. Mayor Orozco called the meeting to order at 6:01 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Mari Rodin, Josefina Dueñas, Jim O. Brown, and Juan V. Orozco. **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 Sarah Marshall.

The Mayor called for a moment of silence for the fallen service members from Afghanistan.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Receive Presentation of Exceptional Employee Recognition Award.

Presenters: Sage Sangiacomo, City Manager; Tim Eriksen, Public Works Direction/City Engineer; and Andy Phillips, Police Lieutenant.

Andrew Stricklin, Associate Engineer: *Andrew was nominated by a City team member for his professionalism, innovation, and dedication in service to our community. As the "Construction Inspector" for the City Streetscape Project, from April 2020 to present, he responded to numerous difficult customer servicerelated project issues, provided innovative solutions to help the business community remain accessible to the public, and consistently adjusted his schedule to meet the needs of both the City and community.*

Mario Dogali, Water & Sewer Attendant II, and the Water & Sewer Crew: *Mario and the Water & Sewer crew were nominated by a member of the public for their professionalism and dedication in service to our community. Mario responded to a utility customer's notification of a significant water leak outside their home just after 5:00 p.m., during one of the hottest days of the summer, and without hesitation he was observed working "blindly" with both arms down in a meter box attempting to seal off the leak as the water poured up obscuring his view below. Realizing the problem required assistance, he left briefly and returned with the crew and equipment, and everyone worked late into the night to resolve the problem. The customer was thoroughly impressed by the responsiveness of the Water and Sewer crew and their timely attention to the matter and dedicated work ethic.*

Chase Rigby, Police Officer: *Chase was nominated by a City team member for his dedication and compassion in service to our community. On May 8th at approximately 1:10 a.m. Chase and a member of the public responded to a burning house. Prior to fire personnel arriving, he took down a portion of a fence and rescued a 50-year-old female who was trapped in her bedroom inside the burning house*

DRAFT

Staff Comment: Andrew Stricklin, Associate Engineer and Don Brown, Streets Supervisor.

Certificates were presented.

b. Presentation on the Hazards of Nitrous Oxide from the Ukiah Valley Youth Leadership Coalition, a Program of the Redwood Community Services' Arbor Program, and Provide Direction Regarding the Coalition's Proposed Ordinance to Ban the Retail Sale of Nitrous Oxide.

Presenters: Dr. Marvin Trotter; Mina Al-shahed, PharmD; Kate Feigin, Ukiah Valley Youth Leadership Coalition Director; and the Ukiah Valley Youth Leadership Coalition: Mya McCoy, Miranda Ashurst, Hailey Caborn, Wesley Duong, Sofie Knight, Mercy Ruiz, Randi Pielas, and Aiden Hale.

Public Comment: Jackeline Orozco, Kida Grimburg, and James M *(read by City Clerk).*

Council Consensus to refer this item to the City Attorney's office for review of a potential ordinance to ban or limit the sale of nitrous oxide, specifically taking a look at sale in smoke shops and maybe beyond, and work with the Coalition to move forward with education.

Recess for technical issues 6:58 – 7:03 p.m.

PowerPoint presentations were received.

c. Proclamation of the Ukiah City Council Recognizing September 2021, as Hispanic Heritage Month in the City of Ukiah, and Presentation by Ukiah Vecinos en Accion (UVA)

Presenters: Mayor Orozco; *Xochilt Martinez, City of Ukiah Equity and Diversity Committee; Lydia Lopez and Sarah Marshall, Ukiah Vecinos en Accion (UVA).*

Proclamation was received by and Toni Martin.

Public Comment: Toni Martin.

Presentation was received.

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

a. Approval of the Minutes for the August 18, 2021, Regular Meeting.

Motion/Second: Crane/Brown to approve Minutes of August 18, 2021, a regular meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

a. ~~Approve the Purchase of a Caterpillar 926M Wheel Loader from Peterson CAT in the Amount of $237,711.75 as Approved in the Fiscal Year 2021-2022 Capital Budget – *Public Works. Pulled by Staff.*~~

b. ~~Approve the Purchase of a 360X 200H Reclaimer from Asphalt Zipper in the Amount of $163,154.63 as Authorized in the Fiscal Year 2021-2022 Capital Budget – *Public Works.*~~ *Pulled by Staff.*

c. Approval of Notice of Completion for Pedestrian Access Improvements Project, Specification No. 20-16, at the Crosswalk Across South Dora Street and Luce Avenue – *Public Works.*

d. Award of Contract *(COU No. 2122-099)* to Pavement Coatings Co. in the Amount of $321,078.00 for the 2021 Slurry Seal of Local Streets – *Public Works*.

e. Award of Contract *(COU No. 2122-100)* to All Star Painting in the Amount of $53,000 for Painting Services at the Alex Thomas Plaza, and Approval of Corresponding Budget Amendment – *Community Services*.

f. Adoption of 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 – *Community Development.*

ORDINANCE NO. 1216

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.

g. Report of Acquisition of Professional Services *(COU No. 2122-101)* from Alpha Analytical Laboratories, Inc. in the Amount of $15,920.80 for Quarterly Water Sampling and Completion of Chemical Examination Reports for the Ukiah Landfill – *Public Works*.

h. Renewal of Revised Lease Agreement *(COU No. 2122-102)* Between the City of Ukiah and the Ukiah Player's Theater for the Use of the Property at 1041 Low Gap Road and Authorization for the City Manager to Negotiate and Execute Corresponding Lease – *Community Services*.

i. Consideration of Adoption of Resolution *(2021-39)* Authorizing Submittal of an Application to the California Department of Housing and Community Development for Funding under the Competitive Permanent Local Housing Allocation (CPLHA) and, if Selected, Providing Authorization to the City Manager to Execute a Standard Agreement *(COU No. 2122-103)*, Any Amendments Thereto, and Any Related Documents Necessary to Participate in the CPLHA Program; and Approval of Corresponding Budget Revenue and Expense Amendments, if Awarded – *Community Development.*

j. Approve the Purchase of a Maintenance and Protection Plan for LifePak15 Monitor/Defibrillator Units and Lucas Chest Compression System from Stryker in the Amount of $41,030.50 for a five (5) year term – *Fire.*

k. Approve Issuing a Notice of Termination to Paymentus for Electronic Bill Payment Services, and Authorize the City Manager to Negotiate a Contract *(COU No. 2122-104)* with Invoice Cloud for Online Payment Processing – *Finance.*

l. Approve Sole Source Purchase of LED Lighting System for the Galleries at Grace Hudson Museum from Sixteen5hundred for $86,276.50 Plus Tax and Shipping; and Approve Corresponding Budget Amendment – *Community Services*.

Motion/Second: Crane/Rodin to approve Consent Calendar Items 7c-7l, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comment was received.

9. COUNCIL REPORTS

Presenter: Mayor Orozco

10. CITY MANAGER/CITY CLERK REPORTS

Presenters: Sage Sangiacomo, City Manager; and

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.
- **Update of Drought and Water Conditions** – Sean White, Water Resources Director Director.
- **Measure B Update** – Shannon Riley, Deputy City Manager.

11. PUBLIC HEARINGS (6:15 PM)

a. Consideration and Possible Adoption of a Resolution Adjusting Fees for Pre Hospital Emergency Medical Services and Emergency Ambulance Services Provided by the Ukiah Valley Fire Authority.

Presenters: Doug Hutchison, Fire Chief; Tim Maybee and Scott Cough, AP Triton, LLC.

PUBLIC HEARING OPENED AT 8:20 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 8:42 P.M.

Motion/Second: Crane/Rodin to adopt the proposed Resolution *(2021-40)* to adjust the fees for Pre-Hospital Emergency Services and Emergency Ambulance Services provided by the Ukiah Valley Fire Authority. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS at 8:22 – 8:35 p.m.

12. UNFINISHED BUSINESS

13. NEW BUSINESS

a. Award Professional Services Agreement to BKF Engineers in the Amount of $195,789 to Prepare the Plans, Specifications, and Estimate for the Gobbi Street Utility Replacement Project, and Approve Corresponding Budget Amendments.

Presenter: Tim Eriksen, Public Works Director/City Engineer.

DRAFT

Motion/Second: Crane/Rodin to award professional services agreement *(COU No. 2122-105)* to BKF Engineers in the amount of $195,789 to prepare the plans, specifications, and estimate for the Gobbi Street Utility Replacement Project, and approve corresponding budget amendments. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

Staff Directive to agendize an update and policy discussion regarding undergrounding on Gobbi Street and other streets.

b. Discussion and Possible Action to Determine the City's Position on the 2021 Resolutions being Considered by the League of California Cities and Provide Corresponding Voting Instructions to the City of Ukiah's Voting Delegate.

Presenter: Sage Sangiacomo, City Manager.

Motion/Second: Crane/Rodin directs the voting delegates to support both resolutions. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

c. Authorization to Purchase a Seasonal Ice Rink in the Amount of $167,737, and Approve Corresponding Budget Amendments.

Presenter: Jake Burgess, Recreation Supervisor.

Motion/Second: Brown/Duenas to authorize the Purchase of a Seasonal Ice Rink, and approve corresponding budget amendments. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

d. Consider Approval of a Joint Powers Agreement between the City of Ukiah and County of Mendocino Regarding Land Use and Building Code Enforcement on Property Leased from the City of Ukiah by the Ukiah Rifle and Pistol Club.

Presenter: David Rapport, City Attorney.

Motion/Second: Rodin/Brown to approve Joint Powers Agreement *(COU No. 2122-106)* regarding land use and building code enforcement on property leased from the City of Ukiah by the Ukiah Rifle and Pistol Club, and authorize Mayor to sign. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Dueñas, Brown, and Orozco. NOES: None. ABSENT: None. ABSTAIN: None.

e. 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).

No reports were received.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 9:31 P.M.

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
(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

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

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

g. Conference with Legal Counsel – Existing Litigation
(Cal. Gov't Code Section 54956.9(d)(1))
Name of case: Siderakis v. Ukiah, et al, Mendocino County Superior Court, Case No. 21CV00603

h. 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

i. 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.

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

City Attorney Rapport reported out that the Council instructed legal counsel to initiate litigation; Motion by Councilmember Crane, Seconded by Vice Mayor Brown and carried unanimously (5-0). The parties and the court will be disclosed later upon inquiry.

Note: *Gov. Code §54957(a)(2) the identity of the defendants, and the other particulars shall, once formally commenced, be disclosed to any person upon inquiry, unless to do so would jeopardize the agency's ability to effectuate service of process on one or more unserved parties, or that to do so would jeopardize its ability to conclude existing settlement negotiations to its advantage.*

DRAFT

15. ADJOURNMENT

There being no further business, the meeting adjourned at 10:21 p.m.

_____

Kristine Lawler, City Clerk

DRAFT

Agenda Item No: 7.a.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2019-82

City of Ukiah

AGENDA SUMMARY REPORT

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

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

ATTACHMENTS:

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

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

Background: Payments made during the month of August 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): 3043846-3043967; 3043968-3044055; 3044056-3044163; 3044164-3044241

Accounts Payable Wire Transfers: 49, 50

Payroll Check Numbers:509324-509385; 509386-509439

Payroll Manual Check Numbers: 509439

Direct Deposit Numbers: 106402-106643; 106644-106884

Manual Direct Deposit Numbers: N/A

Void Check Numbers:3037408, 3043952, 3043828

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

Recommended Action: Approve the Report of Disbursements for the Month of August 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 AUGUST

FUNDS:

100	General Fund	$696,294.66	700	Sanitary Disposal Site Fund	$2,480.84
101	GF-(Sub-Fund) Visit Ukiah		701	Landfill Corrective Fund	
105	GF-(Sub-Fund) Fire Authority	$25,751.93	702	Disposal Closure Reserve Fund	$12,799.50
110	Special General Fund		704	Post Closure Fund - Solid Waste	
120	Streets Capital Improvement	$933,260.42	710	Ambulance Services Fund	$165,199.73
200	City Adminstrative Services	$158,850.46	720	Golf Fund	$30,361.99
201	Worker's Comp Fund	$106,765.31	730	Confernence Center Fund	$5,387.52
202	Liability Fund	$32,728.78	750	Visit Ukiah	
203	Garage Fund	$7,400.98	777	Airport Fund	$103,468.51
204	Purchasing Fund	$6,146.01	778	Airport Capital Improvement Fund	$3,408.84
205	Billing & Collections Fund	$26,583.66	779	Special Aviation Fund	
206	Public Safety Dispatch Fund	$34,305.18	800	Electric Fund	$1,453,199.69
207	Payroll Posting Fund	$14,359.51	801	Electric Capital Reserve Fund	$362,917.66
208	Building Maintenance/Corp Yard Fund	$48,005.46	803	Lake Mendocino Bond Reserve	
209	IT Fund	$79,948.22	805	Street Lighting Fund	$38,381.67
220	Equipment Reserve Fund		806	Public Benefits Fund	
249	City Housing Bond Proceeds		807	Electric Capital & Trade Fund	
250	Special Revenue Fund	$0.00	820	Water Fund	$100,904.75
251	Special Projects Reserve Fund	$483.75	822	Water Capital Improvement Fund	$872,967.68
253	CITY PROP 172	$61.56	830	Recycled Water Fund	$15,156.65
300	Park Development Fund		840	City/District Sewer Fund	$106,719.96
301	Anton Stadium Fund	$0.00	841	Sewer Contruction Fund	
302	Observatory Park Fund		843	Sewer Capital Fund	
304	Swimming Pool Fund	$0.00	900	Special Deposit Trust	$17,284.94
305	Riverside Park Fund	$0.00	901	General Service (Accts Recv)	$1,871.63
306	Skate Park Fund	$0.00	902	U.S.W. Billing & Collection	$44,682.00
310	Museum Grants		903	Public Safety - AB 109	$0.00
311	Alex Rorbaugh Recreation Center Fu	$3,566.46	905	Federal Emergency Shelter Grant	
312	Downtown Business Improvement Fu	$13,606.23	905	Mendocino Emergency Service Authority	
313	LMIHF Housing Asset Fund		911	Russian River Watershed Association	$118,537.88
314	Winter Special Events		915	UVFD	$11,899.80
315	Advanced Planning Fund	$0.00	916	UVFD PROP 172	$20,664.25
500	2106 Gas Tax Fund	$303,043.37	917	UVFD Measure B	$6,660.94
501	2107 Gas Tax Fund		918	UVFD Mitigation	
503	2105 Gas Tax Fund		940	Sanitation District Special Fund	
505	Signalization Fund		942	Rate Stabilization - UVSD Fund	
506	Bridge Fund		943	Sanitation District Capital Improvement Fu	
507	1998 STIP Augmentation Fund		952	REDIP Sewer Enterprise Fund	
508	SB325 Reimbursement Fund		960	Community Redevelopment Agency	
509	S.T.P. Fund	$14,173.65	961	RDA Housing Pass-Through	
510	Trans-Traffic Congest Relief Fund		962	Redevelopment Housing Fund	
511	Rail Trail Fund		963	Housing Debt	
600	Community Development Block Grant		964	RDA Capital Pass-Through	
601	EDBG 94-333 Revolving Loan		965	Redevelopment Capital Improvement Fund	
602	Community Development Fund		966	Redevelopment Debt Service	
603	08-HOME-4688		967	Housing Bond Proceeds	
604	CDBG Grant 09-STBG-6417		968	Non-Housing Bond Proceeds	
605	11-HOME-7654 Fund	$0.00	969	RDA Obligation Retirement Fund	$4,000.00
606	CDBG Grant 10-EDEF-7261		844/944	Sewer Capital Projects Fund	$41,731.80
607	Prop 84 Grant Fund				
609	13-CDBG-8940				
610	City RDA Projects Fund				
613	Home Program Activities	$1,080,812.00			
630	Asset Seizure Fund	$13,088.92			
631	Asset Seizure Fund (Drug/Alcohol)			Retainage Withheld	$121,801.99
633	H & S Education 11489(B)(2)(A1)		611	CDBG 16-CDBG-11147	$3,375.00
634	Federal Asset Seizure Grants				
635	SUP Law Enforcement Service Fund	$72.45			
636	CBTHP Officer				
637	Local Law Enforcement Block Grant				
638	Asset Forfeiture 11470.2 H & S				
639	Special Revenue - Police				
640	Parking District Fund	$721.03			
691	Museum Fund				
695	Transfer Station Fund				

PAYROLL CHECK NUMBERS: 509324-509385
DIRECT DEPOSIT NUMBERS: 106402-106643
PAYROLL PERIOD: 7/25/21-8/7/21

PAYROLL CHECK NUMBERS: 509386-509439
DIRECT DEPOSIT NUMBERS: 106644-106884
PAYROLL PERIOD: 8/8/21-8/21/21

PAYROLL CHECK NUMBERS:
DIRECT DEPOST NUMBERS:
PAYROLL PERIOD:

VOID CHECK NUMBERS:
3037408, 3043952, 3043828
509331

MANUAL CHECK NUMBERS:
509439

WIRE TRANSFER NUMBERS:
49

TOTAL DEMAND PAYMENTS- A/P CHECKS	$7,265,895.22
TOTAL DEMAND PAYMENTS- EFT's	$0.00
TOTAL PAYROLL CHECKS & DIRECT DEPOSITS	$1,060,758.65
TOTAL PAYROLL EFT's (TAXES, PERS, VENDORS)	$619,389.61

* vendor name(if applicable)

TOTAL PAYMENTS $8,946,043.48

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

10000000	GENERAL FUND
10017200	SUCCESSOR AGENCY
10020000	POLICE - GEN FUND
10020210	POLICE PATROL
10020214	POLICE VOLUNTEERS
10020216	COPS GRANT
10020217	POLICE ANIMAL CONTROL
10020218	POLICE CSO
10020220	CODE ENFORCEMENT
10020224	MAJOR CRIMES TASK FORCE
10021210	CITY FIRE
10022100	PARKS
10022300	AQUATICS
10022700	MUSEUM - GEN FUND
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
10022900	COMM SVCS SPECIAL SERVICES
10023100	PLANNING SERVICES
10023110	CURRENT PLANNING
10023300	BUILDING INSPECTION
10023320	BUILDING INSPECTION
10023411	CDBG GENERAL ADMIN
10024200	ENGINEERING/STREETS
10024210	ENGINEERING
10024214	TRAFFIC SIGNAL OPERATIONS
10024224	STORM WATER
10024310	CORP YARD MAINTENANCE
10024620	STREETS
10100000	GF- (SUB-FUND) VISIT UKIAH
10112700	GF-(SUB-FUND) VISIT UKIAH
10500000	MEASURE S GENERAL FUND
10521210	FIRE AUTHORITY
12000000	STREET REHABILITATION
12024200	PUBLIC WORKS ENGINEERING
13000000	GOV'TL DEBT SVC/RESERVE FUND
20000000	CITY ADMINISTRATIVE SERVICES
20010000	CITY COUNCIL
20012100	CITY MANAGER
20012200	ADMINISTRATIVE SUPPORT
20012300	COMMUNITY OUTREACH/PUBLIC INFO
20012500	CITY CLERK
20012600	ECONOMIC DEVELOPMENT
20012800	EMERGENCY MANAGEMENT
20013210	ACCOUNTS PAYABLE
20013220	PAYROLL
20013400	ACCOUNTING
20013401	BUDGET MANAGEMENT
20014000	CITY ATTORNEY
20015100	CITY TREASURER
20016100	HUMAN RESOURCES
20023510	HOUSING GRANTS
20023520	NON-HOUSING GRANTS
20100000	WORKER'S COMP FUND
20116220	WORKERS COMPENSATION
20200000	LIABILITY FUND
20216200	RISK MANAGEMENT
20300000	GARAGE FUND
20324100	GARAGE
20324110	FLEET MAINTENANCE
20400000	PURCHASING FUND
20413500	PURCHASING
20413510	CAPITAL ASSET MANAGEMENT
20413520	GRANTS AND SPECIAL PROJECTS
20414000	LEGAL SERVICES/EXPENSES
20500000	BILLING AND COLLECTION FUND
20513300	UTILITY BILLING
20513380	METERING-ELECTRIC
20513382	METERING-WATER
20600000	PUBLIC SAFETY DISPATCH FUND
20620231	POLICE UKIAH DISPATCH
20620232	POLICE FT BRAGG DISPATCH
20700000	PAYROLL POSTING FUND
20800000	BUILDING & MAINTENANCE
20822500	BUILDING & MAINTENANCE
20824300	BLDG MAINT CORP YARD
20900000	IT FUND
20913900	INFORMATION TECHNOLOGY
22000000	FIXED ASSET FUND
25100000	SPECIAL PROJECTS RESERVE FUND
25300000	PROP 172 FUND
25321210	CITY FIRE
30000000	PARK DEVELOPMENT FEES FUND
30022200	PARK DEVELOPMENT
30100000	ANTON STADIUM FUND
30200000	OBSERVATORY PARK FUND
30300000	PLAYGROUND & PARK AMENITIES FU
30322230	PLAYGROUND AND PARK AMENITIES

30400000	SWIMMING POOL FUND
30522250	RIVERSIDE PARK
30600000	SKATE PARK FUND
30700000	SOFTBALL COMPLEX FUND
31100000	ARRC GENERAL OPERATING FUND
31122000	ARRC
31200000	DOWNTOWN BUSINESS IMPROVEMENT
31212600	ECONOMIC DEVELOPMENT
31300000	LMIHF HOUSING ASSET FUND
31323400	HOUSING
31323431	LMI GENERAL ADMIN
31500000	ADVANCED PLANNING FUND
31523100	COMMUNITY PLANNING
50000000	GAS TAX FUND
50024214	TRAFFIC SIGNAL OPERATIONS
50500000	SIGNALIZATION FUND
50800000	SB325 REIMBURSEMENT FUND
50824210	SB325 ENGINEERING
50900000	S.T.P.
50924210	STP ENGINEERING
51100000	RAIL TRAIL FUND
51124210	Rail Trail
60000000	COMM. DEVELOPMT. BLOCK GRANT F
60023411	CDBG GENERAL ADMIN
60023412	CDBG ACTIVITY DELIVERY
61100000	CDBG 16-CDBG-11147
61112600	CDBG ECONOMIC DEVELOPMENT
61123410	16-CDBG-11147
61123411	CDBG GENERAL ADMIN
61200000	FUND 612 UNASSIGNED
61223400	HOME CDD HOUSING
61223422	HOME ACTIVITY DELIVERY
61323400	HOME HOUSING ACTIVITIES
61323421	HOME GENERAL ADMIN
62000000	CASP CERTIF & TRAINING
62023320	CASP CERTIF & TRAINING
63000000	ASSET SEIZURE FUND
63020210	ASSET SEIZURE EXPENDITURE
63300000	H&S EDUCATION 11489(B)(2)(A1)
63320210	H&S ASSET SEIZURE EXPENDITURE
63400000	FEDERAL ASSET SEIZURE GRANTS F
63420250	FED ASSET SEIZURE EXPENDITURE
63500000	SUP.LAW ENFORCE.SVC.FD(SLESF)
63520210	SLESF
63600000	CBTHP OFFICER
63620210	CBTHP OFFICER
63800000	ASSET FORFEITURE 11470.2 H&S F
63820210	ASSET FORFEITURE 11470 EXPENDI
63900000	SPECIAL REVENUE POLICE
64000000	PKG. DIST. #1 OPER & MAINT FUN
64012600	ECONOMIC DEVELOPMENT
64020213	POLICE PARKING ENFORCEMENT
67000000	FEDERAL AMERICAN RESCUE FUNDS
69500000	TRANSFER STATION
70000000	SANITARY DISPOSAL SITE FUND
70024500	LANDFILL 700
70124500	LANDFILL CORRECTIVE
70200000	DISPOSAL CLOSURE RESERVE FUND
70224500	LANDFILL CLOSURE
70400000	POST CLOSURE FUND-SOLID WASTE
71000000	AMBULANCE SERVICES FUND
71021100	AMBULANCE SERVICES
72000000	GOLF FUND
72022400	GOLF
73000000	CONFERENCE CENTER FUND
73022600	CONFERENCE CENTER
77700000	AIRPORT FUND
77714000	CITY ATTORNEY
77725200	AIRPORT OPERATIONS
77800000	AIRPORT CAPITAL IMPROVEMENT FU
77825200	AIRPORT CAPITAL
77900000	SPECIAL AVIATION FUND
77925200	AIRPORT SPECIAL
80000000	ELECTRIC FUND
80014000	CITY ATTORNEY
80026110	ELECTRIC OVERHEAD
80026120	ELECTRIC UNDERGROUND
80026200	TELEMETRY & CALIBRATION
80026210	SUBSTATION
80026220	HYDROELECTRIC PLANT
80026400	ELECTRIC ADMINISTRATION
80026440	POWER PURCHASES
80100000	ELECTRIC CAPITAL RESERVE FUND
80126100	ELECTRIC CIP
80126220	HYDROELECTRIC PLANT
80500000	STREET LIGHTING FUND
80526150	STREET LIGHTING
80600000	PUBLIC BENEFITS CHARGES FUND
80626450	PUBLIC BENEFITS
80700000	ELECTRIC CAP AND TRADE FUND
80800000	ELECTRIC LOW CARBON FUEL STDS
80826100	ELECTRIC LOW CARBON FUEL STDS
82000000	WATER FUND
82027110	WATER

82027111	PROD OPERATIONS & MAINTENANCE
82027114	DISTRIB OPERATIONS & MAINT
82100000	WATER CAPITAL RESERVE FUND
82200000	WATER CONNECTION FEE FUND
82227113	WATER DISTRIBUTION CAPITAL
83000000	RECYCLED WATER
83027330	RECYCLED WATER
84000000	CITY/DIST. SEWER OPERATING FUN
84027220	WASTE WATER
84027221	CITY WASTE O & M
84027225	WASTE TREATMENT O & M
84100000	SEWER BOND DEBT SERVICE FUND
84127226	WASTEWATER TREATMENT CAPITAL
84200000	RATE STABILIZATION-CITY FUND
84300000	CONNECTION FEE SEWER FUND (CAP
84400000	CITY SEWER CAPITAL PROJECTS FU
84427221	CITY WASTEWATER O&M 844
84427222	CITY WASTE CAPITAL
90000000	SPECIAL DEPOSIT TRUST FUND
91500000	UKIAH VALLEY FIRE DEPARTMENT
91521400	UVFD FIRE ADMINISTRATION
91600000	UVFD PROP 172
91621400	UVFD PROP 172
91700000	UVFD MEASURE B UNASSIGNED
91721400	UVFD FIRE
91800000	UVFD MITIGATION FEES
91821400	UVFD MITIGATION
96900000	REDEVELOPMENT OBLIGATION RETIR
96917200	SUCCESSOR AGENCY
96995669	969 - RDA OBLIGATION RETIREMEN

51211	PERS UNFUNDED LIABILITY
51220	INSURANCE
51230	WORKERS COMP
51240	MEDICARE
51260	FICA
51270	UNIFORM ALLOWANCE
51290	CELL PHONE STIPEND
52100	CONTRACTUAL SERVICES
52110	AMBULANCE BILLING
52111	DEFIBRILLATOR MAINTENANCE
52112	M. S. OVERSIGHT
52113	PLANNING STUDIES
52114	COMPLIANCE STUDIES
52130	EDUCATIONAL & MARKETING MATL'S
52131	ASSISTANCE TO SENIORS
52133	MONTHLY DISCOUNT PROGRAM
52134	GENERAL ADMIN
52135	ENERGY CONSERVATION PROGRAM
52137	PUBLIC BENEFITS PROGRAM MGMT
52139	RESEARCH DEVELOPMENT & DEMO
52150	LEGAL SERVICES/EXPENSES
52151	EMPLOYEE BENEFIT ADMIN FEES
52155	ACTIVITY DELIVERY
52180	SECURITY SERVICES
52181	VOLUNTEER EXPENSES
52301	PROPERTY TAX ADMIN FEE
52304	LAFCO FEES AND PROP TAX EXP
52500	TRUSTEE FEES
52510	ADVERTISING & PROMOTION
52515	ADVERTISING & PUBLICATION
52521	LIABILITY INSURANCE PREMIUM
52522	LIABILITY & PROPERTY DEDUCT
52524	PROPERTY INSURANCE PREMIUM
52525	WORKER'S COMP. EXPENSE
52526	REMIF ASSESSMENT PAYMENTS
52527	A.D.P. PREMIUM & DEDUCTIBLE
52528	LIABILITY INSURANCE
52529	EARTHQUAKE & FLOOD (DIC)
52532	SAFETY & TRAINING SUPPORT
52533	UVFA RETIREE HEALTH INS
52600	RENT
52601	DATA STORAGE & CONNECTIVITY
52602	RENTAL OF CITY PROPERTY
52841	SUCCESSOR AGENCY ADMIN
53000	LAWSUIT SETTLEMENT
54100	SUPPLIES
54101	POSTAGE
54102	SMALL TOOLS
54103	LAB SUPPLIES
54106	SPECIALTY SUPPLIES
54107	EMS SUPPLIES
54120	PW - SPECIAL SUPPLIES
54121	PW - ASPHALT CONCRETE
54122	PW - AGGREGATE BASE
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
54161	BACKGROUND & PHYSICALS
54162	ADVERTISING
54163	INTERVIEW SUPPLIES
54165	NEW EMPLOYEE FINGERPRINT
54166	DOT TESTING PROGRAM
54167	EMPLOYEE DEVELOPMENT
54169	LIVESCAN
54201	PRISONER EXPENSE
54202	MAJOR CRIME INVESTIGATIONS
54203	RECRUITMENT
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
56112	EQUIPMENT PARTS FOR RESALE
56120	EQUIPMENT MAINTENANCE & REPAIR
56125	LAB EQUIP-REPAIR & MAINT.
56130	EXTERNAL SERVICES
56210	FUEL & FLUIDS
56300	BUILDING MAINT. & REPAIR
56410	EQUIPMENT RENTAL - PRIVATE
56504	FACILITY MAINTENANCE & REPAIR
56600	AIRFIELD MAINTENANCE & REPAIR
57100	LEARNING AND DEVELOPMENT
57101	CONF & TRAINING-AQUATICS
57300	MEMBERSHIPS & SUBSCRIPTIONS

58101	NCPA PLANT GENERATION
58102	NCPA POWER PURCHASES
58103	NCPA TRANSMISSION
58104	NCPA MANAGEMENT SERVICES
58105	NCPA THIRD PARTY SALES
58202	CHEMICALS
58401	AVIATION FUEL
58410	GARAGE LUBRICANTS & PARTS
58510	REIMBURSABLE JOBS
59100	PROPERTY TAXES PAID
59101	FEES
59102	FRANCHISE FEES
59105	CONTRIBUTIONS TO OTHER AGENCY
59106	SENIOR TRASH SUBSIDY
59108	BANK FEES
59400	OTHER EXPENSES
59500	LOANS ISSUED
59502	SCHOLARSHIPS
61200	PURCHASING ALLOCATION
61300	BILLING & COLLECTION ALLOCATIO
61410	RENT ALLOCATION
61420	BUILDING MAINTENANCE ALLOCATIO
61422	IT ALLOCATION
61430	CORP YARD ALLOCATION
61500	INSURANCE ALLOCATION
61600	GARAGE ALLOCATION
61700	DISPATCH
62100	ADMIN & OVERHEAD ALLOCATION
63000	INTERFUND SERVICES USED
70101	LOAN PAYMENTS MADE
70102	BOND INTEREST EXPENSE
70103	LOAN INTEREST
70201	LOAN PRINCIPAL PAYMENTS
70202	BOND PRINCIPAL PAYMENTS
74500	CAPITAL LEASE PRINCIPAL
74501	CAPITAL LEASE INTEREST
80100	MACHINERY & EQUIPMENT
80210	LAND ACQUISITION
80220	BUILDING IMPROVEMENTS
80230	INFRASTRUCTURE
90100	LOAN PROCEEDS
90101	LOAN PAYMENT RECEIVED

List of Checks Presented for Approval on 8/6/2021

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

CR 8/10/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AACTION RENTS	565985-2	EQUIPMENT & MACHINERY RENTAL A	$196.00	77725200-56300	BUILDING MAINT. & REPAIR	$196.00
					Vendor Total:	$196.00
ABB ENTERPRISE SOFTWARE INC	8600106946	(CU-----)x 4) PAD MOUNT, 75 KV	$6,260.31	80000000-12104	INVENTORY - PURCHASES	$6,260.31
					Vendor Total:	$6,260.31
ACME RIGGING & SUPPLY CO	319240	2 - 6X10 SUCTION HOSE 1033.34	$1,351.43	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$1,351.43
	318987	PVC SUCTION HOSE, MALE ADAPTER	$254.87	84027221-54100	SUPPLIES	$254.87
					Vendor Total:	$1,606.30
AMAZON CAPITAL SERVICES	1DWH-L4XM-CJCG	SUPPLIES - SUNDAYS IN THE PARK	$106.76	90000000-23226	CONCERT SERIES	$106.76
	1RWD-T1Y3-CRTP	SCREWDRIVER SETS	$195.30	84027221-54102	SMALL TOOLS	$195.30
	1F31-JKGD-N6MK	GLOVESMISC. SUPPLIES AS NEEDED	$49.19	10020214-54100	SUPPLIES	$49.19
	1XPP-C7V6-3TLL	SAFETY GLASSES	$62.70	80026110-54100	SUPPLIES	$62.70
	1GPK-QLDV-LM1N	ATLAS NITRILE GLOVES	$224.49	82027114-54100	SUPPLIES	$112.24
				84027221-54100	SUPPLIES	$112.25
					Vendor Total:	$638.44
AP TRITON CONSULTING LLC	2021-134	CONSULTING SERVICES FOR PHEMS	$5,000.00	71021100-52100	CONTRACTUAL SERVICES	$5,000.00
					Vendor Total:	$5,000.00
ASSOC OF CALIFORNIA AIRPORTS	DV072621	REGISTRATION-K RONK	$135.00	77725200-57100	LEARNING AND DEVELOPMENT	$135.00
					Vendor Total:	$135.00
AT YOUR PACE ONLINE LLC	21-30069	REGISTRATION - D BROWN	$275.00	82027114-57100	LEARNING AND DEVELOPMENT	$275.00
					Vendor Total:	$275.00
AT&T	2799 AUG 21	INTERNET	$101.55	10022100-55100	TELEPHONE	$101.55
					Vendor Total:	$101.55
BADGER METER INC	1442328	(M-59-B) METER, WATER, 3/4 X 7	$6,058.12	82000000-12104	INVENTORY - PURCHASES	$6,058.12
					Vendor Total:	$6,058.12

List of Checks Presented for Approval on 8/6/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BLUETARP FINANCIAL, INC	48313882	60" SIDE MOUNT TRUCK	$596.60	*84027225-58410*	*GARAGE LUBRICANTS & PARTS*	*$596.60*
					Vendor Total:	*$596.60*
BRANDON MUNGA MACHARIA	DV072921	INSTRUCTOR	$250.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$250.00*
					Vendor Total:	*$250.00*
BRENDA STACY	DV080321	REIMBURSEMENT - CSMFO MEMBERSHIP	$55.00	*20013401-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$55.00*
					Vendor Total:	*$55.00*
BRUCE G MORONI	DV072821	REIMBURSEMENT - SEWER LATERAL	$686.88	*84427222-52100*	*CONTRACTUAL SERVICES*	*$686.88*
					Vendor Total:	*$686.88*
CITIBANK N.A.	118300009993	SUPPLIES - PICNIC IN THE PARK	$633.93	*90000000-23242*	*JULY 4TH PICNIC IN THE PARK*	*$633.93*
	SF-D 25242	SPECIAL EVENTS	$43.54	*90000000-23256*	*SPECIAL EVENTS TRUST*	*$43.54*
	SF-D 25242 1	SPECIAL EVENTS	$91.42	*90000000-23256*	*SPECIAL EVENTS TRUST*	*$91.42*
	SF-D 22776	DAYCAMP - COVID	$54.22	*10022840-54100*	*SUPPLIES*	*$54.22*
	SF-D 24577	DAYCAMP - COVID	$55.13	*10022840-54100*	*SUPPLIES*	*$55.13*
	SF-D 24578	DAYCAMP - COVID	$114.35	*10022840-54100*	*SUPPLIES*	*$114.35*
	SF-D 24576	DAYCAMP - COVID	$163.20	*10022840-54100*	*SUPPLIES*	*$163.20*
	SF-D 25238	DAYCAMP - COVID	$187.29	*10022840-54100*	*SUPPLIES*	*$187.29*
	SF-D 22775	DAYCAMP - COVID	$270.60	*10022840-54100*	*SUPPLIES*	*$270.60*
	SF-D 24575	DAYCAMP - COVID	$308.97	*10022840-54100*	*SUPPLIES*	*$308.97*
	SF-D 24580	DAYCAMP - COVID	$317.40	*10022840-54100*	*SUPPLIES*	*$317.40*
	SF-D 24579	DAYCAMP - COVID	$432.97	*10022840-54100*	*SUPPLIES*	*$432.97*
	SF-D 24581	DAYCAMP - COVID	$508.10	*10022840-54100*	*SUPPLIES*	*$508.10*
	SF-D 22779	DAYCAMP - COVID	$587.46	*10022840-54100*	*SUPPLIES*	*$587.46*
	SF-D 22780	DAYCAMP - COVID	$720.35	*10022840-54100*	*SUPPLIES*	*$720.35*
	SF-D 22777	DAYCAMP - COVID	$1,062.00	*10022840-54100*	*SUPPLIES*	*$1,062.00*
	47373	DAYCAMP PURCHASES PER TRANS ID	$1,283.00	*10022840-54100*	*SUPPLIES*	*$1,283.00*
	47328	DAYCAMP FOOD PURCHASES	$1,336.32	*10022840-54100*	*SUPPLIES*	*$1,336.32*
					Vendor Total:	*$8,170.25*

List of Checks Presented for Approval on 8/6/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
COFFEE CRITIC INC, THE	R26430	MISC. COFFEE SUPPLIES AS NEEDED	$180.00	*10521210-54100*	*SUPPLIES*	*$180.00*
					Vendor Total:	*$180.00*
COLANTUONO HIGHSMITH & WHATLEY PC	48205	LEGAL SERVICES	$764.00	*84427222-52100*	*CONTRACTUAL SERVICES*	*$67.00*
				84427222-52100	*CONTRACTUAL SERVICES*	*$697.00*
					Vendor Total:	*$764.00*
COOPER POWER SYSTEMS	943949669	(VFI-9) SWITCHGEAR, VACUUM FA	$39,898.50	*80000000-12104*	*INVENTORY - PURCHASES*	*$39,898.50*
	943905752	(VFI-9) SWITCHGEAR, VACCUM FAC	$39,898.50	*80000000-12104*	*INVENTORY - PURCHASES*	*$39,898.50*
					Vendor Total:	*$79,797.00*
DAVID A WHITE JR	1509	PREP HARD EPOXY PRIMER COATING FOR REFINISH	$815.27	*80026110-56130*	*EXTERNAL SERVICES*	*$815.27*
	1532	FRONT END BODY REPAIR OF FORD	$3,087.69	*82027114-56130*	*EXTERNAL SERVICES*	*$1,543.84*
				84027221-56130	*EXTERNAL SERVICES*	*$1,543.85*
					Vendor Total:	*$3,902.96*
DELL MARKETING LP	10499736587	DELL LATITUDE 7520 LAPTOP	$1,964.24	*10020210-54330*	*COMPUTER AND TECHNOLOGY*	*$1,964.24*
					Vendor Total:	*$1,964.24*
DEPARTMENT OF JUSTICE	519042	FINGERPRINTS	$364.00	*10022900-54169*	*LIVESCAN*	*$236.00*
				20016100-54165	*NEW EMPLOYEE FINGERPRINT*	*$128.00*
					Vendor Total:	*$364.00*
DONALD KEITH HEWETT	84691	TOWING SERVICES	$180.00	*10022100-56130*	*EXTERNAL SERVICES*	*$180.00*
					Vendor Total:	*$180.00*
DOUGLAS ERIC JOHNSON	DV070121	PLANNING COMMISSION STIPEND	$500.00	*20010000-51121*	*PLANNING COMMISSION STIPENDS*	*$500.00*
					Vendor Total:	*$500.00*
EARPHONE GUY LLC	CM21-501	PCL SOUNDWAVES ULTRALIGHT	$827.71	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($3.50)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($0.87)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($3.50)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($3.50)*
				10020210-54100	*SUPPLIES*	*$11.37*
				10020210-54100	*SUPPLIES*	*$827.71*
					Vendor Total:	*$827.71*

List of Checks Presented for Approval on 8/6/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
EDDIE VEDOLLA JR	DV072721 INT	INSTRUCTOR	$168.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$168.00*
	DV072721 BEG	INSTRUCTOR	$420.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$420.00*
					Vendor Total:	*$588.00*
EIDIM GROUP INC	2021117 4	SPEC 20-09 COUNCIL CHAMBER A/V	$21,329.85	*20822500-80220*	*BUILDING IMPROVEMENTS*	*$21,329.85*
					Vendor Total:	*$21,329.85*
ELLIES MUTT HUT	629225	INTERVIEW LUNCHES	$61.10	*20016100-54163*	*INTERVIEW SUPPLIES*	*$61.10*
					Vendor Total:	*$61.10*
EMMA BOATRIGHT	DV072921	INSTRUCTOR	$200.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$200.00*
					Vendor Total:	*$200.00*
ENGLAND ENTERPRISES TRAINING DIVISION, LLC	21-148	REGISTRATION - S OROPEZA	$695.00	*10023320-57100*	*LEARNING AND DEVELOPMENT*	*$695.00*
					Vendor Total:	*$695.00*
EPIC AVIATION LLC	7455305	JET A FUEL	$8,847.73	*77725200-58401*	*AVIATION FUEL*	*$8,847.73*
	7447269	JET A FUEL	$9,078.39	*77725200-58401*	*AVIATION FUEL*	*$9,078.39*
					Vendor Total:	*$17,926.12*
EVERGREEN JOB & SAFETY TRAINING INC	1339	JOB AND SAFETY TRAINING - JULY	$2,193.48	*80026110-52100*	*CONTRACTUAL SERVICES*	*$2,193.48*
					Vendor Total:	*$2,193.48*
FASTENAL	CAUKA43529	MISC. SUPPLIES AS NEEDED	$134.67	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$134.67*
	CAUKA43552	MISC. SUPPLIES AS NEEDED	$128.76	*10024620-54100*	*SUPPLIES*	*$128.76*
	CAUKA43527	RETURN 2PC LB1-B LOCKBOARDST	($331.53)	*84027225-54100*	*SUPPLIES*	*($331.53)*
	CAUKA43050	2PC LB1-B LOCKBOARDST	$384.50	*84027225-54100*	*SUPPLIES*	*$384.50*
					Vendor Total:	*$316.40*
FILETRAIL INC	2021-0574	HOSTED FILE MANAGMENT SYSTEM	$628.00	*20012500-54320*	*SOFTWARE*	*$628.00*
	2021-0680	HOSTED FILE MANAGMENT SYSTEM	$628.00	*20012500-54320*	*SOFTWARE*	*$628.00*
					Vendor Total:	*$1,256.00*
FIRE BY TRADE LLC	STRADER712 2021	MINUTEMAN VELCRO HOSE STRAP	$780.00	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($0.94)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($3.75)*
				91721400-54102	*SMALL TOOLS*	*$59.07*
				91721400-54102	*SMALL TOOLS*	*$780.00*

List of Checks Presented for Approval on 8/6/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FIRE BY TRADE LLC	STRADER712 2021	MINUTEMAN VELCRO HOSE STRAP	$780.00	90000000-23013	STATE USE TAX LIABILITY	($54.38)
					Vendor Total:	$780.00
FIRST ALARM	620488	ALARM MONITORING	$166.86	10020210-52180	SECURITY SERVICES	$120.51
				20822500-52180	SECURITY SERVICES	$46.35
					Vendor Total:	$166.86
FISHER WIRELESS SVCS INC	12172	POWER CABLE, REMOTE MOUNT CABLE	$82.75	10020210-56130	EXTERNAL SERVICES	$82.75
					Vendor Total:	$82.75
GAYNOR TELESYSTEMS INC	INV000039491	PELCO CCTV SYSTEM	$5,700.00	20913900-54320	SOFTWARE	$5,700.00
					Vendor Total:	$5,700.00
GENERAL SERVICES AGENCY	AUG 21	SPANISH MTN SUBLEASE MO RENT	$50.00	20620231-52100	CONTRACTUAL SERVICES	$50.00
					Vendor Total:	$50.00
GI JOES ARMY-NAVY	172188	BOOT OIL	$19.59	80026110-54100	SUPPLIES	$19.59
	168410	HEAVY DUTY LP 8OZ	$52.23	80026120-54100	SUPPLIES	$52.23
	170749	STANDARD D CARABINER, ALUM RED	$78.32	80026120-54100	SUPPLIES	$78.32
	158813	HYDRO SUPPLIES	$39.17	80026220-54100	SUPPLIES	$39.17
					Vendor Total:	$189.31
GINA GRECO	DV072821	INSTRUCTOR	$1,165.00	10022850-52100	CONTRACTUAL SERVICES	$1,165.00
					Vendor Total:	$1,165.00
HACH COMPANY	12538846	DISPOSABLE WIPES	$7.09	84027225-54103	LAB SUPPLIES	$7.09
	12536004	SAMPLE CELLS	$62.71	84027225-54103	LAB SUPPLIES	$62.71
	12548601	AMMONIA, NOTRATE	$496.39	84027225-54103	LAB SUPPLIES	$496.39
					Vendor Total:	$566.19
HERC RENTALS INC	32239851-001	RENTAL - MINI EXCAVATOR 7/13-7	$1,341.67	82227113-80230	INFRASTRUCTURE	$1,341.67
					Vendor Total:	$1,341.67
INTERNATIONAL CODE COUNCIL INC	1001368046	EC-'19 CALIFORNIA FIRE - PDF	$118.00	10023320-57100	LEARNING AND DEVELOPMENT	$118.00
					Vendor Total:	$118.00
INTERWEST CONSULTING GROUP INC	69930	ON-CALL BUILDING & PLAN CHECK	$3,173.67	10023320-52100	CONTRACTUAL SERVICES	$3,173.67
					Vendor Total:	$3,173.67

List of Checks Presented for Approval on 8/6/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
JENSEN PRECAST CORP	CD99116088	CONCRETE COVER - HEAVY FULL TR	$5,017.07	80026120-54100	SUPPLIES	$5,017.07
					Vendor Total:	$5,017.07
JOSEPH ALEXANDER BARNES JR	DV072921	INSTRUCTOR	$350.00	10022850-52100	CONTRACTUAL SERVICES	$350.00
					Vendor Total:	$350.00
JUDY CHAN	AUG 21	AUG 21 RENT - MASON ST	$1,448.00	10022100-52600	RENT	$1,448.00
					Vendor Total:	$1,448.00
KEMIRA WATER SOLUTIONS INC	9017719614	LIQUID FERRIC CHLORIDE FY 2021	$9,660.78	84027225-58202	CHEMICALS	$9,660.78
					Vendor Total:	$9,660.78
KIMBALL MIDWEST	9054392	ULTRA PROMAX	$439.00	20324100-56112	EQUIPMENT PARTS FOR RESALE	$439.00
					Vendor Total:	$439.00
KP PUBLIC AFFAIRS LLC	41884	COMMUNITY OUTREACH PROF SVCS	$10,000.00	20012300-52100	CONTRACTUAL SERVICES	$10,000.00
					Vendor Total:	$10,000.00
LAURA CHRISTENSEN	DV070121	PLANNING COMMISSION STIPEND	$500.00	20010000-51121	PLANNING COMMISSION STIPENDS	$500.00
					Vendor Total:	$500.00
LC ACTION POLICE SUPPLY LTD	428621	GLOCK G17 GEN 5 MOS 9MM PISTOL	$12,143.92	63020210-54100	SUPPLIES	$12,143.92
					Vendor Total:	$12,143.92
LEAVITT COMMUNICATIONS LLC	7070783	MOTOROLOA #A03JAC9JA2AN MINITO	$2,270.00	90000000-23252	DISTRICT USE TAX-LIBRARIES	($2.84)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($11.35)
				91521400-56120	EQUIPMENT MAINTENANCE & REPAIR	$178.77
				91521400-56120	EQUIPMENT MAINTENANCE & REPAIR	$2,270.00
				90000000-23013	STATE USE TAX LIABILITY	($164.58)
					Vendor Total:	$2,270.00
LEXIPOL LLC	INVLEX2812-1	ANNUAL FIRE POLICY MANUAL ONLINE	$924.00	10521210-54320	SOFTWARE	$924.00
					Vendor Total:	$924.00
LIEBERT CASSIDY WHITMORE	200593	LEGAL SERVICES PERTAINING TO E	$6,779.00	20013400-52100	CONTRACTUAL SERVICES	$5,460.00
				20016100-52150	LEGAL SERVICES/ EXPENSES	$1,319.00

List of Checks Presented for Approval on 8/6/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LIEBERT CASSIDY WHITMORE	200409	LEGAL SERVICES PERTAINING TO E	$184.00	*20016100-52100*	*CONTRACTUAL SERVICES*	*$184.00*
	200411	LEGAL SERVICES PERTAINING TO E	$1,924.75	*10020210-52150*	*LEGAL SERVICES/ EXPENSES*	*$771.75*
				20016100-52150	*LEGAL SERVICES/ EXPENSES*	*$1,153.00*
	200408	LEGAL SERVICES PERTAINING TO E	$1,172.00	*20016100-52150*	*LEGAL SERVICES/ EXPENSES*	*$1,172.00*
					Vendor Total:	*$10,059.75*
MALTBY ELECTRIC SUPPLY CO INC	S1942395.003	ASCO 2500 LOAD BANK - 100KW, 2	$789.88	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$789.88*
					Vendor Total:	*$789.88*
MARK HILLIKER	DV070121	PLANNING COMMISSION STIPEND	$500.00	*20010000-51121*	*PLANNING COMMISSION STIPENDS*	*$500.00*
					Vendor Total:	*$500.00*
MEAD & HUNT INC	317771	DESIGN SVCS PAPI & REIL REPLAC	$743.02	*77825200-80230*	*INFRASTRUCTURE*	*$743.02*
	319417	DESIGN SVCS PAPI & REIL REPLAC	$2,665.82	*77825200-80230*	*INFRASTRUCTURE*	*$2,665.82*
					Vendor Total:	*$3,408.84*
MED-PACKS LLC	23359	NARCBOX #NBSTD12V: NARCBOX STA	$2,600.00	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($3.25)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($13.00)*
				71021100-54107	*EMS SUPPLIES*	*$204.75*
				71021100-54107	*EMS SUPPLIES*	*$2,600.00*
				90000000-23013	*STATE USE TAX LIABILITY*	*($188.50)*
					Vendor Total:	*$2,600.00*
MELTON DESIGN GROUP INC	5941	LANDSCAPE ARCHITECT - RIVERSID	$10,831.21	*30522250-80220*	*BUILDING IMPROVEMENTS*	*$10,831.21*
					Vendor Total:	*$10,831.21*
MICHELLE N JOHNSON	DV070121	PLANNING COMMISSION STIPEND	$500.00	*20010000-51121*	*PLANNING COMMISSION STIPENDS*	*$500.00*
					Vendor Total:	*$500.00*
MOIRS	168695	CHLORINE	$532.44	*82027111-58202*	*CHEMICALS*	*$532.44*
	168951	CHLORINE	$665.55	*82027111-58202*	*CHEMICALS*	*$665.55*
	168408	CHLORINE	$798.66	*82027111-58202*	*CHEMICALS*	*$798.66*
	168629	CHLORINE	$1,064.88	*82027111-58202*	*CHEMICALS*	*$1,064.88*
					Vendor Total:	*$3,061.53*

List of Checks Presented for Approval on 8/6/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MUNICIPAL MAINTENANCE EQUIPMENT	0161716-IN	#V-800-5155 NOZZLE, C/B 8" FLN	$1,321.40	84027221-56130	EXTERNAL SERVICES	($5.65)
				84027221-56130	EXTERNAL SERVICES	$1,327.05
					Vendor Total:	$1,321.40
NESCO LLC	PSO005626-1	HOGG & DAVIS 66" DIAMETER ROPE	$8,858.12	80126100-80100	MACHINERY & EQUIPMENT	$8,858.12
					Vendor Total:	$8,858.12
NIKOLAS W BURNS	DV072921	INSTRUCTOR	$250.00	10022850-52100	CONTRACTUAL SERVICES	$250.00
					Vendor Total:	$250.00
NOR-CAL RECYCLED ROCK & AGGREGATES INC	12075	MISC ROCK & ROAD PATCH MATERIA	$462.86	82227113-80230	INFRASTRUCTURE	$146.13
				82227113-80230	INFRASTRUCTURE	$158.18
				82027114-54100	SUPPLIES	$158.55
	12015	MISC ROCK & ROAD PATCH MATERIA	$50.37	84027221-54100	SUPPLIES	$50.37
					Vendor Total:	$513.23
ONE TIME PAY VENDOR	BSN5024073	BUSINESS LICENSE REFUND - SEEMA NAYAK MD CORP	$112.50	31200000-94402	ACCRUALS AND OTHER ADJUSTING	$112.50
	BSN7219362	BUSINESS LICENSE REFUND - TECHNOLOGY PROFESSIONAL	$750.00	31200000-94402	ACCRUALS AND OTHER ADJUSTING	$500.00
				31200000-41440	BUSINESS LICENSE TAX	$250.00
	BSN9360591	BUSINESS LICENSE REFUND - RAU & ASSOCIATES INC	$771.00	31200000-94402	ACCRUALS AND OTHER ADJUSTING	$771.00
	BSN5788136	BUSINESS LICENSE REFUND - RAPPORT & MARSTON LAW	$2,998.66	31200000-94402	ACCRUALS AND OTHER ADJUSTING	$2,998.66
	BSN5525318	BUSINESS LICENSE REFUND - ERIKA ANELLO	$20.00	31200000-41440	BUSINESS LICENSE TAX	$20.00
	BSN9024569	BUSINESS LICENSE REFUND - KIND LENDING LLC	$250.00	31200000-41440	BUSINESS LICENSE TAX	$250.00
	DV080321	PARKING PERMIT REFUND - MENDOCINO INFORMATICS	$75.00	64000000-42513	METERS - LOT A	$75.00
	DV073021.1	REC REFUND - ELISE WILKINS	$15.00	10022850-44915	RECREATION PROGRAM INCOME	$15.00
	DV073021	REC REFUND - CHELSEA GULLY	$30.00	10022850-44915	RECREATION PROGRAM INCOME	$30.00
	DV072821.1	REC REFUND - GERALD SCHWASS	$45.00	10022850-44915	RECREATION PROGRAM INCOME	$45.00

List of Checks Presented for Approval on 8/6/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ONE TIME PAY VENDOR	DV072821	REC REFUND - FRED KOEPPEL	$93.75	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$93.75*
	DV072721	REC REFUND - ANGELA POWER	$60.00	*10022300-44910*	*SWIMMING POOL*	*$60.00*
	125651-0	UTILITY REFUND - MICHAEL CASTRO	$39.97	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$39.97*
	124936-6	UTILITY REFUND - ROBERT CLARK	$46.29	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$46.29*
	12840-5	UTILITY REFUND - IDA CARLEY	$146.86	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$146.86*
					Vendor Total:	*$5,454.03*
OWEN EQUIPMENT SALES	00053520	DIGGING LANCE	$843.82	*82027111-56130*	*EXTERNAL SERVICES*	*$843.82*
	00053381	HOSE END WELD	$506.31	*82027114-56130*	*EXTERNAL SERVICES*	*$253.15*
				84027221-56130	*EXTERNAL SERVICES*	*$253.16*
	00053517	NOZZLE MACHETE, MALE DISCONNECT	$999.26	*82027114-56130*	*EXTERNAL SERVICES*	*$999.26*
	00053358	SWIVEL JOINT	$613.29	*84027221-56130*	*EXTERNAL SERVICES*	*$613.29*
	00053519	DIGGING LANCE	$897.15	*84027221-56130*	*EXTERNAL SERVICES*	*$897.15*
	00053518	NOZZLE MACHETE, MALE DISCONNECT	$985.89	*84027221-56130*	*EXTERNAL SERVICES*	*$985.89*
					Vendor Total:	*$4,845.72*
PACE SUPPLY CORPORATION	026779578 1	OVER PAYMENT ON 026779878	($17.01)	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*($17.01)*
	027030439	6 RET DUAL WEDGE ACC PVC/DI/HDPE	$233.89	*82000000-12104*	*INVENTORY - PURCHASES*	*$233.89*
	027038028	6X20 PVC C900 DR18 BLUE PIPE	$423.29	*82000000-12104*	*INVENTORY - PURCHASES*	*$423.29*
	027030439-1	6 DI 6.23-7.60 L12 ULTRA FLEX CPLG FORD	$616.69	*82000000-12104*	*INVENTORY - PURCHASES*	*$616.69*
	027024639	COUPLING GASKET, COVER STEEL	$826.90	*82000000-12104*	*INVENTORY - PURCHASES*	*$826.90*
	027036654	1H METER LAV FCT CP 1PUSH HDL	$104.25	*10022100-54100*	*SUPPLIES*	*$104.25*
					Vendor Total:	*$2,188.01*
PETERSON POWER SYSTEMS INC	SW240175633	EXTENDED SERVICE COVERAGE GENS	$4,050.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$4,050.00*
					Vendor Total:	*$4,050.00*
PG&E CO	3822-9 JUN 21	PACIFIC GAS & ELECTRIC	$7,755.19	*84027225-55200*	*PG&E*	*$2,732.83*
				10022100-55210	*UTILITIES*	*$8.11*
				10022300-55210	*UTILITIES*	*$8.65*
				10022700-55210	*UTILITIES*	*$8.65*

List of Checks Presented for Approval on 8/6/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PG&E CO	3822-9 JUN 21	PACIFIC GAS & ELECTRIC	$7,755.19	20822500-55210	UTILITIES	$256.44
				70024500-55210	UTILITIES	$654.38
				73022600-55210	UTILITIES	$8.65
				73022600-55210	UTILITIES	$13.64
				77725200-55210	UTILITIES	$10.51
				82027111-55210	UTILITIES	$3,926.52
				84027221-55210	UTILITIES	$126.81
					Vendor Total:	$7,755.19
PITNEY BOWES INC	1018546286	POSTAGE MACHINE LEASE & SUPPLI	$163.31	20513300-54101	POSTAGE	$163.31
					Vendor Total:	$163.31
PROFORCE MARKETING INC	428493	C-AR TRANSFER CREDIT	($261.17)	10020210-54100	SUPPLIES	($261.17)
	453999	WRP BOLAWRAP 100 CART BLK	$815.20	10020210-54100	SUPPLIES	$815.20
					Vendor Total:	$554.03
RAINBOW AGRICULTURAL SERVICES	45482/1	MIX OIL XP	$45.66	10022100-56210	FUEL & FLUIDS	$45.66
	45781/1	AIR FILTER	$26.13	10024620-54120	PW - SPECIAL SUPPLIES	$26.13
	279771/1	1/4 .043 65DL CHAIN	$94.69	10024620-54120	PW - SPECIAL SUPPLIES	$94.69
	46020/1	K-9 FOOD	$62.05	10020210-54100	SUPPLIES	$62.05
	45906/1	SAFETY GLASSES	$76.10	10022100-54100	SUPPLIES	$76.10
					Vendor Total:	$304.63
REDWOOD COAST FUELS	2210069	CARDLOCK FUEL PURCHASES	$829.90	20824300-56210	FUEL & FLUIDS	$829.90
					Vendor Total:	$829.90
ROSETTA STONE LTD	11496644	FY 21/22 LICENSE RENEWAL	$1,277.75	20016100-54320	SOFTWARE	$1,277.75
					Vendor Total:	$1,277.75
ROY THOMAS HISE	062521	ARCH SVCS - GLU-LAM BEAM REPAI	$9,761.00	20822500-80220	BUILDING IMPROVEMENTS	$9,761.00
					Vendor Total:	$9,761.00
RUTH VAN ANTWERP	DV070121	PLANNING COMMISSION STIPEND	$500.00	20010000-51121	PLANNING COMMISSION STIPENDS	$500.00
					Vendor Total:	$500.00
SD MYERS LLC	INV7440	SYRINGE USE & HANDLING	$5.00	80026210-54100	SUPPLIES	$5.00

List of Checks Presented for Approval on 8/6/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SD MYERS LLC	INV6555	GAS IN OIL TEST, SYRINGE USAGE & HANDLING	$61.00	*80026210-54100*	*SUPPLIES*	*$61.00*
					Vendor Total:	*$66.00*
SHARON WEDEGAERTNER	DV072921	INSTRUCTOR	$2,492.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$2,492.00*
					Vendor Total:	*$2,492.00*
SNAP-ON INDUSTRIAL	ARV/49015955	1/2DR STD 18IN BRK BAR, 6PC SET-PT DBL/END FLRNT	$354.05	*82027111-54102*	*SMALL TOOLS*	*$354.05*
					Vendor Total:	*$354.05*
SPORT & CYCLE INC	219264	12" SOFTBALLS	$701.80	*10022822-54100*	*SUPPLIES*	*$701.80*
					Vendor Total:	*$701.80*
STAPLES CREDIT PLAN	41957 A	RETURN - OFFICE SUPPLIES	($129.53)	*10022700-54100*	*SUPPLIES*	*($129.53)*
	41958 A	OFFICE SUPPLIES, MISC. AS NEEDED	$17.39	*10022700-54100*	*SUPPLIES*	*$17.39*
	41120 A	OFFICE SUPPLIES, MISC. AS NEEDED	$208.41	*10022700-54100*	*SUPPLIES*	*$208.41*
	40664 A	OFFICE SUPPLIES, MISC. AS NEEDED	$190.40	*73022600-54100*	*SUPPLIES*	*$190.40*
	38675 A	OFFICE SUPPLIES, MISC. AS NEEDED	$67.69	*84027225-54100*	*SUPPLIES*	*$67.69*
					Vendor Total:	*$354.36*
SUMMER GONZALEZ	DV072921	INSTRUCTOR	$250.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$250.00*
					Vendor Total:	*$250.00*
TAHYA NICOLE BIRD	DV072921	INSTRUCTOR	$200.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$200.00*
					Vendor Total:	*$200.00*
TREY ALAN CONRAD	DV072921	INSTRUCTOR	$350.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$350.00*
	DV073021	INSTRUCTOR	$700.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$700.00*
					Vendor Total:	*$1,050.00*
TRITECH SOFTWARE SYSTEMS	296616	INFORM RMS 3-DAY WORKSHOP AND	$140.88	*10020210-54320*	*SOFTWARE*	*$140.88*
	298924	INFORM RMS 3-DAY WORKSHOP AND	$2,756.58	*10020210-54320*	*SOFTWARE*	*$2,756.58*
	303533	INFORM RMS 3-DAY WORKSHOP AND	$3,900.00	*10020210-54320*	*SOFTWARE*	*$3,900.00*
					Vendor Total:	*$6,797.46*
UKIAH MAIN STREET PROGRAM	2ND QTR 2021	2ND QTR 2021 DOWNTOWN IMPROVEMNT	$8,704.07	*31217100-52100*	*CONTRACTUAL SERVICES*	*$8,704.07*
					Vendor Total:	*$8,704.07*
UKIAH PACIFIC ASSOCIATES	1920273 2	LOAN - UKIAH SENIOR APARTMENTS	$1,080,812.00	*61323400-59500*	*LOANS ISSUED*	*$1,080,812.00*
					Vendor Total:	*$1,080,812.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH VALLEY ASSOCIATION FOR HABILITATION INC	IN23768	JANITORIAL SERVICES - WWTP FY	$720.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$720.00*
					Vendor Total:	*$720.00*
UNITED SITE SERVICES	114-12198706	PORTABLE TOILET RENTAL	$696.80	*90000000-23226*	*CONCERT SERIES*	*$696.80*
					Vendor Total:	*$696.80*
USA BLUEBOOK	614920	HACH INTELLICAL RUGGED LDO PROBE	$960.13	*84027225-56125*	*LAB EQUIP-REPAIR & MAINT.*	*$960.13*
					Vendor Total:	*$960.13*
USB-USA, LLC	4412	DIAMOND TAP CUTTER 6" (5" O.D.	$1,060.00	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($5.20)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($1.29)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($5.20)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($5.20)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($75.33)*
				84027221-54100	*SUPPLIES*	*$92.22*
				84027221-54100	*SUPPLIES*	*$1,060.00*
					Vendor Total:	*$1,060.00*
VERIZON WIRELESS	9884470809	DATA & EMERGENCY LOANER PHONES	$2,553.79	*80126100-80100*	*MACHINERY & EQUIPMENT*	*$152.04*
				10020210-55100	*TELEPHONE*	*$76.02*
				10022100-55100	*TELEPHONE*	*$38.01*
				10022300-55100	*TELEPHONE*	*$38.01*
				10022810-55100	*TELEPHONE*	*$38.01*
				10022840-55100	*TELEPHONE*	*$38.01*
				10023100-55100	*TELEPHONE*	*$38.01*
				10024210-55100	*TELEPHONE*	*$69.69*
				10024620-55100	*TELEPHONE*	*$54.03*
				20012100-55100	*TELEPHONE*	*$38.00*
				20913900-55100	*TELEPHONE*	*$431.42*
				70024500-55100	*TELEPHONE*	*$28.51*
				77725200-55100	*TELEPHONE*	*$118.03*

List of Checks Presented for Approval on 8/6/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
VERIZON WIRELESS	9884470809	DATA & EMERGENCY LOANER PHONES	$2,553.79	*80026210-55100*	*TELEPHONE*	*$38.31*
				80026400-55100	*TELEPHONE*	*$352.12*
				82027110-55100	*TELEPHONE*	*$117.19*
				82027111-55100	*TELEPHONE*	*$76.02*
				82027114-55100	*TELEPHONE*	*$300.14*
				84027221-55100	*TELEPHONE*	*$472.64*
				84027225-55100	*TELEPHONE*	*$39.58*
					Vendor Total:	*$2,553.79*
VINCE SIGAL ELECTRIC INC	12665	JOURNEYMAN LABOR	$20,412.25	*82027111-52100*	*CONTRACTUAL SERVICES*	*$20,412.25*
	12666	TROUBLESHOOT ISSUE W/AUTO TRANSFER SWITCH	$1,015.78	*82027111-56130*	*EXTERNAL SERVICES*	*$1,015.78*
					Vendor Total:	*$21,428.03*
WAGNERS CFT LLC	21000000	(AC-D01) CROSSARM, COMPOSITE,	$4,628.49	*80000000-12104*	*INVENTORY - PURCHASES*	*$4,628.49*
					Vendor Total:	*$4,628.49*
WALMART COMMUNITY	04479	DAYCAMP	$100.97	*10022840-54100*	*SUPPLIES*	*$100.97*
	08607	DAYCAMP	$206.94	*10022840-54100*	*SUPPLIES*	*$206.94*
	09286	DAYCAMP	$235.24	*10022840-54100*	*SUPPLIES*	*$235.24*
	04769	DAYCAMP	$253.20	*10022840-54100*	*SUPPLIES*	*$253.20*
	SF-D 22781	DAYCAMP - COVID	$640.64	*10022840-54100*	*SUPPLIES*	*$640.64*
	08141	DAYCAMP - COVID	$687.21	*10022840-54100*	*SUPPLIES*	*$687.21*
	08579	KITCHEN SUPPLIES FOR WWTP	$338.00	*84027225-54100*	*SUPPLIES*	*$338.00*
					Vendor Total:	*$2,462.20*
WERLE ENTERPRISE LLC	0409464	SUNDAYS IN THE PARK BILL STUFF	$1,125.50	*90000000-23226*	*CONCERT SERIES*	*$1,125.50*
					Vendor Total:	*$1,125.50*
WEST YOST ASSOCIATES INC	2045742	RRWA EXECUTIVE DIRECTOR SERVICES	$118,537.88	*91190100-52100*	*CONTRACTUAL SERVICES*	*$118,537.88*
					Vendor Total:	*$118,537.88*
WILLIAM OFFILL	DV072921	INSTRUCTOR	$4,830.95	*10022850-52100*	*CONTRACTUAL SERVICES*	*$4,830.95*
					Vendor Total:	*$4,830.95*
WILSONS GUN SHOP INC	1418244	REMINGTON STEAL REBUILD M870	$489.95	*10020210-54100*	*SUPPLIES*	*$489.95*
					Vendor Total:	*$489.95*

List of Checks Presented for Approval on 8/6/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WIPF CONSTRUCTION LLC	6714	TRAFFIC CONTROL	$1,266.00	*80026110-52100*	*CONTRACTUAL SERVICES*	*$1,266.00*
					Vendor Total:	*$1,266.00*
WL CONSTRUCTION SUPPLY INC	29402	RECIP BLADES	$917.68	*82027114-54100*	*SUPPLIES*	*$458.84*
				84027221-54100	*SUPPLIES*	*$458.84*
					Vendor Total:	*$917.68*
					INVOICE TOTAL:	***$1,562,998.20***

List of Checks Presented for Approval on 8/13/2021

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

CR 8/13/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AARON GOTTESMAN	DV081521	SUNDAYS IN THE PARK - "DIGGIN	$3,000.00	90000000-23226	CONCERT SERIES	$3,000.00
					Vendor Total:	$3,000.00
AFLAC	436450	CANCER/LIFE/ACC INSURANCE	$8,146.61	20700000-20527	SECTION 125 (CANCER & LIFE)	$8,146.61
					Vendor Total:	$8,146.61
ALHAMBRA NATIONAL WATER	5109554 080621	DRINKING WATER SERVICES	$266.53	84027225-54100	SUPPLIES	$266.53
					Vendor Total:	$266.53
ALL-GUARD ALARM SYSTEMS INC	A330583	MONTHLY MONITORING AT WWTP	$91.40	84027225-52180	SECURITY SERVICES	$91.40
					Vendor Total:	$91.40
ALPHA ANALYTICAL LABORATORIES INC	1065323-UKIAHPW	MISC. LABORATORY WORK AS NEEDE	$80.00	82027111-52100	CONTRACTUAL SERVICES	$80.00
	1063344-UKIAH	MISC. LABORATORY WORK AS NEEDE	$240.00	82027111-52100	CONTRACTUAL SERVICES	$240.00
	1072174-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$192.00	84027225-52100	CONTRACTUAL SERVICES	$192.00
	1072851-UKIAH	MISC. LABORATORY WORK AS NEEDE	$192.00	84027225-52100	CONTRACTUAL SERVICES	$192.00
	1074637-UKIAHSTP	MISC. LABORATORY WORK AS NEEDE	$192.00	84027225-52100	CONTRACTUAL SERVICES	$192.00
	1075086-UKIHASTP	MISC. LABORATORY WORK AS NEEDE	$192.00	84027225-52100	CONTRACTUAL SERVICES	$192.00
					Vendor Total:	$1,088.00
AMAZON CAPITAL SERVICES	1P6Q-MCQ9-9R14	FENCE BRACKETS	$84.84	77725200-56300	BUILDING MAINT. & REPAIR	$84.84
	1FKX-7KPC-JNQC	WRESTLING MAT	$636.91	10020210-54100	SUPPLIES	$636.91
	1Y7N-RJHT-1GMW	CLEANING SUPPLIES	$700.03	10020210-54100	SUPPLIES	$700.03
	1LTP-9JXP-DNXP	BLUETOOTH ADAPTER	$17.40	20413500-54100	SUPPLIES	$17.40
	16NF-WYGM-3M1K	PRINTER RIBBON	$149.68	20513300-54100	SUPPLIES	$149.68
					Vendor Total:	$1,588.86
ARROW FENCING	81870	REMOVE AND REPLACE 3-4 FENCE P	$7,150.00	10024620-52100	CONTRACTUAL SERVICES	$7,150.00
					Vendor Total:	$7,150.00
AT&T	000016831458	T1 TO INTERNET FOR DOJ/CLETS	$301.86	10020210-55100	TELEPHONE	$150.93

List of Checks Presented for Approval on 8/13/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T	000016831458	T1 TO INTERNET FOR DOJ/CLETS	$301.86	20620231-55100	TELEPHONE	$150.93
	3138 JUL 21	DSL FOR 911 REMOTE SUPPORT	$155.15	20620231-55100	TELEPHONE	$155.15
	000016829979	FIBER INTERNET GATEWAY	$1,446.96	20913900-55100	TELEPHONE	$1,446.96
	1718 AUG 21	CC TERMINAL	$240.40	77725200-55100	TELEPHONE	$240.40
					Vendor Total:	$2,144.37
AVFUEL CORPORATION	015331325	JET A FUEL	($2,298.72)	77725200-58401	AVIATION FUEL	($2,298.72)
	015332274	JET A FUEL	$18,525.19	77725200-58401	AVIATION FUEL	$18,525.19
					Vendor Total:	$16,226.47
BOUND TREE MEDICAL LLC	84138984	EMS SUPPLIES	$23.41	10521210-54107	EMS SUPPLIES	$11.70
				71021100-54107	EMS SUPPLIES	$11.71
	84140557	EMS SUPPLIES	$129.13	10521210-54107	EMS SUPPLIES	$64.56
				71021100-54107	EMS SUPPLIES	$64.57
	84138985	EMS SUPPLIES	$807.99	10521210-54107	EMS SUPPLIES	$403.99
				71021100-54107	EMS SUPPLIES	$404.00
	84140558	EMS SUPPLIES	$211.19	71021100-54107	EMS SUPPLIES	$211.19
					Vendor Total:	$1,171.72
BRIDGES RESTORATION LLC	4203	ON-CALL EMERGENCY CLEAN-UP SERVICES	$300.00	10020210-54100	SUPPLIES	$300.00
	4212	ON-CALL EMERGENCY CLEAN-UP SERICES	$350.00	10020210-54100	SUPPLIES	$350.00
	4257	ON-CALL EMERGENCY CLEAN-UP SERICES	$672.70	10020210-54100	SUPPLIES	$672.70
					Vendor Total:	$1,322.70
BWS DISTRIBUTORS INC	267942	CALIBRATION SERVICES	$244.47	80026120-54100	SUPPLIES	$244.47
					Vendor Total:	$244.47
CA ASSOCIATION FOR LOCAL ECONOMIC DEVELOPMENT	300003289	MEMBERSHIP - T BOYL	$100.00	20012600-57300	MEMBERSHIPS & SUBSCRIPTIONS	$100.00
					Vendor Total:	$100.00
CA BUILDING STANDARDS COMMISSION	APR-JUN 21	QUARTERLY REPORT FOR BSA	$108.00	90000000-23027	BUILDING STDS ADMIN SPEC FD	$120.00
				10000000-48110	MISCELLANEOUS RECEIPTS	($12.00)
					Vendor Total:	$108.00
CANTEEN SERVICE	5975:010235	MISC. FOOD ITEMS AS NEEDED	$45.00	10020210-54100	SUPPLIES	$22.50
				20620231-54100	SUPPLIES	$22.50

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CANTEEN SERVICE	5975:010265	COFFEE BREWERS	$100.00	20012200-54100	SUPPLIES	$100.00
					Vendor Total:	$145.00
CARTER GRISSOM	DV081521	PROMOTOR FOR SUNDAYS IN THE PA	$500.00	90000000-23226	CONCERT SERIES	$500.00
					Vendor Total:	$500.00
CIVICPLUS LLC	213396	CIVICCLERK - ANNUAL FEE	$16,380.00	20012500-54320	SOFTWARE	$16,380.00
					Vendor Total:	$16,380.00
DC ELECTRIC GROUP INC	417959	ORCHARD & PERKINS MAST ARM POL	$3,295.00	10024214-52100	CONTRACTUAL SERVICES	$3,295.00
					Vendor Total:	$3,295.00
DEEP VALLEY SECURITY	380047 6	SECURITY SYSTEM MONITORING AT	$39.95	10022100-52180	SECURITY SERVICES	$39.95
	380047	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
				73022600-52180	SECURITY SERVICES	$21.95
				82027111-52180	SECURITY SERVICES	$20.00
				82027111-52180	SECURITY SERVICES	$24.95
	380047 5	SECURITY UPGRADE & MONITORING/	$42.95	10022700-52180	SECURITY SERVICES	$42.95
	380047 1	MONITORING - SOFTBALL COMPLEX	$32.95	10022822-52180	SECURITY SERVICES	$32.95
	380047 2	SECURITY MONITORING SVCS - STR	$34.95	20824300-52180	SECURITY SERVICES	$34.95
	380047 3	SECURITY MONITORING SVCS - GAR	$46.95	20824300-52180	SECURITY SERVICES	$46.95
	380047 4	PROVIDE AND INSTALL ELECTRONIC	$52.95	80026400-52180	SECURITY SERVICES	$52.95
					Vendor Total:	$529.35
DEPT OF CONSERVATION	APR-JUN 21	QUARTERLY TAX RETURN FOR SMIP	$315.47	90000000-23006	STRONG MOTION ED. SET ASIDE	($16.60)
				90000000-23005	STRONG MOTION INSTR. PROG.	$332.07
					Vendor Total:	$315.47
DIANN LUCCHETTI	DV080321	REIMBURSEMENT - LUNCHEON MEETING	$75.32	80026400-54100	SUPPLIES	$75.32
					Vendor Total:	$75.32

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
EFAX CORPORATE	3350268	EFAX SERVICES	$149.50	20012200-52100	CONTRACTUAL SERVICES	$149.50
					Vendor Total:	$149.50
ELLIES MUTT HUT	629226	INTERVIEW LUNCHEON	$73.55	20016100-54163	INTERVIEW SUPPLIES	$73.55
					Vendor Total:	$73.55
ENHANCED VEHICLE APPLICATIONS LLC	INV132617	CYNRX GPS TRACKING DEVICE	$1,423.00	10020210-54330	COMPUTER AND TECHNOLOGY	$1,423.00
					Vendor Total:	$1,423.00
EPIC AVIATION LLC	7456723	JET A FUEL	$15,320.81	77725200-58401	AVIATION FUEL	$15,320.81
					Vendor Total:	$15,320.81
EUREKA OXYGEN CO	U 184665	EQUIPMENT MAINTENANCE	$919.30	20324100-56112	EQUIPMENT PARTS FOR RESALE	$919.30
					Vendor Total:	$919.30
FEDERAL EXPRESS	7-451-96922	SHIPPING SERVICES	$26.63	20016100-54101	POSTAGE	$26.63
					Vendor Total:	$26.63
FERGUSON US HOLDINGS INC	0193420	ZDE-CHLORINATOR NST 2-1/2 IN	$4,291.54	82027114-54102	SMALL TOOLS	$2,145.77
				84027221-54102	SMALL TOOLS	$2,145.77
					Vendor Total:	$4,291.54
FISHER WIRELESS SVCS INC	12173	CABLE, REMOTE MOUNT, SPEAKER	$455.53	10020210-56130	EXTERNAL SERVICES	$455.53
					Vendor Total:	$455.53
FORKS RANCH MARKET	393737	POLICE DEPT BBQ	$44.14	10020214-54100	SUPPLIES	$44.14
					Vendor Total:	$44.14
FUJUN BERNIE	0074	SOUND AND DJ SERVICES FOR PUMPKIN FEST	$1,250.00	90000000-23219	PUMPKINFEST	$1,250.00
					Vendor Total:	$1,250.00
GCR TIRES & SERVICES	851-52164	TIRES, TUBES, REPARIS & LABOR	$341.25	10022100-56120	EQUIPMENT MAINTENANCE & REPAIR	$341.25
	851-52031	TIRES, TUBES, REPARIS & LABOR	$85.13	10020210-56130	EXTERNAL SERVICES	$85.13
	851-52005	TIRES, TUBES, REPARIS & LABOR	$185.14	10020210-56130	EXTERNAL SERVICES	$185.14
	851-52139	TIRES, TUBES, REPARIS & LABOR	$186.58	10020210-56130	EXTERNAL SERVICES	$186.58
	851-52036	TIRES, TUBES, REPARIS & LABOR	$919.76	10020210-56130	EXTERNAL SERVICES	$459.88
				10020210-56130	EXTERNAL SERVICES	$459.88
	851-52138	TIRES, TUBES, REPARIS & LABOR	$805.36	10022100-56130	EXTERNAL SERVICES	$805.36
	851-52181	TIRES, TUBES, REPARIS & LABOR	$147.83	10521210-56130	EXTERNAL SERVICES	$147.83

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GCR TIRES & SERVICES	STMT 073121	SERVICE CHARGE	$26.37	*84027221-56130*	*EXTERNAL SERVICES*	*$26.37*
	851-51972	#284494 FS 12R22.5/16 FS561 ST	$1,757.96	*84027221-56130*	*EXTERNAL SERVICES*	*$1,757.96*
					Vendor Total:	*$4,455.38*
HANSEL FORD	1226520	MISC. PARTS & MATERIALS AS NEED	$197.04	*10020210-56130*	*EXTERNAL SERVICES*	*$197.04*
					Vendor Total:	*$197.04*
INTEGRITY SHRED LLC	121922	DOCUMENT SHREDDING	$30.50	*20016100-52100*	*CONTRACTUAL SERVICES*	*$30.50*
	121408	DOCUMENT SHREDDING	$65.00	*10020210-54100*	*SUPPLIES*	*$32.50*
				20620231-54100	*SUPPLIES*	*$32.50*
					Vendor Total:	*$95.50*
INTERSTATE BATTERIES	380046875	BATTERIES	$746.20	*10020210-56130*	*EXTERNAL SERVICES*	*$212.93*
				10024620-56130	*EXTERNAL SERVICES*	*$150.19*
				10521210-56130	*EXTERNAL SERVICES*	*$126.24*
				80026110-56130	*EXTERNAL SERVICES*	*$256.84*
	380047054	BATTERIES	$767.03	*10020210-56130*	*EXTERNAL SERVICES*	*$466.64*
				10521210-56130	*EXTERNAL SERVICES*	*$300.39*
	380046953	BATTERIES	$302.40	*10521210-56130*	*EXTERNAL SERVICES*	*$302.40*
	390003	BATTERIES	$302.40	*80026110-56130*	*EXTERNAL SERVICES*	*$302.40*
	390098	BATTERIES	$311.11	*84027221-56130*	*EXTERNAL SERVICES*	*$311.11*
					Vendor Total:	*$2,429.14*
JACOBSZOON AND ASSOCIATES INC	5770	BOTANICAL SURVEYS & BILOGICAL	$483.75	*25122100-52100*	*CONTRACTUAL SERVICES*	*$483.75*
					Vendor Total:	*$483.75*
KEITH GAUDETTE	DV081521	SOUND FOR 2021 SUNDAYS IN THE	$2,400.00	*90000000-23226*	*CONCERT SERIES*	*$2,400.00*
					Vendor Total:	*$2,400.00*
LAFCO-LOCAL AGENCY FORMATION COMMISSION OF	2005 070121	ANNUAL SHARE OF COST LAFCO	$56,133.36	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$56,133.36*
	2012 070121	ANNUAL SHARE OF COST LAFCO	$4,470.02	*91500000-52304*	*LAFCO FEES AND PROP TAX EXP*	*$4,470.02*
					Vendor Total:	*$60,603.38*
LARRY JOE BROOKS	20-16 1	PEDESTRIAN IMPROVEMENT PROJ SP	$46,271.30	*12024200-80230*	*INFRASTRUCTURE*	*$46,271.30*
					Vendor Total:	*$46,271.30*

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LEXISNEXIS RISK DATA MANAGEMENT INC	1410964-20210731	LEXIS NEXUS LE PLUS SEARCHING	$75.50	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$75.50*
					Vendor Total:	*$75.50*
MARC CARSON WEB DESIGN	4 AUGUST 2021	CAMERA REGISTRATION FORM FOR UPD WEBSIT	$945.00	*63020210-52100*	*CONTRACTUAL SERVICES*	*$945.00*
					Vendor Total:	*$945.00*
MARSH USA INC	769550290321	AIRPORT LIABILITY RENEWAL	$8,015.00	*77725200-52528*	*LIABILITY INSURANCE*	*$8,015.00*
					Vendor Total:	*$8,015.00*
MATHESON TRI-GAS INC	0023943344	OXYGEN & MISC. AS NEEDED	$72.72	*80026210-54100*	*SUPPLIES*	*$72.72*
					Vendor Total:	*$72.72*
MATTHEW MOSS	DV081521	SUNDAYS IN THE PARK - "DIGGIN	$3,000.00	*90000000-23226*	*CONCERT SERIES*	*$3,000.00*
					Vendor Total:	*$3,000.00*
MOTION INDUSTRIES INC	CA23-526569	BEARING, FITTINGS & MISC. ITEM	$158.26	*80026220-54100*	*SUPPLIES*	*$158.26*
					Vendor Total:	*$158.26*
MUNICIPAL MAINTENANCE EQUIPMENT	0161996-IN	HOSE	$71.80	*10024620-56130*	*EXTERNAL SERVICES*	*$71.80*
					Vendor Total:	*$71.80*
NOBLE WAIDELICH - PETTY CASH	DV081021	PETTY CASH FOR CADET	$500.00	*10020210-54203*	*RECRUITMENT*	*$500.00*
					Vendor Total:	*$500.00*
OFFICE DEPOT INC	18279485900	SELF INK	$30.47	*10020210-54100*	*SUPPLIES*	*$30.47*
	18396447600	BINDERS	$31.55	*10020210-54100*	*SUPPLIES*	*$31.55*
	18219062100	TAPE, PAPER	$35.26	*10020210-54100*	*SUPPLIES*	*$35.26*
	18146595200	INK	$50.89	*10020210-54100*	*SUPPLIES*	*$50.89*
	18279509200	TONER	$125.96	*10020210-54100*	*SUPPLIES*	*$125.96*
	18322218200	PAPER	$32.84	*20012600-54100*	*SUPPLIES*	*$32.84*
	18234918400	TONER	$809.29	*20013210-54100*	*SUPPLIES*	*$303.48*
				20013400-54100	*SUPPLIES*	*$303.48*
				20413500-54100	*SUPPLIES*	*$202.33*
	18156371500	PAPER, RULER	$27.85	*20013400-54100*	*SUPPLIES*	*$27.85*
	18357301900	STAPLE REMOVER	$5.72	*20016100-54100*	*SUPPLIES*	*$5.72*
	18361402800	INDEX-BLUE, ERASER, MEMO BOOK, PENS	$34.44	*20016100-54100*	*SUPPLIES*	*$34.44*

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OFFICE DEPOT INC	18541240800	FOLDER, PENS, MANILLA FOLDERS	$75.56	*20016100-54100*	*SUPPLIES*	*$75.56*
	17864925700	RETURN PAPER	($80.78)	*91521400-54100*	*SUPPLIES*	*($40.39)*
				91721400-54100	*SUPPLIES*	*($40.39)*
					Vendor Total:	*$1,179.05*
OLIN CORPORATION	2998015	LIQUID SODIUM HYPOCHLORITE FY	$4,282.71	*84027225-58202*	*CHEMICALS*	*$4,282.71*
					Vendor Total:	*$4,282.71*
ONE TIME PAY VENDOR	47185	AIRPORT REFUND - JON KENNEDY	$249.00	*77700000-46803*	*AIRPORT HANGAR RENT*	*$249.00*
	121343-8	UTILITY REFUND - DAVID KURZFELD	$91.07	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$91.07*
	72528-3	UTILITY REFUND - KEISUKE & ROSE TOKUSATO	$95.68	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$95.68*
	117460-6	UTILITY REFUND - WILLIAM & WESLEIGH HENDRIX	$111.35	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$111.35*
					Vendor Total:	*$547.10*
OREILLY AUTO PARTS	2707-375861	AIR FILTER	$14.10	*10022100-56130*	*EXTERNAL SERVICES*	*$14.10*
	2707-376317	AIR FILTERS	$28.20	*82027111-56130*	*EXTERNAL SERVICES*	*$28.20*
	2707-380382	DISC PAD SET	$92.53	*82027111-56130*	*EXTERNAL SERVICES*	*$92.53*
	2707-378298	THERMOSTAT, GASKET	$16.94	*82027114-56130*	*EXTERNAL SERVICES*	*$16.94*
	2707-375457	DSL TREATMENT	$30.46	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$30.46*
	2707-375459	DSL TREATMENT	$77.08	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$77.08*
					Vendor Total:	*$259.31*
PACE SUPPLY CORPORATION	027056098	8CC WM SS FCT RCT STOPS COMM DELTA	$127.95	*20822500-56300*	*BUILDING MAINT. & REPAIR*	*$127.95*
	026728640	1HP TEFC GOULDS	$1,043.79	*73022600-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,043.79*
					Vendor Total:	*$1,171.74*
PETERSON POWER SYSTEMS INC	PC060169068	SPRING AS, KIT-TILT LEV	$98.21	*10024620-56130*	*EXTERNAL SERVICES*	*$98.21*
	PC060168813	SCREW TRUSS, WASHER, NUT-HEX	$39.27	*82027114-56130*	*EXTERNAL SERVICES*	*$19.63*
				84027221-56130	*EXTERNAL SERVICES*	*$19.64*
	PC060168812	BUMPER, GRILL	$408.90	*82027114-56130*	*EXTERNAL SERVICES*	*$204.45*
				84027221-56130	*EXTERNAL SERVICES*	*$204.45*
					Vendor Total:	*$546.38*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PETERSON TRUCKS INC	244217R	WINDSHIELD FLUID	$49.26	20324100-56112	EQUIPMENT PARTS FOR RESALE	$49.26
	244525R	HANDLE WINDOW REGULATOR MANUAL	$91.64	10521210-56130	EXTERNAL SERVICES	$91.64
	244461R	BEZEL TRIM	$153.38	10521210-56130	EXTERNAL SERVICES	$153.38
	277901S	FAN ENGINE COOLING 30" BORG	$342.82	10521210-56130	EXTERNAL SERVICES	$342.82
	276994S	WINDOW REGULATOR	$422.00	10521210-56130	EXTERNAL SERVICES	$422.00
	244212R	TENSIONER FAN, BELT, ADJUSTER	$633.06	10521210-56130	EXTERNAL SERVICES	$633.06
	244453R	WINDOW REGULATOR	$972.39	10521210-56130	EXTERNAL SERVICES	$972.39
	244049R	FILTER, WATER SEPARATOR, LUBE-OIL	$119.50	80026110-56130	EXTERNAL SERVICES	$95.74
				84027221-56130	EXTERNAL SERVICES	$23.76
	243741R	PUMP, FUEL TRANSFER	$502.93	20324100-58510	REIMBURSABLE JOBS	$502.93
					Vendor Total:	$3,286.98
PG&E CO	7075-1 JUL 21	PACIFIC GAS & ELECTRIC	$4.20	10022100-55210	UTILITIES	$4.20
	0853-6 JUL 21	PACIFIC GAS & ELECTRIC	$3,461.46	31122000-55210	UTILITIES	$3,461.46
					Vendor Total:	$3,465.66
PIONEER LAW GROUP LLP	6583	LANDFILL EIR & CEQA LEGAL SERVICES	$4,260.50	70224500-80230	INFRASTRUCTURE	$4,260.50
	6584	LANDFILL EIR & CEQA LEGAL SERVICES	$8,539.00	70224500-80230	INFRASTRUCTURE	$8,539.00
					Vendor Total:	$12,799.50
POLYDYNE INC	1560068	LIQUID POLYMER ALKYLAMINE FY 2	$9,804.19	84027225-58202	CHEMICALS	$9,804.19
					Vendor Total:	$9,804.19
PROFORCE MARKETING INC	456435	BOLAWRAP HOLSTER AND BELT CLIP	$71.75	10020210-54100	SUPPLIES	$71.75
					Vendor Total:	$71.75
REDSKY FIRE APPARATUS LLC	210173	BRAUN EXPRESS TYPE III AMBULAN	$156,418.75	71021100-80100	MACHINERY & EQUIPMENT	$156,418.75
					Vendor Total:	$156,418.75
REDWOOD COAST FUELS	2261235	CARDLOCK FUEL PURCHASES	$10,348.52	10020210-56210	FUEL & FLUIDS	$3,300.17
				10022100-56210	FUEL & FLUIDS	$1,040.82
				10022810-56210	FUEL & FLUIDS	$72.68
				10023320-56210	FUEL & FLUIDS	$92.74
				10024620-56210	FUEL & FLUIDS	$1,319.93
				20324100-56210	FUEL & FLUIDS	$243.03
				20513382-56210	FUEL & FLUIDS	$38.25

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REDWOOD COAST FUELS	2261235	CARDLOCK FUEL PURCHASES	$10,348.52	*20822500-56210*	*FUEL & FLUIDS*	*$107.74*
				80026400-56210	*FUEL & FLUIDS*	*$1,453.58*
				82027111-56210	*FUEL & FLUIDS*	*$399.01*
				82027114-56210	*FUEL & FLUIDS*	*$73.91*
				82027114-56210	*FUEL & FLUIDS*	*$528.92*
				82027114-56210	*FUEL & FLUIDS*	*$586.75*
				84027221-56210	*FUEL & FLUIDS*	*$450.56*
				84027221-56210	*FUEL & FLUIDS*	*$499.83*
				84027225-56210	*FUEL & FLUIDS*	*$140.60*
	2260820	CARDLOCK FUEL PURCHASES	$931.40	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$931.40*
	2260651	CARDLOCK FUEL PURCHASES	$1,004.29	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$1,004.29*
					Vendor Total:	*$12,284.21*
REDWOOD TOXICOLOGY LAB INC	00169820216	DRUG SCREEN TESTING	$63.74	*10020210-52100*	*CONTRACTUAL SERVICES*	*$63.74*
					Vendor Total:	*$63.74*
REDWOOD TREE SERVICE STATIONS INC	JUL 21	CAR WASHES & INTERIOR CLEANING	$319.00	*10020210-56130*	*EXTERNAL SERVICES*	*$229.00*
				10023320-56130	*EXTERNAL SERVICES*	*$28.00*
				80026400-56130	*EXTERNAL SERVICES*	*$31.00*
				82027111-56130	*EXTERNAL SERVICES*	*$31.00*
					Vendor Total:	*$319.00*
RICHARD THORNTON	0000012880	TELEPHONE PRODUCTS & SERVICES	$62.50	*20913900-52100*	*CONTRACTUAL SERVICES*	*$62.50*
	0000012876	TELEPHONE PRODUCTS & SERVICES	$187.50	*10020210-54100*	*SUPPLIES*	*$187.50*
					Vendor Total:	*$250.00*
SONU UPADHYAY	TR 7/19-22/21	TRAVEL REIMBURSEMENT	$163.52	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$163.52*
					Vendor Total:	*$163.52*
STERICYCLE INC	3005636885	"SHARPS" DISPOSAL AS NEEDED	$65.16	*10020210-54100*	*SUPPLIES*	*$65.16*
					Vendor Total:	*$65.16*
TEHYA NICOLE BIRD	DV072921	INSTRUCTOR	$200.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$200.00*
					Vendor Total:	*$200.00*

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THOMSON REUTERS BARCLAYS	844209674	ANNUAL SUBSCRIPTION RENEWAL	$189.32	*10021210-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$94.66*
				91521400-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$94.66*
					Vendor Total:	*$189.32*
THURSTON CHRYSLER DODGE JEEP RAM	20925	AA SENSOR	$97.52	*10020210-56130*	*EXTERNAL SERVICES*	*$97.52*
	20909	AC FILTERS	$132.04	*10020210-56130*	*EXTERNAL SERVICES*	*$132.04*
					Vendor Total:	*$229.56*
TKP ENTERPRISE, INC	117918	DAY CAMP - COVID	$363.96	*10022840-54100*	*SUPPLIES*	*$363.96*
					Vendor Total:	*$363.96*
TUFTS POLYGRAPH & INVESTIGATION	2021-640 (A)	POLYGRAPH & INVESTICATION SERV	$800.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$800.00*
	2021-641 (A)	POLYGRAPH & INVESTICATION SERV	$800.00	*10521210-54161*	*BACKGROUND & PHYSICALS*	*$800.00*
					Vendor Total:	*$1,600.00*
UKIAH AUTO PARTS	220439	BATTERY TERMINAL	$11.97	*10521210-56130*	*EXTERNAL SERVICES*	*$11.97*
	223562	PRIMARY WIRE	$20.69	*10521210-56130*	*EXTERNAL SERVICES*	*$20.69*
	222343	BRAKE PADS	$98.96	*80026110-56130*	*EXTERNAL SERVICES*	*$98.96*
	221252	FUSES	$34.22	*82027114-56130*	*EXTERNAL SERVICES*	*$34.22*
	222641	BATTERY	$222.54	*82027114-56130*	*EXTERNAL SERVICES*	*$222.54*
	222542	FUEL FILTER	$36.73	*84027221-56130*	*EXTERNAL SERVICES*	*$36.73*
	208141 1	CORE RETURN	($18.00)	*84027225-56130*	*EXTERNAL SERVICES*	*($18.00)*
	221217	CONNECTOR	$12.30	*84027225-56130*	*EXTERNAL SERVICES*	*$12.30*
					Vendor Total:	*$419.41*
UKIAH PAPER SUPPLY	I524145	JANITORIAL SUPPLIES, MISC AS N	$205.53	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$205.53*
	I523761	JANITORIAL SUPPLIES, MISC AS N	$264.94	*10022100-54100*	*SUPPLIES*	*$264.94*
	I524396	JANITORIAL SUPPLIES, MISC AS N	$235.63	*10022300-54100*	*SUPPLIES*	*$235.63*
	I524671	JANITORIAL SUPPLIES, MISC AS N	$152.71	*10022840-54100*	*SUPPLIES*	*$152.71*
	I524635	JANITORIAL SUPPLIES, MISC AS N	$36.41	*20822500-54100*	*SUPPLIES*	*$36.41*
	I523918	JANITORIAL SUPPLIES, MISC AS N	$102.87	*20822500-54100*	*SUPPLIES*	*$102.87*
	I524412	JANITORIAL SUPPLIES, MISC AS N	$209.49	*20822500-54100*	*SUPPLIES*	*$209.49*

List of Checks Presented for Approval on 8/13/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH PAPER SUPPLY	I523996	JANITORIAL SUPPLIES, MISC AS N	$150.02	*20824300-54100*	*SUPPLIES*	*$150.02*
	I524220	JANITORIAL SUPPLIES, MISC AS N	$24.20	*73022600-54100*	*SUPPLIES*	*$24.20*
	524080	JANITORIAL SUPPLIES, MISC AS N	$657.37	*73022600-54100*	*SUPPLIES*	*$657.37*
	I523952	JANITORIAL SUPPLIES, MISC AS N	$515.40	*77725200-54100*	*SUPPLIES*	*$515.40*
	I524456	JANITORIAL SUPPLIES, MISC AS N	$138.39	*80026120-54100*	*SUPPLIES*	*$138.39*
	I524233	JANITORIAL SUPPLIES, MISC AS N	$370.85	*80026120-54100*	*SUPPLIES*	*$370.85*
	524307	JANITORIAL SUPPLIES, MISC AS N	$239.53	*84027225-54100*	*SUPPLIES*	*$239.53*
					Vendor Total:	*$3,303.34*
UKIAH WASTE SOLUTIONS INC	463516	BIOSOLID REMOVAL	$6,315.12	*84027225-52100*	*CONTRACTUAL SERVICES*	*$6,315.12*
					Vendor Total:	*$6,315.12*
UNDERGROUND SERVICE ALERT OF	1789142021	2021 ANNUAL MEMBERSHIP	$1,762.91	*82027114-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$1,762.91*
					Vendor Total:	*$1,762.91*
UNITED SITE SERVICES	114-12228616	PORTABLE TOILET RENTAL	$696.80	*90000000-23226*	*CONCERT SERIES*	*$696.80*
					Vendor Total:	*$696.80*
WESCO DISTRIBUTION INC	720502	(CU-----)X 4) PAD MOUNT, 37.5	$22,316.11	*80000000-12104*	*INVENTORY - PURCHASES*	*$22,316.11*
					Vendor Total:	*$22,316.11*
WEX BANK	73306071	FUEL FOR POLICE	$214.28	*10020210-56210*	*FUEL & FLUIDS*	*$214.28*
					Vendor Total:	*$214.28*
WHITLOCK & WEINBERGER TRANSPORTATIO N INC	26674	TRAFFIC SIGNAL DESIGN AT GOBBI	$1,456.25	*50924210-80230*	*INFRASTRUCTURE*	*$1,456.25*
					Vendor Total:	*$1,456.25*
XEROX CORP	014035910	XEROX CB070H COPIER LEASE	$689.69	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$689.69*
					Vendor Total:	*$689.69*
					INVOICE TOTAL:	***$464,352.54***

List of Checks Presented for Approval on 8/20/2021

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

CR 8/25/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AIMEE SHIELDS	AUG-2021	TRANSCRIPTION SERVICES FOR POLICE	$72.45	63520210-52100	CONTRACTUAL SERVICES	$72.45
					Vendor Total:	$72.45
AL SMATSKY	110	DESIGN, ENGINEERING & CONSULT	$15,773.98	80126100-80230	INFRASTRUCTURE	$15,773.98
					Vendor Total:	$15,773.98
ALPHA ANALYTICAL LABORATORIES INC	1065231-UKIAHLF	MISC. LABORATORY WORK AS NEEDE	$522.95	70024500-52100	CONTRACTUAL SERVICES	$522.95
					Vendor Total:	$522.95
AMAZON CAPITAL SERVICES	1RD6-1MTQ-91HG	HDMI CONVERTER	$51.29	84027225-54330	COMPUTER AND TECHNOLOGY	$51.29
	1PTL-D4T4-LN13	STEEL PEGBOARD PACK	$76.20	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$76.20
	1C16-RQ7V-19NQ	PHASE SEQUENCE TESTERS	$346.78	80026120-54102	SMALL TOOLS	$346.78
	1RD6-1MTQ-C3WD	SAFETY CHAMBER FLAGS	$53.49	10020210-54100	SUPPLIES	$53.49
	13K3-W67C-1D14	DAY CAMP SUPPLIES	$870.80	10022840-54100	SUPPLIES	$870.80
	1QNG-1XV7-9TWV	PRESSURE WASHER ADAPTER SET	$19.36	20824300-54100	SUPPLIES	$19.36
	1RWT-FYPV-6H41	INVERTED MARKING PAINT CANS	$291.48	80026120-54100	SUPPLIES	$291.48
	1NK6-TJNF-1771	RATCHET TIE-DOWN STRAPS	$36.96	84027225-54100	SUPPLIES	$36.96
	1FWV-GNG3-G91V	NATIONAL SERIES RECORD BOOKS	$96.93	84027225-54100	SUPPLIES	$96.93
	1GXM-9RWQ-L69V	SIMULATOR METERS	$178.54	84027225-54100	SUPPLIES	$178.54
					Vendor Total:	$2,021.83
AMERICAN NATIONAL RED CROSS & ITS CONSTITUENT	22359364	CPR/AED TRAINING, LIFEGUARDING, BLOODBORNE	$312.00	10022840-54100	SUPPLIES	$312.00
					Vendor Total:	$312.00
AMWINS GROUP BENEFITS INC	6960421	AUG 21 RETIREE HEALTH INSURANCE	$2,149.92	20700000-20524	NON-EMPLOYEE HEALTH INS.PREM	$2,149.92
					Vendor Total:	$2,149.92
ANIXTER	4996566-01	FRICTION TAPE 3/4X60'	$175.07	80000000-12104	INVENTORY - PURCHASES	$175.07
	4978482-00	(LG-50) LUG, DBL SET SCREW, 75	$302.59	80000000-12104	INVENTORY - PURCHASES	$302.59

List of Checks Presented for Approval on 8/20/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ANIXTER	4996566-00	LUBRICANT SILICONE 5 OZTUBE	$338.12	*80000000-12104*	*INVENTORY - PURCHASES*	*$338.12*
	5009423-01	(2U-SP-4-0) Strt Plug, 4/0 #K1	$447.48	*80000000-12104*	*INVENTORY - PURCHASES*	*$447.48*
	4935872-04	(TE-1) TERMINATION KIT 2 STE,-	$700.94	*80000000-12104*	*INVENTORY - PURCHASES*	*$700.94*
	4935872-03	(TE-1) TERMINATION KIT 2 STE,-	$1,121.50	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,121.50*
					Vendor Total:	*$3,085.70*
AT&T	000016837030	TELEPHONE SERVICES	$16.64	*10521210-55100*	*TELEPHONE*	*$16.64*
	000016837029	TELEPHONE SERVICES	$23.40	*10521210-55100*	*TELEPHONE*	*$23.40*
	2463 AUG 21	FAX SERVICES - S STATION	$50.66	*10521210-55100*	*TELEPHONE*	*$50.66*
	000016868273	T1 TO INTERNET	$573.75	*20913900-55100*	*TELEPHONE*	*$573.75*
	00001686870	TELEPHONE SERVICES	$5,185.40	*20913900-55100*	*TELEPHONE*	*$5,185.40*
					Vendor Total:	*$5,849.85*
AT&T MOBILITY	28730313870 0X0810202	FIRE CELL PHONES	$557.08	*10521210-55100*	*TELEPHONE*	*$557.08*
					Vendor Total:	*$557.08*
B & B INDUSTRIAL SUPPLY INC	256282	MISC. MATERIALS AS NEEDED	$5.86	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$5.86*
	256267	MISC. MATERIALS AS NEEDED	$10.89	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$10.89*
	256444	MISC. MATERIALS AS NEEDED	$33.91	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$33.91*
	256778	MISC. MATERIALS AS NEEDED	$41.05	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$41.05*
	256732	MISC. MATERIALS AS NEEDED	$440.77	*82227113-80230*	*INFRASTRUCTURE*	*$440.77*
	256260	MISC. MATERIALS AS NEEDED	$219.14	*20324100-54102*	*SMALL TOOLS*	*$219.14*
					Vendor Total:	*$751.62*
BADGER METER INC	1447999	#63961-012 METER REGISTERS FOR	$2,727.46	*82027114-54100*	*SUPPLIES*	*$2,727.46*
					Vendor Total:	*$2,727.46*
BAY AREA BARRICADE SERVICE INC	0023535	SLEEVES	$594.53	*10024620-54127*	*PW - SIGN POSTS/SHEETING*	*$594.53*
					Vendor Total:	*$594.53*
BELKORP AG	745935	HOUSING, WEIGHTS	$293.68	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$293.68*
	740990	LATCH, TORSION SPRING, SPRING PIN, FASTENER	$76.83	*10022100-56130*	*EXTERNAL SERVICES*	*$76.83*
	740120	AIR FILTERS	$95.52	*10022100-56130*	*EXTERNAL SERVICES*	*$95.52*
	739714	SENSORS	$217.07	*10022100-56130*	*EXTERNAL SERVICES*	*$217.07*
	742384	AIR/OIL FILTERS	$88.87	*10024620-56130*	*EXTERNAL SERVICES*	*$88.87*

List of Checks Presented for Approval on 8/20/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BELKORP AG	746151	HYD FILTER ELEMENT, FUEL, AIR FILTERS	$79.77	84027225-56130	EXTERNAL SERVICES	$79.77
					Vendor Total:	$851.74
BOX INC	INV09213877	BOX LICENSES FY 21/22	$466.85	20913900-54320	SOFTWARE	$466.85
					Vendor Total:	$466.85
BSN SPORTS LLC	913256657	DUDLEY #4A-065Y THUNDER HYCON	$3,996.60	10022822-54100	SUPPLIES	$3,996.60
					Vendor Total:	$3,996.60
CASEY DILL	BA FY 21/22	BOOT ALLOWANCE	$150.00	10024620-54120	PW - SPECIAL SUPPLIES	$150.00
					Vendor Total:	$150.00
CEDRIC CROOK	TA 8/29-9/2/21	TRAVEL ADVANCE	$1,057.20	10020210-57100	LEARNING AND DEVELOPMENT	$1,057.20
					Vendor Total:	$1,057.20
CHRISTOPHER V LARSEN	202107-07	PZ2S WATER TANK REPLACEMENT	$77,703.28	82227113-80230	INFRASTRUCTURE	$77,703.28
					Vendor Total:	$77,703.28
CINTAS CORPORATION	4088799115	RUG/MAT & UNIFORM SERVICES	$85.39	20822500-56300	BUILDING MAINT. & REPAIR	$85.39
	4090143042	RUG/MAT & UNIFORM SERVICES	$85.39	20822500-56300	BUILDING MAINT. & REPAIR	$85.39
	4091426292	RUG/MAT & UNIFORM SERVICES	$85.39	20822500-56300	BUILDING MAINT. & REPAIR	$85.39
	4088799145	RUG/MAT & UNIFORM SERVICES	$59.04	20324100-52100	CONTRACTUAL SERVICES	$26.38
				20824300-52100	CONTRACTUAL SERVICES	$32.66
	4090142969	RUG/MAT & UNIFORM SERVICES	$59.04	20324100-52100	CONTRACTUAL SERVICES	$26.38
				20824300-52100	CONTRACTUAL SERVICES	$32.66
	4091426196	RUG/MAT & UNIFORM SERVICES	$59.04	20324100-52100	CONTRACTUAL SERVICES	$26.38
				20824300-52100	CONTRACTUAL SERVICES	$32.66
	4090749896	RUG/MAT & UNIFORM SERVICES	$71.98	20324100-52100	CONTRACTUAL SERVICES	$26.38
				20824300-52100	CONTRACTUAL SERVICES	$45.60
	4089590708	RUG/MAT & UNIFORM SERVICES	$222.55	20324100-52100	CONTRACTUAL SERVICES	$26.38
				20824300-52100	CONTRACTUAL SERVICES	$196.17
	4088799072	RUG/MAT & UNIFORM SERVICES	$35.00	31122000-52100	CONTRACTUAL SERVICES	$35.00
	4090142994	RUG/MAT & UNIFORM SERVICES	$35.00	31122000-52100	CONTRACTUAL SERVICES	$35.00
	4091426091	RUG/MAT & UNIFORM SERVICES	$35.00	31122000-52100	CONTRACTUAL SERVICES	$35.00
	4088799143	RUG/MAT & UNIFORM SERVICES	$35.00	73022600-52100	CONTRACTUAL SERVICES	$35.00

List of Checks Presented for Approval on 8/20/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CINTAS CORPORATION	4090143033	RUG/MAT & UNIFORM SERVICES	$35.00	73022600-52100	CONTRACTUAL SERVICES	$35.00
	4091426209	RUG/MAT & UNIFORM SERVICES	$35.00	73022600-52100	CONTRACTUAL SERVICES	$35.00
	4088913859	RUG/MAT & UNIFORM SERVICES	$53.11	77725200-54100	SUPPLIES	$53.11
	4089677756	RUG/MAT & UNIFORM SERVICES	$53.11	77725200-54100	SUPPLIES	$53.11
	4090261574	RUG/MAT & UNIFORM SERVICES	$53.11	77725200-54100	SUPPLIES	$53.11
	4090900688	RUG/MAT & UNIFORM SERVICES	$53.11	77725200-54100	SUPPLIES	$53.11
	4091546526	RUG/MAT & UNIFORM SERVICES	$53.11	77725200-54100	SUPPLIES	$53.11
					Vendor Total:	$1,203.37
CITY OF UKIAH EMPLOYEE'S ASSN	2021.07.30	ADJUSTMENT FOR VOIDED CHECK	$184.50	20700000-20513	EMPLOYEE ASSOCIATION DUES	($2.50)
				20700000-20513	EMPLOYEE ASSOCIATION DUES	$4.50
				20700000-20513	EMPLOYEE ASSOCIATION DUES	$182.50
					Vendor Total:	$184.50
COMCAST	1067 AUG 21	INTERNET SERVICES	$124.81	10521210-55100	TELEPHONE	$124.81
	1296 AUG 21	INTERNET SERVICES	$173.12	20913900-55100	TELEPHONE	$173.12
	4635 JUN 21	INTERNET SERVICES	$246.49	20913900-55100	TELEPHONE	$246.49
	4635 AUG 21	INTERNET SERVICES	$256.49	20913900-55100	TELEPHONE	$256.49
	4635 JUL 21	INTERNET SERVICES	$256.49	20913900-55100	TELEPHONE	$256.49
	9780 AUG 21	INTERNET SERVICES	$145.88	73022600-55100	TELEPHONE	$145.88
					Vendor Total:	$1,203.28
COMPUTER OPTIONS INC	BILL64718	AZURE FILE MIGRATION PLANNING	$1,892.50	20913900-52100	CONTRACTUAL SERVICES	$1,892.50
	BILL64840	AZURE FILE MIGRATION PLANNING	$3,202.50	20913900-52100	CONTRACTUAL SERVICES	$3,202.50
					Vendor Total:	$5,095.00
DANIEL FLORES	BA FY 21/22	BOOT ALLOWANCE	$150.00	10024210-54100	SUPPLIES	$75.00
				82027110-54100	SUPPLIES	$75.00
					Vendor Total:	$150.00
DAVID RAPPORT	7311	LEGAL SERVICES FOR FY 21/22	$25,386.89	20014000-52150	LEGAL SERVICES/ EXPENSES	$438.91
				20014000-52150	LEGAL SERVICES/ EXPENSES	$21,272.41
				20414000-52150	LEGAL SERVICES/ EXPENSES	$841.80

List of Checks Presented for Approval on 8/20/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DAVID RAPPORT	7311	LEGAL SERVICES FOR FY 21/22	$25,386.89	*77714000-52150*	*LEGAL SERVICES/ EXPENSES*	*$636.98*
				80014000-52150	*LEGAL SERVICES/ EXPENSES*	*$1,133.51*
				82014000-52150	*LEGAL SERVICES/ EXPENSES*	*$225.98*
				84014000-52150	*LEGAL SERVICES/ EXPENSES*	*$94.53*
				90214000-52150	*LEGAL SERVICES/ EXPENSES*	*$742.77*
					Vendor Total:	*$25,386.89*
DC ELECTRIC GROUP INC	417967	TRAFFIC SIGNAL REPAIRS PER INV	$330.52	*10024214-52100*	*CONTRACTUAL SERVICES*	*$330.52*
					Vendor Total:	*$330.52*
DELL MARKETING LP	10502832410	LATITUDE 7520	$4,043.10	*20016100-54330*	*COMPUTER AND TECHNOLOGY*	*$4,043.10*
					Vendor Total:	*$4,043.10*
DETROIT INDUSTRIAL TOOL	586419	GRINDER BLADES	$340.22	*84027221-54100*	*SUPPLIES*	*$340.22*
					Vendor Total:	*$340.22*
EDMO DISTRIBUTORS INC	1617539	PLEXUS/PLASTIC CLEANERS	$603.13	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$603.13*
					Vendor Total:	*$603.13*
EIC SOLUTIONS INC	14.56266-1	#AAC-140C-4XT-HC THERMOTEC SER	$1,798.28	*90000000-23252*	*DISTRICT USE TAX-LIBRARIES*	*($2.24)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($9.00)*
				84027225-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$141.62*
				84027225-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,798.28*
				90000000-23013	*STATE USE TAX LIABILITY*	*($130.38)*
					Vendor Total:	*$1,798.28*
EMD MILLIPORE CORP	9965617	PROGARD FILTER	$636.78	*84027225-54103*	*LAB SUPPLIES*	*$636.78*
					Vendor Total:	*$636.78*
EPIC AVIATION LLC	7459340	JET A FUEL	$17,014.99	*77725200-58401*	*AVIATION FUEL*	*$17,014.99*
					Vendor Total:	*$17,014.99*
EUREKA OXYGEN CO	469514	EQUIPMENT MAINTENANCE	$207.86	*10022700-56300*	*BUILDING MAINT. & REPAIR*	*$207.86*
					Vendor Total:	*$207.86*

List of Checks Presented for Approval on 8/20/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FASTENAL	CAUKA43589	MISC. SUPPLIES AS NEEDED	$405.23	84027225-54100	SUPPLIES	$405.23
					Vendor Total:	$405.23
FEDERAL EXPRESS	3-403-67870	SHIPPING SERVICES	$24.70	10020210-54101	POSTAGE	$24.70
	7-459-41484	SHIPPING SERVICES	$30.21	10020210-54101	POSTAGE	$30.21
	7-452-37241	SHIPPING SERVICES	$81.92	10521210-54101	POSTAGE	$81.92
					Vendor Total:	$136.83
FLUID COMPONENTS INT LLC	1138954	REPAIR AND CALIBRATE ST98-23MT	$6,221.10	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$6,221.10
					Vendor Total:	$6,221.10
FRIEDMANS HOME IMPROVEMENT	INV13351772	MISC. ITEMS AS NEEDED	$75.58	20822500-56300	BUILDING MAINT. & REPAIR	$75.58
	INV13422989	MISC. ITEMS AS NEEDED	$87.73	20822500-56300	BUILDING MAINT. & REPAIR	$87.73
	INV13505029	MISC. ITEMS AS NEEDED	$107.06	20822500-56300	BUILDING MAINT. & REPAIR	$107.06
	INV13493053	MISC. ITEMS AS NEEDED	$157.96	20822500-56300	BUILDING MAINT. & REPAIR	$157.96
	INV13351767	MISC. ITEMS AS NEEDED	$525.37	20822500-56300	BUILDING MAINT. & REPAIR	$525.37
	INV13493270	MISC. ITEMS AS NEEDED	$190.15	77725200-56300	BUILDING MAINT. & REPAIR	$190.15
	INV13484677	MISC. ITEMS AS NEEDED	$373.79	77725200-56300	BUILDING MAINT. & REPAIR	$373.79
	INV13378067	MISC. ITEMS AS NEEDED	$18.53	82027111-56300	BUILDING MAINT. & REPAIR	$18.53
	INV13505355	MISC. ITEMS AS NEEDED	$154.56	84027225-56300	BUILDING MAINT. & REPAIR	$154.56
	INV13489683	MISC. ITEMS AS NEEDED	$59.36	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$59.36
	INV13482957	MISC. ITEMS AS NEEDED	$79.21	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$79.21
	INV13453265	MISC. ITEMS AS NEEDED	$82.78	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$82.78
	INV13489573	MISC. ITEMS AS NEEDED	$85.01	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$85.01
	INV13455513	MISC. ITEMS AS NEEDED	$12.19	20824300-56130	EXTERNAL SERVICES	$12.19
	INV13419210	MISC. ITEMS AS NEEDED	$64.57	10024200-54100	SUPPLIES	$64.57
	CN-214836	MISC. ITEMS AS NEEDED	($1.43)	80126100-80230	INFRASTRUCTURE	($1.43)
	INV13487929	MISC. ITEMS AS NEEDED	$21.19	80126100-80230	INFRASTRUCTURE	$21.19
	INV13404369	MISC. ITEMS AS NEEDED	$58.08	80126100-80230	INFRASTRUCTURE	$58.08

List of Checks Presented for Approval on 8/20/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FRIEDMANS HOME IMPROVEMENT	INV13449359	MISC. ITEMS AS NEEDED	$26.10	*82227113-80230*	*INFRASTRUCTURE*	*$26.10*
	INV13481494	MISC. ITEMS AS NEEDED	$69.70	*82227113-80230*	*INFRASTRUCTURE*	*$69.70*
	INV13413518	MISC. ITEMS AS NEEDED	$99.13	*82227113-80230*	*INFRASTRUCTURE*	*$99.13*
	INV13411182	MISC. ITEMS AS NEEDED	$76.10	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$76.10*
	INV13384903	MISC. ITEMS AS NEEDED	$327.38	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$327.38*
	CN-207168	MISC. ITEMS AS NEEDED	($73.92)	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*($73.92)*
	INV13493588	MISC. ITEMS AS NEEDED	$22.65	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$22.65*
	INV13462357	MISC. ITEMS AS NEEDED	$53.45	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$53.45*
	INV13374468	MISC. ITEMS AS NEEDED	$73.92	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$73.92*
	INV13375123	MISC. ITEMS AS NEEDED	$24.60	*80026110-54102*	*SMALL TOOLS*	*$24.60*
	INV13485287	MISC. ITEMS AS NEEDED	$167.31	*82027114-54102*	*SMALL TOOLS*	*$167.31*
	INV13384851	MISC. ITEMS AS NEEDED	$816.51	*90000000-23256*	*SPECIAL EVENTS TRUST*	*$816.51*
	INV13489479	MISC. ITEMS AS NEEDED	$12.10	*10020210-54100*	*SUPPLIES*	*$12.10*
	INV13489738	MISC. ITEMS AS NEEDED	$13.98	*10020210-54100*	*SUPPLIES*	*$13.98*
	INV13511131	MISC. ITEMS AS NEEDED	$42.43	*10020214-54100*	*SUPPLIES*	*$42.43*
	INV13487116	MISC. ITEMS AS NEEDED	$28.24	*10022100-54100*	*SUPPLIES*	*$28.24*
	INV13449312	MISC. ITEMS AS NEEDED	$33.77	*10022100-54100*	*SUPPLIES*	*$33.77*
	INV13423636	MISC. ITEMS AS NEEDED	$66.13	*10022100-54100*	*SUPPLIES*	*$66.13*
	INV13484720	MISC. ITEMS AS NEEDED	$69.62	*10022100-54100*	*SUPPLIES*	*$69.62*
	INV13410303	MISC. ITEMS AS NEEDED	$88.57	*10022100-54100*	*SUPPLIES*	*$88.57*
	CN-209410	MISC. ITEMS AS NEEDED	($38.11)	*10022822-54100*	*SUPPLIES*	*($38.11)*
	INV13406878	MISC. ITEMS AS NEEDED	$311.24	*10022822-54100*	*SUPPLIES*	*$311.24*
	INV13384733	MISC. ITEMS AS NEEDED	$435.42	*10022840-54100*	*SUPPLIES*	*$435.42*
	INV13380381	MISC. ITEMS AS NEEDED	$25.59	*10024620-54100*	*SUPPLIES*	*$25.59*
	INV13353526	MISC. ITEMS AS NEEDED	$5.31	*20513382-54100*	*SUPPLIES*	*$5.31*
	INV13377581	MISC. ITEMS AS NEEDED	$15.78	*20513382-54100*	*SUPPLIES*	*$15.78*
	INV13410237	MISC. ITEMS AS NEEDED	$27.92	*20824300-54100*	*SUPPLIES*	*$27.92*
	INV13381664	MISC. ITEMS AS NEEDED	$52.80	*77725200-54100*	*SUPPLIES*	*$52.80*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FRIEDMANS HOME IMPROVEMENT	INV13345722	MISC. ITEMS AS NEEDED	$282.82	*77725200-54100*	*SUPPLIES*	*$282.82*
	INV13378069	MISC. ITEMS AS NEEDED	$413.74	*77725200-54100*	*SUPPLIES*	*$413.74*
	INV13411551	MISC. ITEMS AS NEEDED	$37.61	*80026210-54100*	*SUPPLIES*	*$37.61*
	INV13351058	MISC. ITEMS AS NEEDED	$67.50	*82027111-54100*	*SUPPLIES*	*$67.50*
	INV13485291	MISC. ITEMS AS NEEDED	$4.34	*82027114-54100*	*SUPPLIES*	*$4.34*
	INV13484948	MISC. ITEMS AS NEEDED	$4.66	*82027114-54100*	*SUPPLIES*	*$4.66*
	INV13387132	MISC. ITEMS AS NEEDED	$7.61	*82027114-54100*	*SUPPLIES*	*$7.61*
	INV13410643	MISC. ITEMS AS NEEDED	$21.19	*82027114-54100*	*SUPPLIES*	*$21.19*
	INV13423553	MISC. ITEMS AS NEEDED	$33.26	*82027114-54100*	*SUPPLIES*	*$33.26*
	INV13350681	MISC. ITEMS AS NEEDED	$34.23	*82027114-54100*	*SUPPLIES*	*$34.23*
	INV13447624	MISC. ITEMS AS NEEDED	$35.35	*82027114-54100*	*SUPPLIES*	*$35.35*
	INV13351386	MISC. ITEMS AS NEEDED	$48.96	*82027114-54100*	*SUPPLIES*	*$48.96*
	INV13408199	MISC. ITEMS AS NEEDED	$55.70	*82027114-54100*	*SUPPLIES*	*$55.70*
	INV13491259	MISC. ITEMS AS NEEDED	$58.77	*82027114-54100*	*SUPPLIES*	*$58.77*
	INV13464513	MISC. ITEMS AS NEEDED	$67.61	*82027114-54100*	*SUPPLIES*	*$67.61*
	INV13488733	MISC. ITEMS AS NEEDED	$91.80	*82027114-54100*	*SUPPLIES*	*$91.80*
	INV13411667	MISC. ITEMS AS NEEDED	$35.19	*84027221-54100*	*SUPPLIES*	*$35.19*
					Vendor Total:	*$6,325.75*
GAYLORD BROS INC	2722407	BOND PAPER, ARTIFACT TAGS, CARTEDEVISITE	$326.31	*10022700-54100*	*SUPPLIES*	*$326.31*
					Vendor Total:	*$326.31*
GENERAL PACIFIC INC	1414165	(C-819) COND, 600 V OH AL #6 D	$617.45	*80000000-12104*	*INVENTORY - PURCHASES*	*$617.45*
	1414967	SIDE OPENING ASO STYLE DEADEND CLAMP	$741.44	*80000000-12104*	*INVENTORY - PURCHASES*	*$741.44*
	1414631	(C-866) COND, 600V UG, AL #4/0	$4,050.15	*80000000-12104*	*INVENTORY - PURCHASES*	*$4,050.15*
					Vendor Total:	*$5,409.04*
GHILOTTI CONSTRUCTION COMPANY INC	5909*10	DOWNTOWN STREETSCAPE & ROAD DI	$1,962,653.57	*10024200-80230*	*INFRASTRUCTURE*	*$549,320.57*
				12024200-80230	*INFRASTRUCTURE*	*$936,108.10*
				50024220-80230	*INFRASTRUCTURE*	*$318,993.02*
				50924200-80230	*INFRASTRUCTURE*	*$13,386.74*
				80126100-80230	*INFRASTRUCTURE*	*$27,365.76*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GHILOTTI CONSTRUCTION COMPANY INC	5909*10	DOWNTOWN STREETSCAPE & ROAD DI	$1,962,653.57	*80526610-80230*	*INFRASTRUCTURE*	*$27,532.78*
				82227113-80230	*INFRASTRUCTURE*	*$47,545.63*
				84427221-80230	*INFRASTRUCTURE*	*$42,400.97*
					Vendor Total:	*$1,962,653.57*
GRAINGER INC	9005004644	AEROSOL LUBRICANT CANS	$179.77	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$179.77*
	9012194503	FIRST AID KIT	$147.61	*84027225-54100*	*SUPPLIES*	*$147.61*
					Vendor Total:	*$327.38*
GRANITE CONSTRUCTION COMPANY	2054102	MISC ROCK & ROAD PATCH MATERIA	$238.30	*82227113-80230*	*INFRASTRUCTURE*	*$99.29*
				84027221-54100	*SUPPLIES*	*$139.01*
	2041240	MISC ROCK & ROAD PATCH MATERIA	$642.01	*82227113-80230*	*INFRASTRUCTURE*	*$642.01*
	2045688	MISC ROCK & ROAD PATCH MATERIA	$662.13	*82227113-80230*	*INFRASTRUCTURE*	*$662.13*
	2065226	MISC ROCK & ROAD PATCH MATERIA	$1,316.96	*82227113-80230*	*INFRASTRUCTURE*	*$1,316.96*
	2070426	MISC ROCK & ROAD PATCH MATERIA	$394.89	*84027221-54100*	*SUPPLIES*	*$394.89*
					Vendor Total:	*$3,254.29*
GRAYBAR ELECTRIC CO INC	9322721280	PVC CONDUIT	$733.36	*80026110-54100*	*SUPPLIES*	*$733.36*
					Vendor Total:	*$733.36*
HACH COMPANY	12576415	MEASURING SPOON	$3.98	*84027225-54103*	*LAB SUPPLIES*	*$3.98*
	12579640	DESSICANT TUBES	$23.63	*84027225-54103*	*LAB SUPPLIES*	*$23.63*
	12541494	DESSICANT TUBS	$25.13	*84027225-54103*	*LAB SUPPLIES*	*$25.13*
	12560788	CHLORINE	$68.37	*84027225-54103*	*LAB SUPPLIES*	*$68.37*
	12552721	FLASKS	$147.98	*84027225-54103*	*LAB SUPPLIES*	*$147.98*
					Vendor Total:	*$269.09*
HARRIS COMPUTER SYSTEMS INC	CT051304	PERFORM A COMPLETE DATA EXTRA	$1,757.11	*20513300-54320*	*SOFTWARE*	*$1,757.11*
	CR051171	PERFORM A COMPLETE DATA EXTRA	$3,514.22	*20513300-54320*	*SOFTWARE*	*$3,514.22*
					Vendor Total:	*$5,271.33*
IBM GF INTERNATIONAL HOLDING LLC	Q8102KV	FINANCING OF DELL STORAGE UPGRADE	$59,562.35	*20900000-74501*	*CAPITAL LEASE INTEREST*	*$107.94*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
IBM GF INTERNATIONAL HOLDING LLC	Q8102KV	FINANCING OF DELL STORAGE UPGRADE	$59,562.35	*20900000-74500*	*CAPITAL LEASE PRINCIPAL*	*$59,454.41*
					Vendor Total:	*$59,562.35*
IDEXX DISTRIBUTION INC	3089816143	TRAYS	$293.19	*84027225-54103*	*LAB SUPPLIES*	*$293.19*
	3089816142	TRAYS, BOTTLES	$533.63	*82027111-54100*	*SUPPLIES*	*$533.63*
					Vendor Total:	*$826.82*
INTEGRITY SHRED LLC	121901	DOCUMENT SHREDDING	$32.50	*10020210-54100*	*SUPPLIES*	*$16.25*
				20620231-54100	*SUPPLIES*	*$16.25*
					Vendor Total:	*$32.50*
INTERCOUNTY MECHANICAL & ELECTRICAL INC	7981	A/C INSPECTION, PARTS	$594.60	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$594.60*
	8017	REPLACED A/C THERMOSTAT	$606.68	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$606.68*
					Vendor Total:	*$1,201.28*
INTERNATIONAL CODE COUNCIL INC	1001378628	BUILDING CODE BOOKS	$468.74	*10023320-57100*	*LEARNING AND DEVELOPMENT*	*$468.74*
					Vendor Total:	*$468.74*
JACK MILLER	21087	FURNISH/INSTALL ONE (1) PO	$945.60	*84027225-80100*	*MACHINERY & EQUIPMENT*	*$945.60*
					Vendor Total:	*$945.60*
JJ CUSTOM SHARPENING LLC	926937	CHAIN SHARPENING	$40.00	*80026110-54100*	*SUPPLIES*	*$40.00*
					Vendor Total:	*$40.00*
JUAN DIAZ	BA FY 21/22	BOOT ALLOWANCE	$150.00	*10022100-54100*	*SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*
JUSTIN WYATT	TA 8/29-9/2/21	TRAVEL ADVANCE	$1,057.20	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$1,057.20*
					Vendor Total:	*$1,057.20*
KATHERINE ESCOBEDO	DV072321	INSTRUCTOR	$1,792.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$1,792.00*
	DV071921	INSTRUCTOR	$2,576.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$2,576.00*
					Vendor Total:	*$4,368.00*
KATIE WILLIAMS	DV081221 1	INSTRUCTOR	$1,344.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$1,344.00*
	DV081221	INSTRUCTOR	$1,624.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$1,624.00*
					Vendor Total:	*$2,968.00*
KONOCTI RIDGE CORPORATION	92782	EXTERMINATOR SERVICES	$98.00	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*$98.00*
					Vendor Total:	*$98.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LYMAN GROUP INC	1751526	GLOVES	$103.47	82027114-54100	SUPPLIES	$103.47
					Vendor Total:	$103.47
MCKAYLA TAYLOR	DV081221	REIMBURSEMENT - SUPPLIES	$52.79	90000000-23226	CONCERT SERIES	$52.79
					Vendor Total:	$52.79
MENDOCINO METALS INC	9495	PAIR MEMORIAL BENCH BRACKETS P	$1,377.97	90000000-23212	ADOPT-A-TREE PROGRAM	$1,377.97
					Vendor Total:	$1,377.97
MILSOFT UTILITY SOLUTIONS INC	20213723	REPLACEMENT OF UTILITY BILLING	$20,940.00	20513300-54320	SOFTWARE	$20,940.00
					Vendor Total:	$20,940.00
MOTION INDUSTRIES INC	CA23-526358	BEARING, FITTINGS & MISC. ITEM	$24.01	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$24.01
	CA23-526477	BEARING, FITTINGS & MISC. ITEM	$24.01	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$24.01
	CA23-526726	BEARING, FITTINGS & MISC. ITEM	$42.74	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$42.74
					Vendor Total:	$90.76
MUNICIPAL MAINTENANCE EQUIPMENT	0161949-IN	BOOM LIFT CYLINDERS	$722.78	84027221-56130	EXTERNAL SERVICES	$722.78
	0161721-IN	HOSE	$109.41	84027225-56130	EXTERNAL SERVICES	$109.41
	0162170-IN	HOSE	$112.45	84027225-56130	EXTERNAL SERVICES	$112.45
					Vendor Total:	$944.64
MYSTERY RANCH LTD	IN142697	MYSTERY RANCH HOT SPEED CAL SP	$1,699.03	10021210-54100	SUPPLIES	$849.52
				91521400-54100	SUPPLIES	$849.51
					Vendor Total:	$1,699.03
NCPA	006102-0821028	AUG 21 NCPA	$1,279,429.00	80026440-58104	NCPA MANAGEMENT SERVICES	$41,625.00
				80026440-58101	NCPA PLANT GENERATION	$395,625.00
				80026440-58102	NCPA POWER PURCHASES	$531,020.00
				80026440-58105	NCPA THIRD PARTY SALES	($3,492.00)
				80026440-58103	NCPA TRANSMISSION	$314,651.00
					Vendor Total:	$1,279,429.00

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NOBLE WAIDELICH	TA 8/29-9/2/21	TRAVEL ADVANCE	$1,057.20	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$1,057.20*
					Vendor Total:	*$1,057.20*
OCCU-MED LTD	0821511	PRE-EMPLOYMENT PHYSICAL	$1,515.75	*20016100-54161*	*BACKGROUND & PHYSICALS*	*$1,515.75*
					Vendor Total:	*$1,515.75*
ONE TIME PAY VENDOR	124292-4	UTILITY REFUND - CHRISTOPHER TROYER, ELIZABET MENDO	$136.48	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$136.48*
	123992-0	UTILITY REFUND - ANITA BAKKER, KEITH GRAYDON	$154.35	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$154.35*
					Vendor Total:	*$290.83*
ONESOURCE DISTRIBUTORS LLC	S6718933.004	BURNDY ES2R2R 2-2 ALCU SEC SLEEVE	$54.44	*80000000-12104*	*INVENTORY - PURCHASES*	*$54.44*
	S6718933.002	BURNDY ES2R2W 2 ACSR-4 AL/CU	$54.44	*80000000-12104*	*INVENTORY - PURCHASES*	*$54.44*
	S6718933.003	HOMAC X1N304 SLEEVE SVCE	$134.06	*80000000-12104*	*INVENTORY - PURCHASES*	*$134.06*
	S6746936.001	PERFORMED GDE1106 GRIP 5/16	$304.85	*80000000-12104*	*INVENTORY - PURCHASES*	*$304.85*
	S6746936.002	FARGO GC5002S #2 STR MAX 5 SOLID MIN	$434.41	*80000000-12104*	*INVENTORY - PURCHASES*	*$434.41*
	S6710184.003	(NEW - HW-LW-2) HARDWARE, WASH	$544.38	*80000000-12104*	*INVENTORY - PURCHASES*	*$27.27*
				80026110-54100	*SUPPLIES*	*$512.79*
				80026120-54100	*SUPPLIES*	*$4.32*
	S6736053.001	GLASER M190566 STUD, FASTENER KIT	$744.51	*80000000-12104*	*INVENTORY - PURCHASES*	*$744.51*
	S6710184.001	CONNMFG SSBC500-4SI	$769.20	*80000000-12104*	*INVENTORY - PURCHASES*	*$769.20*
	S6718907.004	(DE-SG46) DEADEND SERVICE GRIP	$1,832.37	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,832.37*
	S6752723.001	(2U-CA-2) CAP, INSULATED PROTE	$3,669.81	*80000000-12104*	*INVENTORY - PURCHASES*	*$3,669.81*
	S6736040.001	MILW 1680-21 1/2" SUPER HAWG DRILL	$379.97	*80026220-54100*	*SUPPLIES*	*$379.97*
					Vendor Total:	*$8,922.44*
PACE SUPPLY CORPORATION	027059817	MISC. ITEMS AS NEEDED	$380.74	*80126100-80220*	*BUILDING IMPROVEMENTS*	*$380.74*
	027072318	MISC. ITEMS AS NEEDED	$153.66	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$153.66*
	027033747	MISC. ITEMS AS NEEDED	$20.71	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$20.71*
	027020721	MISC. ITEMS AS NEEDED	$420.90	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$420.90*
	027060295	MISC. ITEMS AS NEEDED	$136.00	*82027114-54100*	*SUPPLIES*	*$136.00*

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PACE SUPPLY CORPORATION	027037003	MISC. ITEMS AS NEEDED	$479.89	82027114-54100	SUPPLIES	$479.89
					Vendor Total:	$1,591.90
PARKER, LUCAS AND ASSOCIATES	16	UNDERWRITING SERVICES FOR BUSI	$1,250.00	61123410-52100	CONTRACTUAL SERVICES	$1,250.00
	17	UNDERWRITING SERVICES FOR BUSI	$2,125.00	61123410-52100	CONTRACTUAL SERVICES	$2,125.00
					Vendor Total:	$3,375.00
PG&E CO	1522-8 JUL 21	PACIFIC GAS & ELECTRIC	$119.07	10521210-55210	UTILITIES	$119.07
	6833-2 JUL 21	PACIFIC GAS & ELECTRIC	$749.93	10521210-55210	UTILITIES	$749.93
	6124-2 JUL 21	PACIFIC GAS & ELECTRIC	$1,413.85	10521210-55210	UTILITIES	$1,413.85
					Vendor Total:	$2,282.85
PUBLIC SERVICE DEPARTMENT	JUN 21	CITY UTILITIES	$166,939.82	10022100-55210	UTILITIES	$23,471.21
				10022300-55210	UTILITIES	$4,609.32
				10022700-55210	UTILITIES	$2,468.97
				10024214-55210	UTILITIES	$933.64
				10024620-55210	UTILITIES	$491.81
				20620231-55210	UTILITIES	$87.30
				20822500-55210	UTILITIES	$12,714.87
				20824300-55210	UTILITIES	$951.81
				64020213-55210	UTILITIES	$584.89
				72022400-55210	UTILITIES	$30,361.99
				73022600-55210	UTILITIES	$2,785.81
				77725200-55210	UTILITIES	$2,940.49
				80026400-55210	UTILITIES	$3,300.76
				80526150-55210	UTILITIES	$12,225.53
				82027111-55210	UTILITIES	$25,158.65
				83027330-55210	UTILITIES	$15,156.65
				84027221-55210	UTILITIES	$69.89
				84027225-55210	UTILITIES	$28,626.23
					Vendor Total:	$166,939.82

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
R EMMETT JONES	JUL 21	MANAGEMENT ADVISORY SERVICES	$1,875.00	*20012100-52100*	*CONTRACTUAL SERVICES*	*$375.00*
				70024500-52100	*CONTRACTUAL SERVICES*	*$1,275.00*
				77725200-52100	*CONTRACTUAL SERVICES*	*$225.00*
					Vendor Total:	*$1,875.00*
R&B COMPANY - RWC	P294873	(H-30-F) HYDRANT BURY SECTION,	$1,050.64	*82000000-12104*	*INVENTORY - PURCHASES*	*$1,050.64*
					Vendor Total:	*$1,050.64*
REDWOOD FORD	336060	FILTER	$83.36	*20324100-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$83.36*
	336011	ANTI-FREEZE	$87.48	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$87.48*
	336064	WIPER BLADES	$24.74	*10020210-56130*	*EXTERNAL SERVICES*	*$24.74*
	335872	FILTER	$35.52	*10020210-56130*	*EXTERNAL SERVICES*	*$35.52*
	335975	SPARK PLUGS	$66.90	*10020210-56130*	*EXTERNAL SERVICES*	*$66.90*
	335977	SPARK PLUGS	$66.90	*10020210-56130*	*EXTERNAL SERVICES*	*$66.90*
	335948	FILTER	$19.52	*10022100-56130*	*EXTERNAL SERVICES*	*$19.52*
	335938	RUN - DOOR GLA SP	$112.89	*10022100-56130*	*EXTERNAL SERVICES*	*$112.89*
	335898	BRAKE KIT, PADS	$134.33	*10024620-56130*	*EXTERNAL SERVICES*	*$134.33*
	335881	TURBOCHARGER FOR SERVICE TRUCK	$1,726.22	*20324100-56130*	*EXTERNAL SERVICES*	*$1,726.22*
	336000	ELEMENT KIT, ELEMENT	$132.73	*80026110-56130*	*EXTERNAL SERVICES*	*$132.73*
					Vendor Total:	*$2,490.59*
REUSER INC	30547	CUBIC YARD OF STATE CERTIFIED	$2,142.90	*90000000-20231*	*COUNTY MENTAL HEALTH .5%*	*($10.72)*
				90000000-23252	*DISTRICT USE TAX-LIBRARIES*	*($2.66)*
				90000000-23237	*DISTRICT USE TAX-MEASURE S*	*($10.72)*
				90000000-23028	*MEASURE Y DISTRICT TAX*	*($10.72)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($155.36)*
				10022100-54100	*SUPPLIES*	*$190.18*
				10022100-54100	*SUPPLIES*	*$2,142.90*
					Vendor Total:	*$2,142.90*
RINO PACIFIC	CL34919	FUEL CARD CHARGES AS NEEDED	$2,240.28	*10521210-56210*	*FUEL & FLUIDS*	*$2,240.28*
	CL35044	FUEL CARD CHARGES AS NEEDED	$3,203.75	*10521210-56210*	*FUEL & FLUIDS*	*$3,203.75*

List of Checks Presented for Approval on 8/20/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RINO PACIFIC	CL35056	FUEL CARD CHARGES AS NEEDED	$62.80	*20324100-56210*	*FUEL & FLUIDS*	*$62.80*
					Vendor Total:	*$5,506.83*
ROGINA WATER COMPANY	14355 JUN 21	WATER SERVICE - 1301 TALMAGE RD	$23.89	*91521400-55210*	*UTILITIES*	*$23.89*
					Vendor Total:	*$23.89*
RONALD ROYSUM	RS 2159	CONFINED SPACE ENTRY STANDY SE	$1,850.00	*84027225-56130*	*EXTERNAL SERVICES*	*$1,850.00*
					Vendor Total:	*$1,850.00*
SOLID WASTES SYSTEMS INC	JUL 21	RESIDENTIAL GARBAGE FEES	$43,939.23	*90200000-52170*	*UKIAH WASTE SOLUTIONS*	*$43,939.23*
					Vendor Total:	*$43,939.23*
STAPLES CREDIT PLAN	7334888920-0	COVER STOCK, HOLE PUNCH	$24.87	*10022810-54100*	*SUPPLIES*	*$24.87*
	7334888920-0	CARD STOCK, SHARPIES, PENS	$91.89	*10022810-54100*	*SUPPLIES*	*$91.89*
	7333843490-0	PAPER VELLUM BRISTOL CARDS	$55.74	*10022840-54100*	*SUPPLIES*	*$55.74*
	7333622161-1	RETURN - DIVIDERS	($43.53)	*10023100-54100*	*SUPPLIES*	*($43.53)*
	7333622161-0	BLACK INK, 7DIGIT TEST AVERY	$143.00	*10023100-54100*	*SUPPLIES*	*$87.06*
				20013210-54100	*SUPPLIES*	*$55.94*
	7334339674-0	STEEL CASH BOX	$21.35	*10521210-54100*	*SUPPLIES*	*$21.35*
	7334085628-0	STEEL CASH BOX, PAPER	$37.20	*10521210-54100*	*SUPPLIES*	*$37.20*
	7334340803-0	GLOVES	$204.58	*20012200-54100*	*SUPPLIES*	*$102.29*
				20822500-54100	*SUPPLIES*	*$102.29*
	7333925271-0	CARD STOCK, STAPLES	$39.97	*20012800-54100*	*SUPPLIES*	*$39.97*
	7334112217-0	FILE FOLDERS	$26.83	*20013210-54100*	*SUPPLIES*	*$26.83*
	7334110012-0	CALCULATOR, TONER	$175.92	*20013210-54100*	*SUPPLIES*	*$29.98*
				20013210-54100	*SUPPLIES*	*$115.96*
				20013400-54100	*SUPPLIES*	*$14.99*
				20013401-54100	*SUPPLIES*	*$14.99*
	7335455102-0	CLEANER, APC BACK UP	$126.57	*20013220-54100*	*SUPPLIES*	*$62.55*
				20822500-54100	*SUPPLIES*	*$64.02*
	7334337482-0	COLOR COPY PAPER, RULER	$16.24	*20013400-54100*	*SUPPLIES*	*$16.24*
					Vendor Total:	*$920.63*

List of Checks Presented for Approval on 8/20/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
STATE WATER RESOURCES CONTROL BOARD	DV080321	REGISTRATION - R LOTTEN	$125.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$125.00*
					Vendor Total:	*$125.00*
SWANK MOTION PICTURES INC	DB 3052302	2021 MOONLIGHT MOVIE MADNESS	$435.00	*10022840-54100*	*SUPPLIES*	*$435.00*
					Vendor Total:	*$435.00*
TEREX USA LLC	5003407211	PIN WELDT, RET RING, SNAP RING	$584.09	*80026110-56130*	*EXTERNAL SERVICES*	*$584.09*
					Vendor Total:	*$584.09*
TIM SANTO	DV072121	REIMBURSEMENT - POWER OUTAGE MEALS	$137.64	*80026400-54100*	*SUPPLIES*	*$137.64*
					Vendor Total:	*$137.64*
TRI AIR TESTING INC	144813	NFPA AIR ANALYSIS	$1,021.08	*10021210-80100*	*MACHINERY & EQUIPMENT*	*$1,021.08*
					Vendor Total:	*$1,021.08*
TRITECH SOFTWARE SYSTEMS	320387	CAD WORKSTATION LICENSE (IN) A	$46,169.41	*10020210-54320*	*SOFTWARE*	*$20,076.31*
				20620231-54320	*SOFTWARE*	*$26,093.10*
					Vendor Total:	*$46,169.41*
UKIAH DAILY JOURNAL	0006589022	PUBLISHING SERVICES FY 21/22	$37.62	*10521210-52150*	*LEGAL SERVICES/ EXPENSES*	*$37.62*
					Vendor Total:	*$37.62*
UKIAH VALLEY SANITATION DIST	90558 JUL 21	SEWER - 141 LOVERS LN	$93.07	*10521210-55210*	*UTILITIES*	*$93.07*
	81411 JUL 21	SEWER - 1500 S STATE ST	$484.50	*10521210-55210*	*UTILITIES*	*$484.50*
					Vendor Total:	*$577.57*
ULINE	136546090	POLYTUBING	$192.41	*84027225-54100*	*SUPPLIES*	*$192.41*
					Vendor Total:	*$192.41*
UNDERGROUND SERVICE ALERT OF	21DIG178914	CALIFORNIA STATE FEE FOR REGULATORY	$1,114.69	*82027114-59101*	*FEES*	*$1,114.69*
					Vendor Total:	*$1,114.69*
UNITED SITE SERVICES	114-12252563	PORTABLE TOILET RENTAL	$696.80	*90000000-23226*	*CONCERT SERIES*	*$696.80*
	114-12228631	PORTABLE TOILET RENTAL	$641.82	*10022850-52100*	*CONTRACTUAL SERVICES*	*$641.82*
					Vendor Total:	*$1,338.62*
US BANK CORPORATE PAYMENT SERVICES	JUL 21	CAL CARD PURCHASES	$3,312.34	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$71.84*
				10521210-57100	*LEARNING AND DEVELOPMENT*	*($37.37)*

List of Checks Presented for Approval on 8/20/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
US BANK CORPORATE PAYMENT SERVICES	JUL 21	CAL CARD PURCHASES	$3,312.34	*10521210-57100*	*LEARNING AND DEVELOPMENT*	*$1,858.07*
				10521210-57300	*MEMBERSHIPS & SUBSCRIPTIONS*	*$555.00*
				10521210-54100	*SUPPLIES*	*$846.60*
				10521210-55100	*TELEPHONE*	*$18.20*
	JUL 21 1	CAL CARD PURCHASES	$7,471.18	*91721400-54102*	*SMALL TOOLS*	*$4,120.39*
				91521400-54320	*SOFTWARE*	*$810.00*
				91721400-54320	*SOFTWARE*	*$810.00*
				25321210-54106	*SPECIALTY SUPPLIES*	*$61.56*
				91621400-54106	*SPECIALTY SUPPLIES*	*$61.57*
				10021210-54100	*SUPPLIES*	*$483.24*
				91521400-54100	*SUPPLIES*	*($21.23)*
				91521400-54100	*SUPPLIES*	*$213.78*
				91721400-54100	*SUPPLIES*	*$931.87*
					Vendor Total:	*$10,783.52*
VAN LANT & FANKHANEL	080921	AUDIT SVCS, 5-YEAR AGREEMENT	$13,000.00	*20013400-52100*	*CONTRACTUAL SERVICES*	*$9,000.00*
				96917200-52100	*CONTRACTUAL SERVICES*	*$4,000.00*
					Vendor Total:	*$13,000.00*
VERGIL THOMAS MASSEY	005659	CHAIN REPAIR	$172.41	*80026110-54100*	*SUPPLIES*	*$172.41*
					Vendor Total:	*$172.41*
WAGNER & BONSIGNORE	07-21-419	ENG SVCS FOR WATER RIGHT PERMIT	$2,125.00	*82027110-52100*	*CONTRACTUAL SERVICES*	*$2,125.00*
					Vendor Total:	*$2,125.00*
WASTE MANAGEMENT	2830971-2561-3	GARBAGE SERVICE - 1500 S STATE ST	$71.31	*10521210-55210*	*UTILITIES*	*$71.31*
	2831153-2561-7	GARBAGE SERVICE - 141 LOVERS LN	$76.31	*10521210-55210*	*UTILITIES*	*$76.31*
					Vendor Total:	*$147.62*
WESTECH	82438	SKIM BLADE	$373.78	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$373.78*
					Vendor Total:	*$373.78*
WIPF CONSTRUCTION LLC	6883	DELIVERY OF VARIOUS MATERIALS	$1,439.52	*82227113-80230*	*INFRASTRUCTURE*	*$719.76*
				82027114-54100	*SUPPLIES*	*$719.76*
					Vendor Total:	*$1,439.52*

List of Checks Presented for Approval on 8/20/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
XEROX CORP	014133111	COPIER LEASE - SEE ADD'L DESCR	$115.05	*10022700-52100*	*CONTRACTUAL SERVICES*	*$115.05*
	014035912	COPIER LEASE - SEE ADD'L DESCR	$109.58	*73022600-52100*	*CONTRACTUAL SERVICES*	*$109.58*
	014133110	COPIER LEASE - SEE ADD'L DESCR	$151.86	*10020210-54500*	*EQUIP RENTS AND LEASES*	*$106.17*
				20620231-54500	*EQUIP RENTS AND LEASES*	*$30.38*
				64020213-54500	*EQUIP RENTS AND LEASES*	*$15.31*
	014035911	COPIER LEASE - SEE ADD'L DESCR	$458.37	*10020210-54500*	*EQUIP RENTS AND LEASES*	*$320.86*
				20620231-54500	*EQUIP RENTS AND LEASES*	*$91.68*
				64020213-54500	*EQUIP RENTS AND LEASES*	*$45.83*
	014133123	COPIER LEASE - SEE ADD'L DESCR	$157.99	*10521210-54500*	*EQUIP RENTS AND LEASES*	*$157.99*
	014035909	COPIER LEASE - SEE ADD'L DESCR	$474.05	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$474.05*
	014133109	COPIER LEASE - SEE ADD'L DESCR	$596.90	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$596.90*
					Vendor Total:	*$2,063.80*
XPRESSMYSELF.COM LLC	MSS-250425	NO TRESSPASSING SIGNS	$866.05	*84027225-54100*	*SUPPLIES*	*$866.05*
					Vendor Total:	*$866.05*
					INVOICE TOTAL:	***$3,873,012.72***

List of Checks Presented for Approval on 8/27/2021

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

CR 8/27/21

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
4LEAF INC	J3595G	ON-CALL BUILDING & PLAN CHECK	$8,640.00	*10023320-52100*	*CONTRACTUAL SERVICES*	*$8,640.00*
					Vendor Total:	*$8,640.00*
ADAMSON POLICE PRODUCTS	INV357835	ION T-SERIES LINEAR LT RED	$421.55	*10521210-56130*	*EXTERNAL SERVICES*	*$421.55*
					Vendor Total:	*$421.55*
ALL STAR FIRE EQUIPMENT, INC	234225	GROVES INCORPORATED #EW30 EXTR	$20,602.68	*91621400-80100*	*MACHINERY & EQUIPMENT*	*$20,602.68*
					Vendor Total:	*$20,602.68*
AMAZON CAPITAL SERVICES	141W-WW4G-DMYQ	PIPE WRENCHS	$262.33	*82027114-54102*	*SMALL TOOLS*	*$262.33*
	1YYJ-QG4Q-JL3G	WIRELESS EAR PHONES	$131.90	*20013210-54100*	*SUPPLIES*	*$131.90*
	1KP1-TT3T-9GLX	HEADLAMPS	$501.24	*82027114-54100*	*SUPPLIES*	*$250.62*
				84027221-54100	*SUPPLIES*	*$250.62*
	11RD-KFD6-9PCK	STREAMLIGHT PRO HEADLAMPS	$544.24	*82027114-54100*	*SUPPLIES*	*$272.12*
				84027221-54100	*SUPPLIES*	*$272.12*
					Vendor Total:	*$1,439.71*
ASCEND LEARNING HOLDING LLC	315308	REGISTRATION - B HYLAND	$859.18	*10521210-57100*	*LEARNING AND DEVELOPMENT*	*$859.18*
	315309	REGISTRATION - J MORRIS	$859.18	*10521210-57100*	*LEARNING AND DEVELOPMENT*	*$859.18*
					Vendor Total:	*$1,718.36*
AT&T MOBILITY	832118877X08142021	DATA & VOICE CELL PHONES	$365.76	*10020210-55100*	*TELEPHONE*	*$129.69*
				20620231-55100	*TELEPHONE*	*$15.10*
				77725200-55100	*TELEPHONE*	*$45.07*
				80026400-55100	*TELEPHONE*	*$86.46*
				82027110-55100	*TELEPHONE*	*$15.10*
				82027111-55100	*TELEPHONE*	*$44.14*
				84027221-55100	*TELEPHONE*	*$30.20*
	830253631X08142021	POLICE-MODEMS	$559.50	*10020210-55100*	*TELEPHONE*	*$559.50*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T MOBILITY	875108535X0 8142021	VOICE & 1 DATA	$37.74	*84027221-55100*	*TELEPHONE*	*$37.74*
					Vendor Total:	*$963.00*
BUSINESS CARD	2830962	EMPLOYMENT ADVERTISING	$105.00	*20016100-54162*	*ADVERTISING*	*$105.00*
	SF-D 22786	FACEBOOK ADVERTISING	$51.50	*20012300-52510*	*ADVERTISING & PROMOTION*	*$51.50*
	47381	US DOOR & FENCE BLACK METAL FE	$1,268.22	*77725200-56600*	*AIRFIELD MAINTENANCE & REPAIR*	*($216.88)*
				77725200-56600	*AIRFIELD MAINTENANCE & REPAIR*	*$1,485.10*
	SF-D 23977	DIGITAL PANEL METER	$783.02	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$783.02*
	SF-D 23973	PROSENSE SIGNAL CONDITIONER	$925.44	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$925.44*
	274957A	WHEEL BEARINGS	$10.55	*10022810-56130*	*EXTERNAL SERVICES*	*$10.55*
	9246394	WHEEL BEARINGS	$80.00	*10022810-56130*	*EXTERNAL SERVICES*	*$80.00*
	274701A	FORD WHEEL CYLINDER, HALF SHAFT	$694.85	*10022810-56130*	*EXTERNAL SERVICES*	*$694.85*
	47395	(--------) FUSE HOLDER, MIDGET	$933.27	*80000000-12104*	*INVENTORY - PURCHASES*	*$933.27*
	47441	FOUNDATIONS OF LEADERSHIP: 9/	$5,022.76	*20413500-57100*	*LEARNING AND DEVELOPMENT*	*$1,674.25*
				20413510-57100	*LEARNING AND DEVELOPMENT*	*$1,674.25*
				20413520-57100	*LEARNING AND DEVELOPMENT*	*$1,674.26*
	SF-D 25232	PAPA REGISTRATION - C GOWAN	$90.00	*84027225-57100*	*LEARNING AND DEVELOPMENT*	*$90.00*
	SF-D 25862	ANNUAL HOSTING SUBSCRIPTION	$216.00	*10022810-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$216.00*
	SF-D 25865	SURVEY MONKEY ANNUAL PLAN	$384.00	*20012200-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$384.00*
	071221	WALL STREET JOURNAL MEMBERSHIP	$19.49	*20013400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$19.49*
	102471646	MEMBERSHIP - O KEOUGH	$295.00	*20013400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$295.00*
	103332169	MEMBERSHIP - D BUFFALO	$625.00	*20013400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$625.00*
	145950	MEMBERSHIP DUES - HR	$150.00	*20016100-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$150.00*
	0768	36IN BELT DRIVE DRUM	$293.95	*10024620-54120*	*PW - SPECIAL SUPPLIES*	*$293.95*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BUSINESS CARD	47285	SIMPSON 95000 COLD WATER PRESS	$4,136.16	*80026220-54102*	*SMALL TOOLS*	*$4,136.16*
	INV24645396856	IT GLUE/KASEYA SOFTWARE	$245.70	*20913900-54320*	*SOFTWARE*	*$245.70*
	INV24645418047	IT GLUE/KASEYA SOFTWARE	$245.70	*20913900-54320*	*SOFTWARE*	*$245.70*
	378801	BOARD LUNCH - PD	$70.06	*10020210-54100*	*SUPPLIES*	*$70.06*
	11504	T-SHIRTS, SPORT BAG	$75.14	*10020210-54100*	*SUPPLIES*	*$75.14*
	26287	SPECTER GEAR RIFLE SLINGS	$97.61	*10020210-54100*	*SUPPLIES*	*$97.61*
	8281206977	REMOTE SPEAKER	$410.02	*10020210-54100*	*SUPPLIES*	*$410.02*
	25753485	GLOW STICKS, BRACELETS, ACTIVITY BOOKS	$463.11	*10020210-54100*	*SUPPLIES*	*$463.11*
	073121	SUMMER BBQ - PD	$498.59	*10020210-54100*	*SUPPLIES*	*$498.59*
	3221528	RETIREMENT INVITATIONS - PD	$133.91	*10020214-54100*	*SUPPLIES*	*$133.91*
	393735	SUMMER BBQ - PD	$377.30	*10020214-54100*	*SUPPLIES*	*$377.30*
	SF-D 25225	COLORIMETER REAGENT	$85.50	*10022300-54100*	*SUPPLIES*	*$85.50*
	SF-D 25231	RETURN - STEEL SHELVING	($250.39)	*10022700-54100*	*SUPPLIES*	*($250.39)*
	SF-D 25231 1	RETURN - STEEL SHELVING	($141.53)	*10022700-54100*	*SUPPLIES*	*($141.53)*
	SF-D 25231 2	STEEL SHELVING	$391.92	*10022700-54100*	*SUPPLIES*	*$391.92*
	09376J	CLOVER HALF & HALF	$5.97	*20012200-54100*	*SUPPLIES*	*$5.97*
	03886J	CLOVER HALF & HALF	$7.96	*20012200-54100*	*SUPPLIES*	*$7.96*
	SF-D 25240	PEER SUPPORT - K NORRIS	$61.72	*20413510-54100*	*SUPPLIES*	*$30.86*
				20413520-54100	*SUPPLIES*	*$30.86*
	47386	PROTO 34" TOP CHEST DRAWER	$1,850.86	*80026210-54100*	*SUPPLIES*	*$1,850.86*
	SF-D 23974	MOUNTING BRACKET	$449.61	*80026220-54100*	*SUPPLIES*	*$449.61*
	005964	VFD TRAINING SUPPLIES	$187.79	*82027111-54100*	*SUPPLIES*	*$187.79*
	450366	WATER JUGS, DIESEL CANS	$113.19	*82027114-54100*	*SUPPLIES*	*$113.19*
	SF-D 23975	FIRE HYDRANT LOCKS	$830.22	*82027114-54100*	*SUPPLIES*	*$830.22*
	SF-D 23979	WINDOW AIR CONDITIONER	$1,000.56	*82027114-54100*	*SUPPLIES*	*$500.28*
				84027221-54100	*SUPPLIES*	*$500.28*
	47291	FRIGIDAIRE 22 CU FT SIDE BY SI	$2,444.00	*91521400-54100*	*SUPPLIES*	*$2,444.00*
					Vendor Total:	*$25,738.73*
CANTEEN SERVICE	5975:010315	MISC. FOOD ITEMS AS NEEDED	$17.69	*20012200-54100*	*SUPPLIES*	*$17.69*
					Vendor Total:	*$17.69*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
COFFEE CRITIC INC, THE	R26366	MISC. COFFEE SUPPLIES AS NEEDED	$90.00	20012200-54100	SUPPLIES	$90.00
	R26551	MISC. COFFEE SUPPLIES AS NEEDED	$90.00	20012200-54100	SUPPLIES	$90.00
					Vendor Total:	$180.00
COOPER COMPLIANCE CORPORATION	2410	COMPLIANCE & REPORTING SERVICE	$500.00	80026400-52100	CONTRACTUAL SERVICES	$500.00
					Vendor Total:	$500.00
CWS CONSTRUCTION GROUP INC	2021204 1	ELECTRIC SERVICE CENTER - SITE	$328,081.55	80126100-80220	BUILDING IMPROVEMENTS	$328,081.55
					Vendor Total:	$328,081.55
ENTENMANN-ROVIN CO	0160414-IN	LAPD DOME BADGE	$375.39	10020210-54100	SUPPLIES	$375.39
					Vendor Total:	$375.39
EPIC AVIATION LLC	7461870	JET A FUEL	$19,721.91	77725200-58401	AVIATION FUEL	$19,721.91
					Vendor Total:	$19,721.91
EUREKA OXYGEN CO	DM00826828	EQUIPMENT MAINTENANCE	$22.05	10521210-56120	EQUIPMENT MAINTENANCE & REPAIR	$22.05
					Vendor Total:	$22.05
FEDERAL EXPRESS	7-467-13982	SHIPPING SERVICES	$32.90	10023100-54101	POSTAGE	$32.90
					Vendor Total:	$32.90
FLUID COMPONENTS INT LLC	1140012	SHIPPING OF REPAIR - FLOWMETER	$30.44	84027225-56120	EQUIPMENT MAINTENANCE & REPAIR	$30.44
					Vendor Total:	$30.44
GEORGE WHITNEY	UKIAH-004	1-YEAR SUBSCRIPTION TO COMPLET	$7,500.00	20012800-54320	SOFTWARE	$7,500.00
					Vendor Total:	$7,500.00
GRAINGER INC	9004472214	DISHWASHING DETERGENT	$85.42	10521210-54100	SUPPLIES	$85.42
	9005073888	BATTERIES FOR FD	$483.52	10521210-54100	SUPPLIES	$483.52
					Vendor Total:	$568.94
GRANITE CONSTRUCTION COMPANY	2075071	MISC ROCK & ROAD PATCH MATERIA	$278.90	10024620-54122	PW - AGGREGATE BASE	$278.90
					Vendor Total:	$278.90
GREATER UKIAH CHAMBER OF COMMERCE	DV081821	SPONSOR DINNER SUPPLIES	$168.29	90000000-23226	CONCERT SERIES	$168.29
					Vendor Total:	$168.29
HUNTERS SERVICES INC	283533	PEST CONTROL SERVICES	$1,399.00	10022100-52100	CONTRACTUAL SERVICES	$836.00
				20822500-52100	CONTRACTUAL SERVICES	$258.00
				73022600-52100	CONTRACTUAL SERVICES	$115.00

List of Checks Presented for Approval on 8/27/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
HUNTERS SERVICES INC	283533	PEST CONTROL SERVICES	$1,399.00	*80026210-52100*	*CONTRACTUAL SERVICES*	*$60.00*
				80026220-52100	*CONTRACTUAL SERVICES*	*$70.00*
				80026400-52100	*CONTRACTUAL SERVICES*	*$60.00*
					Vendor Total:	*$1,399.00*
INTERCOUNTY MECHANICAL & ELECTRICAL INC	8027	UPD DISPATCH - UNIT LEAKING CONDESATE	$240.00	*20822500-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$240.00*
					Vendor Total:	*$240.00*
JASON SODERQUIST	H0105474	ALIPHATIC ACRYLIC URETHANE	$178.76	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$178.76*
					Vendor Total:	*$178.76*
JJ CUSTOM SHARPENING LLC	354811	HEDGE TRIMMER SHARPENED, BOTS, NUTS	$119.44	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$119.44*
					Vendor Total:	*$119.44*
JOEL FAY	081221	ON SITE DEBRIEFING - PD	$630.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$630.00*
					Vendor Total:	*$630.00*
KIMBALL MIDWEST	9109637	MISC GARAGE STOCK	$743.33	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$743.33*
					Vendor Total:	*$743.33*
KP PUBLIC AFFAIRS LLC	41956	COMMUNITY OUTREACH PROF SVCS	$10,000.00	*20012300-52100*	*CONTRACTUAL SERVICES*	*$10,000.00*
					Vendor Total:	*$10,000.00*
LORELEI SCOTT	8555	VINYL LETTERING FOR OFFICE DOORS - FD	$254.63	*10521210-54100*	*SUPPLIES*	*$254.63*
					Vendor Total:	*$254.63*
MATTHEW STOUT	TA 9/5-9/21	TRAVEL ADVANCE	$603.20	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$603.20*
					Vendor Total:	*$603.20*
MENDO MILL & LUMBER CO	192829/1	SCREWS FOR CARPORT	$111.87	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*$111.87*
	192128/1	ELECTRIC TAPE, SPRAYPAINT	$9.68	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$9.68*
	192157/1	AXI HANDLE, SPRAYPAINT, ELECTRIC AND DUCT TAPE	$40.29	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$40.29*
	221139/1	SHUTOFF HOSES, NOZZLES	$170.44	*10521210-54102*	*SMALL TOOLS*	*$170.44*
	191594/1	STATION BBQ SUPPLIES	$25.65	*10521210-54100*	*SUPPLIES*	*$25.65*
	192432/1	RADIO BATTERIES	$43.24	*10521210-54100*	*SUPPLIES*	*$43.24*
					Vendor Total:	*$401.17*

List of Checks Presented for Approval on 8/27/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MENDOCINO SOLID WASTE MANAGEMENT AUTHORITY	COUWWTP-080421	ACIDS, BASES PER GALLON	$150.00	*84027225-54100*	*SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*
MILLVIEW COUNTY WATER DISTRICT	UVFA JUL 21	WATER SERVICES - LOVERS LANE	$71.08	*10521210-55210*	*UTILITIES*	*$71.08*
					Vendor Total:	*$71.08*
MYSTERY RANCH LTD	IN142925	MYSTERY RANCH HOT SPEED CAL SP	$1,213.59	*10021210-54100*	*SUPPLIES*	*$606.80*
				91521400-54100	*SUPPLIES*	*$606.79*
					Vendor Total:	*$1,213.59*
NFP NATIONAL ACCOUNT SERVICES INC	21-08 ALTERITY	AUG 21 ALTERITY INSURANCE	$2,824.84	*20700000-20523*	*P/R DEDUCT-LTD*	*$2,437.39*
				20700000-20512	*REMIF LIFE*	*$35.00*
				20700000-20512	*REMIF LIFE*	*$72.45*
				20700000-20512	*REMIF LIFE*	*$280.00*
					Vendor Total:	*$2,824.84*
NICK KIRBY	DV081921	REIMBURSEMENT-WATER DISTRIBUATION LICENSE	$120.00	*82027114-59101*	*FEES*	*$120.00*
					Vendor Total:	*$120.00*
NICK WEISS	BA FY 21/22	BOOT ALLOWANCE	$150.00	*20324100-54100*	*SUPPLIES*	*$150.00*
					Vendor Total:	*$150.00*
OKONITE COMPANY,THE	1GJ54	(C-860) CONDUCTOR, 15 KV UG AL	$14,508.32	*80000000-12104*	*INVENTORY - PURCHASES*	*$14,508.32*
					Vendor Total:	*$14,508.32*
ONE TIME PAY VENDOR	B 27161	CONF CENTER REFUND - CECILIA CEJA	$100.00	*10022100-46360*	*PARKS RENTAL*	*$100.00*
	0021870	REC REFUND - DAMARA MOORE	$20.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$20.00*
	0022911	REC REFUND - CHANTAL CIMMIYOTTI	$28.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$28.00*
	0022906	REC REFUND - FATIMA BALLAHO	$28.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$28.00*
	0022969	REC REFUND - LISA BROCCHINI	$28.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$28.00*
	22138	REC REFUND - MARY WATERS	$28.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$28.00*
	0022974	REC REFUND - NANCY JOHNSON	$28.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$28.00*

List of Checks Presented for Approval on 8/27/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ONE TIME PAY VENDOR	0022888	REC REFUND - PATRICIA LONGSTRETH	$28.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$28.00*
	0022905	REC REFUND - SANDRA APPLEGATE	$28.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$28.00*
	0022782	REC REFUND - ANDY WALKER	$35.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$35.00*
	0022765	REC REFUND - NICOLE DUNCAN	$35.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$35.00*
	0022832	REC REFUND - SALVADOR ORTIZ	$35.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$35.00*
	0022917	REC REFUND - STACEY MORONEY	$48.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$48.00*
	0022944	REC REFUND - LAN HUANG	$56.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$56.00*
	0022963	REC REFUND - AMELIA HISELEY	$400.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$400.00*
	0022778	REC REFUND - CECILE LATHAM	$400.00	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$400.00*
	114270-2	UTILITY REFUND - ROBERT VARDANEGA	$100.66	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$100.66*
	1164009-1	UTILITY REFUND - JESSICA MARKHAM	$123.15	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$123.15*
	120700-0	UTILITY REFUND - ANNA SOZZONI	$143.94	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$143.94*
	112577-2	UTILITY REFUND - NORTH COAST OPPORTUNITIES	$681.83	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$681.83*
					Vendor Total:	*$2,374.58*
PG&E CO	8716-1 AUG 21	PACIFIC GAS & ELECTRIC	$8,951.95	*82027111-55210*	*UTILITIES*	*$8,951.95*
					Vendor Total:	*$8,951.95*
RAY C STARKEY	P-2100610	CONCERT IN THE PARK SHIRTS	$806.76	*90000000-23226*	*CONCERT SERIES*	*$806.76*
	P-2100682	CITY WATER DEPT - EMBROIDERY	$209.04	*82027114-54100*	*SUPPLIES*	*$209.04*
					Vendor Total:	*$1,015.80*
REDWOOD COAST FUELS	2263427	CARDLOCK FUEL PURCHASES	$102.61	*77725200-54100*	*SUPPLIES*	*$102.61*
					Vendor Total:	*$102.61*
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	21-9 EAP	REMIF EAP INSURANCE	$525.40	*20700000-20520*	*P/R DEDUCT.-MEDICAL INS*	*$525.40*
	21-8 EAP	REMIF EAP INSURANCE	$528.24	*20700000-20520*	*P/R DEDUCT.-MEDICAL INS*	*$528.24*
					Vendor Total:	*$1,053.64*

List of Checks Presented for Approval on 8/27/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RESPECTECH	42987	PHONE SYSTEM SERVICE	$112.50	10521210-55100	TELEPHONE	$112.50
	43293	PHONE SYSTEM SERVICE	$112.50	10521210-55100	TELEPHONE	$112.50
					Vendor Total:	$225.00
RONALD ROYSUM	DV082321 1	REIMBURSEMENT-MEALS FIREFIGHTERS	$342.61	10521210-54100	SUPPLIES	$342.61
	DV082321	REIMBURSEMENT-MEALS FIREFIGHTERS	$762.84	10521210-54100	SUPPLIES	$762.84
	DV082321 2	REIMBURSEMENT-MEALS FIREFIGHTERS	$1,798.80	10521210-54100	SUPPLIES	$1,798.80
					Vendor Total:	$2,904.25
SAFEWAY INC	AUG 21	MISC. PURCHASES AS REQUIRED	$876.80	90000000-23226	CONCERT SERIES	$14.80
				90000000-23226	CONCERT SERIES	$28.64
				90000000-23226	CONCERT SERIES	$35.41
				90000000-23226	CONCERT SERIES	$50.49
				90000000-23226	CONCERT SERIES	$166.57
				10020214-54100	SUPPLIES	$29.90
				10020214-54100	SUPPLIES	$34.91
				10020214-54100	SUPPLIES	$95.47
				10022840-54100	SUPPLIES	$195.32
				20010000-54100	SUPPLIES	$78.99
				73022600-54100	SUPPLIES	$4.99
				73022600-54100	SUPPLIES	$141.31
					Vendor Total:	$876.80
STATE OF CALIFORNIA	DV070121	APPLICATOR CERTIFICATE - R KRIKEN	$100.00	84027225-57100	LEARNING AND DEVELOPMENT	$100.00
					Vendor Total:	$100.00
STRYKER SALES CORPORATION	3477717	SIDEKICK 9X12 WIPES	$569.52	10521210-54107	EMS SUPPLIES	$284.76
				71021100-54107	EMS SUPPLIES	$284.76
					Vendor Total:	$569.52
SWANK MOTION PICTURES INC	3060311	MOONLIGHT MOVIE MADNESS	$395.00	90000000-23235	MOVIES IN THE PLAZA	$395.00
					Vendor Total:	$395.00
TRAFX RESEARCH LTD	210727TA	TRAIL COUNTER FOR PEDESTRIANS	$4,905.00	90000000-20231	COUNTY MENTAL HEALTH .5%	($24.08)
				90000000-23252	DISTRICT USE TAX-LIBRARIES	($6.00)
				90000000-23237	DISTRICT USE TAX-MEASURE S	($24.08)

List of Checks Presented for Approval on 8/27/2021

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
TRAFX RESEARCH LTD	210727TA	TRAIL COUNTER FOR PEDESTRIANS	$4,905.00	*90000000-23028*	*MEASURE Y DISTRICT TAX*	*($24.08)*
				90000000-23013	*STATE USE TAX LIABILITY*	*($349.09)*
				10022100-54100	*SUPPLIES*	*$427.33*
				10022100-54100	*SUPPLIES*	*$4,905.00*
					Vendor Total:	*$4,905.00*
TRITECH SOFTWARE SYSTEMS	322517	VISION CAD LICENSE (CALL TAKER	$7,560.29	*20620231-54320*	*SOFTWARE*	*$7,560.29*
					Vendor Total:	*$7,560.29*
TUFTS POLYGRAPH & INVESTIGATION	2021-653	POLYGRAPH & INVESTIGATION SERVICES	$180.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$180.00*
	2021-645	POLYGRAPH & INVESTIGATION SERVICES	$455.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$455.00*
	2021-646(A)	POLYGRAPH & INVESTIGATION SERVICES	$800.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$800.00*
					Vendor Total:	*$1,435.00*
UKIAH DAILY JOURNAL	0006588492	PUBLISHING SERVICES FY 21/22	$360.47	*20016100-54162*	*ADVERTISING*	*$360.47*
	0006588465	PUBLISHING SERVICES FY 21/22	$558.80	*20016100-54162*	*ADVERTISING*	*$558.80*
	0006589666	PUBLISHING SERVICES FY 21/22	$641.21	*20016100-54162*	*ADVERTISING*	*$641.21*
	0006574106	PUBLISHING SERVICES FY 21/22	$88.69	*10020210-52515*	*ADVERTISING & PUBLICATION*	*$88.69*
	0006590367	PUBLISHING SERVICES FY 21/22	$273.57	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$273.57*
	0006589837	PUBLISHING SERVICES FY 21/22	$64.63	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$64.63*
	0006589693	PUBLISHING SERVICES FY 21/22	$66.22	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$66.22*
	0006590869	PUBLISHING SERVICES FY 21/22	$82.11	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$82.11*
	0006590949	PUBLISHING SERVICES FY 21/22	$90.06	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$90.06*
	0006590565	PUBLISHING SERVICES FY 21/22	$219.65	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$219.65*
					Vendor Total:	*$2,445.41*
UKIAH VALLEY ASSOCIATION FOR HABILITATION INC	IN23820	JANITORIAL SERVICES - WWP FY 2	$900.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$900.00*
					Vendor Total:	*$900.00*
UKIAH VALLEY SANITATION DIST	104613 JUL 21	SEWER - LOW GAP RD	$53.47	*10022100-55210*	*UTILITIES*	*$53.47*

List of Checks Presented for Approval on 8/27/2021

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH VALLEY SANITATION DIST	113354 JUL 21	SEWER - 1350 HASTINGS RD	$53.47	*80026400-55210*	*UTILITIES*	*$53.47*
					Vendor Total:	*$106.94*
US CELLULAR	0454820686	CELL PHONES	$633.47	*10024620-55100*	*TELEPHONE*	*$41.04*
				80026400-55100	*TELEPHONE*	*$58.05*
				80026400-55100	*TELEPHONE*	*$135.17*
				82027110-55100	*TELEPHONE*	*$57.03*
				82027111-55100	*TELEPHONE*	*$156.10*
				84027221-55100	*TELEPHONE*	*$57.03*
				84027225-55100	*TELEPHONE*	*$129.05*
					Vendor Total:	*$633.47*
USA BLUEBOOK	SC1270	SERVICE CHARGE	$14.79	*84027225-56125*	*LAB EQUIP-REPAIR & MAINT.*	*$14.79*
					Vendor Total:	*$14.79*
VISTA ANALYTICAL LABORATORY INC	CINV-044665	PFAS LAB SERVICES	$1,430.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$1,430.00*
					Vendor Total:	*$1,430.00*
					INVOICE TOTAL:	***$488,609.50***

Agenda Item No: 7.b.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1034

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Report to Council for the Emergency Replacement of a Flow Meter at the Water Treatment Plant (WTP), from JM Integration LLC, in the Amount of $19,366.39.

DEPARTMENT: Water Resources **PREPARED BY:** Mary Williamson, Buyer II
PRESENTER: Consent Calendar

ATTACHMENTS:
1. REQ -JM Int
2. JM Int Quote

Summary: Council will Receive Report for the Emergency Replacement of a Flow Meter at the Water Treatment Plant, from JM Integration LLC, in the amount of $19,366.39.

Background: The "effluent flow meter" meters production and flow of finished water leaving the water treatment plant. Accuracy for the effluent meter has been slowly degrading over the last five years. Accuracy has now degraded to the point of being out of compliance.

Discussion: Due to the current drought, there is heightened focus on accurately recording and reporting water production. In order to effectively track production and conservation, this meter needed to be replaced immediately. Please refer to Attachment 1- Requisition from Water Treatment Plant Supervisor and Attachment 2 - JM Integration Quote.

Pursuant to the requirements of Section 1522 of the Municipal Code, staff is reporting to City Council for this expenditure.

Recommended Action: Receive Report for the Emergency Replacement of a Flow Meter at the Water Treatment Plant, from JM Integration LLC, in the amount of $19,366.39.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 82027111.52100: $215,000

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: PO 47439

COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

CITY OF UKIAH

ARTMENT Public Works - WTP

REQUISITION E37885

8.10.2021

SUPPLIER JM Integration

PURCHASE ORDER NO. 47439

RD NO.	QUANTITY	DESCRIPTION	ACCOUNT NUMBER	UNIT PRICE	TOTAL
		Emergency Replacement			
		of WTP Flow			
		Meter. - Expedite			
		Quote attached			
		Labor			2880.00
		Travel			722.39
		Materials			15,764
		Total			19,366.3
		Acct #: 82027111-52100			

GETED AMOUNT
EXPENDITURE BALANCE 210,723

DEPT. HEAD OR AUTHORIZED AGENT

JMIntegration
Listen. Plan. Exceed.
License #1040899

REQUEST FOR QUOTE
Revision 28FEB2021

Customer: City of Ukiah	Date: 8/10/2021
Project: Replace Effluent Flow Meter	Quote Number: Q2101106

BILL TO	
Contact Name: Shelly Wagenet	
Phone: 7074893927	Email: swagenet@cityofukiah.com
Location: 901 Riverwell St, Ukiah CA 95482	

JM Integration LLC is pleased to submit this proposal for services to support you in achieving your goals for improving customer satisfaction by providing the following scope of work listed below.

SCOPE OF WORK

Install and commission one (1): 24" Model 394S foward and reverse bi-directional flow full profile insertion (FPI) mag meter - complete with mounting hardware, procomm digital converter with dual 4-20mA output, 25' of dual submersible cables with quick disconnects at sensor, stainless steel body, 316 stainless steel electrodes, NSF approved fusion epoxy coating, 2" SS ball valve x close SS nipple, 2-year warranty

Please note: 4-5 week leadtime on delivery

*Existing wiring for power and signal will be used. If design changes are required, additional parts and labor will apply.

The following table details the pricing for delivery of the services outlined in this proposal. This pricing is valid for 30 days from the date of this proposal:

PRICING DESCRIPTION	
Labor	2880
Travel	722.39
Materials	15764
Tools & Equipment	
Total	19366.39

The prices listed in the preceding table are an estimate for the services discussed. This summary is not a guarantee of final price. Estimates are subject to change if project specifications are changed or costs for outsourced services change before a contract is executed. We look forward to working with you and supporting your efforts to improve and maintain your system. If you have questions on this proposal, please contact me at your convenience.

Thank you for your time and consideration,

Jack Miller | Owner | JM Integration LLC

250 Brookdale Drive, Vacaville CA 95687 • Office (888) 536-8623 • Fax (707) 890-3595

JMIntegration
Listen. Plan. Exceed.

License #1040899

REQUEST FOR QUOTE
Revision 28FEB2021

TERMS AND CONDITIONS

Base Terms: Quotation is valid for 30 days from above date. Our terms are due and payable 30 days from date of invoice. Payments must be made on a minimum of a monthly basis. If payment is not received by the 30th day, a 1.5% monthly service charge (18% annually) will be charged on all accounts past due. Attorney's fees, court costs and costs of collection will be paid to prevailing party. Permits and bonding are excluded unless otherwise noted herein. Our standard insurance applies unless agreed to in writing by JM Integration LLC. We accept no responsibility for consequential damages and our standard warranty applies. Please reference the above stated quote in all correspondence and purchase orders. Unless otherwise noted, this quote is based on standard straight time hours and does not include any prevailing wage rates unless agreed in writing by JM Integration LLC. The price quoted herein is for the labor and materials specifically listed within the body of this quote. Service calls carry a 4-hour minimum per person. Cancellation charges apply including engineering, labor, materials, quote and estimating time, markup, % of profit, return goods fees, etc. at the time of written cancellation notice to JM Integration LLC.

Limitation of Liability: (a) In no event shall JM Integration LLC, its suppliers or subcontractors be liable for special, indirect, incidental or consequential damages, whether in contract, warranty, tort, negligence, strict liability or otherwise, including, but not limited to, loss of profits or revenue, loss of use of the Equipment or any associated equipment, cost of capital, cost of substitute equipment, facilities or services, downtime costs, delays, and claims of customers of the Purchaser or other third parties for any damages. JM Integration LLC liability for any claim whether in contract, warranty, tort, negligence, strict liability, or otherwise for any loss or damage arising out of, connected with, or resulting from this Agreement or the performance or breach thereof, or from the design, manufacture, sale, delivery, resale, repair, replacement, installation, technical direction of installation, inspection, operation or use of any equipment covered by or furnished under this Agreement, or from any services rendered in connection therewith, shall in no case exceed one-fourth (1/4) of the purchase price allocable to the Equipment or part thereof or Services which gives rise to the claim. (b) All causes of action against JM Integration LLC arising out of or relating to this Agreement or the performance or breach hereof shall expire unless brought within one year of the time of accrual thereof. (c) In no event, regardless of cause, shall JM Integration LLC be liable for penalties or penalty clauses of any description or for indemnification of Purchaser or others for costs, damages, or expenses arising out of or related to the Equipment and/Services.

Force Majeure: JM Integration LLC shall neither be liable for loss, damage, detention or delay nor be deemed to be in default for failure to perform when prevented from doing so by causes beyond its reasonable control including but not limited to acts of war (declared or undeclared), Acts of God, fire, strike, labor difficulties, acts or omissions of any governmental authority or of Purchaser, compliance with government regulations, insurrection or riot, embargo, delays or shortages in transportation or inability to obtain necessary labor, materials, or manufacturing facilities from usual sources or from defects or delays in the performance of its suppliers or subcontractors due to any of the foregoing enumerated causes. In the event of delay due to any such cause, the date of delivery will be extended by period equal to the delay plus a reasonable time to resume production, and the price will be adjusted to compensate JM Integration LLC for such delay.

Cancellation: Any order may be cancelled by Purchaser only upon prior written notice and payment of termination charges, including but not limited to, all costs identified to the order incurred prior to the effective date of notice of termination and all expenses incurred by JM Integration LLC attributable to the termination, plus a fixed sum of ten
(10) percent of the final total price to compensate for disruption in scheduling, planned production and other indirect costs.

Entire Agreement: This Agreement constitutes the entire agreement between JM Integration LLC and Purchaser. There are no agreements, understandings, restrictions, warranties, or representations between JM Integration LLC and Purchaser other than those set forth herein or herein provided

Bonding: Cost of Bonding is not included. Contact JM Integration LLC for a quote if bonding is required.

SIGNATURE	PRINT NAME	DATE
Jack Miller Digitally signed by Jack Miller Date: 2021.08.10 12:42:29 -07'00'	Jack Miller	

SIGNATURE	PRINT NAME	DATE
	Shelly Wagenet	

Rates

The following rates will be used without increase through December 31, 2021 when preparing fee proposals for specific task orders. All services shall be compensated based on the hourly rates schedule.

PROFESSIONAL SERVICES	STANDARD RATE ($/HR)
Project Management	170
Engineering	140
Programming	130
Electrical	120
Instrumentation	110
Administrative Support	90
Panel Shop	80

Travel

Service calls carry a 4-hour minimum per person. Overtime rates are 1.5x the standard rate and will be charged for hours worked more than 8 hours per day (5 days per week, Monday through Friday). Saturdays and Sundays are also billed at the Overtime rate. National Holidays are invoiced at the Holiday rate which 2x the standard rate. Travel time shall be billed at the corresponding rate.

TRAVEL EXPENSES	RATE
Airfare	At Cost Plus 10%
Lodging	At Cost Plus 10%
Meals & Incidentals	Standard Government Rate
Privately Owned Vehicle (POV) Mileage	Standard Government Rate

Materials

Material purchases are invoiced at cost plus markup.

COST RANGE	MARKUP
$0-999	30%
$1000-4999	20%
$5000+	10%

Tools & Equipment

Standard tools are included. Special test equipment that may be required will be rented or purchased and billed at cost.

JM Integration LLC
250 Brookdale Drive
Vacaville, CA 95687
(888) 536-8623
https://www.jmintegration.com/

Quote

JMIntegration
Listen. Plan. Exceed.

ADDRESS
City of Ukiah Attn: ACCOUNTS PAYABLE 300 SEMINARY AVENUE UKIAH, CA 95482

SHIP TO
City of Ukiah Attn: ACCOUNTS PAYABLE 300 SEMINARY AVENUE UKIAH, CA 95482

QUOTE #	DATE
21705	08/17/2021

DATE	PRODUCT/SERVICE	QTY	RATE	AMOUNT
	394S-024SQ025 24" Model 394S Forward and Reverse Bi-Directional Flow Full Profile Insertion (FPI) Mag Meter - This full pipe averaging flow meter comes complete with mounting hardware, Procomm Digital Converter with dual 4-20mA output, 25' of dual submersible cables with quick connects at sensor, stainless steel body, 316 stainless steel electrodes, NSF approved fusion bonded epoxy coating, 2" stainless steel ball valve, 2"x close stainless steel nipple, 2-year warranty 4-5 Week Leadtime	1	14,564.00	14,564.00T
	TLIS4CFS1GV608 TLIS4CFS1GV-60-8 4"X60" CHANNEL STAND, GALVANIZED 4"X60" CHANNEL STAND, W/ 8"X8"X3/8" BASE PLATE, GALVANIZED	1	130.05	130.05T

The prices listed in the preceding table are an estimate for the services discussed. This summary is not a guarantee of final price. Estimates are subject to change if project specifications are changed or costs for outsourced services change before a contract is executed.

SUBTOTAL	14,694.05
TAX	1,304.10
TOTAL	**$15,998.15**

Accepted By

Accepted Date

Agenda Item No: 7.c.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1044

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Budget Amendment in the Amount of $3,000 for CASp Training Expenses for the Chief Building Official.

DEPARTMENT: Finance **PREPARED BY:** Olga Keough, Controller
PRESENTER: Consent Calendar

ATTACHMENTS:
None

Summary: The City Council will consider approving a budget amendment in the amount of $3,000 for CASp training expenses for the Chief Building Official.

Background: On September 19, 2012, Governor Brown signed into law Senate Bill (SB) 1186 which adds a state fee of $1 on any applicant for a local business license, similar instrument or permit, or renewal. The purpose of this fee is to increase disability access and compliance with construction-related accessibility requirements and to develop education resources for business in order to facilitate compliance with federal and state disability laws, as specified.

On October 11, 2017, Governor Brown signed into law Assembly Bill (AB) 1379, which changed the State CASp fee starting January 1, 2018. This bill accomplishes the following:

- Removes the sunset provision for the CASp fee, establishing it as a permanent fee.
- Increases the fee to $4 for six years from January 1, 2018 through December 31, 2023. The fee then reverts back to $1 beginning January 1, 2024.
- During the six-year period of the increased fee, the municipality will retain 90% of the fees collected, remitting 10% to the State. When the fee reverts back to $1, the municipality portion will also revert to 70%, with 30% remitted to the State.

The City retains the percentage of the fees collected, of which up to five percent of the retained moneys may be used for related administrative costs of this chapter. The City deposited the money in a special fund 620 “CASp Certification and Training Fund.” The moneys in the fund could be used for increased certified access specialist (CASp) training and certification within the City and to facilitate compliance with construction-related accessibility requirements.

Discussion: The City has accumulated $50,357 in CASp fund 670 as of June 30, 2021. The FY 2022 budget for the fund was established for $3,000 in training funds. However, an additional $3,000 is needed for the Chief Building Official to attend specialized trainings in FY2022.

Staff recommends approval of a budget amendment in the amount of $3,000 for a total FY 2022 training appropriation of $6,000.

Recommended Action: Approve budget amendment in the amount of $3,000 for training expenses for the Chief Building Official.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 62023320.57100: $3,000

PROPOSED BUDGET AMOUNT: 62023320.57100**:** $6,000

FINANCING SOURCE: State business license fee

PREVIOUS CONTRACT/PURCHASE ORDER NO.:

COORDINATED WITH: Dan Buffalo, Finance Director

Approved:
Sage Sangiacomo, City Manager

Agenda Item No: 7.d.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1047

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adopt Resolution 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.

DEPARTMENT: Community Development

PREPARED BY: Mireya Turner, Planning Manager

PRESENTER: Consent Calendar

ATTACHMENTS:

1. Minutes of August 18, 2021
2. Resolution with Exhibits A and B

Summary: The City Council is being asked to re-adopt a Resolution that was adopted on August 18, 2021, but had inadvertently left out the corresponding exhibits.

Background: On August 18, 2021, the City Council adopted a Resolution 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 (See Attachment 1 - 8/8/21 Minutes, Agenda Item 11a). However, Exhibits A and B, mentioned in the Resolution, were inadvertently omitted from the agenda packet when the City Council adopted the Resolution.

Discussion: Out of an abundance of caution, Staff is recommending that the Council adopt the updated Resolution with Exhibits A and B (Attachment 2).

Recommended Action: Adopt Resolution 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.

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
CITY COUNCIL MINUTES
Regular Meeting
Virtual Meeting Link: https://attendee.gotowebinar.com/rt/3862698010362077965
Ukiah, CA 95482
August 18, 2021
6:00 p.m.

---

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on August 18, 2021, having been legally noticed on August 13, 2021. The meeting was held virtually at the following link: *https://attendee.gotowebinar.com/rt/3862698010362077965*. Mayor Orozco called the meeting to order at 6:05 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Josefina Dueñas, Jim O. Brown, and Juan V. Orozco. **Councilmember Absent by Prearrangement:** Mari Rodin. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR OROZCO PRESIDING.

RECESS: 6:05 – 6:15 P.M. (to address technical issues.)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Kristine Lawler, City Clerk.

The Mayor led a moment of silence for Ted Goforth, a former City of Ukiah Public Works Director.

Council Consensus to include the City Manager's following remarks:

> *Mr. Goforth was a team member with the City of Ukiah from 1956 to 1993, and served our community with distinction in both employment and beyond. Mr. Goforth started with the City as an engineering aide, and over a 37-year career promoted through the ranks all the way up to Director of Public Works. Mr. Goforth was instrumental in the development of significant infrastructure projects our city uses today, specifically with water and sewer. Some of those project include number of our water wells, the original granny collector, our water treatment plant, the Civic Center reconstruction project, and the list goes on with countless other projects that Mr. Goforth was absolutely instrumental in developing and coordinating. As documented in his retirement proclamation, he was known for his hard work, innovative spirit, and professionalism.*

Comments: Councilmember Crane and David Rapport, City Attorney.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

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

Presenter: Councilmember Duenas.

Proclamation was received by Val Muchowski, Mendocino Women's Political Coalition Chair.

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.

Presenter: Kristine Lawler, City Clerk.

Public Comment: *Beatrice Acosta and Lisa Acosta.*

Certificate was received by Frank Acosta.

4. PETITIONS AND COMMUNICATIONS

No public comment was received.

5. APPROVAL OF MINUTES

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

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

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

Motion/Second: Crane/Duenas to approve Minutes of August 2, 2021, a special meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, and Orozco. NOES: None. ABSENT: Rodin. ABSTAIN: Brown.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

a. Report of Disbursements for the Month of June 2021 – *Finance.*

b. Report of Disbursements for the Month of July 2021 – *Finance.*

c. Approval of Settlement Agreement *(COU No. 2122-084)* 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 – *Finance.*

d. Consideration of Adoption of Resolution *(2021-35)* 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 – *Community Services.*

e. Consideration of Adoption of Resolution *(2021-36)* Appointing James Bair to the Paths, Open Space, and Creeks Commission (POSCC) – *City Clerk.*

f. Report of the Purchase *(PO No. 47401)* 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 – *Water Resources.*

g. Approval for the City Manager to Negotiate and Execute a Lease Agreement *(COU No. 2122-085)* Between the City of Ukiah and the Ukiah Youth Baseball League Inc., for the Use of a Portion of Riverside Park – *Community Services.*

h. Approval of Amendment No. 2 to a Professional Services Agreement *(COU No. 1920-138-A2)* 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 – *Community Development.*

i. Adoption of Resolution *(2021-37)* 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 – *Administration.*

j. Approval of Lease Agreement *(COU No. 2122-086)* Between the City of Ukiah and Judy Chan for Use of Parks Maintenance Facilities at 185 Mason St, Ukiah – *Community Services.*

k. Approval of Agreement *(COU No. 2122-087)* with Moss Adams, LLP for Accounting Review Services of Ukiah Waste Solutions, Inc., and Solid Waste Systems, Inc. – *Finance.*

l. Approve Contract Amendment *(COU No. 1819-215-A5)* with Thomas Hise, Architect, for Architectural Services for the Grace Hudson Museum in the Amount of $14,163, and Approve Corresponding Budget Amendment – *Community Services.*

m. Approval of Change Order #06 *(COU No. 2021-087-CO6)* 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 – *Water Resources.*

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) – *Fire.*

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) – *Fire.*

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) – *Fire.*

q. Report of Acquisition *(PO 47389-00)* from Western Fire Supply in the Amount of $23,776.04 for a Solo Rescue SCBA-Decon Washer – *Fire.*

r. Notification of Change Order #2 *(COU No. 2021-185-CO2)* 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 – *Electric Utility.*

Motion/Second: Brown/Crane to approve Consent Calendar Items 7a-7r, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, Brown, and Orozco. NOES: None. ABSENT: Rodin. ABSTAIN: None.

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comment was received.

9. COUNCIL REPORTS

Presenters: Councilmembers Duenas and Crane

10. CITY MANAGER/CITY CLERK REPORTS

Presenters:

- **Construction Update** – Tim Eriksen, Public Works Director / City Engineer.
- **Speeding Education/Enforcement** – Sage Sangiacomo, City Manager.

- **Update of Drought and Water Conditions** – Sean White, Water Resources Director.

11. PUBLIC HEARINGS (6:15 PM)

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.

Presenters: Craig Schlatter, Community Development Director and Mireya Turner, Planning Manager.

PUBLIC HEARING OPENED AT 7:42 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 7:42 P.M.

Motion/Second: Brown/Crane to approve the minimum duplex parking requirement to be 1.5 space(s) per unit. Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, Brown, and Orozco. NOES: None. ABSENT: Rodin. ABSTAIN: None.

Motion/Second: Brown/Crane to adopt Resolution *(2021-38)* 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. Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, Brown, and Orozco. NOES: None. ABSENT: Rodin. ABSTAIN: None.

Motion/Second: Brown/Crane to introduce the Ordinance by title only. Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, Brown, and Orozco. NOES: None. ABSENT: Rodin. ABSTAIN: None.

City Clerk, Kristine Lawler, read the following title into the record:

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.

Motion/Second: Brown/Crane to introduce the 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. Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, Brown, and Orozco. NOES: None. ABSENT: Rodin. ABSTAIN: None.

12. UNFINISHED BUSINESS

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.

Presenter: Tami Bartolomei, Office of Emergency Services Coordinator.

Public Comment: Robert Reveles.

Report was received.

RECESS: 8:10 – 8:22 P.M.

Councilmember Duenas returning at 8:32 p.m.

13. NEW BUSINESS

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.

Presenters: David Rapport, City Attorney; Dave Carroll, C&S Waste Solutions; Sue Vandelinder and Dan Schooler, Waste Connections; and Bruce McCracken, Ukiah Waste Solutions.

Public Comment: Robert Reveles.

Motion/Second: Brown/Orozco to approve the Assignment and Consent Waste Collection Contract *(COU No. 2122-088)*, and the Assignment and Consent Transfer Station Contract and Lease Agreement *(COU No. 2122-089)*, and authorize the City Manager to execute them on behalf of the City. Motion **carried** by the following roll call votes: AYES: Crane, Dueñas, Brown, and Orozco. NOES: None. ABSENT: Rodin. 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).

No Reports were received.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 9:01 P.M.

14. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(2) & (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

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

c. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(2))
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)(Number of potential cases: 2)

d. Conference with Legal Counsel – Existing Litigation
(Government Code Section 54956.9(d)(1))
Name of case: Gerardo Magdaleno, by and through his Guardian Ad Litem, Pedro Francisco Magdaleno v. City of Ukiah, Justin Wyatt (Fed. Dist. Ct. N.D. Cal.) 3:21-2609 VC.

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-2018-70200

f. **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

g. **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

h. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 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
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Dave Hull and Ric Piffero
Under Negotiation: Price & Terms of Payment

i. **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.

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

Direction was given to staff.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 9:40 p.m.

Kristine Lawler, City Clerk

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 July 14, 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 and Findings to Adopt a Negative Declaration for General Plan Amendment No. 21-01, dated June 7, 2021, pursuant to the Requirements of the California Environmental Quality Act (CEQA), attached hereto as Exhibit A.

2. The City Council hereby approves General Plan Amendment No. 21-01 (Exhibit B).

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

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Juan V. Orozco, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

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:
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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

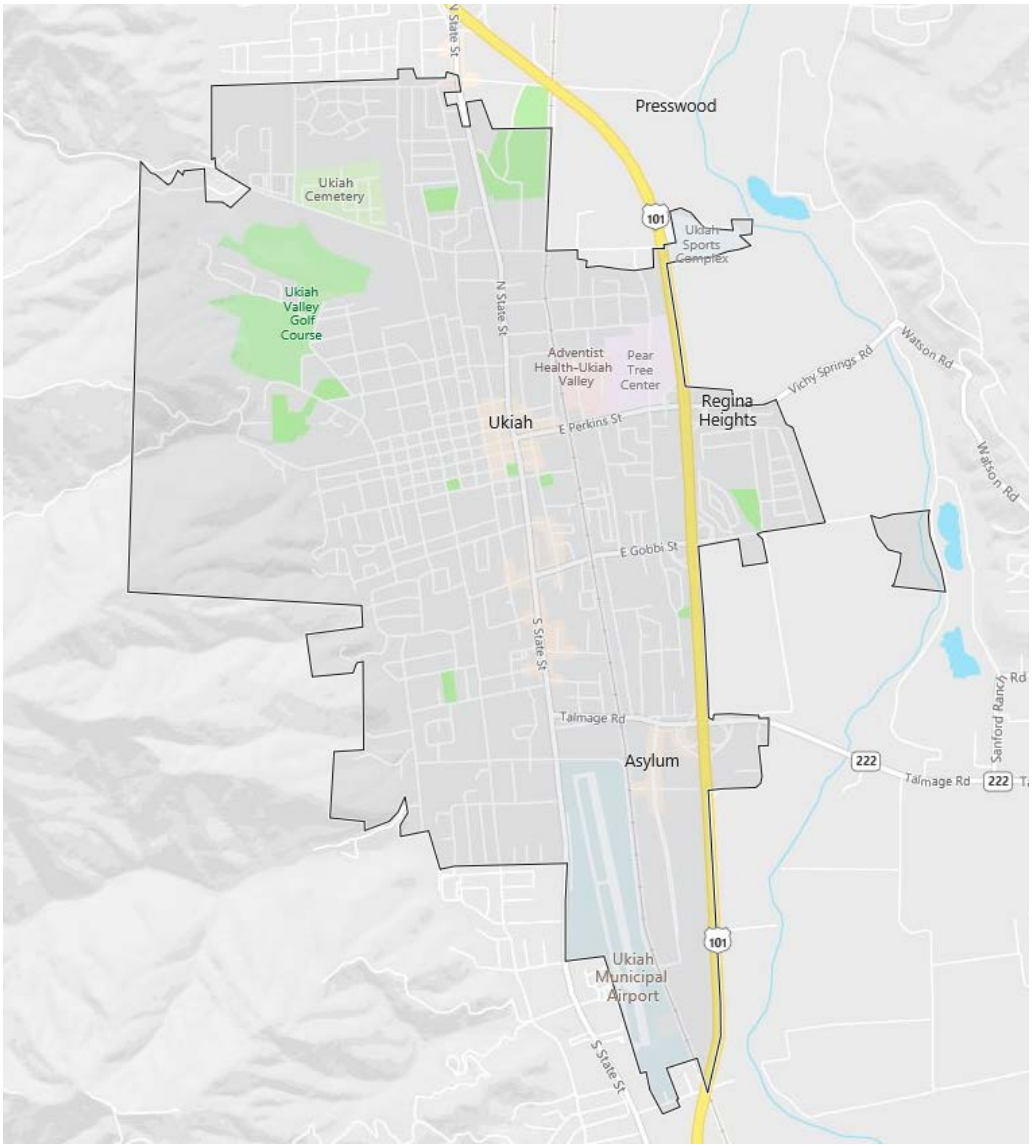
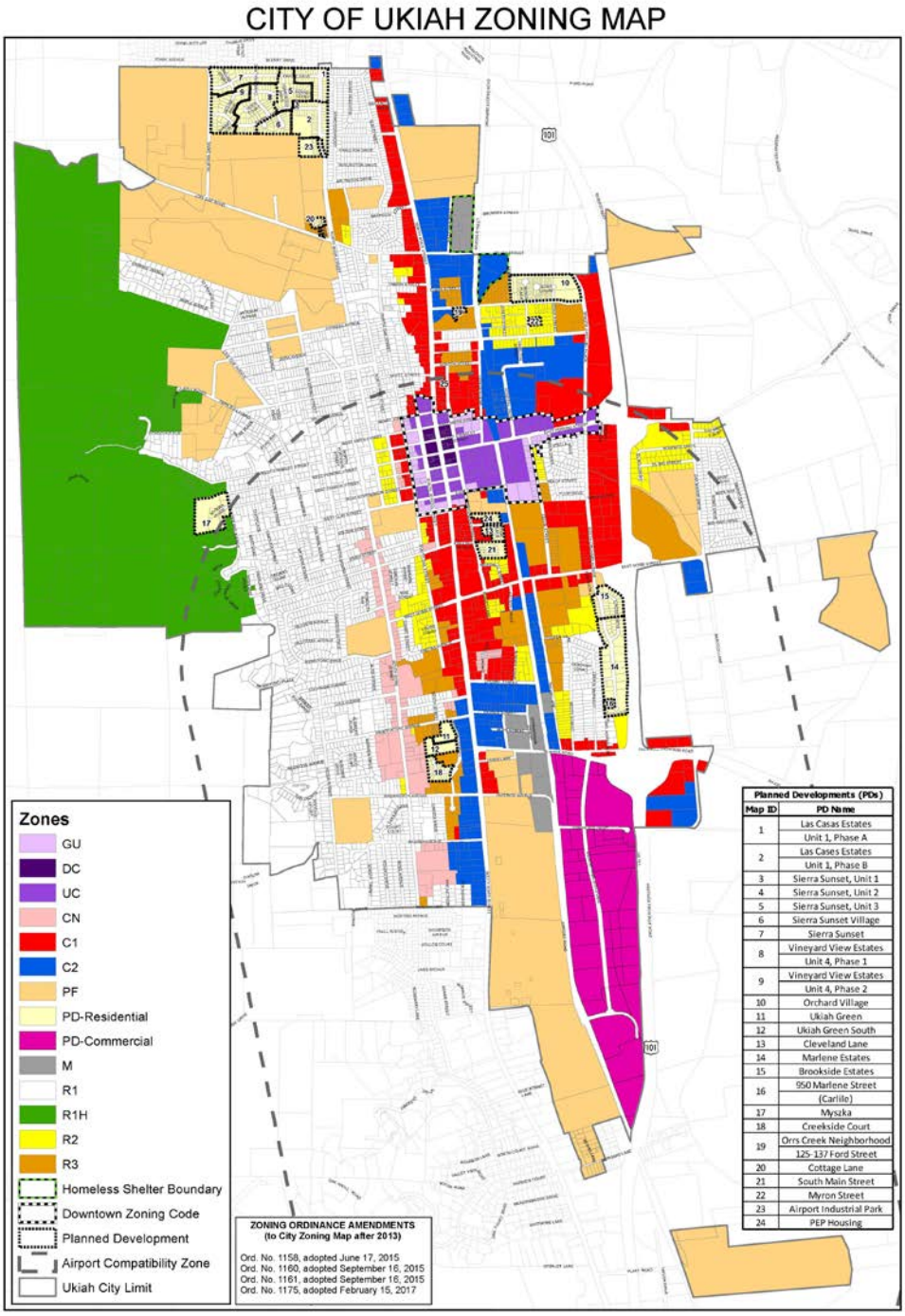


FIGURE 2. ZONING MAP



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

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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**.

VI. REFERENCES

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4. California Department of Conservation. California Geological Survey. U.S. Landslide Inventory Web Application. https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=ae120962f459434b8c904b456c82669d
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19. Landslide Inventory (Beta). California Department of Conservation. California Geological Survey. https://maps.conservation.ca.gov/cgs/lsi/
20. Mendocino Council of Governments (MCOG). 2017 Mendocino County Regional Transportation Plan. Prepared by Davey Bates Consulting. Adopted February 5, 2018. https://www.mendocinocog.org/files/742330750/2017+RTP+As+Adopted%28web+format%29.pdf
21. Mendocino County Air Quality Management District of the California North Coast Air Basin. Particulate Matter Attainment Plan. January 2005. https://www.co.mendocino.ca.us/agmd/pm-attainment.html
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City of Ukiah

GENERAL PLAN TEXT AMENDMENT
NO. 21-01

On August 18, 2021, the City Council adopted Resolution No. 2021-38, approving General Plan Amendment No. 21-01, approving the following amendments to the 1995 General Plan Land Use Element, shown below. Approved changes are shown in ~~strikeout~~ (for deleted text) and *italics* (for added text).

Medium Density Residential
Maximum density: One to ~~fourteen~~ *fifteen* dwelling units per one acre of gross land area. ~~with public water and public sewer; one dwelling unit per 12,000 *2,904* square feet of gross land area with public water or public sewer; one dwelling unit per one acre of gross land area with well and septic.~~

Commercial Designation:
Maximum building intensity: With the exception of the Downtown Master Plan area when off-site parking is provided through a parking district, the maximum lot coverage *for commercial development* shall be forty percent of the gross land area. *For residential development, the maximum lot coverage shall be no more than sixty percent of the gross land area, where indicated by the zoning district.*

Agenda Item No: 7.e.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2019-237

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution Approving Records Destruction for City Manager's Office.

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

ATTACHMENTS:

1. Resolution with Exhibit A - Records Destruction Notice

Summary: The City Manager's Office, along with the City Attorney and City Clerk, have reviewed records that have been identified as being ready for destruction. Council is being asked to approve their destruction.

Background: The City Manager's Office, along with the City Attorney and City Clerk, have reviewed the Records Destruction Notices for 28 boxes and have approved them for shredding.

Discussion: The estimated cost for shredding the 28 boxes is $196. The City Clerk budget includes funds for annual records destruction and no budget amendment is necessary at this time.

Staff recommends that Council adopt the resolution (Attachment 1), authorizing the destruction of 28 boxes of outdated documents, listed in full and attached as Exhibit A to the resolution.

Recommended Action: Adopt resolution authorizing the destruction of outdated documents for the City Manager's Office.

BUDGET AMENDMENT REQUIRED: No
CURRENT BUDGET AMOUNT: $1,500
PROPOSED BUDGET AMOUNT: N/A
FINANCING SOURCE: 20012500.52100; City Clerk Contracted Services
PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A
COORDINATED WITH: N/A

Approved: Sage Sangiacomo, City Manager

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS

WHEREAS, the City Manager's Office, along with the City Attorney and City Clerk have reviewed and approved the list of records that are attached as Exhibit A, and determined that said records are no longer necessary and may at this time be destroyed.

NOW, THEREFORE, BE IT RESOLVED, that the Ukiah City Council hereby approves the destruction of certain records, contained in Exhibit A of this Resolution, and authorizes the City Clerk to destroy the records.

PASSED AND ADOPTED this 15th day of September, 2021, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Juan V. Orozco, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

CITY OF UKIAH RECORDS DESTRUCTION NOTICE

Date: 9/15/21	**Department:** City Manager's Office

Current retention schedules show that the attached records listed are now ready for review for records destruction.

Instructions:

1. Review the attached listing *(if needed, you may obtain a copy of the retention guidelines from City Clerk)*

2. If only a portion of the box is to be kept, remove it and start a new box with a new transfer notice; Follow normal retention box submission instructions, which can be obtained from City Clerk if needed.

3. If the entire box is to be kept, change the date/year to consider destruction on the attached list, and give back to the City Clerk.

4. For boxes that are okay to proceed with destruction, obtain Department Head's signature and return this notice, along with the attached list to City Clerk.

NOTE: *Please keep in mind that we only have a set number of box storage locations. Only keep records past their retention deadline if it is necessary.*

Thank you for your cooperation in keeping our records management system working smoothly.

Kristine Lawler, City Clerk

	DATE	SIGNATURE
Department Head	Sep 7, 2021	Shannon Riley (Sep 7, 2021 15:50 PDT)
City Clerk	Sep 7, 2021	Kristine Lawler Kristine Lawler (Sep 7, 2021 16:09 PDT)
City Attorney	Sep 9, 2021	
City Council		
Destroyed		

CONTAINER	SHELF	LOCATION	BOX #	Central File #	Record Title	RECORD DATES	RETAIN UNTIL	DEPARTMENT	COMMENT
4	bb	1153	00538	101.01	General Subject Files - Administration	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	bb	1154	00539	101.01	General Subject Files - Administration	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	bb	1155	00540	101.01	General Subject Files - Administration	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	bb	1162	00547	101.01	General Subject Files - Administration	1/1/90-12/31/05	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	bb	1163	00548	101.01	General Subject Files - Administration	1/1/90-12/31/02	2008	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	bb	1164	00549	101.01	General Subject Files - Administration	1/1/79-12/31/07	2010	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	bb	1170	00553	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1171	00554	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1173	00556	307.08	Legal Advertising	1/1/93-12/31/09	2013	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1174	00557	307.08	Legal Advertising	1/1/63-12/31/93	1997	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1175	00558	101.01	General Subject Files - Admin	1/1/95-12/31/07	2011	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1176	00561	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1177	00562	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1178	00563	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1179	00564	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1189	00565	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1190	00566	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1195	00571	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1196	00572	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1197	00574	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	cc	1198	00575	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	dd	1212	00601	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	dd	1213	00602	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	ee	1269	00653	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	ee	1270	00654	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	ee	1278	00662	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	ff	1279	00663	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction
4	ff	1280	00664	101.01	General Subject Files - Admin	1/1/90-12/31/99	2003	City Manager	CM Working files from rolling files - Candace Horsely; Deputy CM determined that files are ready for destruction

RECORDS TRANSFER NOTICE

Location	**4bb1153**
Box #	**00538**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**4/22/21**
Confidential ☐ Public☒	

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

City Manager Working Files from the 1990s – Candace Horsley:

302.07 Local Government Commission
302.07 Citizens Committee, Bond Issue Lake Mendocino/Substation Projects
302.07 Joint City/County Standards Cmmittee – 1989
302.07 Health Care Forum
302.07 Investment Oversight Committee
302.07 Growth Management Steering Committee – 1990
302.07 Golf Course Committee
302.07 Financial Investment Committee
302.07 Fees and Charges Committee
302.07 Electrical Conservation Committee
302.07 Eel Russian River Commission
302.07 Downtown Improvement District
302.07 Demolition Permit Review Committee
302.07 Community Health Forum Committee
302.07 Community Forest Committee
302.07 Community Development Commission
302.07 CA Industrial Development Financing Advisory Commission
302.07 California Governor's Office Correspondence
302.07 California Environmental Protection Agency
302.07 California Division of Tourism (CalTour)
302.07 Calif State Coastal Conservancy Russian River Enhancement Plan
302.07 California Coastal Commission
302.07 Arts Committee
302.07 Ad Hoc Comm. Dev. Standards and Construction Requirements
302.07 Airport Commission Miscellaneous
302.07 Access Appointments/Reports & Packets
302.07Comittees Misc.

Box 00538, pg 2

302.06 Parks, Recreation, and Golf Commission
302.06 Parks, Recreation & Cultural Arts Commission
302.06 Golf Course Rules of the Course
302.06 Carl Purdy Park (Seminary Avenue Medians)
302.02 Airport Commission
302.06 Appointments/Rec & Parks/Cultural Arts Commission
302.04 Planning Commission Miscellaneous Information
302.03 Cultural Arts Memos & Letters
302.07 Investment Oversight Committee
301-05 Proclamations

RECORDS TRANSFER NOTICE

Location	**4bb1154**
Box #	**00539**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**4/27/21**
Confidential ☐ Public☒	**CU +3 = 2004**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

City Manager Working Files from the 1990s – Candace Horsley:

302.07 Mayors and Managers Meetings
302.07 Mendocino County Alliance – The Scoop
302.07 Mayors and Councilmembers Association of Sonoma County
302.03 Claims for Money or Damages
302.01 North Coast Small City Manager's Meetings
302.01 Mendocino County Employers Council
302.01 CA Tax Credit Allocation Committ. (CTCAC)
302.01 Poet Laureate
302.01 Ukiah Valley Cultural and Recreation Center
302.05 Industrial Park Advisory Committee
302.03 Sun House Policies & Procedures
302.07 cultural Arts Advisory Board – 1990
302.07 Community Development Commission – Mendocino County
302.07 California Council for the Humanities

304-01 RAAP – January – March, 1999
304-01 RAAP – July – September, 1999
304-01 RAAP – April – June, 1999
304-01 RAAP – October – December, 1999
304-01 Record Retention Schedule - 2000

RECORDS TRANSFER NOTICE

Location	**4bb1155**
Box #	**00540**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**4/23/21**
Confidential ☐ Public☒	

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

302.01 Russian River Flood Control & Water Conservation District 2003-2006
Confidential Russian River Flood Control District
302.01 Russian River Flood Control District 2002
302.01 Russian River Flood Control & Water Conservation Improvement Dist. 1997-1999
302.07 Mendocino Co. Inland Water & Power Comm. (IWPC) 2003
302.07 Feasibility Study Lake Mendocino Coyote Dam Project – IWPC – 2003
302.07 Mendocino County Inland Water & Power Commission (IWPC) 1-1-01 to 06-30-01
302.07 Mendocino County Inland Water & Power Commission (IWPC) 7-1-00 to 12-31-00
302.07 Mendocino County Inland Water & Power Commission (IWPC) 7/1/01 to 12/31/01
302.07 Mendocino County Inland Water & Power Commission (IWPC) 2002

RECORDS TRANSFER NOTICE

Location	**4bb1162**
Box #	**00547**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/05**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**4/27/21**
Confidential ☐ Public☒	**CU +3 = 2008**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES FROM THE 1990s (rolling files)

305.01 American Red Cross
305.01 County-wide Emergency Services JPA
305.01 Earthquake Program
305.01 Disaster Training/Emergency Operations Training
305.01 Emergency Operations Center Workshop
305.01 Federal Emergency Management Agency – Mis.
305.01 Mendocino Emergency Services Authority – 2004, 2005
305.01 General Information – Forms
305.01 Mendocino Emergency Services Authority 2004
305.01 Mendocino Emergency Services Authority 2003
305.01 Mendocino Emergency Services Authority 2002

RECORDS TRANSFER NOTICE

Location	**4bb1163**
Box #	**00548**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/05**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**4/27/21**
Confidential ☐ Public☒	**CU +3 = 2008**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES FROM THE 1990s (rolling files)

305.01 Mendocino Emergency Services Authority 2004
305.01 Mendocino Emergency Services Authority 2003
305.01 Mendocino Emergency Services Authority 2002
305.01 Mendocino Emergency Services Authority 2001
305.01 Mendocino Emergency Services Authority 2000
305.01 Mendocino Emergency Services Authority 1999
305.01 Mendocino Emergency Services Authority 1998
305.01 Mendocino Emergency Services Authority 1997
305.01 Mendocino Emergency Services Authority 1992-1996
305.01 Office of Emergency Services – Misc
305.01 Pursuit Policy
305.01 Redwood Empire Hazardous Incident Team (Rehit)
305.01 Security Measures 2001-2002
305.01 Standardized Emergency Management Systems (SEMS)
305.01 State of Emergency Dec. 1992 – Feb. 1993
305.01 State of Emergency Info Jan 1995 – Dec 96
305.01 State of Emergency 12-1995
305.01 Winter Storms 1998

RECORDS TRANSFER NOTICE

Location	**4bb1164**
Box #	**00549**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/79-12/31/07**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**4/27/21**
Confidential ☐ Public☒	CY+3 = 2010

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

City Manager Working Files from the 1990s – Candace Horsley (rolling files)

302-01 Sonoma County Water Agency 2001, 2003, 2007
301-05 Proclamations
Future Interest (B&C)
Commission Applications for Appointment
303-03 (=Forms)
303-03 City Council/Commission Lists
303-03 City Council Procedure of Conduct
303-03 City Council Welcomes You
303-03 Course Reimbursement Request
303-03 Cross Reference Sheet
303-03 Disbursement Vouchers
303-03 Election Forms
303-03 Fire Department Applications/Fire Certificates
303-03 Firefighter Rating
303-03 Fire Department Advanced Certificate
303-03 Fire Department Intermediate Certificate
303-03 Forms – Miscellaneous Blank
303-03 Organizational Chart 1979
303-03 Gift to City
303-03 Hold Harmless Agreement
303-03 Interview Rating Sheet
303-03 Instructions (from Staff to Pool)
303-03 Legislative Bill Request
303-03 Management Evaluation
303-03 Medical Forms

303-03 Notice of Public Hearing
303-03 Oath of Office
303-03 Parade/Special Event Application
303-03 Personnel Action Forms (PAF)
303-03 Personnel Mailing List
303-03 Personnel Recruitment Documents
303-03 Proof of Service
303-03 Questionnaire/Previous Employer
303-03 Radio Procedures Manual
303-03 Records Transfer Notice
303-03 Records Destruction Notice
303-03 Records Retention Worksheet
303-03 REMIF Special Events Liability Insurance Forms
303-03 Route Slips
303-03 Security Agreement
303-03 Service Club Reimbursement Forms
303-03 Service Request
303-03 Sun House Inventory Loan Request
303-03 Subpoena
303-03 Summons Subpoena
303-03 Sun House Policies & Procedures
303-03 Supplemental Application Model
303-03 Supply Order Form
303-03 Telecopier Transmission
303-03 Telephone List
303-03 Travel Expense
303-03 Ukiah Customer Service Philosophy
303-03 USA Printer Forms
303-03 Waiver for Claims for Injury
303-03 Waiver of Liability
303-03 Waiver of Notice of Special Meeting
304.01 RAAP Index
RAAP-3 May 1998 - Sept. 1996
RAAP-5 March 1997 – April 1997

RECORDS TRANSFER NOTICE

Location	**4bb1170**
Box #	**00553**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/12/21**
Confidential ☐ Public☒	**Retain until: 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

703-02 Cedarholm, Daniel L. & Melita A.
306-02 California State Classification System For Marine Managed Areas
306-02 Capital Improvement Program 1990's
Census – 1990
306-02 Census 2000
306-02 Census 2000
306-02 Census Reports 2002
306-02 Airport Industrial Park Specific Plan 1980
306-02 Airport Master Plan 1996
306-02 Circulation Study – TJKM 1979
306-02 City Treasurer Information
306-02 Developing Communications Strategy for Your Municipality
306-02 Development Priorities In California Cities: Result from A PPPIC
306-02 Energy Big Picture Study Session 1983
306-02 Energy Big Picture 1988
306-02 Flag Etiquette
306-02 General Plan Consultant RFP
306-02 Government Information Services (GIS) Case)
306-02 Grand Jury request 01/11/06 "Water Emergency Planning"
401-01 Homeless (Mult. Assist.) Center Eureka's Application
401-01 Grants – Miscellaneous Info
401-01 Investments and Misc. Banking Info.
401-01 Police Grants
401-01 Union Bank – Custodial Services
101-01 Active Living by Design
101-01 Academy of the Redwoods (Charter School)
101-01 Alcoholic Beverage Licenses

101-01 Arlington Drive Incident – 1997
101-01 Attitudes Survey

RECORDS TRANSFER NOTICE

Location	**4bb1171**
Box #	**00554**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/12/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

306-02 Making California's Government Work
306-02 Making Government Make Sense
306-02 Master Airport Plan
306-02 Mendo. Co. Cultural & Arts Plan
306-01 Political Reform Act.
Russian River Biological Assessment Appendices
306-02 Report Relocation Plan, Main Street Extension
306-02 Report – Social Element
306-02 Speeches for Special Occasions
306-02 Sun House Report
306-02 Wastewater Collection & Treatment
306-02 Violence Prevention (A Vision of Hope)
Water Rates &Bond 2005 – Bartle Wells
306-02 Traffic Impact Analysis (Kmart Expansion
401-01 Applied Development Economics, Inc. – Grant Management
401-01 Bad Debt Write Off
401-01 Banking Services RFP – 2002
401-01 Citizens Option For Public Safety (COPS) Grant Program
306-01 Community Assistance Program
306-01 Community Survey - Data Trends
306-01 Hunger In Mendocino County
306-01 Jones Street Survey – 2002
306-01 Survey Information – Misc.

RECORDS TRANSFER NOTICE

Location	**4bb1173**
Box #	**00556**
Title *(from Records Retention Schedule; please include number)*	**307.08 Legal Advertising**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/93-12/31/09**
Department	**City Clerk**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/14/21**
Confidential ☐ Public☒	**Retain until 2013**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

Proof of Publications 1993-2009

RECORDS TRANSFER NOTICE

Location	**4bb1174**
Box #	**00557**
Title *(from Records Retention Schedule; please include number)*	**307.08 Legal Advertising**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/63-12/31/93**
Department	**City Clerk**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/14/21**
Confidential ☐ Public☒	**Retain until 1997**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

Proof of Publication from 1963-1993

RECORDS TRANSFER NOTICE

Location	**4bb1175**
Box #	**00558**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/95-12/31/07**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/17/21**
Confidential ☐ Public☒	**Retain until 2011**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

- PFM Asset Management LLC, Investment Portfolio Information for City of Ukiah, CA. Month ending: October 1996 to March 31, 2007
- NIMS/SEMS/ICS – Executive Course for Administrators and Policy Makers

  Copyright 2006

- Bank of America Proposal to the City of Ukiah, February 15, 1995

RECORDS TRANSFER NOTICE

Location	**4bb1176**
Box #	**00561**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/25/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

Living Wage
101-01 Living Wage Analysis
101-01 Nolo Press
101-01 Newspaper Rack Encroachments
101-01 Ruelle, Charlie
101-01 Promotion Information
101-01 Press Release
101-01 Pumpkinfest
101-01 Project Sanctuary
101-01 Panhandling and Camping Ordinances
101-01 Reference Letters-Misc.
101-01 Sales Tax Increase (Oct. 1, 2005)
101-01 Russian River Access
101-01 Plowshares
101-01 Redwood Children's Services
101-01 Public/Private Partnership Misc.
101-01 Post Cards – 2001
101-01 Post Cards – 2000
101-01 Personal Computers/Secretarial Pool
101-01 Patriot Act
101-01 Parliamentary Procedure
101-01 9/80 Work Schedule – 2004

RECORDS TRANSFER NOTICE

Location	**4bb1177**
Box #	**00562**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/25/21**
Confidential ☐ Public ☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

101-01 Boy Scouts in Government Day 1992-1994
101-01 Bike Safety Flyer
101-01 Boys and Girls Club of Ukiah
101-01 Building Citizen Democracy
101-01 Bulk Mail – Misc. Information
101-01 Chamber of Commerce Misc.
101-01 Cannabis Club
101-01 Catering Companies
101-01 Cellular Phone/Car Radio
101-01 Buddhist Application
101-01 Clean Energy Network
101-01 Community Clean-up Days
101-01 Contract & RFP Information
101-01 Copying Machine-Discovery
101-01 Copying Machine Rental – 1998
101-01 Copy Machine Purchase Information
101-02 Copy Machine RFP – 1995
101-01 Citizen Comment Form – 2001
101-01 Citizen Feedback Survey – 2006
101-01 City Hall Store
101-01 Dictating Equipment
101-01 Dispute Resolution Procedures
101-01 Federal Express
101-01 Envelope Information
101-01 Fairgrounds (Twelfth District)
101-01 Gangs
101-01 Force/Cost Accounting Information 2006-07
101-01 Graffiti Removal/City Beautification Program Inc.

RECORDS TRANSFER NOTICE

Location	**4cc1178**
Box #	**00563**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/26/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

101-01 Sr.Senior Center
101-01 SB 1648 – Jackson State Forest
101-01 Savings Bank of Mendocino County
101-01 Sawyers, Warren
101-01 Segway Human Transporter
101-01 Service Clubs (Rotary, Kiwanis, Soroptomists)
101-01 Sharp Copy Machine Purchase 1989
101- 01 Sister City Program
101-01 Smoking Correspondence
101-01 Softball/Soccer Complex
101-01 Spanish Citizen Information
101-01 Speakers Bureau General Information 1991
101-01 Street Tree Ordinance
101-01 Tax Exempt Bonds
101-01 Teen Alcohol Prevention Project
101-01 Telecommunications Information
101-01 Toastmasters
101-01 Trinity School (Confidential)
101-01 Ukiah Community Center
101-01 Ukiah Daily Journal
101-02 Ambulance Billing – Medicare Fees and Rules
101-02 Encroachment Information
102-01 FYI Newspaper Articles
102-01 Citizen Correspondence
102-01 Citizens Complaints
102-01 Development Fees
102-01 FYI Newspaper Articles
102-01 Keys to the City Brochures
102-01 ICMA Information
102-01 ICMA Information (1989)

RECORDS TRANSFER NOTICE

Location	**4cc1179**
Box #	**00564**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**5/26/21**
Confidential ☐ Public☒	**Retain until 2025**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

101-01 Shopping Cart Program
101-01 Stream Restoration
101-01 Ukiah Players 1982
102-01 Newspaper Articles Pertaining to the City 1990
102-01 Airport Correspondence 1996-Current
101-01 Operation Flags
101-01 Orr Creek Development (off-ramp)
101-01 Health Care District Formation
101-01 Concerts in the Park
101-01 Community Garden
101-01 City Newsletter
101-01 City of Ukiah – 125 Birthday
101-01 Brewery/Wastewater Treatment
101-01 Business Improvement District
401-01 Public Hearing, TEFRA Act
302-06 Riverside Park – Misc.
306-02 Grand Jury – 1999/2000
306-02 Grand Jury Final Report 1996-97
306-02 Affirmative Action Study
306-02 Affirmative Action Plan
306-02 Water Treatment Facilities Redesign Study Nov.1990
306-02 Delphi Voter Survey
306-02 Landslides and Engineering Geology of the Western Ukiah Area

RECORDS TRANSFER NOTICE

Location	**4cc1189**
Box #	**00565**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**6/8/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

City Manager Working Files from the 1990s – Candace Horsley:

102-04 Police-Emergency Plan – Traffic Control Service
102-03 Water/Sewer Departments
102-03 Ukiah Valley Conference Center Correspondence
102-03 Secretarial Pool Correspondence
102-03 Public Works Correspondence
102-03 Public Utilities Correspondence
102-03 League Bulletins – Priority Focus
102-05 League Bulletins
102-05 Healthy Cities – Misc.
102-05 Environmental Protection Agency (EPA) – Misc.
102-05 California Constitution Revision Commission (CCRC)
102-05 ACA 42 – 1998
102-04 Fire-Emergency Plan
Chrono Finance 1990
102-03 Electrical
102-03 Executive Assistance
102-03 Community Services Correspondence
101-02 Banners
101-03 Civic Pride Program
101-02 Agricultural Goals
101-01 West Co., The
101-01 Weed Abatement & Herbicide Use
306-02 Randolph Stream Study
Urban Streams
101-01 Ukiah Valley Association for the Handicapped (MAYACAMA)
101-01 United Way
101-01 Ukiah Unified School District General, Correspondence Folder 2

102-01 Press Releases
102-01 Gifts – Rejected 1982
102-03 City Attorney Correspondence 1996/97
102-03 City Attorney Correspondence 1992
102-03 City Attorney Correspondence 1991
102-03 City Clerk Correspondence 1984-89
102-03 City Attorney (Closed Meeting Memorandums)
102-03 City Attorney – Miscellaneous
102-03 City Clerk Correspondence 2001-2004
102-03 City Clerk Correspondence 1992
102-03 City Clerk Correspondence 1990-91
102-03 City Manager Correspondence 1998-2004
102-03 City Manager Correspondence 1996/97
102-03 City Manager – 1993-95
102-03 City Manager Correspondence – City of Ukiah Organization Chart(s)
102-03 City Treasurer
102-03 City Manager Correspondence - 2006

RECORDS TRANSFER NOTICE

Location	**4cc1190**
Box #	**00566**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**6/8/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

City Manager Working Files from the 1990s – Candace Horsley:

102-05 League of California Cities Redwood Empire Division
102-05 League of California Cities Policy Committees
102-05 League of Calif. Cities/Development Agreement Information
102-05 League Legislative Bulletins
102-05 League of California Cities Directory
102-05 League of California Cities Annual Conference 2005
102-05 League of Ca Cities Annual Conferenced 2002
102-05 League of CA Cities Annual Conf. 2001
102-05 League of California Cities – Annual Conference 2000
102-05 National League of Cities – Annual Conference 1999
102-05 League of Calif, Cities/Purchase Program 1992
102-05 League of California Cities – Miscellaneous
102-03 Finance Correspondence 1994-1999
102-03 Finance 2000-2004
102-03 Fire Dept. Correspondence 1995-2003
102-03 Fire 1992-1993
102-03 Fire Department Correspondence 1990
102-03 Police Correspondence 2001-2004
102-03 Police Correspondence 1991-2000
102-03 Planning Correspondence
102-03 City Council Correspondence 1996/97
102-03 City Council Correspondence 2005
102-03 City Council Correspondence 1996/97
102-03 City Council Correspondence 1993-95
102-03 Personnel/Risk Management Correspondence
102-03 Parks and Recreation 1994-2000
102-03 Parks and Recreation 1991-1993

RECORDS TRANSFER NOTICE

Location	**4cc1195**
Box #	**00571**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**6/10/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

City Manager Working Files from the 1990s – Candace Horsley:

Remif – 2002 to 2004
102-06 Flood Insurance Program
102-05 Proposition 217 & 218 (Misc. Info)
101-01 Skateboards/Downtown 1988
102-05 REFA III Redwood Empire Financing Authority
102-05 Quarterly Meetings Redwood Div. League – Ukiah Hosted
102-05 League of California Cities, S.F. 1995
102-05 League of Calif. Cities, Updates/Special Taxes
102-05 Proposition 62 (Santa Clara Couty Case)
102-05 League of California Cities – Redwood Empire Division Meetings 2005
102-06 REMIF – Actuarial Study Gen. Liability 2002
REMIF Audit
102-06 Remif – Liability Premium Audit

RECORDS TRANSFER NOTICE

Location	**4cc1196**
Box #	**00572**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Administration**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**6/10/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

City Manager Working Files from the 1990s – Candace Horsley:

102-06 REMIF Actuarial Study Work, Comp. & General Liability
102-06 REMIF – Meeting Packets
102-06 REMIF – Meeting Packets
102-06 REMIF – Meeting Packet 2005-2006
102-06 REMIF – Meeting Packet 2007-2009
102-06 Insurance – Property Valuation Information
102-06 Certificate of Insurance Ukiah Valley Sanitation District 1989
102-06 Certificate of Insurance Loan of Grace Hudson Paintings 1989
102-06 Certificate of Insurance Fire Truck and "CAT" Heavy Equipment 1989
102-06 Certificate of Insurance Civic Center 1989\
102-06 Certificate of Insurance/ Sun House
102-06 Insurance Requirement Info. For Consultants
102-06 REMIF – Actuarial Studies
102-06 Insurance, Airport Tenants
102-06 ESIS/Value Estimates/City Property
102-06 Insurance-Joint Risk Management/Pooling Study 1977
102-06 REMIF – Audit Report 2001-2002
102-06 REMIF – Audit Report 2003-2004

RECORDS TRANSFER NOTICE

Location	**4cc1197**
Box #	**00574**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**6/16/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

302-07 Community Development Com 85-STBG-169; 85-25BG-162
102-REMIF – Miscellaneous Information – 1993-1995
102 REMIF – Miscellaneous Info 1995 –
102-06 REMIF – Procedure Manual 1989 - 98
102 – 05 REMIF/Reports/Manuals
102 – 06 Vehicle Insurance
102 – 07 Council Members – Misc.
103 – 01 City Correspondence
103-01 MCOG – City Manager's Working File
103-01 Consolidated Dispatch
102-07 Council Members – Misc.
102-07 Council Member Salaries
102-07 Former Councilmembers
102-07 Anderson, Paul
102-07 Larson, Eric
102-07 Smith, Roy
103-01 Air Quality Management Board
103-01 City Correspondence
103-01 County Commissions/Committees, Etc.
103-01 County Correspondence 2001-2007
103-01 County Correspondence 1997-2000
103-01 County Correspondence 1993-1996
103-01 County Correspondence 1992
103-01 County Correspondence 1990/91

RECORDS TRANSFER NOTICE

Location	**4cc1198**
Box #	**00575**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**6/16/21**
Confidential ☐ Public ☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

103-01 County Correspondence
103-01 County Correspondence 1988
103-01 County Correspondence 1986-1987 #4
103-01 County of Mendo. Mental Health
103-01 County Referrals
103-01 County Supervisor/Council Member Committee
103-01 Work Files County Taxes 1/25/10 (OUT to Zarha)
103-01 District Attorney Correspondence
103-01 Courthouse Planning Committee
103-01 Homeless Services Planning Group
103-01 Juvenile Work Program
102-06 REMIF Summary of Policies 1992-1993

RECORDS TRANSFER NOTICE

Location	**4dd1212**
Box #	**00601**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**6/16/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

103-01 MGOG 1978-1989

103-01 MCOG 1998-1999

103-01 MCOG 1990-1997

103-01 MCOG 2000

103-01 MCOG 2001

103-01 MCOG 2002

103-01 MCOG 2003

103-01 MCOG 2004

103-01 MCOG 2005

103-01 MCOG 2006

103-01 MCOG 2008-2010

(103-01 MCOG 2007 missing)

RECORDS TRANSFER NOTICE

Location	**4dd1213**
Box #	**00602**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**6/16/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

103-01 MCOG – Electric Vehicle Demonstration Project
103-01 Mendocino County Community Covenant on Responsible Hospitality
103-01 Mendocino County Film Office
103-01 Mendocino County Telecommunications Consortium
103-01 Mental Health Services Act (Prop.63)
103-01 Poison Control
103-01 Public Health Information
103-01 Tanner Advisory Board (County Hazardous Waste Mgmt.)
103-01 Mendocino County Youth Project JPA
103-01 Vehicle Abatement
103-01 Welfare Reform – Dept. of Social Services
201-02 Disaster Contingency Plan 1983
202-01 CEQA Guidelines – Misc.
202-01 Demolition Permits/Ordinance Misc. Information
202-01 Demolition Permit 295 N. Main Street
202-01 Empire Gardens Loans
202-01 Federal Emergency Shelter Grant Program (FESG)
202-01 FESG Applications 1995/96
202-01 General Plan
1501-01 Miscellaneous Correspondence 2006
202-01 Kmart Expansion
202-01 Landscaping and Streetscape Design Guidelines
202-01 Noise Ordinances Revision 04-05
202-01 Noise Pollution/Leaf Blowers
202-01 Orr Creek Bridge EIR Misc. Duplicate
202-01 Planning Commission – Misc. Info
202-01 Redwood Business Park
202-04 Conference Center – Misc. Leases
202-04 Conference Center Name Contest
202-04 Ed Net – Team California
202-04 Kmart Wal-mart Design
202-04 Landscaping Guidelines
202-04 Redwod Region Economic Deve. Comm. (HUD Grant Funding Application)
202-04 Rural Renaissance
202-04 Strategic Growth: Taking Charge of the Future
202-04 Wal-Mart
Mendocino County Industrial Site Summary

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RECORDS TRANSFER NOTICE

Location	**4ee1269**
Box #	**00653**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**8/4/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

301-01 Council Correspondence Aug. – Sept. 2000
301-01 Council Correspondence Aug. – Sept. 2000
301-01 Council Correspondence Jun. – July 2000
301-01 Council Correspondence April – May 2000
301-01 Council Correspondence March 2000
301-01 Council Correspondence February 2000
301-01 Council Correspondence January 2000
301-01 Council Correspondence Jan, 1998 – Dec, 1999

RECORDS TRANSFER NOTICE

Location	**4ee1270**
Box #	**00654**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**8/4/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

701-03 RFP Admin.Subcontractor Serv. Nov. 5, 2002 5:00 p.m.
ASR; Resolution; Cou/NCPA Solo Agreement (Exhibit A); Exhibit B; Exhibit C
1203-01 Airport – Johnson & Higgins, 1991 Liability Insurance & Misc.
1203-01 Airport – Johnson & Higgins, 1990 Liabiity Insurance & Misc.
League of California Cities 2006-08-09
Office of Energy Services – Freeze of 12/19/90-1/4/91
St. Disaster Dr. 2003-01
General Plan Guidelines (1990)
20205 Feric Toll Repayments, General Plan
202-06 Subdivision Improvements Myszka Highlands Estates
202-07 Zoning – Miscellaneous
202-07 Establishing A-E District
301-01 City Council Meetings
301-01 City Manager Joint Meeting with Directors/Supervisors
301-01 City Treasurer
301-01 Council Candidate Orientation
301-01 Council Applications/Appointment Process
301-01 Council Correspondence 2004
301-01 Council Correspondence 2003
301-01 Council Correspondence 2002
301-01 Council Correspondence 2001

RECORDS TRANSFER NOTICE

Location	**4ee1278**
Box #	**00662**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**8/19/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

402-02 Financial Audit-Year Ended June 30, 1995
402-02 Special Gas Tax Funds – Fiscal Years Ended June 30, 1981-82
402-02 Firstpoint
402-02 Financial Statements Solid Waste Systems 1998-2004
402-02 REMIF
404-02 REFA/Earth Mover & Fire Truck $1,180,000 1988
404-02 REFA Lease Agreement-Cert. of Participation ($5,580,000) 1992
405-01 Budget Info-Working File 1994/95
405-01 Budget Working File – 1995/96
405-01 Budget Information Working File 1997-98
405-01 Budget Information Working File 1999-2000
405-01 Budget Information Working File 2000-2001
405-01 Budget Information Working File 2001-02
405-01 Budget Information Working File 2002-03
405-01 Budget Messages – Misc. Years
405-01 Capital Improvement Project Plan
405-01 Community Funding 1995-96
405-01 Community Funding 1997
405-01 Community Funding 1998
405-01 Community Funding 2002-2003
405-01 Community Funding 1999
405-01 Community Funding 2000
405-01 Community Funding 2001
405-01 Community Funding 2002
405-01 Funding Information
405-02 Misc. Budget Information
1003-01 Rolm (Telephone Equipment Conference Center)
1003-01 Rolm – Trouble Tickets

RECORDS TRANSFER NOTICE

Location	**4ff1279**
Box #	**00663**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**8/19/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine – please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

301-01 Miscellaneous Info to Council
301-01 Privatization
301-01 Publication References
33-1-01 Staff Pictures/Negatives
301-02 Agendas Only – 2001
301-02 Agendas Only – 2000
301-02 Agendas Only – 1999
301-02 Agendas Only – 1997
301-02 Agendas Only – 1996
301-02 Agendas Only – 1995
301-02 Agendas Only – 1994
301-02 Agendas Only - 1993
301-02 Agendas Packets 1992
301-02 Agendas – City Council Originals
301-02 Agendas Only – 1990
Contract with City

Financial Documentation – Justine and Michael Toms
Toms Non-financial Agreement and other Toms Misc.
Hudson-Carpenter Estate and its Collection; Working file
401-01 2006 Rural Business Enterprise Grant
401-01 Applied Development Economics – April 2003
402-02 Annual Audit Information
402-02 Financial Forecast 2000 to 2003
402-02 Finance Director Financial Statement Reports
402-02 Finance Director – State Controller's Report – Comparison ' 06 – Employers Council 2006-07
402-02 Financial Audit – Year Ended June 30, 1999
402-02 Financial Audit Year Ended June 30, 1998
402-02 Financial Audit Year End June 30, 1996
402-02 Municipal Resources Corporation (MRC) Sales Tax Analysis
402-02 Fixed Asset Management – 1995
402-02 Formal Bidding Procedures

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RECORDS TRANSFER NOTICE

Location	**4ff1280**
Box #	**00664**
Title *(from Records Retention Schedule; please include number)*	**101.01 General Subject Files - Admin**
Dates of Contents *(mm/dd/yy – mm/dd/yy)*	**1/1/90-12/31/99**
Department	**City Manager**
Name of Person Submitting Box	**Kristine Lawler**
Date of Submission	**8/19/21**
Confidential ☐ Public☒	**Retain until 2003**

Detailed Listing of Contents:

(Please list contents of box in as much detail as possible; imagine searching for something in this box 10 years from now and needing to use key words for the search engine -- please include that type of detail.)

CITY MANAGER WORKING FILES (from rolling files):

1003-01 Phone System RFP – 1995
1003-01 ROLM Handset –Quick Reference Guides
1003-01 ROLM LITERATURE – Miscellaneous Equipment Information
1003-01 ROLM Product Ordering Information
1003-01 ROLM – Speed Dial Numbers
Chamber Budget
Redevelopment Budget Notes 94-95
94-95 10% Freeze
Budget Adjustments
Bike to Work '95
Airport Msc.
Ambulance
City Treasurer
Computers
Solid Waste Landfill
P D Budget
94-95 Budget Notes

3

2021-09-15 Records Destruction Notice

Final Audit Report 2021-09-09

Created:	2021-09-09
By:	Kristine Lawler (klawler@cityofukiah.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwDua61Va3pxfmrIMf_jIm8P2tgfodm8C

"2021-09-15 Records Destruction Notice" History

Document created by Kristine Lawler (klawler@cityofukiah.com)
2021-09-09 - 8:18:04 PM GMT- IP address: 12.12.163.2

Document emailed to David Rapport (drapport@cityofukiah.com) for signature
2021-09-09 - 8:18:30 PM GMT

Email viewed by David Rapport (drapport@cityofukiah.com)
2021-09-09 - 8:25:44 PM GMT- IP address: 73.223.12.193

Document e-signed by David Rapport (drapport@cityofukiah.com)
Signature Date: 2021-09-09 - 8:25:55 PM GMT - Time Source: server- IP address: 73.223.12.193

Agreement completed.
2021-09-09 - 8:25:55 PM GMT

Agenda Item No: 7.f.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1051

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Budget Amendment in the Amount of $10,000 for Colantuono, Highsmith & Whatley PC for Specialized Legal Services Related to LAFCo Matters.

DEPARTMENT: Finance
PREPARED BY: Brenda Stacy, Associate Accountant
PRESENTER: Consent Calendar

ATTACHMENTS:
None

Summary: The Council will consider approving a budget amendment in the amount of $10,000 for legal services under contract no. 1415-099 with Colantuono, Highsmith & Whatley PC.

Background: In 2014, City Council approved the retaining of consultant services with Colantuono, Highsmith & Whatley PC, in association with the detachment of that portion of the Ukiah Valley Sanitation District ("District") which is located within the Ukiah city limits. Since that time, this firm continues to provide the necessary expertise and experience to perform these services.

Discussion: Staff acknowledges the continued need for the services of Colantuono, Highsmith & Whatley PC. During the preparation and planning of the fiscal year 2021-2022 budget, funding specific for LAFCo services related to the City's sewer system was overlooked and staff is requesting $10,000 to cover anticipated expenses.

Recommended Action: Approve budget amendment in the amount of $10,000 for Colantuono, Highsmith & Whatley PC, for legal services under contract no. 1415-099.

BUDGET AMENDMENT REQUIRED: YES

CURRENT BUDGET AMOUNT: 84427222.52100.15068: $0

PROPOSED BUDGET AMOUNT: 84427222.52100.15068: $10,000

FINANCING SOURCE: Sewer Fund

PREVIOUS CONTRACT/PURCHASE ORDER NO.: COU No. 1415-099

COORDINATED WITH: Mary Horger, Financial Services Manager; Daniel Buffalo, Finance Director

Approved: Sage Sangiacomo, City Manager

Agenda Item No: 7.g.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1052

AGENDA SUMMARY REPORT

SUBJECT: Authorize City Manager to Execute an Memorandum of Understanding (MOU) to Partner with Ukiah Unified School District to Expand the After School Education and Safety Program.

DEPARTMENT: Community Services **PREPARED BY:** Jake Burgess, Recreation Supervisor
PRESENTER: Jake Burgess, Recreation Supervisor

ATTACHMENTS:
1. ASES MOU with UUSD

Summary: The City Council will consider Authorizing the City Manager to execute a Memorandum of Understanding between the City of Ukiah and Ukiah Unified School District to partner to expand the After School Education and Safety program.

Background: The COVID-19 pandemic has damaged our entire community in incalculable ways, but school age children are inarguably one of the most adversely affected. Access to exercise, socialization, and educational support are extremely important in the development of young people. The Ukiah Unified School District and the City of Ukiah have been working together to provide the support and access to these vital elements for the past year in the form of a distance learning support program and a Summer School partnership. The City of Ukiah has been operating Summer Safari Day Camp for over 30 years and has many staff members experienced in providing safe, fun activities in a child care setting. The Recreation Department has experience with recruiting, hiring, training and supervising large numbers of young staff members so they were targeted as an ideal partner agency by the School District.

Discussion: The Afterschool Education and Safety (ASES) program begins at each school site as soon as school is dismissed for the day and runs until 6:00pm or when the child is picked up. The program provides a bridge between the regular school day and when a child goes home. A regular ASES day consists of homework support, snacks, as well as indoor and outdoor activities.
UUSD currently has the capacity to serve approximately 100 children at each of their Elementary School sites and there are extensive Wait Lists for the program. With the partnership with the City, capacity will be increased to 200 per school site, serving a far greater portion of the youth and families who are in need of access to this program. Staffing support is planned at Frank Zeek, Yokayo, Nokomis, Calpella and Oak Manor Elementary Schools.
The City will be reimbursed for this staffing support at a rate of $8,500 per site per week or a daily rate of $1,700 for partial weeks.
The ASES program partnership is in addition to regular Recreation programming and events scheduled during the school year including recreation classes, youth sports, adult sports, PumpkinFest, Ukiah On Ice, Haunted House, and other activities.
The details of this arrangement are laid out in Attachment 1 - ASES MOU with UUSD.

Recommended Action: Authorize the City Manager to execute a Memorandum of Understanding between the City of Ukiah and Ukiah Unified School District to partner to expand the Afterschool Education and Safety

program.

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

MEMORANDUM OF UNDERSTANDING
BETWEEN CITY OF UKIAH AND UKIAH UNIFIED SCHOOL DISTRICT

AFTER SCHOOL EDUCATION & SAFETY PROGRAM STAFFING

This Memorandum of Understanding ("MOU" or "Agreement"), is made by and between the Ukiah Unified School District, a public local educational agency ("LEA"), hereinafter referred to as "District," and the City of Ukiah ("City"), a public entity.

RECITALS:

1. In response to the COVID-19 pandemic's deleterious effects on school age youth in the form of lost instruction and needed supports for social and emotional well-being, among other needs, federal and state agencies have provided one-time funding to LEAs, including the District, to address learning recovery by providing programs to expand instructional learning, provide after school programs, or conduct other activities in accord with the respective funding rules.

2. The District will receive a grant from the California Department of Education for Expanded Learning Opportunities in accord with Education Code section 45320 *et seq.* As a condition of that grant, the District must offer at least nine hours of combined instruction and in-person before or afterschool learning opportunities each school day and for at least 30 non-schooldays during intersession periods. The District must offer these expanded learning programs to all unduplicated pupils and provide services to at least 50 percent of unduplicated pupils in grades 1-6 in the 2021-2022 school year.

3. The District and City intend to partner to provide Expanded Learning Opportunities to student participants ("Participants") in the District's current After School Education & Safety ("ASES") Program at Frank Zeek Elementary, Nokomis Elementary, and Yokayo Elementary ("Elementary Schools").

AGREEMENT:

1. **Description of Program**. The ASES Programs at the Elementary Schools begin at the end of each school sites' school dismissal time and run until 6:00p.m. Monday through Friday. Start times for the ASES Programs vary by site and by day based on the Elementary Schools' bell schedules, attached as **Exhibit A**. The purpose of the Expanded Learning Opportunities Program is to extend teaching and learning beyond the school day and beyond the classroom doors and walls. Students participate in a balance of individual activities, small and large group activities, indoor and outdoor activities, and quiet as well as active play.

2. **Description of Partnership.** Each ASES Program current serves approximately one hundred (100) students, and will increase to serving approximately two hundred (200) students during the 2021-2022 school year. In order to effectuate this increase, the City agrees to provide City employees to staff the ASES Programs at the Elementary Schools. Combined ASES and City staff will operate academic and recreational stations during the afterschool programs' hours.

3. **Term.** The term of this Agreement shall be from August 19, 2021, to June 9, 2022.

4. **District Obligations/Fees.** In exchange for City staffing of ASES Programs at Elementary Schools, the District will pay the City $8,500.00 per week, per site. The weekly amount will be prorated to a daily rate of $1,700.00 per day for any partial weeks. The maximum amount that could be paid to City under this Agreement is $1,530,000.00. The District will provide a meal ("supper") to all Participants.

5. City Obligations. The City will provide approximately six to eight staff per Elementary School site to supervise Participants during academic support and/or recreation. District and City staff will work together to determine final staffing needs at each Elementary School site. City staff, while on the campuses of the Elementary Schools, will work with and under the direction of District staff. City staff will be available to work from school dismissal to 6:00p.m., unless released early by District staff.

6. **Additional School Sites.** The District would like to increase the student capacity in the ASES Program at Calpella Elementary and Oak Manor Elementary, and will pay for City staffing of those ASES Programs as per Paragraph 5 of this Agreement at the same rates as per Paragraph 4 of this Agreement. In the event the City is able to hire and train additional staff to staff one or both of these schools, the City should notify the District in writing. The City and the District will then choose and agree to, in writing, a start date for City staffing at Calpella Elementary and/or Oak Manor Elementary.

7. **Fingerprinting.** The District has determined that Education Code section 45125.1(d) applies to City staff working in the ASES Programs under this Agreement. Section 45125.1 requires that employees of entities providing specific schoolsite services to school districts must be fingerprinted by the California Department of Justice for a criminal records check, unless the District determines that the entity and the entity's employees will have limited contact with pupils. In making this determination, the District considered the totality of the circumstances, including factors such as the length of time the City and the City's employees will be on school grounds, whether pupils will be in proximity with the site where the City's employees will be working, and whether the City's employees will be alone or with others. The District further reserves the right to determine, on a case-by-case basis, to require any entity providing school site services to comply with the requirements of this paragraph. The City expressly acknowledges that: (1) The City and all of the City's employees working on the school site must submit or have submitted fingerprints in a manner authorized by the Department of Justice, together with the requisite fee as set forth in Education Code section 45125.1; (2) The City shall not permit any employee to come in contact with students until the Department of Justice has ascertained that the employee has not been convicted of a serious or violent felony; (3) The City shall certify in writing to the Governing Board of the District that none of its employees who may come in contacts with students have been convicted of a serious or violent felony; and (4) The City shall provide to the Governing Board of the District a list of names of its employees who may come in contact with students. The City is required to fulfill these requirements at its own expense. The City must notify the District within two (2) business days of a subsequent arrest notification from the DOJ of any City employees who were working or had worked at an Elementary School pursuant

to this Agreement. If the City receives notice from any entity that a minor employed by the City and working in an ASES Program has been arrested for any reason, the City must notify the District within two (2) business days of receipt of notice. If an employee is disqualified from working at the District pursuant to the requirements of the California Education Code, the City agrees to provide a replacement employee within fifteen (15) days of receiving notification that the previous employee has been disqualified. All City employees working at District Elementary Schools must be fingerprinted by September 1, 2021.

8. **COVID-19 Provisions.** Pursuant to the August 11, 2021, State of California Public Health Order, vaccine verification is required for all workers in school. The City should ensure that its employees staffing the ASES Programs are in compliance with the August 11, 2021, State of California Public Health Order. **(Exhibit B)** The City and City employees are expected to follow all other relevant COVID-19 requirements and guidelines from the California Department of Public Health (CDPH), the Division of Occupational Safety and Health (Cal/OSHA), and the Mendocino County Public Health Department.

9. **Confidential Records and Data.** Each Party shall not disclose confidential records received from the other party, including student records pursuant to FERPA, 20 U.S.C. § 1232g, *et seq*., and California Education Code § 49060, *et seq.*

10. **Payment.** The City will invoice the District for services provided under this Agreement every month. The District will pay the invoice within thirty (30) days of receipt of properly submitted invoices.

11. **Insurance.** The insurance provisions in the Agreement for Joint Use of Facilities between the District and the City, dated October 30, 2014, shall apply to this Agreement.

12. Indemnification. The City shall indemnify, defend with counsel acceptable to District, and hold harmless to the full extent permitted by law, District and its Board of Trustees, officers, agents, employees and volunteers from and against any and all liability, loss, damage, claims, expenses and costs (including, without limitation, attorney fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with the City's performance this Agreement or its failure to comply with any of its obligations contained in these contract documents, except such Liability cause by the active negligence, sole negligence or willful misconduct of the District. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for City or its agents under workers' compensation acts, disability benefit acts, or other employee benefit acts. The City shall be liable to District for any loss or damage to District property arising from or in connection with the City's performance hereunder.

13. **Termination.** Failure to comply with any provision of this Agreement within a period of ten (10) days following receipt of a written notice of noncompliance from either party shall constitute a material breach of the Agreement and furnish grounds for termination of this Agreement.

14. **General Provisions.**

A. Independent Contractor. City shall be acting as an independent contractor in carrying out its duties under this Agreement. Neither party is to be considered an agent or employee of other, nor are employees of one agency entitled to participate in any pension plan, insurance, bonus, or similar benefits the party provides to its employees.

B. Non-Discrimination. Neither the District nor the City, nor their respective employees, shall discriminate on the basis of race, religion, color, ancestry, sex, gender identity, sexual orientation, disability, national origin, or any other prohibited grounds against any person seeking employment or services.

C. Notices. Except as otherwise expressly provided herein, any written notice required by this Agreement shall be deemed given and received when personally served or 48 hours after being placed in the United States mail, with proper first-class postage prepaid, and addressed as follows:

For District:

Attention: Steve Barekman, Chief Business Officer
Ukiah Unified School District
511 S. Orchard Ave
Ukiah, CA 95482

For City:

Attention: Sage Sangiacomo, City Manager
City of Ukiah Civic Center
300 Seminary Avenue
Ukiah, CA 95482.

Any party hereto may give notice of an address change under the provisions of this paragraph and thereafter all notices shall be given to that address.

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

E. Duplicate Originals. This Agreement 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 Agreement.

F. Applicable Law/Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California. If any action is instituted to enforce or interpret this Agreement, venue shall only be in the appropriate state or federal court having venue over matters arising in Mendocino County, California, provided that nothing in this Agreement shall constitute a waiver of immunity to suit by the District.

G. Attorneys' Fees. In any legal action to enforce any of the terms of this Agreement, each party shall bear its own attorney's fees and costs, and neither party shall be liable for any such fees and costs incurred by the other party.

H. Assignment. This Agreement is made by and between the District and the City, and any attempted assignment by them, their successors, or assigns, shall be void unless approved in writing by the Parties.

I. Amendments. The terms of this Agreement shall not be amended in any manner except by written agreement signed by the Parties.

J. Approval/Ratification by Board of Education. This Agreement shall be subject to approval/ratification by the District's Board of Education.

This Agreement is effective upon the date that both parties have executed this Agreement.

City of Ukiah

_____
Sage Sangiacomo, City Manager

Date: _____

Ukiah Unified School District

_____
Steve Barekman, Chief Business Officer

Date: _____

EXHIBIT A

Ukiah Unified School District Bell Schedules 2021/22					
School	**Start Time**	**M, Tu, Th & F Dismissal Time**	**Wednesday Dismissal Time**	**Minimum Days Dismissal**	**Minimum Days**
Calpella 472-5630	8:15 am	2:25 pm	12:55 pm	12:55 pm 12:00 pm	(Conferences) Nov. 12,15,16,18,19 (Last 2 days of school) June 8, 9
Eagle Peak 472-5250	8:05 am	2:45 pm	1:15 pm	12:05 pm	(Conferences, 5th gr. only) Nov. 12,15,16,18,19 (Mid terms, 6-8th gr. only) December 15, 16, 17 (Finals, 6-8th gr. only) June 7, 8, 9 (Last day of school) June 9
Frank Zeek 472-5100	8:00 am	2:19 pm	1:18 pm	12:04 pm 12:01 pm	(Conferences) Nov. 12,15,16,18,19 (Last day of school) June 9
Grace Hudson 472-5460	8:00 am	2:30 pm	1:07 pm	12:52 pm 12:31 pm	(Conferences) Nov. 12,15,16,18,19 (Last day of school) June 9
Nokomis 472-5550	8:00 am	2:23 pm	12:56 pm	12:48 pm 12:47 pm	(Conferences) Nov. 12,15,16,18,19 (Last day of school) June 9
Oak Manor 472-5180	8:00 am	2:30 pm	12:38 pm	1:13 pm 1:08 pm	(Conferences) Nov. 12,15,16,18,19 (Last day of school) June 9
Pomolita 472-5350	8:30 am	3:30 pm	1:55 pm	1:15 pm	(Mid terms) December 15, 16, 17 (Finals) June 7, 8, 9 (Last day of school) June 9
So. Valley 472-5150	9:00 am	2:39 pm	1:57 pm	N/A	N/A
Ukiah High 472-5750	8:30 am	3:45 pm	2:25 pm	N/A	N/A
Yokayo 472-5690	8:00 am	2:16 pm	1:25 pm	12:40 pm 12:25 pm	(Conferences) Nov. 12,15,16,18,19 (Last day of school) June 9
Community Transition Program 468-3340	8:00 am	2:30 pm	1:15 pm	N/A	N/A
Calpella Preschool AM 485-7372	8:00 am	11:00 am	11:30 am	N/A	N/A
Calpella Preschool PM 485-7372	11:30 pm	2:30 pm	3:04 pm	N/A	N/A
PreSchool Village AM 468-3300	8:30 am	11:30 am	11:30 am	N/A	N/A
PreSchool Village PM 468-3300	12:00 pm	3:00 pm	3:00 pm	N/A	N/A
Small Wonders Preschool AM 462-5437	8:30 am	11:30 am	11:30 am	N/A	N/A
Small Wonders Preschool PM 462-5437	12:30 pm	3:30 pm	3:30 pm	N/A	N/A
YokNok Preschool AM 462-5437	8:00 am	11:00 am	11:00 am	N/A	N/A
YokNok Preschool PM 462-5437	11:45 pm	2:45 pm	2:45 pm	N/A	N/A

TOMÁS J. ARAGÓN, M.D., Dr.P.H.
State Public Health Officer & Director

State of California—Health and Human Services Agency
California Department of Public Health

GAVIN NEWSOM
Governor

August 11, 2021

TO: All Californians

SUBJECT: Vaccine Verification for Workers in Schools

Related Materials: Vaccine Verification for Workers in Schools - Q&A

State Public Health Officer Order of August 11, 2021

The COVID-19 pandemic remains a significant challenge in California. COVID-19 vaccines are effective in reducing infection, serious disease, hospitalization, and death. At present, 63% of Californians 12 years of age and older are fully vaccinated with an additional 10% partially vaccinated. Children under the age of 12 are not currently eligible for any authorized vaccines.

California is currently experiencing the fastest increase in COVID-19 cases during the entire pandemic with 22.7 new cases per 100,000 people per day, with case rates increasing tenfold since early June. The Delta variant, which is two times more contagious than the original virus, is currently the most common variant causing new infections in California.

Unvaccinated persons are more likely to get infected and spread the virus, which is transmitted through the air. Most current hospitalizations and deaths are among unvaccinated adults. Almost all K-6th graders are unvaccinated and will not be eligible for vaccines at the outset of the 2021-22 school year. Additionally, although some 7-12th grade students will be fully vaccinated by the start of the school year, many will not. As of August 10, 2021, less than 41% of Californians 12 to 17 years old were fully vaccinated.

California is committed to safe, full, in-person learning for all in K-12 schools, following strong public health science. For example, California has implemented a universal masking requirement in all K-12 schools, as well as recommendations around testing strategies for K-12 schools, to support the successful return to full in-person instruction at the outset of the school year, as well as minimizing missed school days.

Vaccination against COVID-19 is the most effective means of preventing infection with the COVID-19 virus, and subsequent transmission and outbreaks. Current CDPH K-12 guidance strongly recommends vaccination for all eligible individuals, thereby reducing COVID-19 rates throughout the community, including in schools, and creating a wrap-around safety layer for unvaccinated students. This Order, consistent with this recommendation,

requires verification of vaccination status among eligible K-12 school workers, and establishes diagnostic screening testing of unvaccinated workers to minimize the risk that they will transmit while on K-12 school campuses, where a majority of students are not vaccinated and younger students are not yet eligible for vaccines.

Schools may use funds received from multiple sources to address costs associated with employee vaccination verification and COVID-19 diagnostic screening testing, including Elementary and Secondary School Emergency Relief Fund (ESSER) I, II, and III; Governor's Emergency Education Relief Fund (GEER) I and II; and In-Person Instruction Grants (AB 86). Additionally, the California Department of Public Health provides access to subsidized COVID-19 testing for schools through specified partners.

For these reasons, in order to prevent the further spread of COVID19 in K-12 schools, the following temporary and limited public health measures are necessary at this time.

I, as State Public Health Officer of the State of California, order:

I. This Order applies to the following facilities: public and private schools serving students in transitional kindergarten through grade 12, inclusive, except that it does not apply to home schools. Further, it does not apply to child care or to higher education.

II. All schools identified in this Order must verify vaccine status of all workers.

A. Pursuant to the CDPH Guidance for Vaccine Records Guidelines & Standards, only the following modes may be used as proof of vaccination:

1. COVID-19 Vaccination Record Card (issued by the Department of Health and Human Services Centers for Disease Control & Prevention or WHO Yellow Card) which includes name of person vaccinated, type of vaccine provided and date last dose administered); OR
2. a photo of a Vaccination Record Card as a separate document; OR
3. a photo of the client's Vaccination Record Card stored on a phone or electronic device; OR
4. documentation of COVID-19 vaccination from a health care provider; OR
5. digital record that includes a QR code that when scanned by a SMART Health Card reader displays to the reader client name, date of birth, vaccine dates and vaccine type; OR
6. documentation of vaccination from other contracted employers who follow these vaccination records guidelines and standards.

In the absence of knowledge to the contrary, a school may accept the documentation presented as valid.

B. Schools must have a plan in place for tracking verified worker vaccination status. Records of vaccination verification must be made available, upon request, to the local health jurisdiction for purposes of case investigation.

C. Workers who are not fully vaccinated, or for whom vaccine status is unknown or documentation is not provided, must be considered unvaccinated.

III. Testing requirements:

A. Asymptomatic **unvaccinated** or incompletely vaccinated workers are **required to undergo** diagnostic screening testing.

B. Workers may be tested with either antigen or molecular tests to satisfy this requirement, but unvaccinated or incompletely vaccinated workers must be tested **at least once weekly** with either PCR testing or antigen testing. Any PCR (molecular) or antigen test used must either have Emergency Use Authorization by the U.S. Food and Drug Administration or be operating per the Laboratory Developed Test requirements by the U.S. Centers for Medicare and Medicaid Services.

C. Unvaccinated or incompletely vaccinated workers must also observe all other infection control requirements, and are not exempted from the testing requirement even if they have a medical contraindication to vaccination, since they are still potentially able to spread the illness. Previous history of COVID-19 from which the individual recovered more than 90 days earlier, or a previous positive antibody test for COVID-19, **do not** waive this requirement for testing.

D. Schools with workers required to undergo workplace diagnostic screening testing should have a plan in place for tracking test results and conducting workplace contact tracing, and must report results to local public health departments. There are IT platforms available that can facilitate these processes for schools.

IV. Definitions: For purposes of this Order, the following definitions apply:

A. "Fully Vaccinated" means individuals who are considered fully vaccinated for COVID-19: two weeks or more after they have received the second dose in a 2-dose series (Pfizer-BioNTech or Moderna or vaccine authorized by the World Health Organization), or two weeks or more after they have received a single-dose vaccine (Johnson and Johnson [J&J]/Janssen). COVID-19 vaccines that are currently authorized for emergency use:

1. By the US Food and Drug Administration (FDA) , are listed at the FDA COVID-19 Vaccines webpage
2. By the World Health Organization (WHO), are listed at WHO COVID-19 Vaccines webpage

B. "Incompletely vaccinated" means persons who have received at least one dose of COVID-19 vaccine but do not meet the definition of **fully vaccinated**.

C. "Transitional Kindergarten" means the first year of a two-year kindergarten program that uses a modified kindergarten curriculum that is age and developmentally appropriate.

D. "Unvaccinated" means persons who have not received any doses of COVID-19 vaccine or whose status is unknown.

E. "WHO Yellow Card" refers to the original World Health Organization International Certificate of Vaccination or Prophylaxis issued to the individual following administration of the COVID-19 vaccine in a foreign country.

F. "Worker" refers to all paid and unpaid adults serving in the school settings described in Section I. Workers include, but are not limited to, certificated and classified staff, analogous staff working in private school settings, and volunteers who are on-site at a school campus supporting school functions.

V. The Terms of this Order supersede any conflicting terms in any other CDPH orders, directives, or guidance.

VI. Except to the extent this Order provides otherwise, all other terms in my Order of June 11, 2021 remain in effect and shall continue to apply statewide.

VII. This Order shall take effect on August 12, 2021, at 12:01 am. Facilities must be in full compliance with the Order by October 15, 2021.

VIII. This Order is issued pursuant to Health and Safety Code sections 120125, 120140, 120175,120195 and 131080 and other applicable law.

Tomás J. Aragón, MD, DrPH

Director and State Public Health Officer

California Department of Public Health
PO Box, 997377, MS 0500, Sacramento, CA 95899-7377
Department Website (cdph.ca.gov)

Agenda Item No: 7.h.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1056

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approve Budget Amendment in the Amount of $565,727 for Contract No. 2021-204 with CWS Construction Group for the Electric Service Center Site Work, and Approve the Reset of Staff's 10% Change Order Authority Based on the Revised Contract Amount of $2,963,326.85.

DEPARTMENT: Electric Utility **PREPARED BY:** Cindy Sauers, Assistant Electric Utility Director
PRESENTER: Consent Calendar

ATTACHMENTS:

1. CWS Construction Group - Electric Utility Operation Center Site Work 2021-204 - Signed Contract
2. Spec 16-07 - CCO 1 - Grading at Dump Site_Signed
3. Spec 16-07 - CCO 2 - Water Line, Trellis, Patio, Concrete + Roofing_Signed
4. Spec 16-07 - CCO 3 - AC_AB, Switchgear, Roof Curbs.docx

Summary: Council will consider approving a budget amendment in the amount of $565,727 for Contract No. 2021-204 with CWS Construction Group for the Electric Service Center Site Work, and approving the reset of staff's 10% change order authority based on the revised contract amount of $2,963,326.85.

Background: On May 5, 2021, the City Council approved the award of contract (Attachment 1) for the Electric Service Center Site Improvements at 1350 Hastings Road for $2,693,933. The project consists of grading and finish improvements, bioswale and retention pond, fencing and roofing for the 2.8 acre property. Phase 2 of the project will include the addition of public solar generation facilities and continued renovation of the existing 15,800 square foot building which will centralize utility operations, construction, engineering and technical services for the Utility.

Two change orders that total $52,953 (Change Order 1 - Attachment 2, Change Order 2 - Attachment 3) have been issued for the relocation of a water main, reinforced concrete and additional minor items.

Change Order 3 (Attachment 4), still in the process of being fully-executed, increases the site asphalt to a higher traffic index to accommodate the anticipated truck loading and relocation of the electrical switchgear to avoid conflicts during phase 2 of the project. These changes plus dry rot repair on the roof amount to a total for this change order of $179,884.11.

The total amount of all three change orders is $232,837.11.

Discussion: In the Electric Utility's Capital Improvement Plan for FY 20/21, staff budgeted for the contract amount ($2,693,933.50) plus 10% ($269,393.35) for change orders. However, when the contract was entered into the financial software, the funds to cover change orders were not encumbered and therefore not carried forward to FY 21/22. As a result, staff is requesting a budget amendment in the amount of $269,393.35 for FY 2022 to cover for these change orders.

Since the 10% change order threshold amount of the original contract is about to be fully utilized, staff is requesting the reset of staff's 10% change order authority based on the revised contract amount of $2,963,326.85 due to the issuance of Change Orders 1-3. This would then necessitate an additional

budget amendment in the amount of $296,333. As a result, the total budget amendment amount requested is $565,727.

Recommended Action: Approve budget amendment in the amount of $565,727 for Contract No. 2021-204 with CWS Construction Group for the Electric Service Center Site Work, and approve the reset of staff's 10% change order authority based on the revised contract amount of $2,963,326.85.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 80126100.80220.17023; $350,000

PROPOSED BUDGET AMOUNT: 80126100.80220.17023; $915,727

FINANCING SOURCE: 800 Fund

PREVIOUS CONTRACT/PURCHASE ORDER NO.:

COORDINATED WITH: Mel Grandi, Electric Utility Director; Mary Horger, Financial Services Manager

Approved:
Sage Sangiacomo, City Manager

COU No. 2021-204

Attachment 1

CITY OF UKIAH
Mendocino County, California

AGREEMENT

FOR

UKIAH ELECTRIC UTILITY FIELD OPERATION CENTER – SITE WORK
Specification No. 16-07

THIS AGREEMENT, made this 6th day of May, 2021, by and between the City of Ukiah, Mendocino County, California, hereinafter called the City and CWS Construction Group, Inc. hereinafter called the Contractor,

WITNESSETH:

WHEREAS, the City has caused to be prepared in accordance with law, specifications, drawings and other contract documents for the work herein described and shown and has approved and adopted these contract documents, specifications and drawings and has caused to be published in the manner and for the time required by law a notice to bidders inviting sealed proposals for doing the work in accordance with the terms of this contract and

WHEREAS, the Contractor, in response to the notice to bidders, has submitted to the City a sealed proposal accompanied by a proposal guaranty in an amount of not less than 10 percent of the bid price for the construction of the proposed work in accordance with the terms of this contract and

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined and canvassed the proposals submitted and as a result has determined and declared the Contractor to be the lowest and best regular responsible bidder for the work and for the sums named in the proposal,

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

Article 1. Work to be Done and Contract Days Allowed.

That the Contractor shall provide all necessary machinery, tools, apparatus and other means of construction; shall furnish all materials, superintendence, overhead, expenses, all labor and expenses of whatever nature necessary for completion of the work in conformity with the Special Provisions and other contract documents hereto attached and according to such instructions as may be given by the Engineer. The Contractor shall complete the work within One hundred fifty (150) calendar days. Contract days shall be counted starting with the 10th day following receipt of notice that the contract has been executed by the City. Contractor, at his or her option, may begin work prior to start of counting contract days, however, in no event shall the Contractor start work without giving notification to the Engineer at least 72 hours prior to the start of work, without obtaining an encroachment permit from the City, or without having submitted certificates of insurance that have been accepted and approved by the Engineer

Article II. Contract Prices.

That the City shall pay the Contractor the prices stated in the proposal submitted by the Contractor, for complete performance of the contract by the Contractor. The Contractor hereby agrees to accept the prices as full compensation for all material and appliances necessary to the work, for all labor and use of tools and other implements necessary to execute the work contemplated in this contract; for all loss or damage arising out of the nature of the work or from the action of the elements, or from any unforeseen obstructions or difficulties which may be encountered in the prosecution of the work; for all risks of every description connected therewith; for all expenses of the work, as herein specified; for all liability and other insurance, for all overhead and other expenses incident to the work; all according to the Contract Drawings, the Special Provisions, the Details, the instructions and the requirements of the City.

Article III. Labor Discrimination.

Attention is directed to Section 1735 of the Labor Code, which reads as follows:

> "No discrimination shall be made in the employment of persons upon public works because of the race, color, national origin or ancestry, or religion of such persons and every contractor for public works violating this section is subject to all the penalties imposed for a violation of this chapter."

In connection with the performance of work under this contract, the Contractor agrees as follows:

(a) The Contractor will not willfully discriminate against any employee or an applicant for employment because of race, color, religion, ancestry, or national origin. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, ancestry, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the awarding authority setting forth the provisions of this Fair Employment Practice section.

(b) The Contractor will send to each labor union or representative of workers with which he or she has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the awarding authority, advising the said labor union or worker's representative of the Contractor's commitments under this section, to employees and applicants for employment.

(c) The Contractor will permit access to his or her records of employment, employment advertisements, application forms and other pertinent data and records by the Fair Employment Practices Commission, City of Ukiah or any other appropriate agency of the State of California designated by the awarding authority, for the purposes of investigation to ascertain compliance with the Fair Employment Practices section of this contract.

(d) A finding of willful violation of the Fair Employment Practices section of this Contract or of the Fair Employment Practices Act shall be regarded by the awarding authority as a basis for determining the Contractor to be not a "responsible bidder" as to future contracts for which such Contractor may submit bids, for revoking the Contractor's pre-qualification rating, if any and for refusing to establish, reestablish or renew a pre-qualification rating for the Contractor.

The City of Ukiah shall deem a finding of willful receipt of written notice from the Fair Employment Practices Act to have occurred upon that it has investigated and determined that the Contractor has violated the Fair Employment Practices Act and has issued an order under Labor Code Section 1426 or obtained an injunction under Labor Code Section 1429.

Upon receipt of such written notice from the Fair Employment Practices Commission, the City shall notify the Contractor that unless he or she demonstrates to the satisfaction of the awarding authority within a stated period that the violation has been corrected, his or her pre-qualification rating will be revoked at the expiration of such period.

(e) The Contractor agrees that should the City determine that the Contractor has not complied with the Fair Employment Practices section of this Contract, then pursuant to Labor Code Section 1735 and 1775 the Contractor shall, as a penalty to the City, forfeit for each calendar day or portion thereof, for each person who was denied employment as a result of such non-compliance, the penalties provided in the Labor Code for violation of prevailing wage rates. Such monies may be recovered from the Contractor. The City may deduct any such damages from any monies due the Contractor.

(f) Nothing contained in this Fair Employment Practices section shall be construed in any manner of fashion so as to prevent the City or the State of California from pursuing any other remedies that may be available at law.

(g) Prior to awarding the Contract, the Contractor shall certify to the awarding authority that he or she has or will meet the following standards for affirmative compliance, which shall be evaluated in each case by the awarding authority:

(1) The Contractor shall provide evidence, as required by the City that he or she has notified all supervisors, foremen and other personnel officers in writing of the content of the anti-discrimination clause and their responsibilities under it.

(2) The Contractor shall provide evidence, as required by the City, that he or she has notified all sources of employees' referrals (including unions, employment agencies, advertisements, Department of Employment) of the content of the anti-discrimination clause.

(3) The Contractor shall file a basic compliance report, as required by the City. Willfully false statements made in such reports shall be punishable as provided by law. The compliance report shall also spell out the sources of the work force and who has the responsibility for determining whom to hire, or whether or not to hire.

(4) Personally, or through his or her representatives, the Contractor shall, through negotiations with the unions with whom he or she has agreements, attempt to develop an agreement which will:

a. Spell out responsibilities for nondiscrimination in hiring, referral, upgrading and training.

b. Otherwise implement an affirmative anti-discrimination program in terms of the unions' specific areas of skill and geography to the end that qualified minority workers will be available and given and equal opportunity for employment.

(5) The Contractor shall notify the City of opposition to the anti-discrimination clause by individuals, firms or organizations during the period of its pre-qualification.

(h) The Contractor will include the provisions of the foregoing paragraphs 1 through 5 in every first tier subcontract so that such provisions will be binding upon each such subcontractor.

(i) The "Fair Employment Practices Certification" must be completed and signed prior to the time of submitting the bid.

Article IV. Parts of the Contract.

That the complete contract consists of the following documents, all of which shall be considered a part of this agreement.

1. Notice to Bidders
2. Wage Rates
3. General Conditions
4. Technical Specifications
5. Proposal
6. Fair Employment Practices Certification
7. Agreement
8. Contract Bonds
9. Contract Drawings and Construction Details
10. Standard Drawings
11. Indemnification Agreement

IN WITNESS WHEREOF, this contract being executed in duplicate and the parties having caused their names to be signed by authority of their duly authorized office this _____ day of _____, 20____.

CITY OF UKIAH, MENDOCINO COUNTY, CALIFORNIA

By: _____
CITY MANAGER, CITY OF UKIAH

Attest: _____
CITY CLERK, CITY OF UKIAH

By: _____
CONTRACTOR

Attest: _____

Title: _____

The foregoing contract is approved as to form and legality this 27th day of May, 20 21.

_____
CITY ATTORNEY, CITY OF UKIAH

INDEMNIFICATION AGREEMENT

This Indemnification Agreement is made and entered in Ukiah, California, on May 6, 2021, by and between the City of Ukiah (Ukiah) and CWS Construction Group, Inc. (Contractor).

Contractor is doing work as described in Spec. No. 16-07 Ukiah Electric Utility Field Operations Center – Site Work for Ukiah.

As a condition of issuing the work order, attached hereto, Ukiah requires assurance that Contractor will protect Ukiah from damage or damage claims which arise from its performance of the work.

Accordingly, Contractor agrees as follows:

1. **Indemnification**. Contractor shall indemnify and hold harmless Ukiah and its officers, agents, and employees from and against any claim, loss, or damage, including the legal and other costs of defending against any claim of damage or loss which arises out of the Contractor's negligent or wrongful performance under the work order attached hereto, except for claims, losses, or damages resulting from the sole and exclusive negligence or other wrongful conduct of Ukiah or its officers, agents and employees.

CONTRACTOR

BY: _____

TITLE: _____

Attachment 2

ORDER NO. 01

DATE: July 12, 2021

CITY OF UKIAH
CONTRACT CHANGE ORDER

Contract for: Ukiah Electric Utility Field Operations Center – Site Work Specification No. 16-07

Owner: City of Ukiah, 300 Seminary Avenue, Ukiah, California, 95482-5400

To: CWS Construction Group, Inc., 94 San Benito Way, Novato, CA 94945

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
Provide Grader and Operator at City property to spread dirt that is moved from the Hastings Site to make room for all exports. Work to cost $1,200/day, not to exceed $10,000.		$10,000.00
ESTIMATED NET CHANGE IN CONTRACT PRICE		**$10,000.00**

The amount of the Contract will be (~~decreased~~/increased/~~unchanged~~) by the estimated sum of: $10,000.00

The contract total including this and previous Change Orders will be: **$2,703,933.00**

The contract period provided for completion will be (~~increased/decreased/unchanged~~): **0 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: 7/12/21

Accepted: Charles Slack, CWS Construction — Date: 7/13/21

This information will be issued as a record of any changes to the original construction contract.

Attachment 3

ORDER NO. 02

DATE: August 17, 2021

CITY OF UKIAH
CONTRACT CHANGE ORDER

Contract for: Ukiah Electric Utility Field Operations Center – Site Work Specification No. 16-07

Owner: City of Ukiah, 300 Seminary Avenue, Ukiah, California, 95482-5400

To: CWS Construction Group, Inc., 94 San Benito Way, Novato, CA 94945

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
Per truck price to haul off concrete ($300/truckload), not to exceed 4 loads. Price includes a 10% markup and 2% for additional bond. Item will be paid only for actuals and the 12% markup. Price not to exceed $1,346.00		$1,346.00
Re-route 8" water line away from bioswale per City Standards. C900 CL 200 pipe approved. Routing marked in field. (COR 4 & 4.1)		$53,628.00
Relocate drain and tie into storm drain system to avoid conflict with electrical conduits risering up on building (COR 9)		$1677.00
6" concrete section for all sidewalk next to building - #4 rebar 12" OC		$12,886.00
Repair Dry Rot on South Wing Roof along ridge and below heater vent on south side, reset existing nails on south wing and add nailing per detail S2.1.		$13,127.00
Removal of line item 23 from SOW – less OH, Covered entry, See RFI 17 (COR 5)	$24,074.00	
Removal of line item 24 from SOW – less OH, Trellis Patio See RFI 16 (COR 6)	$15,637.00	
ESTIMATED NET CHANGE IN CONTRACT PRICE	**$39,711**	**$82,664**

The amount of the Contract will be (~~decreased~~/increased/~~unchanged~~) by the estimated sum of: $42,953.00

The contract total including this and previous Change Orders will be: **$2,746,886.00**

The contract period provided for completion will be (increased/~~decreased~~/~~unchanged~~): **0 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.

CITY OF UKIAH
CONTRACT CHANGE ORDER

Approved By: Cindy Sauers, City of Ukiah — Date: 8/17/21

Accepted: Charles Slack, CWS Construction — Date: 8/23/21

This information will be issued as a record of any changes to the original construction contract.

ORDER NO. 03
DATE: September 10, 2021

CITY OF UKIAH
CONTRACT CHANGE ORDER

Contract for: Ukiah Electric Utility Field Operations Center – Site Work Specification No. 16-07

Owner: City of Ukiah, 300 Seminary Avenue, Ukiah, California, 95482-5400

To: CWS Construction Group, Inc., 94 San Benito Way, Novato, CA 94945

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
Increase the Asphalt/Base ratio for 35,000 sqft from 3/12 to 5/12		$138,000.00
Move Switchgear, includes addition of wire, terminations and infrastructure for 4 circuits between new switchgear location and old location.		$32,061.00
Repair dry rot on north wing and increase curb height on remaining curbs to prevent leaking and maintain warranty.		$9,823.00
ESTIMATED NET CHANGE IN CONTRACT PRICE		**$179,884.00**

The amount of the Contract will be (~~decreased~~/increased/~~unchanged~~) by the estimated sum of: $179,884.00

The contract total including this and previous Change Orders will be: **$2,926,770.00**

The contract period provided for completion will be (increased/~~decreased~~/~~unchanged~~): **15 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
Cindy Sauers, City of Ukiah — Date: 9/10/21

Accepted:
Charles Slack, CWS Construction — Date

This information will be issued as a record of any changes to the original construction contract.

Agenda Item No: 7.i.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2019-84

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Review Landfill Closure Financial Plan Update.

DEPARTMENT: Finance **PREPARED BY:** Dan Buffalo, Finance Director
PRESENTER: Consent Calendar

ATTACHMENTS:

1. CC Reso-Establishing Funding Closure-Ukiah Solid Waste Disposal
2. 2021 Inflation Form Factor (ASR)

Summary: The City Council will receive an update on the Financial Plan of 2016 to finance closure, post-closure, and a corrective action plan of the Ukiah Landfill.

Background: The City Council, at its regularly scheduled meeting of January 6, 2016, considered a strategy to provide funding for the ultimate closure, post closure, and Corrective Action Plan (CAP) reserve of the Ukiah Landfill. The strategy was memorialized in the City Council Resolution No. 2016-03 (Attachment 1). The Resolution directs the Finance Director to present to Council for consideration annually the condition of the financial plan, with any recommended adjustments.

Discussion: Costs to conduct closure, post-closure, and prepare a corrective action plan have been adjusted by an inflationary index provided by CalRecycle. For 2021 the estimated cost with an assumed inflationary adjustment of 1.2 percent from 2020 is $19,730,970. The change in cost is due to the annual inflation factor provided by CalRecycle. The Finance Department, in coordination with Public Works and the City Manager's Office, is preparing a revised financing strategy to meet this obligation in full, using a combination of reserves, cash inflows from surcharges collected at the transfer station, and potential new debt financing. The plan is anticipated to be ready for consideration by the Council in early November.

Detail of the calculation and the breakdown by the various categories of closure are included in Attachment 2.

Recommended Action: Receive and file update to the Landfill Closure Financial Plan.

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: Tim Eriksen, Public Works Director/City Engineer

Approved: Sage Sangiacomo, City Manager

RESOLUTION NO. 2016- 03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING FINANCIAL MECHANISM FOR FUNDING CLOSURE, POST-CLOSURE MAINTENANCE, AND CORRECTIVE ACTION PLAN FOR CITY OF UKIAH SOLID WASTE DISPOSAL SITE

WHEREAS:

1. The City of Ukiah solid waste disposal site ("Landfill") located at 3100 Vichy Springs Road, Mendocino County Assessor Parcel No. 178-130-01), consisting of a landfill footprint of approximately 40 acres, ceased operations and accepting solid waste in September 2001; and

2. Since September 2001, the City has maintained the Landfill, including monitoring wells surrounding the perimeter of the property and a leachate collection system that captures and disposes of leachate through the City's sewer system; and

3. Under applicable provisions of the California Public Resources Code and in Title 27 of the California Code of Regulations ("CCR"), the City is required to adopt a plan for the closure, post-closure maintenance, and corrective actions required for the Landfill; and

4. Pursuant to 27 CCR 21180(a), the City must provide post-closure maintenance and a corrective action plan reserve ("CAP") for a thirty-year period after closure; and

5. The cash collected by the City to provide for Closure, Post-Closure Maintenance, and the CAP reserve are reflected in the City's financial statements as a net position of the disposal site proprietary fund; and

6. The City is scheduled to complete the closure of the landfill ("Closure") in accordance with its approved closure plan in 2016; and

7. Recently, new and more costly regulatory requirements relating to Closure have been imposed by the California state agencies with jurisdiction over the Closure. These additional requirements, including installation of a methane gas collection system, would have been imposed, even if the Closure had occurred prior to the imposition of these new requirements; and

8. The most recent engineer's estimates for Closure, including the gas collection system and other additional requirements, indicate that the net proprietary fund for the Landfill is not sufficient to cover all of the costs of Closure, Post-Closure Maintenance, and to establish a CAP reserve; and

9. The City must provide the funding for Closure, Post-Closure Maintenance, and the CAP reserve; and

10. On January 1, 2017, pursuant to the Amended and Restated Transfer Station Agreement ("Transfer Station Agreement") between the City of Ukiah and Solid Waste Systems, Inc. ("SWS"), dated December 12, 2011, the City is entitled to acquire legal title to the Transfer Station (Transfer Station) located at 3151 Taylor Drive, Ukiah, California, and the City and SWS are obligated to enter a lease under which SWS will continue to operate the transfer station and pay rent ("Transfer Station Rent") to the City for the use of the Transfer Station; and

10. Dedicating Transfer Station Rent to fund Closure, Post-Closure Maintenance, and the Cap Reserve as further provided herein will provide a source of revenue to fund those obligations which exceed the disposal site proprietary fund; and

11. Commencing on January 1, 2012, the City adopted a City Surcharge on the Gate Fee at the Transfer Station ("Surcharge") to provide a source of revenue in the Landfill/Solid Waste Enterprise Fund for Closure and Post-Closure Maintenance, and the CAP reserve. The Surcharge is currently $2.00 per ton of Solid Waste received at the Transfer Station. The Surcharge is collected by SWS and remitted to the City, where it is recorded as revenue in the Landfill/Solid Waste Enterprise Fund as Closure and Post-Closure Reserve; and

12. Committing the Surcharge at its current level or any future level approved by the City Council will stabilize the Landfill/Solid Waste Enterprise Fund, provide a dedicated source of revenue to comply with the City's Closure and Post-Closure Maintenance costs, and the establishment and replenishment of the Cap Reserve; and

13. The combination of the disposal site proprietary fund, Transfer Station Rent, and the Surcharge will provide adequate funding for City's Closure and Post-Closure Maintenance costs, and the establishment and replenishment of the Cap Reserve, provided however, that an increase in the Surcharge may be necessary once the final Closure costs and the method of financing the City's obligations is determined;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ukiah as follows:

1. Transfer Station Rent is hereby committed to any unfunded Closure costs, Post-Closure Maintenance costs, and the establishment and replenishment of the CAP reserve.

2. There is hereby established a Transfer Station Rents Special Revenue Fund (Special Revenue Fund) for all Transfer Station Rent revenue which fund is established and dedicated to pay for any Closure costs, Post-Closure Maintenance costs, and the establishment and replenishment of the CAP reserve.

3. Revenue recorded in the Special Reserve Fund shall be given first preference over other revenue sources, other than grants, in funding Closure and Post-Closure Maintenance expenses and CAP reserve requirements that are not funded by the disposal site proprietary fund.

4. Any Closure and Post-Closure Maintenance expenses and CAP reserve requirements not funded by grants, the disposal site proprietary fund, and the Special Revenue Fund shall be funded by the Surcharge.

5. The City Finance Director is hereby directed to prepare for City Council the approval a Financial Plan (Plan) to extinguish in fifteen years the estimated unfunded Closure and thirty-year Post-Closure Maintenance costs, and the CAP reserve requirements, and present the Surcharge to be applied to the Transfer Station Gate Fee commencing on January 1, 2017. The revised Surcharge shall be submitted to the City Council for approval no later than October 2016. Thereafter, in September of each year, the City Finance Director shall prepare an update of the Plan to fund Closure, Post-Closure Maintenance, and CAP requirements. Any recommended increase or decrease in the Surcharge resulting from the annual update of the Plan shall be presented to the City Council for approval in October, and if approved, will be applied to the Transfer Station Gate Fee immediately following January 1st.

PASSED AND ADOPTED this 6th day of January 2016, by the following roll call vote:

AYES: Councilmember Crane, Mulheren, Doble, Brown, and Scalmanini.
NOES: None
ABSTAIN: None
ABSENT: None

Stephen G. Scalmanini, Mayor

ATTEST:

Kristine Lawler, City Clerk

California Environmental Protection Agency

Gavin Newsom
California Governor

Department of Resources Recycling and Recovery

Jared Blumenfeld
Secretary for Environmental Protection

Rachel Machi Wagoner
CalRecycle Director

April 1, 2021

TO ALL OPERATORS/OWNERS OF SOLID WASTE LANDFILLS

Title 27, California Code of Regulations (27 CCR), Division 2, Subdivision 1, Chapter 6, Subchapter 3, Article 1, section 22236, requires you to submit a report annually to the California Department of Resources Recycling and Recovery (CalRecycle). The report calculates the inflationary increase in the closure, postclosure maintenance, and/or corrective action cost estimates for the previous calendar year.

Based on information obtained from the U.S. Department of Commerce, Bureau of Economic Analysis, Table 4, dated March 25, 2021 the inflation factor for **2020** is **1.012 (1.2%)**. Please complete the **2020 Annual Inflation Factor Report** for each landfill you own and/or operate, and send it to the **Financial Assurances Unit** at the following email address by **June 1, 2021**:

FAU@CALRECYCLE.CA.GOV

If you would prefer to mail it, please send it to:

CalRecycle, Financial Assurances Unit, MS 10A-15, P.O. Box 4025, Sacramento, CA 95812-4025

Previous years' Inflation Factor Reports can be found at:
https://www.calrecycle.ca.gov/SWFacilities/Financial/Bulletins

Following are previous years' inflation factors:

1989 - 1.041	**1990** - 1.054	**1991** - 1.036	**1992** - 1.033
1993 - 1.026	**1994** - 1.020	**1995** - 1.024	**1996** - 1.020
1997 - 1.020	**1998** - 1.010	**1999** - 1.015	**2000** - 1.021
2001 - 1.022	**2002** - 1.011	**2003** - 1.017	**2004** - 1.021
2005 - 1.028	**2006** - 1.029	**2007** - 1.027	**2008** - 1.022
2009 - 1.012	**2010** - 1.010	**2011** - 1.021	**2012** - 1.018
2013 - 1.015	**2014** - 1.015	**2015** - 1.010	**2016** - 1.013
2017 - 1.018	**2018** - 1.022	**2019** - 1.018	

If you have not made the previous years' adjustments, please do so before calculating the 2021 adjusted total cost estimates. Apply subsequent inflation factors to the previous year's total cost estimate, beginning with the inflation factor that corresponds with the year the plan was prepared. For example, if the plan was prepared in 1989, apply the 1989 inflation factor to your 1989 initial certified total closure and postclosure maintenance cost estimates and so forth until the current inflation factor is applied.

Do not disregard this notice, if you recently revised your estimates due to changes in your closure, postclosure maintenance and/or corrective action plans, and the revised estimates reflect 2021 dollars. Please report your updated 2021 cost estimates.

Information regarding the total and remaining permitted capacity at your landfill(s) should be submitted under a separate mailing.

For public operators utilizing a Pledge of Revenue Agreement, the operator is required by 27 CCR section 22233(b)(4)(B) to submit the CalRecycle 114 form to demonstrate the pledged revenue continues to be available when needed and will cover the postclosure maintenance and/or corrective action cost estimate(s) identified in the updated 2020 Annual Inflation Factor Report required by 27 CCR section 22236. The operator is required to submit annual certifications of the CalRecycle 114 form with the 2020 Annual Inflation Factor Report (copies of the resolution and agreement are not required annually, unless amended).

If you have any questions regarding this report, please contact staff of the Financial Assurances Unit identified for your county through the following link: https://www2.calrecycle.ca.gov/SolidWaste/LEA/CalRecycleContacts/

Thank you for your cooperation.

California Environmental Protection Agency

Gavin Newsom
California Governor

CalRecycle
Department of
Resources Recycling and Recovery

Jared Blumenfeld
Secretary for Environmental Protection

Rachel Machi Wagoner
CalRecycle Director

ANNUAL INFLATION FACTOR REPORT 2020

FACILITY NAME: City of Ukiah

FACILITY NO.: SW-23-AA-0019

1.) Identify the highest approved or subsequently submitted cost estimate on record and the date of the plan:

$ 8,748,697 Highest Closure Cost Estimate Approved or Subsequently Submitted	March 2016 Date of Plan
$ 5,258,102 Highest Postclosure Maintenance Cost Estimate Approved or Subsequently Submitted	March 2016 Date of Plan
$ 654,116 Highest Corrective Action Cost Estimate Approved or Subsequently Submitted	March 2016 Date of Plan

2.) Multiply each cost estimate by the inflation factor to determine the new adjusted cost estimates as illustrated below:

The ABC Landfill's cost estimate for CLOSURE in 2020 was $2,000,000. Using the 2020 inflation factor of 1.012, they recalculated their ADJUSTED CLOSURE COST for 2021 to $2,024,000. Their POSTCLOSURE MAINTENANCE (PCM) COST with a Multiplier of 30 in 2020 was $1,500,000. Using the 2020 inflation factor of 1.012, their ADJUSTED PCM COST for 2021 is $1,518,000. Their cost estimate for CORRECTIVE ACTION in 2020 was $1,000,000. Using the 2020 inflation factor of 1.012, they recalculated their ADJUSTED CORRECTIVE ACTION COST for 2021 to $1,012,000.

NOTE: If the cost estimates identified above were prepared in 2021 dollars, do not inflate below.

ANNUAL INFLATION FACTOR REPORT 2020

$ 11,185,637 x 1.012 = $ 11,319,865
Closure Costs (2020 Dollars) Estimate in 2021 Dollars

$ 7,321,385 x 1.012 = $ 7,409,242
Annual PCM Costs x PCM Multiplier of 30
or other approved PCM Multiplier (2020 Dollars) Estimate in 2021 Dollars

$ 989,983 x 1.012 = $ 1,001,863
Corrective Action Costs (2020 Dollars) Estimate in 2021 Dollars

Choose Either:
Water ☐
or Non-Water ☒

I certify under penalty of perjury under the laws of the State of California that the information in this document is true and correct to the best of my knowledge and is being provided in accordance with the regulations. To sign, click the "Fill & Sign" button on the right pane. Click "Sign" at the top and click "Add Signature".

Operator/Owner Signature

Tim Eriksen
Printed Name of Person Signing

300 Seminary Ave, Ukiah, CA 95482
Mailing Address

Director of Public Works/City Engineer
Title of Person Signing

707-563-6280
Phone Number

teriksen@cityofukiah.com
Email

9/7/2021
Date of Report

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution Approving the Application to the CA State Parks Outdoor Equity Grant Program.

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

ATTACHMENTS:
1. Proposed Resolution

Summary: Council will consider the adoption of a resolution for approving an application to the CA State Parks Outdoor Equity Grant Program.

Background: In 2019, the Outdoor Equity Grants Program (OEP) was enacted when Governor Gavin Newsom signed Assembly Bill 209 (AB 209). On July 1, 2020, the California Legislature authorized funding for OEP. OEP will increase the ability of residents in underserved communities, with an emphasis on students eligible for free or reduced-price meals, foster youth, and students of limited English proficiency, to participate in outdoor experiences at state parks and other public lands. OEP's focus is on providing funding for transportation, logistics, program operations, and capacity costs associated with reaching historically underserved urban and rural communities throughout California. OEP grants will improve the health and wellness of Californians through new educational and recreational activities, service learning, career pathways, and leadership opportunities that strengthen a connection to the natural world.

Discussion: Staff have met with Ukiah Vecinos en Accion and the Equity and Diversity Committee seeking input on the potential benefit of this grant program and guidance on project development. Both entities affirmed the potential benefit of obtaining this funding. The grant application is due on October 8th and requires staff to seek community input on program structure and content.

Staff has begun developing the grant application outreach programs. Although the exact details are still in development, if funding is obtained, the program will likely involve hiring a full-time staff member for a period of approximately three years. This employee would report to the Director of Community Services or designee and would be responsible for developing educational content and leading classes, activities, and outings. Staff anticipates all program costs to be covered by the grant funds.

Adoption of this Authorizing Resolution (Attachment 1) will allow staff to move forward in developing a proposal and applying for these funds.

Recommended Action: Adopt Resolution approving an application to the CA State Parks Outdoor Equity Grant Program.

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. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING THE APPLICATION FOR OUTDOOR EQUITY GRANTS PROGRAM 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 Outdoor Equity Grants Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope program.

NOW, THEREFORE BE IT RESOLVED, that the (Applicant's Governing Body) hereby: APPROVES THE FILING OF AN APPLICATION FOR THE (NAME OF PROPOSAL); AND

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the program(s) included in this application, the sufficient funds to complete the program(s); and

2. Certifies that if the grant is awarded, the Applicant has or will have sufficient funds to operate the program(s) as described in the Grant Selection Criterion response, and

3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and

4. Delegates the authority to City Manager 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; and

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

6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

APPROVED and ADOPTED the 15th day of September, 2021. I, the undersigned, hereby certify that the foregoing Resolution Number was duly adopted by the (Applicant's Governing Body) following a roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Juan V. Orozco, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

Agenda Item No: 7.k.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1060

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Consideration and Action Regarding Recommendation to Reject All Bids Received for Specification No. E38915 Percolation Ponds 1-3 Scarification for the Waster Water Treatment Plant.

DEPARTMENT: Finance **PREPARED BY:** Mary Williamson, Buyer II
PRESENTER: Consent Calendar

ATTACHMENTS:
1. Percolation Ponds 1-3 Scarafication-ASR
2. Ghilotti Construction Quote

Summary: City Council will consider Staff's recommendation to reject all bids received for Specification No. E38915 Percolation Ponds 1-3 Scarification.

Background: A Request for Bid was released on August 18, 2021, for Specification No. E38915 Percolation Ponds 1-3 Scarification for the City of Ukiah Waste Water Treatment Plant. Please refer to Attachment 1 for a copy of the Bid documents. Bids were due on September 7, 2021, with only one bidder responding. Please refer to Attachment 2 for a copy of the bid.

Discussion: Staff is recommending the City Council reject this bid at this time. The rejection is based on the fact that only one bid was received and it was nearly double what this project cost was less than a year ago. The previous price paid for all three ponds was $34,270; therefore, Staff is not convinced that the City received a competitive price with only the one bid received.

In the bid documents, page 3, VIII Terms states, "The City reserves the right to reject any or all bids." Staff will issue a notice to the bidder of it's intention to recommend Council reject all bids.

It is Staff's recommendation to reject all bids, and instruct Staff to rebid the work. Staff will review the existing specifications for revisions to provide additional clarifications if necessary, and rebid as soon as possible.

Recommended Action: Consideration and Action Regarding Recommendation to Reject All Bids Received for Specification No. E38915 Percolation Ponds 1-3 Scarification.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: 84027225.52100: $220,622

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Mary Horger, Financial Services Manager; Alan Hodge, WWTP/Recycled Water Supervisor

Approved: Sage Sangiacomo, City Manager

REQUEST FOR BID

1320 AIRPORT ROAD
UKIAH, CALIFORNIA 95482
P: (707) 467-5777,

DATE: 8/18/2021
REQ. NO. E38915

Bids may be emailed, faxed, or hand delivered, to the contact information listed herein, and by the specified deadline, or the bid will be rejected.

Submitted by:
(Company Name & Address) _____

BIDS WILL BE RECEIVED UNTIL
2:00 p.m., September 7, 2021
AT THE OFFICE OF THE BUYER II
1320 AIRPORT ROAD, CITY of UKIAH
BY: Mary Williamson
Email: mwilliamson@cityofukiah.com

BIDS ARE REQUESTED FOR THE FOLLOWING ITEMS: **ALL BIDS SHALL BE F.O.B. UKIAH, CA.**

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
	All labor, materials and equipment including any incidentals for the deep ripping - and cross ripping - of all 3 Percolation Ponds at the Wastewater Treatment Plant as per details from Specification #E38915.		
1-Lump Sum	**Pond #1 - Middle Pond**		
1-Lump Sum	**Pond #3 - North Pond**		
1-Lump Sum	**Pond #2 - South Pond -** To be done last - when pond has drained		
		Payment Terms:	**N30**

SIGNATURE:	**DATE:**	**LEAD TIME ARO :**
PRINT NAME:	**PHONE:**	**EMAIL:**

TERMS:

1. LOCAL PREFERENCE: Local Vendors shall be given an allowance of five percent (5%), up to a maximum allowance of $2,500, on any bid for supplies, equipment and/or materials per Ukiah City Code Section 1522.D.4. A Local Vendor is defined as one which, 1) conducts business in an office or other business premises with a physical location in Mendocino County, 2) holds a valid business license issued by Mendocino County or one of the cities in Mendocino County for that business location, and 3) has conducted business in compliance with 1) and 2) for not less than six (6) months prior to requesting the preference. The City shall receive satisfactory proof that a business qualifies as a local vendor before it may receive the local preference. In the event that there is a tie bid, where one bidder is local, the other is not, and the bid is equal in price and quality, the award shall go to the Local Vendor.
2. Right is reserved to reject any and all bids.
3. Right is reserved to accept separate items unless specifically denied by bidder.
4. Right is reserved to reject a bid from any bidder who has previously failed to perform adequately for the City of Ukiah.
5. In CASE OF DEFAULT, the City of Ukiah may procure the items quoted on from other sources and hold the original bidder liable for any increased costs.
6. The price, terms, delivery point, and delivery date may individually or collectively be the basis of the awarding of the bid.
7. In submitting the bid, bidder agrees that the bid shall remain open and may not be revoked or withdrawn for 60 days from the bid due date, unless a different time period is specified in RFB.
8. Bidder agrees to perform according to its bid, if the City's acceptance is communicated to the bidder within the time specified in number 7 above.

REQUEST FOR BID
City of Ukiah

SPECIFICATION #E38915

Percolation Ponds 1-3 Scarification

August 19, 2021

Bid Due Date
2:00 PM, SEPTEMBER 7, 2021

I. Introduction

City of Ukiah is seeking bids from qualified Contractors for deep ripping scarification of the three percolation ponds at the Wastewater Treatment Plant, located at 300 Plant Road, Ukiah, California 95482.

II. Bid Procedure

PLEASE TAKE NOTICE: This Request for Bid (RFB) is issued as an open market purchase under Section 1522 of the Ukiah City Code. This is not a formal or informal bid under the provisions of state law governing RFB's for Public Projects. The procedures governing open market purchases are at the discretion of the Purchasing Officer and may vary from bid to bid, depending on the City's needs. The City Code encourages the Purchasing Officer to use modern communications, including the telephone, e-mail and the internet, to obtain the lowest possible price, consistent with the City's needs. The Purchasing Officer does use City bidder's lists when soliciting bids. You may contact the Purchasing Officer if you would like to be placed on the City's bidder's list.

III. Contact Person

The City has designated Mary Williamson, Buyer II, as the contact person for questions related to the work requested. Questions are to be submitted in writing, and can be done so by e-mail at mwilliamson@cityofukiah.com.

IV. Examination of the Site

The Contractor should familiarize himself with the local conditions of the project sites, and shall be responsible for having acquired full knowledge of the job and all problems affecting it. Failure to do so will in no way relieve him/her of the responsibility for performing any of the work or operations required as part of this contract.

V. Bid Submittal Instructions

Bids can be submitted in hardcopy, fax, or by email. **Bids are due on or before 2:00 PM, September 7, 2021 to**:

City of Ukiah Purchasing Department
Attn: Mary Williamson
1320 Airport Road
Phone: (707) 467-5777
Email: mwilliamson@cityofukiah.com

It will be the sole responsibility of the bidders to have their bids delivered to the City before the closing hour and date. Late bids will not be considered and will be returned unopened to the sender. The City will not be responsible for any cost incurred by the Contractor in preparation of their bid response.

VI. Scope of Work

The City of Ukiah is soliciting bids to deep scarify (rip) - and cross scarify - three percolation ponds at the Wastewater Treatment Plant. The Contractor will be responsible for providing all labor, materials and equipment, including any an all incidentals, necessary for the completion of the work. Pond #1 (Middle Pond) and Pond #3 (North Pond) would be completed first. With Pond #2 (South Pond) to be completed at a later date, when dry.

Bids will be for all 3 ponds but will be separate line items.

- See Attachment A for pond locations. Size of each Pond us approximately 1850 feet long by 352.5 feet wide (dimensions average, as each pond isn't exactly rectangular)

The Contractor shall utilize ripping tip extensions, on their equipment, that are specifically designed for the deep penetration scarifying of the percolation ponds. In order to ensure effective percolation, the deep scarification shall penetrate the bottom soils of the pond at a range no less than 40 inches below the top surface of the subject soils. Each pass needs to overlap one-half the width of the previous pass. Cross scarifying to be at approximately 90 degrees to the long previous passes.

The Contractor is to conduct the work in such a way to keep the dust to a minimum and shall take any measures required by the local Air Quality Management authorities to control fugitive dust. On a daily basis, the Contractor shall keep the site of work and adjacent premises safe and as free from material, debris, and rubbish as practical. Contractor shall confine equipment operation to the pond bottom, access the ponds only at designated point(s), and avoid damage to levee slopes.

VII. Pricing

Lump sum pricing is requested for each pond separately, and shall include all operational costs, materials, fees (such as move-in, move-out fees), and any incidentals necessary for the completion of the work as described in this bid request.

VIII. Terms

The City asks that vendors specify their desired payment preferences in their bid response. The actual payment terms of the contract will be open for negotiation during the contract phase. If no special payments are requested prior to issuing the work, the City will assume net 30 terms.

The City reserves the right to award to the lowest, responsible bidder. The City also reserves the right to waive any irregularities and technicalities and request rebids should it be deemed in its best interests to do so. The price, terms, delivery point, and delivery date may individually or collectively be the basis of the awarding of the bid. In addition, the City reserves the right to make the selection of specific parts of a bid, or multiple proposals that will best meet the needs of the City as defined in this RFB. In addition, the City reserves the right to reject any or all bids. The awarded contractor will enter a "Short Form Construction Contract", Attachment B.

IX. Addenda

If it becomes necessary to revise any part of this Request for Bid (RFB) after it has been issued, the City will issue an addendum to the RFB containing the revision. All addenda will be posted on the City's website at www.cityofukiah.com/purchasing with the rest of the RFB documents. Anyone who intends to submit a bid in response to the RFB must check the website frequently for any posted addenda. Anyone submitting a bid will be deemed to have seen and agreed to be bound by the posted addenda.

X. Warranty

Unless otherwise indicated, the Contractor must provide a 1 year workmanship warranty from the date of final acceptance. The Contractor shall replace promptly and at his own expense any materials and/or workmanship which fail during this warranty period.

XI. Bidder Qualifications

The City will satisfy itself that the potential contractors are reputable firms with a proven track record and a proven product. Contractors are asked to provide the information requested under Work Performance History Capability. References are to be those who you have performed similar scope of work as asked for in this RFB. References are to include the contact name and phone number. A minimum of three references are requested.

XII. Insurance Requirements

Bidder's attention is directed to the insurance requirements – see Attachment C. Contractors shall furnish to the City, *upon award of contract,* certificates of insurance covering full liability under Worker's Compensation laws of the State of California, Comprehensive General Liability and Business Auto Insurance with policy limits of not less than $1,000,000 naming the City as an additional insured party.

It is highly recommended that contractors confer with their respective insurance carriers or brokers to determine in advance of bid submission the availability of insurance certificates and endorsements as prescribed and provided herein. If an apparent awarded contractor fails to comply with the insurance requirements, that contractor may be disqualified from award of the contract. If you have questions regarding the City's requirements, please contact the City's Risk Manager at 707-463-6287.

XIII. License and Additional Requirements

1) Compliance with Laws and Regulations: All materials, parts and equipment furnished pursuant to these specifications shall be in compliance with the laws and regulations of the State of California and OSHA. The contractor shall, if requested by the City, supply certification and evidence of such compliance.

2) Legal Requirements and Permits: The contractor agrees to fully comply with all local, City, State and Federal laws, regulations and ordinances governing performance of contractual services required, and it will be the responsibility of the contractor to obtain any and all necessary licenses, permits or clearances, including the actual cost of licenses.

3) License Requirements: Bidder/Contractor must possess a current **State of California contractor's license** and a **City of Ukiah business license.** (For information business license, please contact Kathy Norris, City of Ukiah Finance Department at 707-463-6202.)

a) The Contractor shall possess a valid State of California Class A or Class C12 license. Bidder shall provide proof of possession of the proper licenses and certificates of registration necessary to perform the work. Employees actually performing the tasks shall provide proof of proper certificates of registration for same.

b) The bidder shall keep in force a City of Ukiah business license for the extent of the project.

c) Where subcontractors/jobbers are used, bidder shall provide the City with proof of proper licenses, certificates and proof of insurance for work performed.

4) Notice to Bidders – Contractor Registration and Prevailing Wages –*No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. The prime contractor shall be responsible for posting job site notices as prescribed by*

regulation. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Public Works Small Project Exemption: Small project exemption means that contractors who work exclusively on small projects are not required to register as public works contractors or file electronic certified payroll reports for those projects. However, prevailing wages must still be paid on projects with small project exemption. Contractors are still required to maintain certified payroll records on a continuous basis, and provide those records to the Labor Commissioner's Office upon request. Small project exemption is applied based on the amount of the entire project, not a contractors subcontracted amount of the project. Small project exemption applies for all public works projects that do not exceed: $25,000 for new construction, alteration, installation, demolition or repair; and $15,000 for maintenance.

Each laborer or mechanic of Contractor or any subcontractor engaged in work on the project under this contract shall be paid, pursuant to provisions of Section 1770, including amendments thereof, of the Labor Code of the State of California, the Director of the Department of Industrial Relations, State of California, has ascertained the general prevailing rate of wages for straight time, overtime Saturdays, Sundays and Holidays including employer payment for health and welfare, vacation, pension and similar purposes, copies of the General Prevailing Wage Determination (applicable to the work), for the locality in which the work is to be done can be reviewed at Website: www.dir.ca.gov/dlsr/pwd/northern.html .

The Labor Commissioner through the Division of Labor Standards Enforcement (DLSE) may at any time require contractor and subcontractors to furnish electronic certified payroll records directly to DLSE. For projects that do not meet the "Public Works Small Project Exemption", contractors and subcontractors must furnish electronic certified payroll records directly to the DLSE.

INDEMNIFY AND HOLD HARMLESS AGREEMENT

Contractor agrees to accept all responsibility for loss or damage to any person or entity, and to defend, indemnity, hold harmless and release the City, its officers, agents and employees, from and against any and all actions, claims, damages, disabilities, or costs of litigation that may be asserted by any person or entity, arising out of or in connection with the negligent or willful misconduct in the performance by contractor hereunder, whether or not there is concurrent, passive or active negligence on the part of the City, but excluding liability due to the sole active negligence or willful misconduct of the City. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Contractor or its agents under Workmen's Compensation acts, disability benefits acts or other employee's benefits acts.

Contractor shall be liable to the City for any loss or damage to City property arising from or in connection with Contractor performance hereunder. The undersigned acknowledges that this document, together with the resulting purchase order issued by the City, the executed Short Form Construction Contract, the insurance requirements for contractors, and the Contractor Statement Regarding insurance coverage comprise a written agreement between the Contractor and the City binding on both parties.

The undersigned declares they are familiar with the items specified and have carefully read the RFB specification/requirements, checked all of the figures stated on the specifications and accepts full responsibility for any error or omission in the preparation of this bid.

This bid is submitted by, (check one)

____ Individual Owner ____ Partnership ____ Corporation _____ Other

Legal Name of Bidder _____

Address of Bidder _____

Tax ID# _____

Phone Number_____ Fax Number _____

California State Contractor's License #:_____Expiration Date:_____

DIR Public Works Contractor Registration #:_____

By: _____ Date _____
Signature

Print or Type Name: _____
Title

WORK PERFORMANCE DATA

HISTORY AND CAPABILITY: Provide the name, locations and a narrative statement on the work performed.

WORK PERFORMED

1. COMPANY NAME: _____ _____

CONTACT:_____ _____

ADDRESS:_____ _____

PHONE_____ _____

2. COMPANY NAME: _____ _____

CONTACT_____ _____

ADDRESS_____ _____

PHONE:_____ _____

3. COMPANY NAME: _____ _____

CONTACT:_____ _____

ADDRESS_____ _____

PHONE:_____ _____

4. COMPANY NAME: _____ _____

CONTACT:_____ _____

ADDRESS:_____ _____

PHONE:_____ _____

5. COMPANY NAME: _____ _____

CONTACT:_____ _____

ADDRESS:_____ _____

PHONE:_____ _____

LIST OF PROPOSED SUBCONTRACTORS

In compliance with the provisions of Sections 4100-4108 of the California Public Contract Code and any amendments thereof, each bidder shall set forth (a) the name and location of the place of business of each subcontractor who will perform work or labor or render service in or about the construction site or a subcontractor licensed by the State of California who, under subcontract to the prime contractor, specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications in an amount in excess of one-half of 1 percent of the total bid and (b) the California Contractor License Number for each subcontractor, and (c) the portion of the work to be done by each subcontractor.(See General Conditions Section 1-09.) Include with the name of each sub-contractor their Department of Industrial Relations Public Works Contractor Registration Number.

SUBCONTRACTOR NAME	SUBCONTRACTOR LICENSE NUMBER	SUBCONTRACTOR DIR REGISTRATION NUMBER	SUBCONTRACTOR BUSINESS ADDRESS	DESCRIPTION OF WORK

BIDDER/CONTRACTOR STATEMENT
REGARDING INSURANCE COVERAGE
(Submit with Bid)

PROPOSER/CONTRACTOR HEREBY CERTIFIES that he/she has reviewed and understands the insurance coverage requirements specified in the Request for Bid for:

SPEC #E38915, Percolation Ponds Scarification

Should we/I be awarded the contract, we/I certify that we/I can meet the specified requirements for insurance, including insurance coverage of the subcontractors, and agree to name the **City of Ukiah as Additional Insured** for the work specified. And we/I will comply with the provisions of Section 3700 of the Labor Code, which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, before commencing the performance of the work specified.

_____

Please Print (Person, Firm, or Corporation)

_____

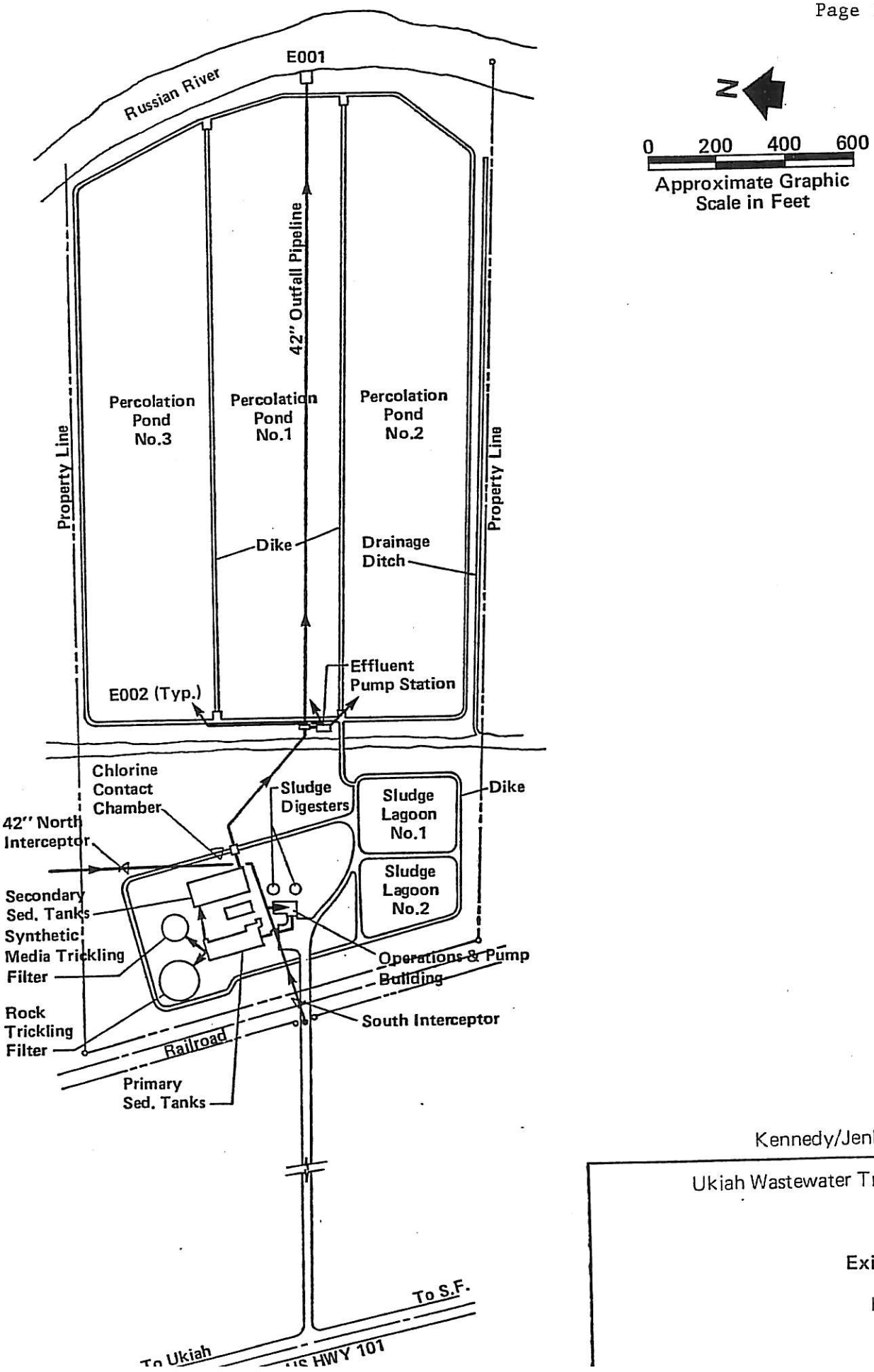
Signature of Authorized Representative

_____

Please Print (Name & Title of Authorized Representative)

_____

Date Phone Number



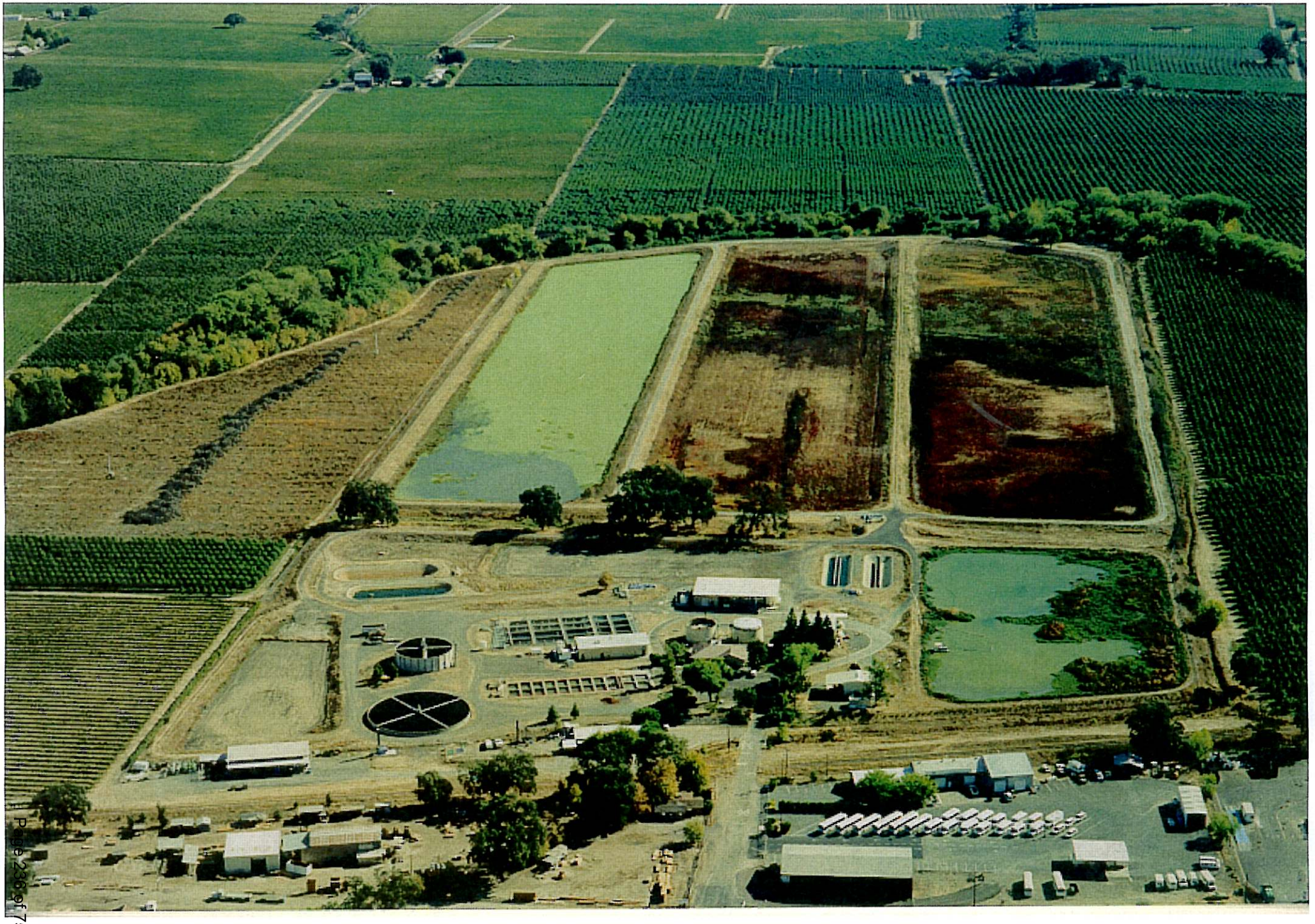
Kennedy/Jenks Consultants

Ukiah Wastewater Treatment Plant
Facilities Plan

Site Plan of Existing Facilities

K/J 920524.00
May 1993

Figure 4-2



SHORT FORM CONSTRUCTION CONTRACT Attachment B

This Agreement is made and entered on _____, in Ukiah, California, by and between _____, a CA General Partnership [corporation, partnership, sole properietor] ("Contractor") and the City of Ukiah ("City"), a general law municipal corporation.

RECITALS:

1. The plans and specifications for this work ("the Work") are contained in Exhibit A – Bid Specification, which is attached hereto and incorporated herein by this reference.

2. Contractor is properly licensed and qualified to perform the work.

3. Whenever this Agreement calls for City approval or notification, the approval or notification must be signed by the City Manager or his or her designee.

AGREEMENT:

Wherefore, in consideration of the foregoing facts and the terms and conditions as further stated herein, the parties hereby agree as follows.

1. PERFORMANCE OF THE WORK

Contractor will perform the Work as further provided herein.

1.1 Time of Performance. Contractor shall commence the Work when receiving a formal Notice to Proceed, and shall complete the Work by no later than _____.

1.1.1. ☐ [check if applicable] It is agreed by the parties to the contract that time is of the essence and that, in case all the work is not completed before or upon the expiration of the time limit as set forth, damage, other than those cost items identified in section 1.1.2, will be sustained by the City and that it is and will be impracticable to determine the actual amount of damage by reason of such delay; and it is therefore agreed that, subject to Sections 1.13-1.14, below, the Contractor will pay to the City the sum of five hundred dollars

($500.00) per day for each and every calendar day's delay beyond the time prescribed.

1.1.2 ☐ [check if applicable] In case the work called for under this contract is not completed within the time limit stipulated herein, the City shall have the right as provided hereinabove, to extend the time of completion thereof. If the time limit be so extended, the City shall have the right to charge to the Contractor and to deduct from the final payment for the work the actual cost to the City of engineering, inspection, superintendence and other overhead expenses which are directly chargeable to the contract and which accrue during the period of such extension, except that the cost of final unavoidable delays shall not be included in such charges.

1.2 Construction of Contract Documents. Contractor will perform the Work in compliance with the plans and specifications set forth in the attached Exhibit A. If there is any inconsistency or conflict between the plans and the specifications, the specifications will prevail. If there is any inconsistency between the plans and the specifications and this agreement, the terms of this Agreement shall prevail, unless expressly stated otherwise in a particular specification.

1.3 Contractor furnished items. Contractor will furnish all necessary labor, materials, tools, equipment, and transportation necessary to perform the Work.

1.4 New SB 854 requirements

1.4.1 No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

1.4.2 No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

1.4.3 This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

1.4.4 The Labor Commissioner through the Division of Labor Standards Enforcement (DLSE) may at any time require

contractors and subcontractors to furnish electronic certified payroll records directly to DLSE. Commencing with contracts awarded or after April 1, 2015, all contractors and subcontractors must furnish electronic certified payroll records directly to the DLSE.

1.4.5 The Prime Contractor is required to post job notices at the job site as prescribed by regulations (currently, 8 CCR §16451(d).)

1.5 Use of Employees.

1.5.1. Contractor and any subcontractors shall pay all mechanics and laborers employed by them to work upon the site of the work unconditionally and without subsequent deductions or rebate on any account the full amounts due at the time of payment at wage rates not less than those contained in the applicable prevailing wage determination, regardless of any contractual relationship which may be alleged to exist between the Contractor and subcontractors and such laborers and mechanics.

1.5.2. Contractor shall comply with the California Labor Code Section 1775. In accordance with said Section 1775, Contractor shall forfeit as a penalty to the City, $50.00 for each calendar day or portion thereof, for each workman paid less than the stipulated prevailing rates for such work or craft in which such workman is employed for any work done under the Contract by him or her or by any subcontractor under him or her in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each workman for each calendar day or portion thereof for which each workman was paid less than the stipulated prevailing wage rate shall be paid to each workman by the Contractor.

1.5.3. Pursuant to the provision of Section 1770 of the Labor Code of the State of California, City has ascertained the general prevailing rate of wages (which rate includes employer payments for health and welfare, vacation, pension and similar purposes) applicable to the work to be done, for straight time work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification, or type of workers concerned. Copies of the General Prevailing Wage Determination are on file in

the office of the City Engineer and are available to the Contractor on request. The Contractor shall post the wage determination at the site of work in a prominent place where the workers can easily see it.

1.5.4. City will not recognize any claim for additional compensation because the Contractor has paid any rate in excess of the prevailing wage rate obtained from the City Engineer. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his or her bid and will not in any circumstances be considered as the basis for a claim against the City.

1.5.5. Travel and Subsistence Payments.

Contractor shall make travel and subsistence payments to each worker needed to execute the work in accordance with the requirements in Section 1773.8 of the Labor Code (Chapter 880, Statutes of 1968).

1.5.6. Apprentices.

Attention is directed to the provisions in Sections 1777.5 (Chapter 1411, Statutes of 1968) and 1777.6 of the California Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him. Contractor and any subcontractor under him or her shall comply with the requirements of said sections in the employment of apprentices.

Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

Copies of Labor Code Sections 1771 (requiring prevailing wages), 1775 (imposing penalties, including a $50 per day, per worker forfeiture, for failure to pay prevailing wages), 1776 (requiring contractor to maintain available for inspection certified payroll records), 1777.5 (requiring certain apprenticeship programs), 1813 (imposing penalties for failure to make records available for inspection) and 1815 (requiring time and ½ for overtime) are available at the Department of Industrial Relations website at http://www.dir.ca.gov/

1.6 CITY Inspector. CITY may designate an architect, engineer, other design professional or other inspector ("Inspector") to supervise and/or inspect Contractor's performance of the Work. The Inspector shall have no authority to change the Work, the compensation for performing the Work or the time for completing the Work without City's prior written approval. City shall notify the Contractor in writing, if it designates an Inspector.

1.7 Site Conditions. Contractor acknowledges that it has inspected the work site and any improvements involving the Work and satisfied itself as to the conditions which can affect the Work or its cost. Contractor has not relied on any representation by CITY or its officers or employees as to the condition of the site or the houses or any condition that might affect the cost of performing this Agreement.

1.8 New Products Required. All equipment, materials or fixtures furnished by Contractor under this Agreement shall be new and of the most suitable grade for the intended purpose, unless otherwise specifically provided.

1.9 Compliance with Laws. The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work.

1.10 Protection of Site and Improvements. The Contractor shall preserve and protect the site, grounds and any involved improvements and shall not alter or damage any portion thereof, except as is absolutely necessary in order to perform the Work. The Contractor shall repair or replace, as directed by CITY, any property that it damages, looses or destroys in violation of this paragraph. Contractor shall assume full responsibility for maintaining the safety of the worksite in compliance with all applicable state and federal worker safety and protection laws and shall maintain the worksite in compliance with all such laws.

1.11 Inspection of Work. The Contractor shall ensure that the Work is available for inspection by CITY or its Inspector at all reasonable times and that no work is covered up or rendered incapable of inspection without prior notice to CITY or its

Inspector and a reasonable opportunity for inspection. The presence or absence of an CITY inspector or the conduct of an inspection by CITY or its Inspector shall not relieve the Contractor from any contract requirement or compliance with Exhibit A.

1.12 Title. The Contractor warrants that it conveys full and complete title, free of all liens and encumbrances, to all materials, supplies, fixtures and equipment furnished to CITY under this Agreement and agrees to fully defend and indemnify CITY, its officers and employees, and the houses and homebuyers included in the Work from and against any claim, lien, charge, debt, cost, expense or liability arising from a breach of said warranty.

1.13 Warranties. In addition to any other warranties in this contract, the Contractor warrants that the Work conforms to the contract requirements and is free of any defect in equipment, material or workmanship for a period of one year from the date of final acceptance of the Work by CITY. If CITY accepts any part of the Work before final acceptance of the entire Work, the warranty shall continue for the period of one year from the date of such partial acceptance. The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. [Initial if following sentence applies /_/ /_/] CITY shall retain __% of the Contract Amount to secure the Contractor's warranty and shall remit the unused portion of that amount at the end of the warranty period. The time limit of this warranty shall not apply to any latent defects, or gross negligence or fraud on the part of the Contractor.

1.14. Extension of Time.
Should any delays occur which the City may consider unavoidable, as herein defined, the Contractor shall, pursuant to his or her application, be allowed an extension of time proportional to said delay or delays, beyond the time herein set forth, in which to complete this contract; and liquidated damages for delay shall not be charged against the Contractor by the City during an extension of time granted because of unavoidable delay or delays.

Any claim by Contractor for a time extension based on unavoidable delays shall be based on written notice delivered to the City within 15 days of the occurrence of the event giving rise to the claim. Failure to file said written notice within the time specified shall constitute a waiver of said claim. Notice of the full extent of the claim and all supporting data must be delivered to the City within 45 days of the occurrence unless the City specifies in writing a

longer period. All claims for a time extension must be approved by the City and incorporated into a written change order.

1.15. Unfavorable Weather and Other Conditions.
During unfavorable weather and other conditions, the Contractor shall pursue only such portions of the work as shall not be damaged thereby. No portions of the work whose satisfactory quality or efficiency will be affected by any unfavorable conditions shall be constructed while these conditions remain, unless, by special means or precautions approved by the City, the Contractor shall be able to overcome them.

The Contractor shall be granted a time extension of one day for each unfavorable weather day that prevents him or her from placing concrete forms or placing and finishing concrete or asphalt concrete. Such unfavorable weather day is defined as a rain day where precipitation prevents the contractor from performing the work more than four (4) continuous hours within the authorized work period or a temperature day where the ambient temperature is below that specified for the placement of materials associated with the controlling work item for more than four (4) continuous work hours of the authorized work period.

1.16. Saturday, Sunday, Holiday and Night Work.
No work shall be done between the hours of 6 p.m. and 7 a.m., nor on Saturdays, Sundays or legal holidays except such work as is necessary for the proper care and protection of work already performed, or except in cases of absolute necessity and in any case only with the permission of the City.

It is understood, however, that night work may be established as a regular procedure by the Contractor if he or she first obtains the written permission of the City and that such permission may be revoked at any time by the City if the Contractor fails to maintain at night adequate force and equipment for reasonable prosecution and to justify inspection of the work.

1.17. Hours of Labor.
Eight (8) hours of labor shall constitute a legal day's work and the Contractor or any subcontractor shall not require or permit more than eight hours of labor in a day from any person employed by him or her in the performance of the work under this contract, unless paying compensation for all hours worked in excess of eight (8) hours per day at not less than 1 ½ times the basic rate of pay.

The Contractor shall forfeit to the City, as a penalty, the sum of twenty-five dollars ($25.00) for each workman employed in the execution of the contract by him or her or by any subcontractor, for each calendar day during which such laborer, workman, or mechanic is required or permitted to labor more than eight hours in violation of the provisions of Section 1810 to 1816, inclusive, (Article 3, Chapter 1, Part 7, Division 2) of the Labor Code of the State of California and any acts amendatory thereof.

2. CONTRACT PRICE

CITY shall pay the Contractor for performance of this Agreement time and materials with a total not to exceed amount of _____.

3. PAYMENT OF CONTRACT PRICE

3.1 City shall pay any invoice for completed work, and approved by the City, within thirty (30) days of its receipt by City. All payments under this contract shall be made upon the presentation of certificates in writing from the City and shall show that the work covered by the payments has been done and the payments thereof are due in accordance with this contract.

4. INDEMNIFICATION AND INSURANCE.

4.1 Indemnification. The Contractor shall do all of the work and furnish all labor, materials, tools and appliances, except as otherwise herein expressly stipulated, necessary or proper for performing and completing the work herein required in the manner and within the time herein specified. The mention of any specific duty or liability imposed upon the Contractor shall not be construed as a limitation or restriction of any general liability or duty imposed upon the Contractor by this contract, said reference to any specific duty or liability being made herein merely for the purpose of explanation.

The right of general supervision by the City shall not make the Contractor an agent of the City and the liability of the Contractor for all damages to persons or to public or private property, arising from the Contractor's execution of the work, shall not be lessened because of such general supervision.

Until the completion and final acceptance by the City of all the work under and implied by this contract, the work shall be under

the Contractor's responsible care and charge. The Contractor shall rebuild, repair, restore and make good all injuries, damages, re-erections and repairs, occasioned or rendered necessary by causes of any nature whatsoever, excepting only acts of God and none other, to all or any portions of the work, except as otherwise stipulated.

To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the City and its officers, directors, agents, and employees from and against all claims, damages, losses and expenses including but not limited to attorneys' fees, costs of suit, expert witness fees and expenses and fees and costs of any necessary private investigators arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, other than the work itself, including the loss of use resulting therefrom and (2) is caused in whole or in part by any act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder, or by the negligence or omission of a party indemnified herein.

In any and all claims against the City or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under workers' or workmen's compensation acts, disability benefit acts, or other employee benefit acts. The obligation to indemnify shall extend to and include acts of the indemnified party which may be negligent or omissions which may cause negligence.

The City shall have the right to estimate the amount of such damage and to cause the City to pay the same and the amount so paid for such damage shall be deducted from the money due the Contractor under this contract; or the whole or so much of the money due or to become due the Contractor under this contract as may be considered necessary by the City, shall be retained by the City until such suits or claims for damages shall have been settled or otherwise disposed of and satisfactory evidence to that effect furnished to the City.

.

4.2 Insurance. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his or her agents, representatives, employees or subcontractors.

4.2.1. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial Liability Coverage (occurrence form CG 0001).
2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).
3. Worker's Compensation insurance as required by the State of California and Employer's Liability Insurance.

4.2.2. Minimum Limits of Insurance

Contractor shall maintain limits no less than:

1. General Liability: $1,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

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

3. Employer's Liability: $1,000,000 per accident for bodily injury and property damage.

4.2.3. 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 the City, its officers, officials, employees and volunteers; or the Contractor shall provide a financial

guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

4.2.4. Other Insurance Provisions
The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

2. For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers, shall be excess of the Contractor's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.2.5. 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.

4.2.6. Verification of Coverage
Contractor shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements shall

be on forms provided by the City or on other than the City's forms, provided those endorsements or policies conform to the requirements. All certificates and endorsements are to be received within 15 days from written notice of contract award, and the work shall not commence until the certificates and endorsements have been approved by the City. The City reserves the right to require complete certified copies of all required insurance policies, including endorsements effecting the coverage required by these Special Provisions at any time.

4.2.7. Subcontractors
Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

5. TERMINATION.

This Agreement may only be terminated by City: 1) for breach of the agreement; 2) because funds are no longer available to pay Contractor for services provided under this Agreement; or 3) City has abandoned and does not wish to complete the project for which Contractor was retained. City shall notify Contractor of any alleged breach of the agreement and of the action required to cure the breach. If Contractor 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 Contractor. City shall pay the Contractor only for services performed and expenses incurred as of the effective termination date, unless terminated because the Contractor has failed to satisfactorily cure a breach after notice in which event City shall:

a. retain any amounts earned under the Contract but not yet paid by City;

b. take possession of all material and fixtures on the job site;

c. have the right to complete the Work and recover from Contractor any increased cost to complete the Work above the amounts

that would have been paid to Contractor hereunder, together with any other damages suffered by City as a result of said breach.

6. MODIFICATION OF AGREEMENT.

City may, from time to time, request changes in the Work, the time to complete the work or the compensation to be paid for the Work. Such changes must be incorporated in written amendments to this Agreement. To be effective, all such changes as referred to in this section must be agreed upon in writing by both parties to this agreement.

7. ASSIGNMENT.

The Contractor shall not assign any interest in this Agreement, and shall not transfer any interest in the same (whether by assignment or novation), without the prior written consent of City.

8. APPLICATION OF LAWS.

The parties hereby agree that all applicable Federal, State and local rules, regulations and guidelines not written into this Agreement shall hereby prevail during the period of this Agreement.

9. INDEPENDENT CONTRACTOR.

It is the express intention of the parties hereto that Contractor 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 Contractor 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 Contractor and City.

Contractor 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. Contractor 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 Contractor, including the legal costs associated with defending against any audit, claim, demand or law suit.

Contractor warrants and represents that it is a properly licensed for the work performed under this Agreement 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.

10. GOVERNING LAW.

This Agreement shall be governed by and construed in accordance with the laws of the State of California and any legal action concerning the agreement must be filed and litigated in the proper court in Mendocino County, each party consenting to jurisdiction and venue of California state courts in Mendocino County.

11. SEVERABILITY.

If any provision of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

12. INTEGRATION.

This Agreement, including the exhibits attached hereto, contains the entire agreement among the parties and supersedes all prior and contemporaneous oral and written agreements, understandings, and representations among the parties. No amendments to this Agreement shall be binding unless executed in writing by all of the parties.

13. WAIVER.

No waiver of any of the provisions of this Agreement shall be

deemed, or shall constitute a waiver of any other provision, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

14. NOTICES.

Whenever notice, payment or other communication is required or permitted under this Agreement, it shall be deemed to have been given when personally delivered, emailed, telefaxed or deposited in the United States mail with proper first class postage affixed thereto and addressed as follows:

CONTRACTOR	**CITY**
_____	City of Ukiah
_____	300 Seminary Ave.
_____	Ukiah, CA. 95482
Email:	Email:
FAX:	FAX:

Service by telefax shall bear a notation of the date and place of transmission and the facsimile telephone number to which transmitted.

Either party may change the address to which notices must be sent by providing notice of that change as provided in this paragraph.

15. PARAGRAPH HEADINGS.

The paragraph headings contained herein are for convenience and reference only and are not intended to define or limit the scope of this agreement.

16. EXECUTION OF AGREEMENT.

This Agreement may be executed in duplicate originals, each bearing the original signature of the parties. Alternatively, this Agreement may be executed and delivered by facsimile or other electronic transmission, and in more than one counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. When executed using either alternative, the executed agreement shall be deemed an original

admissible as evidence in any administrative or judicial proceeding to prove the terms and content of this Agreement.

WHEREFORE, the parties have entered this Agreement on the date first written above.

CONTRACTOR	CITY OF UKIAH
By:_____	By:_____ Sage Sangiacomo City Manager

California Contractor's License Number _____ [Number or N/A]

ATTACHMENT C

INSURANCE REQUIREMENTS FOR CONTRACTORS

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

I. Minimum Scope of Insurance

Coverage shall be at least as broad as:

A. Insurance Services Office Commercial **General Liability coverage** (Form No. CG 20 10 10 01 and Commercial General Liability – Completed Operations Form No. CG 20 37 10 01).

B. Insurance Services Office form number CA 0001 (Ed. 1/87) covering **Automobile Liability**, code 1 (any auto).

C. **Worker's Compensation** insurance as required by the State of California and Employer's Liability Insurance.

II. Minimum Limits of Insurance

Contractor shall maintain limits no less than:

A. General Liability: $1,000,000 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, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Insurance must be written on an occurrence basis.

B. Automobile Liability: $1,000,000 per accident for bodily injury and property damage. Insurance must be written on an occurrence basis.

C. Worker's Compensation Employer's Liability: $1,000,000 per accident for bodily injury or disease.

III. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the insurer to reduce or eliminate such deductibles or self-insured retentions with respect to the City, its officers, officials, employees and volunteers; or the Contractor to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses; or to approve the deductible without a guarantee.

IV. REQUIRED Insurance Provisions

Proof of **general liability and automobile liability** policies are to contain, or **be endorsed** to contain, the following provisions:

A. The City, its officers, officials, employees, and volunteers are to be covered as **ADDITIONAL INSURED** with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment, furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

B. **The workers' compensation policy is to be endorsed with a waiver of subrogation**. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses paid under the terms of this policy which arises from the work performed by the named insured for the City. NOTE: You cannot be added as an additional insured on a workers' compensation policy.

C. For any claims related to this project, the Contractor's insurance coverage shall be **primary insurance** with respect 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 Contractor's insurance and shall not contribute with it.

D. Each insurance policy required by this clause shall be endorsed to state that coverage shall **not be canceled** by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

E. **Note: (This protects the Contractor)** -Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of Civil Code.

V. **RATING - Acceptability of Insurers**

Insurance is to be placed with admitted California insurers with a current 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.

VI. **Verification of Coverage**

Contractor shall furnish the City with original certificates and amendatory endorsements affecting coverage required by this clause. The endorsements should be on **forms provided by the City.** If endorsements are on forms other than the City's forms, those endorsements or policies must provide coverage that is equivalent to or better than the forms requested by the City. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

VII. **Subcontractors**

Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

If you have questions regarding our insurance requirements contact:

Risk Manager
(707) 463-6287 FAX (707) 463-6204

REQUEST FOR BID

City of Ukiah

1320 AIRPORT ROAD
UKIAH, CALIFORNIA 95482
P: (707) 467-5777,

Bids may be emailed, faxed, or hand delivered, to the contact information listed herein, and by the specified deadline, or the bid will be rejected.

DATE: 8/18/2021
REQ. NO. E38915

BIDS WILL BE RECEIVED UNTIL
2:00 p.m., September 7, 2021
AT THE OFFICE OF THE BUYER II
1320 AIRPORT ROAD, CITY of UKIAH
BY: Mary Williamson
Email: mwilliamson@cityofukiah.com

Submitted by: (Company Name & Address)

Ghilotti Construction Company, Inc.
Thomas Smith, Vice President of Estimating
246 Ghilotti Avenue, Santa Rosa, CA 95407

BIDS ARE REQUESTED FOR THE FOLLOWING ITEMS: **ALL BIDS SHALL BE F.O.B. UKIAH, CA.**

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
	All labor, materials and equipment including any incidentals for the deep ripping - and cross ripping - of all 3 Percolation Ponds at the Wastewater Treatment Plant as per details from Specification #E38915.		
1-Lump Sum	**Pond #1 - Middle Pond**	$21,000.00	$21,000.00
1-Lump Sum	**Pond #3 - North Pond**	$21,000.00	$21,000.00
1-Lump Sum	**Pond #2 - South Pond** - To be done last - when pond has drained	$24,500.00	$24,500.00

Payment Terms: N30

SIGNATURE: [signature]	**DATE:** 9/7/21	**LEAD TIME ARO :**
PRINT NAME: Thomas Smith	**PHONE:** (707) 585-1221	**EMAIL:** tom@ghilotti.com

TERMS:

1. LOCAL PREFERENCE: Local Vendors shall be given an allowance of five percent (5%), up to a maximum allowance of $2,500, on any bid for supplies, equipment and/or materials per Ukiah City Code Section 1522.D.4. A Local Vendor is defined as one which, 1) conducts business in an office or other business premises with a physical location in Mendocino County, 2) holds a valid business license issued by Mendocino County or one of the cities in Mendocino County for that business location, and 3) has conducted business in compliance with 1) and 2) for not less than six (6) months prior to requesting the preference. The City shall receive satisfactory proof that a business qualifies as a local vendor before it may receive the local preference. In the event that there is a tie bid, where one bidder is local, the other is not, and the bid is equal in price and quality, the award shall go to the Local Vendor.
2. Right is reserved to reject any and all bids.
3. Right is reserved to accept separate items unless specifically denied by bidder.
4. Right is reserved to reject a bid from any bidder who has previously failed to perform adequately for the City of Ukiah.
5. In CASE OF DEFAULT, the City of Ukiah may procure the items quoted on from other sources and hold the original bidder liable for any increased costs.
6. The price, terms, delivery point, and delivery date may individually or collectively be the basis of the awarding of the bid.
7. In submitting the bid, bidder agrees that the bid shall remain open and may not be revoked or withdrawn for 60 days from the bid due date, unless a different time period is specified in RFB.
8. Bidder agrees to perform according to its bid, if the City's acceptance is communicated to the bidder within the time specified in number 7 above.

CONSTRUCTION
GHILOTTI
Since • COMPANY • 1914
100 YEARS

GHILOTTI CONSTRUCTION COMPANY, INC.

CORPORATE RESOLUTION TO EXECUTE PROPOSALS

WHEREAS, the Board of Directors (the "Board") of Ghilotti Construction Company, Inc., a California corporation (the "Corporation") deem it desirable and in the best interests of the Corporation to authorize the following Officers of the Corporation as authorized signers on the Corporation's behalf on any and all bid documents and Bidder's Bonds: Richard W. Ghilotti, Chief Executive Officer; Brian W. Ongaro, President and Secretary; Ali Yazdi, Executive Vice President of Public Works and Chief Operating Officer; Irving T. Huie, Chief Financial Officer and Treasurer; and Thomas Smith, Vice President of Estimating.

NOW, THEREFORE, BE IT RESOLVED, that the Directors hereby approve and appoint Richard W. Ghilotti, Chief Executive Officer; Brian W. Ongaro, President and Secretary; Ali Yazdi, Executive Vice President of Public Works and Chief Operating Officer; Irving T. Huie, Chief Financial Officer and Treasurer; and Thomas Smith, Vice President of Estimating for the purpose of executing in the name of the Corporation, any and all bid documents and Bidder's Bonds.

RESOLVED FURTHER, that any and all actions taken by Richard W. Ghilotti, Brian W. Ongaro, Ali Yazdi, Irving T. Huie and Thomas Smith in executing said bid documents and Bidder's Bonds be, and they hereby are, ratified and approved, and all such Proposals and bonds and documents are hereby adopted as binding obligations of the Corporation.

Secretary's Certification

The Secretary of the Corporation hereby certifies that he is the duly elected and qualified Secretary of the Corporation and certifies that the above is a true and correct record of a Board resolution that was duly adopted by the Corporation's Board of Directors at a special meeting, which was duly and regularly called and held in all respects as required by law and by the Corporation's bylaws, and which was held on July 15, 2021.

IN WITNESS WHEREOF, I have hereto set my hand as such Secretary and affixed the corporate seal of the said Corporation, this 15th day of July, 2021.

By: _____
Brian W. Ongaro, Secretary

REQUEST FOR BID
City of Ukiah

SPECIFICATION #E38915

Percolation Ponds 1-3 Scarification

August 19, 2021

Bid Due Date
2:00 PM, SEPTEMBER 7, 2021

I. Introduction

City of Ukiah is seeking bids from qualified Contractors for deep ripping scarification of the three percolation ponds at the Wastewater Treatment Plant, located at 300 Plant Road, Ukiah, California 95482.

II. Bid Procedure

PLEASE TAKE NOTICE: This Request for Bid (RFB) is issued as an open market purchase under Section 1522 of the Ukiah City Code. This is not a formal or informal bid under the provisions of state law governing RFB's for Public Projects. The procedures governing open market purchases are at the discretion of the Purchasing Officer and may vary from bid to bid, depending on the City's needs. The City Code encourages the Purchasing Officer to use modern communications, including the telephone, e-mail and the internet, to obtain the lowest possible price, consistent with the City's needs. The Purchasing Officer does use City bidder's lists when soliciting bids. You may contact the Purchasing Officer if you would like to be placed on the City's bidder's list.

III. Contact Person

The City has designated Mary Williamson, Buyer II, as the contact person for questions related to the work requested. Questions are to be submitted in writing, and can be done so by e-mail at mwilliamson@cityofukiah.com.

IV. Examination of the Site

The Contractor should familiarize himself with the local conditions of the project sites, and shall be responsible for having acquired full knowledge of the job and all problems affecting it. Failure to do so will in no way relieve him/her of the responsibility for performing any of the work or operations required as part of this contract.

V. Bid Submittal Instructions

Bids can be submitted in hardcopy, fax, or by email. **Bids are due on or before 2:00 PM, September 7, 2021 to**:

City of Ukiah Purchasing Department
Attn: Mary Williamson
1320 Airport Road
Phone: (707) 467-5777
Email: mwilliamson@cityofukiah.com

It will be the sole responsibility of the bidders to have their bids delivered to the City before the closing hour and date. Late bids will not be considered and will be returned unopened to the sender. The City will not be responsible for any cost incurred by the Contractor in preparation of their bid response.

VI. Scope of Work

The City of Ukiah is soliciting bids to deep scarify (rip) - and cross scarify - three percolation ponds at the Wastewater Treatment Plant. The Contractor will be responsible for providing all labor, materials and equipment, including any an all incidentals, necessary for the completion of the work. Pond #1 (Middle Pond) and Pond #3 (North Pond) would be completed first. With Pond #2 (South Pond) to be completed at a later date, when dry.

Bids will be for all 3 ponds but will be separate line items.

- See Attachment A for pond locations. Size of each Pond us approximately 1850 feet long by 352.5 feet wide (dimensions average, as each pond isn't exactly rectangular)

The Contractor shall utilize ripping tip extensions, on their equipment, that are specifically designed for the deep penetration scarifying of the percolation ponds. In order to ensure effective percolation, the deep scarification shall penetrate the bottom soils of the pond at a range no less than 40 inches below the top surface of the subject soils. Each pass needs to overlap one-half the width of the previous pass. Cross scarifying to be at approximately 90 degrees to the long previous passes.

The Contractor is to conduct the work in such a way to keep the dust to a minimum and shall take any measures required by the local Air Quality Management authorities to control fugitive dust. On a daily basis, the Contractor shall keep the site of work and adjacent premises safe and as free from material, debris, and rubbish as practical. Contractor shall confine equipment operation to the pond bottom, access the ponds only at designated point(s), and avoid damage to levee slopes.

VII. Pricing

Lump sum pricing is requested for each pond separately, and shall include all operational costs, materials, fees (such as move-in, move-out fees), and any incidentals necessary for the completion of the work as described in this bid request.

VIII. Terms

The City asks that vendors specify their desired payment preferences in their bid response. The actual payment terms of the contract will be open for negotiation during the contract phase. If no special payments are requested prior to issuing the work, the City will assume net 30 terms.

The City reserves the right to award to the lowest, responsible bidder. The City also reserves the right to waive any irregularities and technicalities and request rebids should it be deemed in its best interests to do so. The price, terms, delivery point, and delivery date may individually or collectively be the basis of the awarding of the bid. In addition, the City reserves the right to make the selection of specific parts of a bid, or multiple proposals that will best meet the needs of the City as defined in this RFB. In addition, the City reserves the right to reject any or all bids. The awarded contractor will enter a "Short Form Construction Contract", Attachment B.

IX. Addenda

If it becomes necessary to revise any part of this Request for Bid (RFB) after it has been issued, the City will issue an addendum to the RFB containing the revision. All addenda will be posted on the City's website at www.cityofukiah.com/purchasing with the rest of the RFB documents. Anyone who intends to submit a bid in response to the RFB must check the website frequently for any posted addenda. Anyone submitting a bid will be deemed to have seen and agreed to be bound by the posted addenda.

X. Warranty

Unless otherwise indicated, the Contractor must provide a 1 year workmanship warranty from the date of final acceptance. The Contractor shall replace promptly and at his own expense any materials and/or workmanship which fail during this warranty period.

XI. Bidder Qualifications

The City will satisfy itself that the potential contractors are reputable firms with a proven track record and a proven product. Contractors are asked to provide the information requested under Work Performance History Capability. References are to be those who you have performed similar scope of work as asked for in this RFB. References are to include the contact name and phone number. A minimum of three references are requested.

XII. Insurance Requirements

Bidder's attention is directed to the insurance requirements – see Attachment C. Contractors shall furnish to the City, *upon award of contract,* certificates of insurance covering full liability under Worker's Compensation laws of the State of California, Comprehensive General Liability and Business Auto Insurance with policy limits of not less than $1,000,000 naming the City as an additional insured party.

It is highly recommended that contractors confer with their respective insurance carriers or brokers to determine in advance of bid submission the availability of insurance certificates and endorsements as prescribed and provided herein. If an apparent awarded contractor fails to comply with the insurance requirements, that contractor may be disqualified from award of the contract. If you have questions regarding the City's requirements, please contact the City's Risk Manager at 707-463-6287.

XIII. License and Additional Requirements

1) Compliance with Laws and Regulations: All materials, parts and equipment furnished pursuant to these specifications shall be in compliance with the laws and regulations of the State of California and OSHA. The contractor shall, if requested by the City, supply certification and evidence of such compliance.

2) Legal Requirements and Permits: The contractor agrees to fully comply with all local, City, State and Federal laws, regulations and ordinances governing performance of contractual services required, and it will be the responsibility of the contractor to obtain any and all necessary licenses, permits or clearances, including the actual cost of licenses.

3) License Requirements: Bidder/Contractor must possess a current **State of California contractor's license** and a **City of Ukiah business license.** (For information business license, please contact Kathy Norris, City of Ukiah Finance Department at 707-463-6202.)

a) The Contractor shall possess a valid State of California Class A or Class C12 license. Bidder shall provide proof of possession of the proper licenses and certificates of registration necessary to perform the work. Employees actually performing the tasks shall provide proof of proper certificates of registration for same.

b) The bidder shall keep in force a City of Ukiah business license for the extent of the project.

c) Where subcontractors/jobbers are used, bidder shall provide the City with proof of proper licenses, certificates and proof of insurance for work performed.

4) Notice to Bidders – Contractor Registration and Prevailing Wages –*No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. The prime contractor shall be responsible for posting job site notices as prescribed by*

regulation. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Public Works Small Project Exemption: Small project exemption means that contractors who work exclusively on small projects are not required to register as public works contractors or file electronic certified payroll reports for those projects. However, prevailing wages must still be paid on projects with small project exemption. Contractors are still required to maintain certified payroll records on a continuous basis, and provide those records to the Labor Commissioner's Office upon request. Small project exemption is applied based on the amount of the entire project, not a contractors subcontracted amount of the project. Small project exemption applies for all public works projects that do not exceed: $25,000 for new construction, alteration, installation, demolition or repair; and $15,000 for maintenance.

Each laborer or mechanic of Contractor or any subcontractor engaged in work on the project under this contract shall be paid, pursuant to provisions of Section 1770, including amendments thereof, of the Labor Code of the State of California, the Director of the Department of Industrial Relations, State of California, has ascertained the general prevailing rate of wages for straight time, overtime Saturdays, Sundays and Holidays including employer payment for health and welfare, vacation, pension and similar purposes, copies of the General Prevailing Wage Determination (applicable to the work), for the locality in which the work is to be done can be reviewed at Website: www.dir.ca.gov/dlsr/pwd/northern.html .

The Labor Commissioner through the Division of Labor Standards Enforcement (DLSE) may at any time require contractor and subcontractors to furnish electronic certified payroll records directly to DLSE. For projects that do not meet the "Public Works Small Project Exemption", contractors and subcontractors must furnish electronic certified payroll records directly to the DLSE.

INDEMNIFY AND HOLD HARMLESS AGREEMENT

Contractor agrees to accept all responsibility for loss or damage to any person or entity, and to defend, indemnity, hold harmless and release the City, its officers, agents and employees, from and against any and all actions, claims, damages, disabilities, or costs of litigation that may be asserted by any person or entity, arising out of or in connection with the negligent or willful misconduct in the performance by contractor hereunder, whether or not there is concurrent, passive or active negligence on the part of the City, but excluding liability due to the sole active negligence or willful misconduct of the City. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Contractor or its agents under Workmen's Compensation acts, disability benefits acts or other employee's benefits acts.

Contractor shall be liable to the City for any loss or damage to City property arising from or in connection with Contractor performance hereunder. The undersigned acknowledges that this document, together with the resulting purchase order issued by the City, the executed Short Form Construction Contract, the insurance requirements for contractors, and the Contractor Statement Regarding insurance coverage comprise a written agreement between the Contractor and the City binding on both parties.

The undersigned declares they are familiar with the items specified and have carefully read the RFB specification/requirements, checked all of the figures stated on the specifications and accepts full responsibility for any error or omission in the preparation of this bid.

This bid is submitted by, (check one)

____ Individual Owner ____ Partnership __X__ Corporation _____ Other

Legal Name of Bidder Ghilotti Construction Company, Inc.

Address of Bidder 246 Ghilotti Avenue, Santa Rosa, CA 95407

Tax ID# #68-0273222

Phone Number (707) 585-1221 Fax Number (707) 585-1601

California State Contractor's License #: 644515 Expiration Date: 5/31/22

DIR Public Works Contractor Registration #: 1000003044

By: _____ Date 9/7/21
Signature

Print or Type Name: Thomas Smith Vice President of Estimating
Title

WORK PERFORMANCE DATA

HISTORY AND CAPABILITY: Provide the name, locations and a narrative statement on the work performed.

	WORK PERFORMED
1. COMPANY NAME: Western Builders CONTACT: Robert Cantu ADDRESS: 1400 N. Dutton Ave #19, Santa Rosa, CA 95401 PHONE (707) 542-3213	Redwood Credit Union Napa Campus All site and utility work including mobilization, demolition of existing paving & utilities, earthwork, mass excavation, grading, fine grading, offhaul excess spoils and trench spoils, grading, paving, grinding and overlay and encroachment work, sanitary sewer pipe and grease trap, storm drain system, domestic & fire water systems, backflow, site concrete and driveway, bioretention improvements, construction entrance, erosion control, striping & ADA parking signage, concrete stairs.
2. COMPANY NAME: Signature Homes CONTACT Scott Jones ADDRESS 4670 Willow Rd., Ste. 200, Pleasanton, CA 94588 PHONE: (925) 463-1122	Bristol Subdivision - Rohnert Park, CA Grading, ac paving, cl 2 ab, lime treat, signs, subdrains at inlets, striping, sanitary sewer, storm drain and water system
3. COMPANY NAME: Midstate Construction CONTACT: America Quiroz ADDRESS 1180 Holm Rd., Ste. A, Petaluma, CA 94954 PHONE: (707) 762-3200	Lytton Rancheria Site Development - Windsor, CA Grading, paving and utility work
4. COMPANY NAME: SMART CONTACT: Beri Shoemaker ADDRESS: 5401 Old Redwood Hwy., Ste. 200, Petaluma, CA 94954 PHONE: (510) 748-1870	SMART Windsor Extension Project - Windsor, CA Mass grading, final finish grading of trackway, placement of sub ballasts, street finishes at grade crossings, paving of non-motorized pathway.
5. COMPANY NAME: Midstate Residential Construction CONTACT: Becky McCoy ADDRESS: 1180 Holm Rd., Ste. A, Petaluma, CA 94954 PHONE: (707) 762-3200	Lantana Place - Santa Rosa, CA Grading, paving, utilities, site concrete & erosion control

LIST OF PROPOSED SUBCONTRACTORS

In compliance with the provisions of Sections 4100-4108 of the California Public Contract Code and any amendments thereof, each bidder shall set forth (a) the name and location of the place of business of each subcontractor who will perform work or labor or render service in or about the construction site or a subcontractor licensed by the State of California who, under subcontract to the prime contractor, specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications in an amount in excess of one-half of 1 percent of the total bid and (b) the California Contractor License Number for each subcontractor, and (c) the portion of the work to be done by each subcontractor.(See General Conditions Section 1-09.) Include with the name of each sub-contractor their Department of Industrial Relations Public Works Contractor Registration Number.

SUBCONTRACTOR NAME	SUBCONTRACTOR LICENSE NUMBER	SUBCONTRACTOR DIR REGISTRATION NUMBER	SUBCONTRACTOR BUSINESS ADDRESS	DESCRIPTION OF WORK

BIDDER/CONTRACTOR STATEMENT
REGARDING INSURANCE COVERAGE
(Submit with Bid)

PROPOSER/CONTRACTOR HEREBY CERTIFIES that he/she has reviewed and understands the insurance coverage requirements specified in the Request for Bid for:

SPEC #E38915, Percolation Ponds Scarification

Should we/I be awarded the contract, we/I certify that we/I can meet the specified requirements for insurance, including insurance coverage of the subcontractors, and agree to name the **City of Ukiah as Additional Insured** for the work specified. And we/I will comply with the provisions of Section 3700 of the Labor Code, which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, before commencing the performance of the work specified.

Ghilotti Construction Company, Inc.
Please Print (Person, Firm, or Corporation)

Signature of Authorized Representative

Thomas Smith, Vice President of Estimating
Please Print (Name & Title of Authorized Representative)

9/7/21 (707) 585-1221
Date Phone Number

PURCHASING DEPARTMENT
1320 Airport Road, Ukiah CA 95482
(707) 467-5777
mwilliamson@cityofukiah.com

City of Ukiah

SPEC. #E38915 – Percolation Ponds 1-3 Scarification

Addendum No. 1
September 1, 2021

The following is Addendum No. 1 to SPEC. NO. E38915 – Percolation Ponds 1-3 Scarification

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This Addendum is hereby made part of the Contract Documents to the same extent as though it were originally included therein.

The following changes are hereby made:

1. The Request for Bid is modified to contain the following Bond Requirement:

Payment Bond: As per California Civil Code Section 9550, a direct contractor that is awarded a public works contract involving an expenditure in excess of twenty-five thousand dollars ($25,000) shall, before commencement of work, give a payment (material and labor) bond to and approved by the officer or public entity by whom the contract was awarded. Please refer to Attachment D for a copy of the sample form.

All other terms and conditions remain in full force and effect.

Mary Williamson
Buyer II

ATTACHMENT D

CITY OF UKIAH
Mendocino County, California

MATERIAL AND LABOR BOND

KNOW ALL MEN BY THESE PRESENTS,

That we the undersigned, _____

_____, **AS PRINCIPAL,**

and

_____

_____, **AS SURETY,**

are held firmly bound unto **THE CITY OF UKIAH**, hereinafter called the "City" in the penal sum of

dollars ($_____) for the payment of which sum we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally.

WHEREAS, the Principal has entered into a certain Contract with the City, dated _____, 20_____, a copy of which is hereto attached and made a part hereof,

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall in all respects fully perform the Contract and all duly authorized modifications thereof, during its original term and any extensions thereof that may be granted and during any guaranty period for which the Contract provides, and if the Principal shall fully satisfy all claims, arising out of the prosecution of the work under the Contract and shall fully indemnify the City for all expenses which it may incur by reason of such claims, including its attorney's fees and court costs, and if the Principal shall make full payment to all persons supplying labor, services, materials, or equipment in the prosecution of the work under the Contract, in default of which such persons shall have a direct right of action hereupon; and if the Principal shall pay or cause to be paid all sales and use taxes payable as a result of the performance of the Contract as well as payment of gasoline and special motor fuels taxes in the performance of the Contract and all motor vehicle fees required for commercial motor vehicles used in connection with the performance of the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect. No modification of the Contract or extension of the term thereof, nor any forbearance on the part of the City shall in any way release the Principal or the Surety from liability hereunder. Notice to the Surety of any such modification, extension, or forbearance is hereby waived.

IN WITNESS WHEREOF, the aforesaid Principal and Surety have executed this instrument and affixed their seals hereto, this _____ day of _____,20_____.

In the presence of:

WITNESS:

_____

_____(SEAL)
(Individual Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

WITNESS:

_____

_____(SEAL)
(Corporate Principal)

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____ (Corporate
Principal) Affix
Corporate
Seal

_____
(Business Address)

_____
(City/State/Zip Code)

ATTEST:

_____

_____ Affix
(Corporate Surety) Corporate
Seal

_____
(Business Address)

_____
(City/State/Zip Code)

The rate of premium on this bond is $_____ per thousand.

The total amount of premium charges is $_____..

(The above is to be filled in by Surety Company). (Power of Attorney of person signing for Surety Company must be attached).

(CERTIFICATE AS TO CORPORATE PRINCIPAL)

I,_____, certify that I am the _____ Secretary of the corporation named as Principal in the foregoing bond; that _____, who signed the said bond on behalf of the Principal, was then _____ of said corporation; that I know his signature, and that his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of its governing body.

_____ Affix Corporate Seal

DIRECTIONS FOR PREPARATION OF MATERIAL AND LABOR BOND

1. Individual sureties, partnerships, or corporations not in the surety business will not be acceptable.

2. The name of the Principal shall be shown exactly as it appears in the Contract.

3. The penal sum shall not be less than required by the Specifications.

4. If the Principals are partners or joint venturers, each member shall execute the bond as an individual and state his place of residence.

5. If the Principal is a corporation, the bond shall be executed under its corporate seal. If the corporation has no corporate seal, it shall so state and affix a scroll or adhesive seal following the corporate name.

6. The official character and authority of the person(s) executing the bond for the Principal, if a corporation, shall be certified by the Secretary or Assistant Secretary thereof under the corporate seal, or copies attached to such records of the corporation as will evidence the official character and authority of the officer signing, duly certified by the Secretary or Assistant Secretary, under the corporate seal, to be true copies.

7. The current power-of-attorney of the person signing for the surety company must be attached to the bond.

8. The date of the bond must not be prior to the date of the Contract.

9. The following information must be placed on the bond by the surety company:

   a. The rate of premium in dollars per thousand; and

   b. The total dollar amount of premium charged.

10. The signature of a witness shall appear in the appropriate place attending to the signature of each party of the bond.

11. Type or print the name underneath each signature appearing on the bond.

12. An executed copy of the bond must be attached to each copy of the Contract (original counterpart) intended for signing.

Agenda Item No: 11.a.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1046

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Consideration of the Planning Commission's Recommendation to 1) Adopt an Initial Study and Mitigated Negative Declaration (SCH No.2021040428); 2) Conditionally approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project; and 3) Introduce by Title Only an Ordinance to Prezone the Conservation Parcels to "PF" Public Facilities and the Development Parcels to "R1-H" Single Family Residential-Hillside Overlay District. File No.: 20-5915.

DEPARTMENT: Community Development

PREPARED BY: Michelle Irace, Planning Manager, Maya Simerson, Project & Grant Administrator

PRESENTER: Craig Schlatter, Community Development Director; Michelle Irace, Planning Manager; and Maya Simerson, Project Administrator

ATTACHMENTS:

1. Figures & Maps for Western Hills Open Land Acquisition & Limited DA
2. 2021-08-25 PC Hearing Staff Report_Western Hills Open Land Acquisition & Limited DA
3. 2021-08-25 PC Minutes Draft
4. Draft Conditions of Approval_Western Hills Open Land Acquisition Limited DA
5. Draft Findings_Western Hills Open Land Acquisition Limited DA
6. Draft Ordinance for Prezoning_Western Hills Open Land Acquisition & Limited DA
7. Final Draft ISMND 081621_Western Hills Open Land Acquisition & Limited DA

Summary: City Council will conduct a public hearing and consider the Planning Commission's recommendation to 1) Adopt an Initial Study and Mitigated Negative Declaration; 2) Conditionally approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project; and 3) Introduce by Title only the Ordinance to prezone the Conservation Parcels to "PF" Public Facilities and the Development Parcels to "R1-H" Single Family Residential-Hillside Overlay District.

Background: The City has a vision, through the City Council's Strategic Plan, and is working towards a goal of promoting the protection of Ukiah's western urban interface to restore and conserve forest and stream ecosystems, provide large-scale wildfire mitigation and to protect the Upper Russian River Watershed to benefit fish, wildlife and the greater Ukiah community. Towards achievement of this goal, the City proposes to acquire and annex approximately 707 acres in the Western Hills, if available, for open space preservation while allowing the potential for future low-density residential development on the approximately 54 easternmost acres, consistent with existing development in the Hillside District of the Western Hills within the City of Ukiah limits. Parcels to be annexed may include: the "Hull Properties" (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12); "Noguera Properties" (APNs 003-190-09 & 003-110-90); and the City-owned "Donation Parcel" (APNs 157-050-03,157-060-003). Please refer to Attachment 1 for the project figures and maps, including a location map.

Under the County of Mendocino's jurisdiction, portions of the Project sites, specifically the proposed Development Parcels, have been under consideration for development for the past several years, as Mr. Hull

intended to develop portions with residential development at some point in the future. These improvements were not completed in relation to the Proposed Project, or in coordination with the City of Ukiah. The City's involvement with the property included efforts to secure grant funding in the Fall of 2018 (California Dept. of Fish and Wildlife grant application for $8,219,323) and the Fall of 2019 (California Dept. of Fish and Wildlife grant application for $4,592,350) for acquisition of the entire project site, but these efforts were unsuccessful. In the meantime, the property owner held the property for the possible grant acquisition but also continued property improvements during that time. After the City's most recent unsuccessful grant application and as the City had begun to review other solutions to acquiring the property, the City was approached by Mr. Hull. The project evolved into the project description included in the Initial Study and Mitigated Negative Declaration (ISMND) under consideration. To complete the acquisition, the City would need to enter into a Property Exchange and Development Agreement ("Development Agreement") with the current owner of the Hull Properties subject to the annexation application.

At this time the proposed development agreement and road access agreement are still under active negotiations and have not been finalized.

This Project is a multi-faceted project that includes several steps and approvals. In order to submit the application for annexation to the County of Mendocino Local Agency Formation Commission (LAFCo), the City must obtain Council approval of the overall Project, and complete the negotiations and agreements in addition to the Project environmental review. As such, Staff recommends the approval and adoption of the ISMND, ordinance for prezoning and approval of the overall Proposed Project as the first step in this process. Next, if and when the negotiations for the agreements are completed, they will be presented to Council for consideration. If approved, the Project may move forward and the City may submit its application for annexation to LAFCo at that time.

At their August 25, 2021 regular meeting, the Planning Commission considered the ISMND, the ordinance to establish prezoning, and the overall Proposed Project and made a recommendation of approval for these actions to the City Council. The Planning Commission Staff Report, dated August 16, 2021, is included as Attachment 2. For brevity, the attachments to the Planning Commission Staff Report have been omitted but can be found online at https://ukiahca.civicclerk.com/Web/Player.aspx?id=1113&key=-1&mod=-1&mk=-1&nov=0 which is accessed through the City's City Council and Planning Commission agenda and minutes page at: http://www.cityofukiah.com/meetings/. Draft Minutes of the August 25, 2021, Planning Commission hearing are included as Attachment 3. Correspondence received for the Planning Commission hearing can also be found at the aforementioned link.

Discussion: The Ukiah City Code (UCC) places the authority for adoption of the Initial Study and Mitigated Negative Declaration (ISMND), adoption of an ordinance for prezoning, as well as approval of the overall Proposed Project, including acquisition and annexation, prezoning, Lot Line Adjustments, Development Agreement, and associated site improvements with the City Council. With the exception of the ISMND, the Development Agreement, and the Road Access and Maintenance Agreement, each of the Project components requires further approval by other entities. Specifically, the annexation and prezoning require LAFCo approval and the Lot Line Adjustments for parcels within the City's jurisdiction require approval by the City Engineer. Similarly, construction of future single-family homes on all Development Parcels requires approval of Building Permits, and under the Development Agreement, construction of homes within Development Parcels 4-7 requires approval of a Use Permit by the Planning Commission.

The "Proposed Project" includes the following: 1) Acquisition and annexation of the parcels; 2) Prezoning the parcels to "PF" Public Facilities, and "R1-H" Single-family Residential-Hillside Overlay (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application); 3) Sequential Lot Line Adjustments to reconfigure the existing parcels into seven lots ("Development Parcels") for future potential development; 4) Development Agreement between Hull Properties and the City allowing up to one single-

family home and one accessory dwelling unit on each Development Parcel (up to 14 units total); and 5) site improvements including extension of utilities, road improvements, and construction of the water storage tank(s). Each of the Project components are discussed in detail in the Planning Commission Staff Report (see Attachment 2 and the link provided above). Project Figures and Maps, including a location map (Figure 1), the existing parcel configuration (Figure 2), the proposed resulting parcel configuration and prezoning (Figure 3), existing zoning designations (Figure 4), and existing General Plan land use designations (Figure 5) as well as existing site photographs (Figures 6, 7, and 8) are included in Attachment 1 to this report.

In accordance with the California Environmental Quality Act (CEQA), the Planning Division of the City of Ukiah Community Development Department prepared a draft Initial Study and Mitigated Negative Declaration (ISMND) for the Proposed Project. The Draft ISMND (State Clearinghouse No. 2021040428) was circulated for public review from April 16, 2021 through May 20, 2021. The Draft ISMND (dated April 16, 2021) can be found online at: https://www.cityofukiah.com/ceqa-review/. Public comments received during the CEQA review period and City responses to comments are included in Attachment D of the Final Draft ISMND (dated August 16, 2021) which is included as the final attachment to this report.

The ISMND found that Project components including the acquisition, annexation, and prezoning of parcels (and associated Zoning Map and General Plan Map Amendments), in addition to the Lot Line Adjustments, would not directly result in impacts to the physical environment. However, under the Development Agreement, infrastructure improvements and the potential construction of up to seven single-family homes and associated ADUs, could result in a total of 14 units within the easternmost 54 acres of the Project area. Specifically, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce all impacts to less than significant. A Mitigation Monitoring and Reporting Program is provided in Section VII of the ISMND, as well as in Attachment A of the Conditions of Approval (Attachment 4 to this report). Draft Findings for approval of the ISMND are included in Attachment 5.

The Notice of Intent to adopt the ISMND and conduct a public hearing was provided in the following manner, in accordance with Ukiah City Code (UCC) §9267 and California Environmental Quality Act (CEQA) Guidelines Section 15073:

Provided to property owners within 300 feet of the project parcels, as well as agencies and departments with jurisdiction or interest over the project on April 16, 2021, June 1, 2021 and August 13, 2021;Provided to members of the public, agencies, and interested parties who submitted written comments on the Draft ISMND during the public review period on August 13, 2021;Published in the Ukiah Daily Journal on April 24, 2021, June 5, 2021 and August 14, 2021; Posted on the Project site on May 3, 2021, June 1, 2021, and August 11;Posted at the Civic Center (glass case) 72 hours prior to each public hearing; Noticed for continuance at the May 26, 2021 Planning Commission hearing to a date certain of June 9, 2021; and Notice for continuance at the June 9, 2021 Planning Commission to a date uncertain.

In addition, based on the amount of interest in the Project and to receive as much public input as possible, additional public noticing was conducted in the following manner: Posted on the City of Ukiah website on April 16, 2021 and August 16, 2021;Emailed to Planning Commissioners and City Councilmembers on April 16, 2021 and August 13, 2021; and Hand-delivered to all residences (in addition to and beyond the 300-foot requirement) on Redwood Avenue on May 13, 2021 and mailed to all residences on Redwood Avenue on August 11, 2021.

Staff recommends that Council introduce by title only the ordinance that will prezone the conservation and

development parcels (Attachment 6), and adopt and approve the recommended actions, including the adoption of the Final Draft of the ISMND which is included as attachment 7 to this report.

Staff recommends Council 1) Adopt an Initial Study and Mitigated Negative Declaration; 2) Conditionally approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project; and 3) Introduce by Title only the Ordinance to prezone the Conservation Parcels to “PF” Public Facilities and the Development Parcels to “R1-H” Single Family Residential-Hillside Overlay District.

Recommended Action: 1) Adopt the Initial Study and Mitigated Negative Declaration; and 2) Conditionally Approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project; and 3) Introduce by title only the Ordinance in Attachment 6 to prezone the Conservation Parcels to “PF” Public Facilities and the Development Parcels to “R1-H” Single Family Residential-Hillside Overlay District.

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: Craig Schlatter, Community Development Director; David Rapport, City Attorney

Approved:
Sage Sangiacomo, City Manager

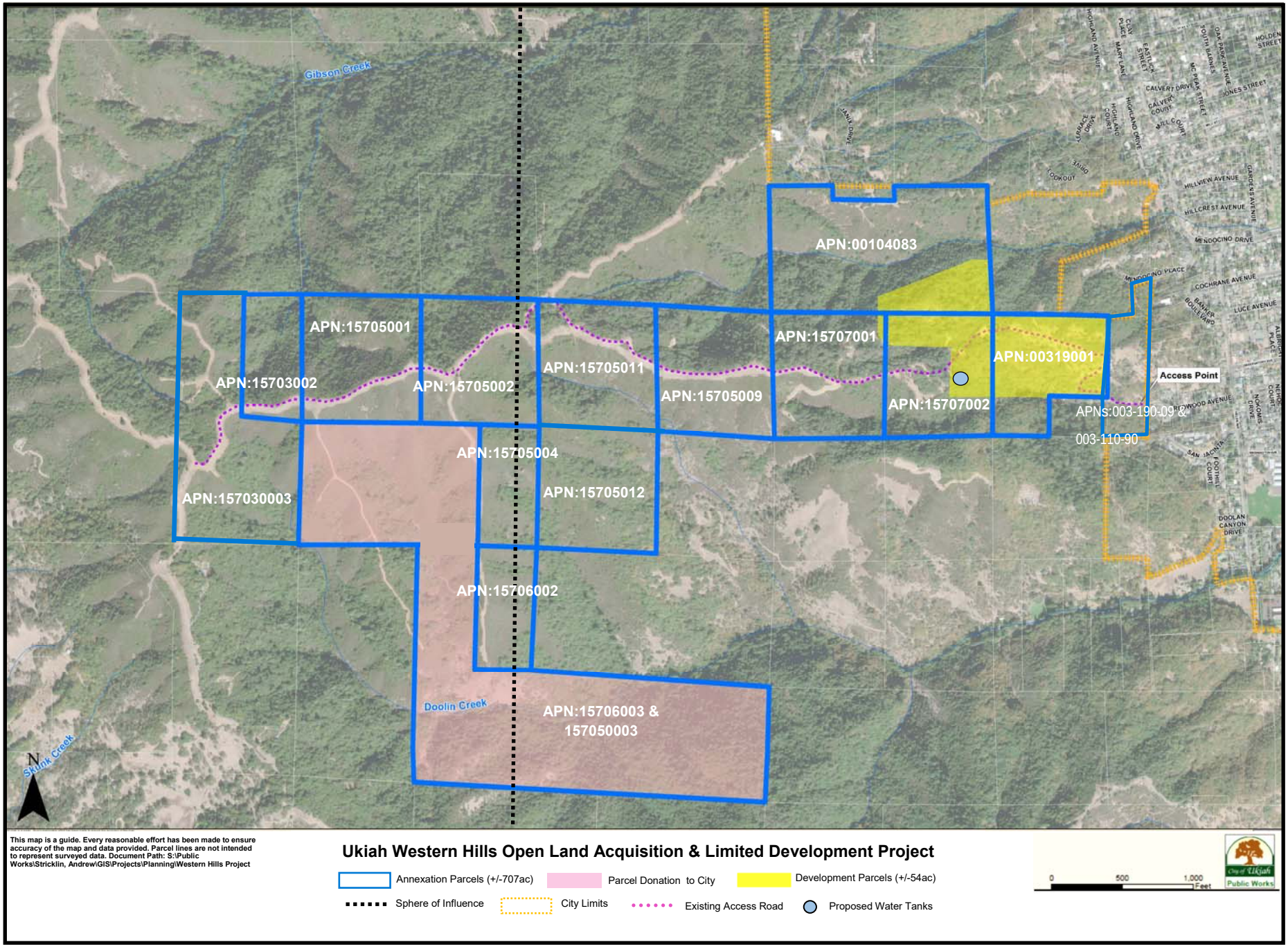


Figure 1
Location Map

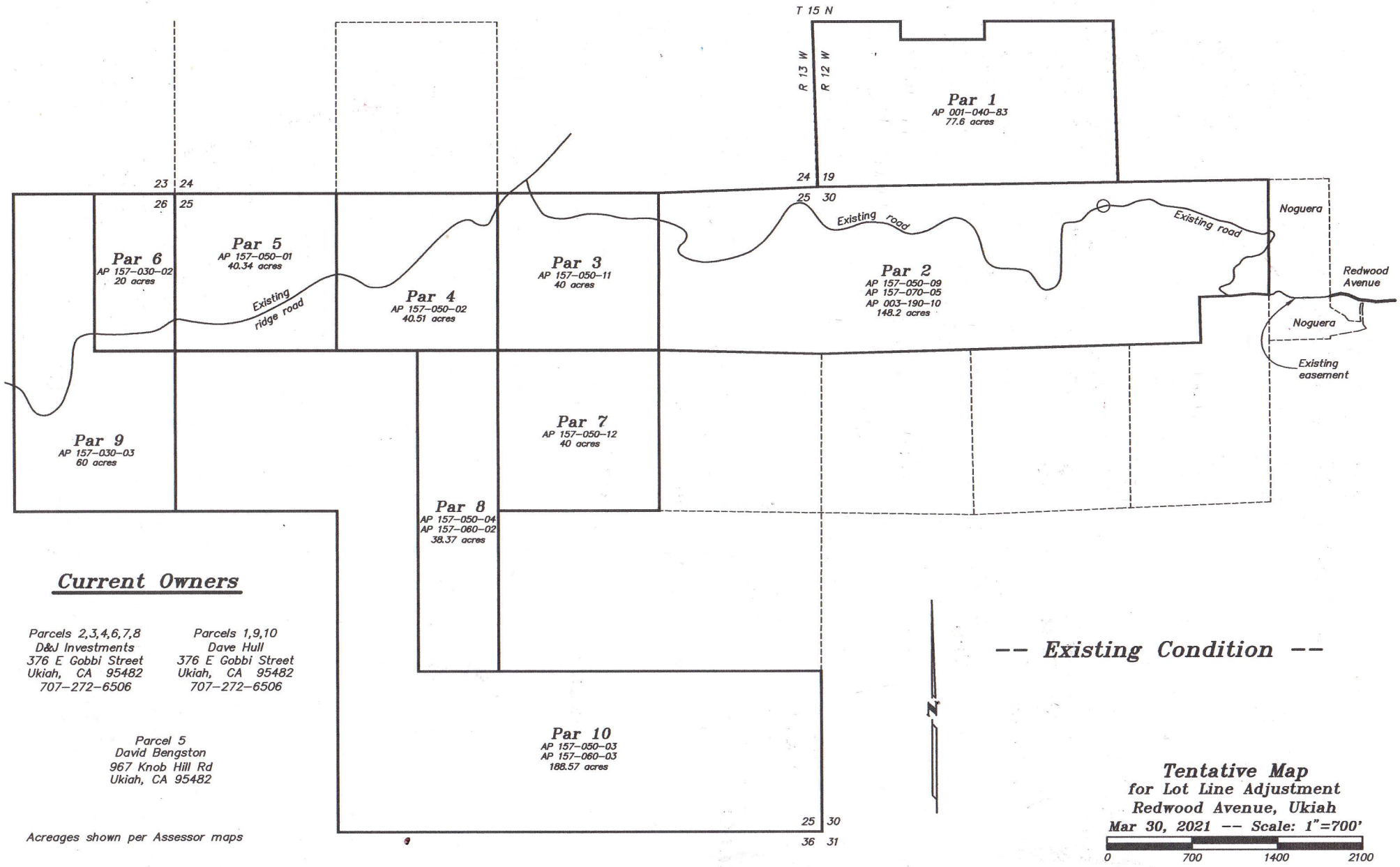
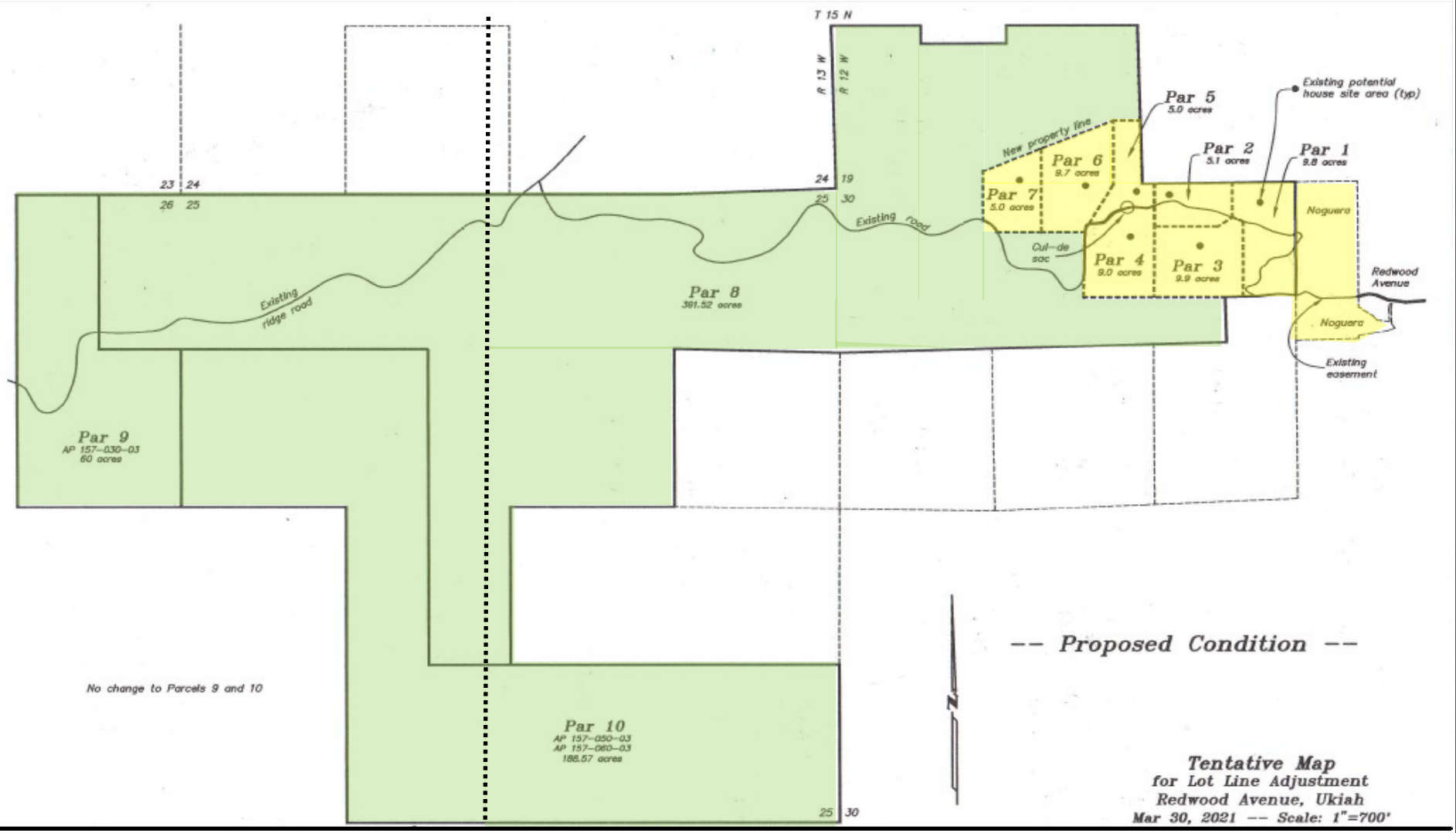


Figure 2
Existing Parcel Configuraton



Proposed Parcel Configuration & Prezoning for

Western Hills (Hull Properties) Open Land Acquisition & Limited Development Agreement Project

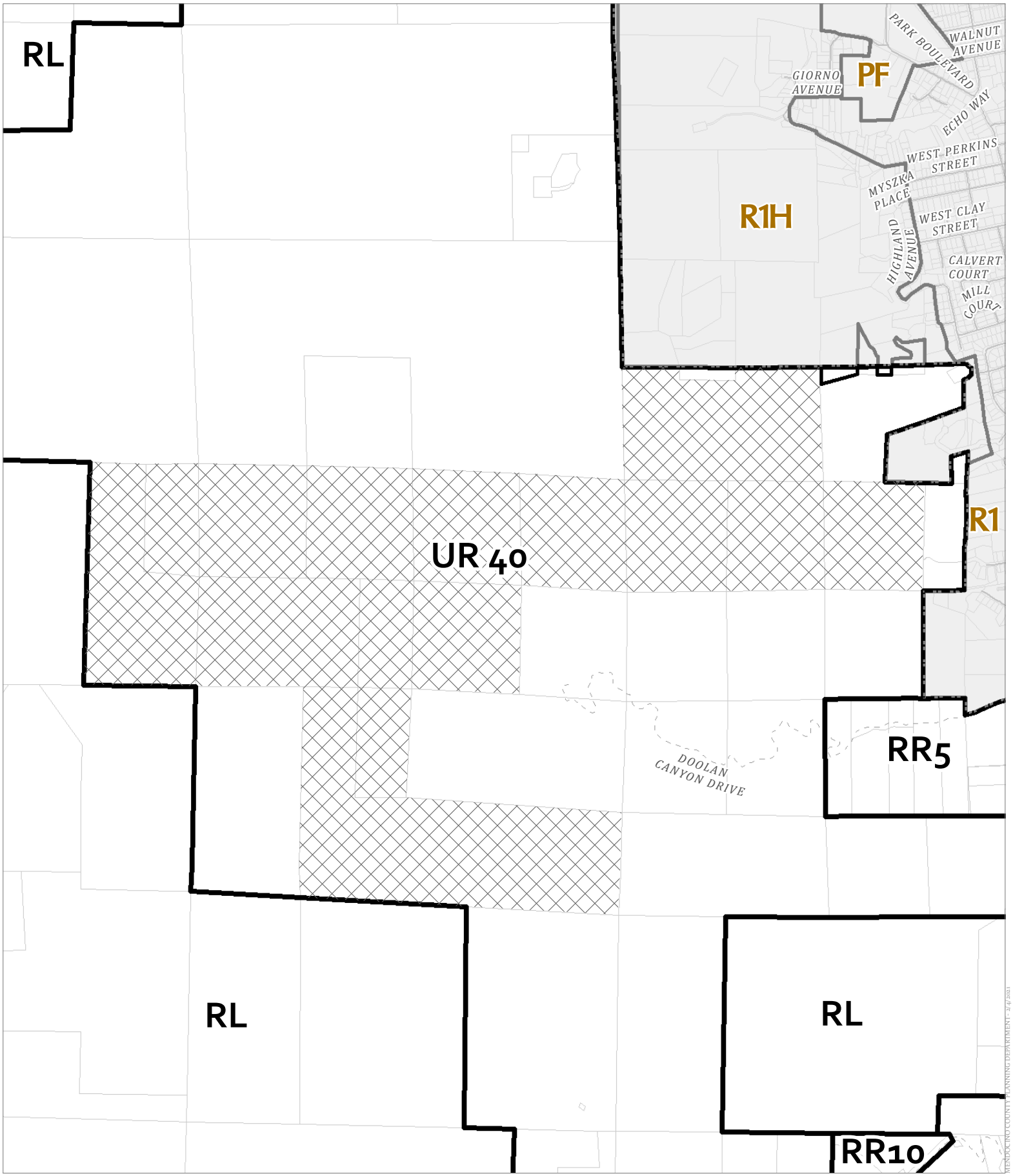
..... Sphere of Influence

Conservation Parcels" (640ac) with Public Facilities (PF) Prezoning

"Development Parcels (54ac) with Single-Family Residential-Hillside Overlay District (R1-H) Prezoning

Last revised June 2, 2021

Figure 3
Proposed Parcel Configuration & Prezoning



CASE: ANX 2021-0001
OWNER: HULL, David
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

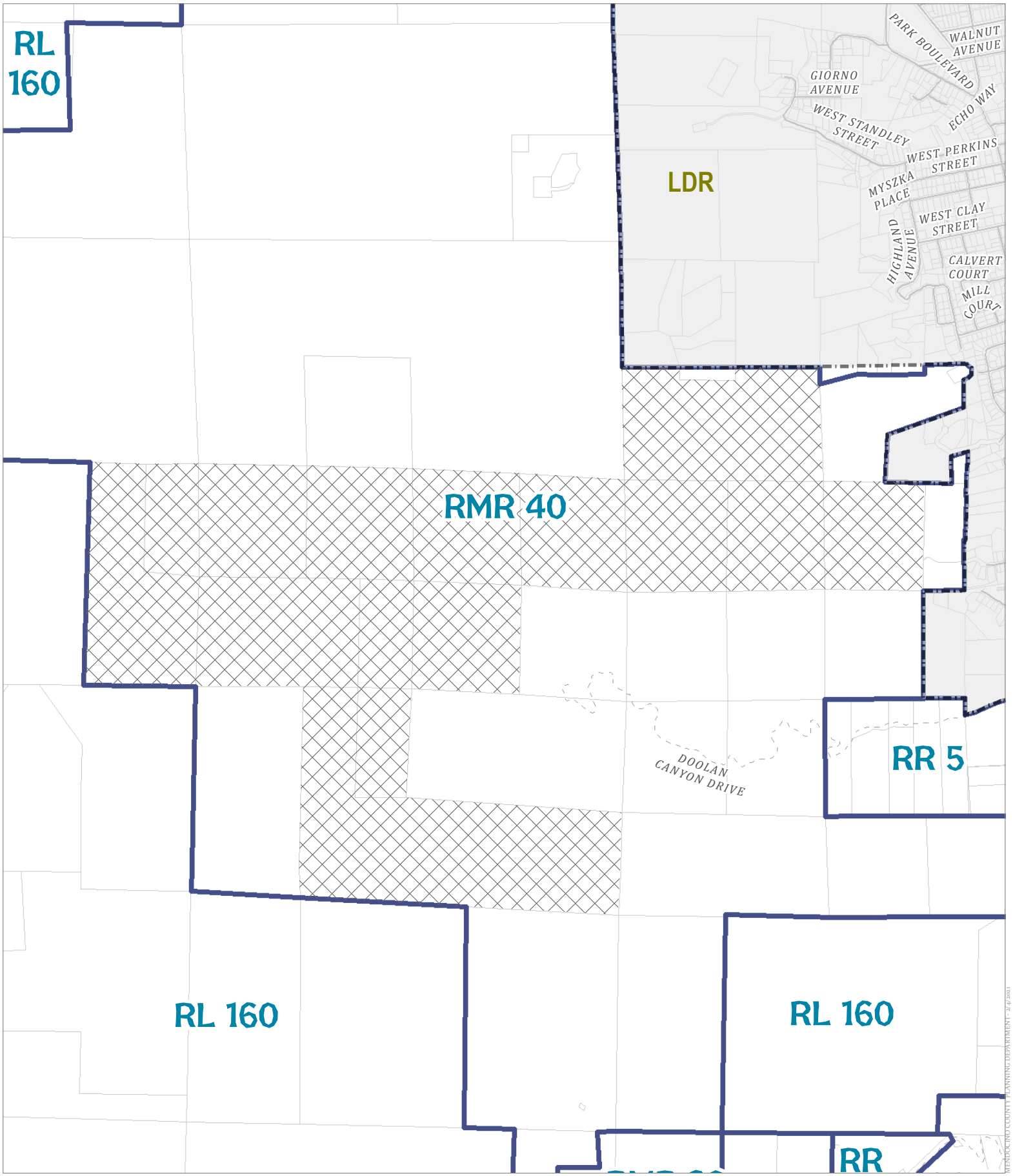
City Limits
Zoning Districts
Public Roads

0 700 1,400 Feet
0 0.125 0.25 Miles
1:18,000

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/4/2021

Figure 4

Existing Zoning Designation Map



CASE: ANX 2021-0001
OWNER: HULL, David
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

City Limits
General Plan Classes
Public Roads

0 700 1,400 Feet
0 0.125 0.25 Miles
1:18,000

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/4/2021

Figure 5

Existing General Plan Land Use Designation Map

Existing Site Photographs

Existing access road

Figure 6

Existing water tank site

Figure 7

Existing "house site" on one of the proposed Development Parcels

Figure 8

AGENDA ITEM NO. 12a
Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: August 16, 2021

TO: Planning Commission

FROM: Michelle Irace, Planning Manager

SUBJECT: Recommendation to the City Council for approval of an Initial Study & Mitigated Negative Declaration and approval of the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project. File No.: 20-5915.

SUMMARY

OWNER:	D&J Investments, LLC; David Hull; Adonis Noguera; and City of Ukiah
APPLICANT:	City of Ukiah
LOCATION:	Several parcels located within unincorporated Mendocino County within the Ukiah Western Hills referred to as the "Hull Properties" (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12); "Noguera Properties" (APNs 003-190-09 & 003-110-90); and the City-owned "Donation Parcel" (APNs 157-050-03,157-060-003)
TOTAL ACREAGE:	±707 acres
GENERAL PLAN:	Mendocino County General Plan (Ukiah Valley Area Plan), Remote Residential, 40 Acre Minimum ("RMR40")
ZONING DISTRICT:	Upland Residential, 40 acre minimum ("UR:40")
AIRPORT COMPATIBILITY:	Parcels are located in the Other Airport Environs ("OAE") area of the Ukiah Municipal Airport Land Use Compatibility Plan
ENVIRONMENTAL DETERMINATION:	With the incorporation of the Mitigation Measures identified in the Initial Study & Mitigated Negative Declaration (ISMND), all impacts would be reduced to less than significant

RECOMMENDATION: Make a recommendation to the City Council for adoption of the ISMND and Conditional Approval of the Project (see Draft Findings in **Attachment 1** and Draft Conditions of Approval in **Attachment 2**). See Recommendation section below for more information.

BACKGROUND

The City has a vision, and is working towards a goal, of promoting the protection of Ukiah's western urban interface to restore and conserve forest and stream ecosystems, provide large-scale wildfire mitigation and to protect the Upper Russian River Watershed to benefit fish, wildlife and the greater Ukiah community. Towards achievement of this goal, the City proposes to acquire and annex approximately 707 acres in the Western Hills for open space preservation while allowing the potential for future low-density residential development on the approximately 54 easternmost acres, consistent with existing development in the Hillside District of the Western Hills within the City of Ukiah limits.

The Project site(s) consists of undeveloped parcels with fuel breaks and private access roads. The parcels have been subject to vegetation management and grading practices throughout 2017-2020, including clearing areas for potential water tank pad sites and house sites (proposed "Development Parcels"), over the last several years through the County's permitting process. In 2003, an approximately 100-foot wide, 2.6-mile-long shaded fuel break was constructed (North to South) by Cal Fire 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.

The parcels are currently accessed through existing dirt and gravel roads that traverse the Noguera Properties and connect to Redwood Avenue (nearest address is 680 Redwood Ave.). The existing road was installed in the 1960's, and road improvements were completed throughout 2015-2017; in 2018 the road was extended further west. The road ranges in width, from 18 ft to 35 ft, with the majority of it being a minimum of 20 ft wide. The sections that are 18 ft wide are approximately 100 ft long and have wider turn-outs immediately before or after them.

PROJECT DESCRIPTION

The "Proposed Project" includes the following: 1) Acquisition and annexation of the parcels; 2) Prezoning the parcels to "PF" Public Facilities, and "R1-H" Single-family Residential-Hillside Overlay (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application); 3) Sequential Lot Line Adjustments to reconfigure the existing parcels into seven lots ("Development Parcels") for future potential development; 4) Development Agreement between Hull Properties and the City allowing up to one single-family home and one accessory dwelling unit on each Development Parcel (up to 14 units total); and 5) site improvements including extension of utilities, road improvements, and construction of the water storage tank(s). Each of these components are described further in detail below. Project Figures and Maps, including a location map (**Figure 1**), the existing parcel configuration (**Figure 2**), the proposed resulting parcel configuration and prezoning (**Figure 3**), existing zoning designations (**Figure 4**), and existing General Plan land use designations (**Figure 5**) as well as existing site photographs (**Figures 6, 7, and 8**) are included in **Attachment 3**.

Acquisition and Annexation
The Project proposes to annex the parcels listed below in **Table 1**, totaling approximately 707 acres ("Annexation Parcels") within the County of Mendocino's jurisdiction, into the City of Ukiah. One approximately 188-acre parcel (APNs 157-050-03 & 157-060-003) was donated to the City in December, 2020. The City is currently pursuing the purchase and acquisition of the remaining parcels ("Hull Properties"), with the exception of the "Noguera Properties" (APNs 003-190-09 & 003-110-90), which will be utilized for access only and remain under private ownership. In order to complete the acquisition, the City will enter into a Property Exchange and Development Agreement ("Development Agreement") with the current owner of the Hull Properties, subject to the annexation application. Under the Development Agreement, the current owner will convey the Annexation Parcels to the City in exchange for real property owned by the City and a payment from the City of an amount to make up the difference between the fair market value of the exchanged properties.

The proposed parcels for annexation would be contiguous to existing city limits, in accordance with LAFCo policies and the Government Code. Also in accordance with LAFCo-adopted procedures[1], and as required under the Development Agreement, the City will submit its annexation application to the Mendocino County Local Agency Formation Commission (LAFCo), after the City acquires title to the Annexation Parcels and upon City Council approval of the Proposed Project.

Prezone
Government Code Section 65859 allows the City to adopt a zoning district for land outside of the city limits in anticipation of annexation and development (i.e., prezone). Under the provisions of the Government Code, the zoning district adopted by the City does not become effective unless and until the land is annexed into the City.

With the exception of Development Parcels 1-3, which Hull Properties is choosing to retain the right to sell and develop prior to annexation (see *Development Agreement and Assumptions* section below for more information), once the parcels are annexed into the City, the Development Parcels would not be developed until the Lot Line Adjustments are recorded, and an applicant submits a project-specific site plan with a Use Permit application and receives Planning Commission approval for development of their home, in accordance with the Hillside Overlay Zoning District regulations[2] (see *Staff Analysis* section below for more information). Until the property is annexed, it is subject to existing zoning under Mendocino County's Zoning Ordinance. Prezoning of the parcels will require a Zoning Map and General Plan Map Amendment upon approval of the annexation application.

The City proposes to annex approximately 640 acres total, collectively referred to as the "Conservation Parcels", for open space and conservation. Although the City does not currently have a standalone Open Space zoning designation, the City's existing Public Facilities (PF) zoning designation is intended for public or quasi-public uses, including, but not limited to, natural resource conservation areas and parks and recreation. Accordingly, the Conservation Parcels are proposed to be prezoned "PF" (with a "Public" General Plan land use designation). See **Figure 3**, Proposed Parcel Configuration & Prezoning, contained within **Attachment 3**.

The proposed Development Parcels (totaling approximately 54 acres) will be prezoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low

[1] https://www.mendolafco.org/files/151e0a09b/FINAL+Adopted+Mendo+LAFCo+PP+Manual+2018+upd+5-5-21.pdf
[2] The Hillside Overlay District Regulations can be found online at: https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1100.html#art11

Density Residential (LDR), consistent with adjacent City zoning and development patterns in the Western Hills. In addition, the Noguera Properties (APNs 003-190-09 & 003-110-90) will be prezoned R1-H for consistency with surrounding zoning and land uses, but are not included as Development Parcels in the Development Agreement, as they will continue to be utilized for access only. The Hillside (–H) Overlay District is intended to support planning, design, and development activities that are in harmony with natural physical features and minimize potential safety, water runoff and soil erosion concerns associated with the natural terrain.

This approach will allow the City to preserve and protect the Conservation Parcels (640 acres total), while permitting limited, orderly, clustered low-density single-family housing development within the Development Parcels (54 acres).

Lot Line Adjustment

To achieve the resulting proposed parcel configuration of up to seven Development Parcels, the Project also includes sequential Lot Line Adjustments in both the City and County jurisdictions, in accordance with the Subdivision Map Act.[3] Hull Properties recently recorded sequential Lot Line Adjustments through the County's ministerial procedures and will submit sequential Lot Line Adjustments through the City's procedures to achieve configuration of the Development Parcels. Hull Properties intends to sell the Development Parcels (ranging in sizes from 5 to 10 acres each, in accordance with the R1-H regulations) for individual development. Although Development Parcels 1-3 may be developed prior to annexation, they will be developed in accordance with R1-H regulations through Declaration of Covenants, Conditions, and Restrictions (CC&Rs). Review of the Lot Line Adjustments will be conducted by the City Engineer prior to recordation of the final maps to ensure that all development standards contained within the R1-H zoning district are met. **Table 1** identifies the existing parcels to be reconfigured and **Figure 1**, Project Location Map, identifies the Development Parcel area in yellow. **Figure 2** shows the existing parcel configuration and **Figure 3** shows the preliminary resulting parcel configuration and proposed prezoning. Although the final configuration of the Development Parcels may vary slightly, the footprint of the resulting configuration for the Development Parcels (54 acres) and number of parcels will remain the same.

Table 1. Annexation Parcels, Proposed Lot Line Adjustments and Prezoning

Assessor's Parcel Number (APN)	Existing Size (+/acres)	Proposed Size (+/- acres) through Lot Line Adjustments[4]	Resulting Parcel Configuration, Intended Use and Proposed Prezoning
001-040-83	77.6	9.8	Parcel 1 will become a Development Parcel intended for single family housing and prezoned R1-H.
157-070 01, 157-070-02, 003-190-01 & 157-050-09	148.2	5.1	Parcel 2 on Existing Conditions Tentative Map, contains several APNs but is one legal parcel (149 acres total). This parcel will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-11	40.0	9.9	Parcel 3 will become a Development Parcel intended for single-family housing and prezoned R1-H.

[3] The Subdivision Map Act excludes from its requirements lot line adjustments "between four or fewer existing adjoining parcels" if there is no resulting increase in the number of parcels. Government Code § 66412(d)

[4] Resulting parcel configuration is subject to change but the Development Parcel area footprint and number of resulting parcels will remain the same.

157-050-02	40.5	9.0	Parcel 4 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-01	40.3	5.0	Parcel 5 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-030-02	20.0	9.7	Parcel 6 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-12	40.0	5.0	Parcel 7 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-04 & 157-060-02	38.7	391.5	Parcel 8 will become a Conservation Parcel and be prezoned PF. The proposed water tanks will be placed on this parcel within the existing water tank pad site (on existing Parcel 2).
157-030-03	60.0	60.0	Parcel 9 ~~is an Outside~~will become a Conservation Parcel and will ~~not~~ be prezoned PF.
157-030-03 & 157-060-03	188.5	188.5	Parcel 10 (City-owned "Donation Parcel") will become a Conservation Parcel and will be prezoned PF.
"Noguera Properties" 003-190-09 & 003-110-90	10.20 4.14	10.20 4.14	These parcels contain the existing access road that will be improved but remain under private ownership. It will be included in the annexation proposal and prezoned R1-H, consistent with surrounding zoning and land uses, but no development is proposed; this parcel is not included in the Lot Line Adjustment.
TOTAL	**+/- 707 acres**		

Development Agreement and Assumptions

The proposed Development Agreement between Hull Properties and the City limits development to one single-family dwelling and one accessory dwelling unit (ADU) per parcel (14 units total). Hull Properties is choosing to retain the right to sell and develop Development Parcels 1-3 prior to annexation. The Development Parcels are located within the County of Mendocino's jurisdiction within the Upland Residential, 40-acre minimum (UR:40) zoning district. Construction of single-family homes within the County's jurisdiction would be by-right and not require discretionary approval, environmental review, nor the development standards contained within the City's R1-H zoning district. However, Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs. Although Hull Properties is retaining the right to develop Development Parcels 1-3 prior to annexation, they will still be included in the application for annexation and prezoned to R1-H. After the Annexation Parcels are successfully annexed into the City, the remaining Development Parcels (4-7) would not be developed until an applicant submits a project site plan for development, subject to discretionary review and received Planning Commission approval, as required by the City's Hillside Overlay Zoning District. However, no purchasers have been identified, and the timing of the sale and development of the properties is unknown. The Noguera Properties that will be annexed and utilized for access are not included in the Hull Properties Development Agreement, nor the development assumptions. See *Staff Analysis* section below for more information.

Infrastructure Improvements

Approximately one-half mile of the existing 18 ft to 35 ft wide gravel private access road beginning at the access point at the terminus of on Redwood Avenue (traversing the Noguera Properties), to the house sites, would be paved to serve the future housing development sites. The road improvements will also include developing a cul-de-sac on Proposed Parcel 4 to serve the Development Parcels. All improvements will be in accordance with applicable fire and building

codes. The property owner/developer will complete the road improvements; the road will remain under private ownership and be maintained by a Homeowner's Association (HOA) through a road maintenance and access agreement. The agreement will also allow the City to maintain access to public utilities and city-owned properties.

Sewer, water and electric utilities would be provided to the Development Parcels. Sewer and water will be developed by the property owner, while electric infrastructure will be developed by the property owner and/or the City. All utilities will be undergrounded and located within or adjacent to existing access roads, on private parcels and previously disturbed areas. A detailed Plan for Services will be included in the application for annexation. Easements will be required for all utility facilities in roadway and on parcels as necessary.

An onsite community sewer system with a holding tank and sewer line, rather than a leach field, will be constructed for discharging wastewater (effluent only) to a sewer main at the end of Redwood Avenue. Proposed Development Parcels 1-3 are located within the Ukiah Valley Sanitation District (UVSD) service area, while Proposed Development Parcels 4-7 are not. However, sewer service would be provided to the Development Parcels by the City for parcels located both within and outside of the UVSD.

Water utilities will be developed by the property owner on-site to support the Development Parcels; approximately 130,000 gallons of storage will be provided by two 65,000 gallon tanks (34ft in diameter and 10.5ft high) that will be placed within the existing water tank pad site (identified by a blue dot on **Figure 1** in **Attachment 3**). Ultimately the Homeowners Association will own the tank and provide all maintenance on the tank and its associated equipment. Fire hydrants are also required to be installed with residential development.

Electric utilities would be extended from Helen/Redwood Ave to provide electric service. Easements will be required for all utility facilities in the roadway and on parcels as necessary to provide electric service. The electric system will be in accordance with State and Federal requirements. Upon annexation, the City will own and maintain electric utility infrastructure through a utility easement.

Construction

Proposed road improvements, the underground extension of utilities, as well as the water tanks and hydrant systems would be completed by the property owner (or its contractors). Road improvements and utility extension is anticipated to take approximately 1-2 months during the dry season. Water tank construction would occur over 5-10 days. All construction will take place between the hours of 7:00 a.m. and 7:00 p.m., per the City's Noise Ordinance, and will require the use of typical construction equipment including, but not limited to: hand tools, power tools, heavy equipment, manlift, small crane, backhoe, dozer, excavator, forklift, paver, roller, tractor, water truck, grader, etc. Construction equipment and staging will be located within existing disturbed areas and roadways. It is anticipated that approximately 8-10 construction workers will be needed for the road and water system improvements, and extension of utilities.

Extension of utilities would require 2-24" wide trenches to be dug within the access road or other disturbed areas for approximately one-half-mile from the connection point within Redwood Avenue to the Development Parcels. Because the road and water tank pad site are pre-existing, minimal vegetation removal and grading will be required; no trees are proposed for removal. Additional grading may be required to extend driveways to the cul-de-sac and access road. Standard Best Management Practices including, but not limited to, the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. will be implemented during construction, as appropriate.

With the exception of Development Parcels 1-3 which may be developed by-right prior to annexation in the County's jurisdiction, the construction of single-family homes would not begin until a buyer purchases one of the proposed Development Parcels and obtains an approved Use Permit by the Planning Commission for development of their home. Typically, construction of a single-family dwelling takes approximately 6-10 months to complete and would require the use of the aforementioned standard construction equipment.

SURROUNDING LAND USE & ZONING

As previously mentioned, the Project includes parcels currently outside of the City of Ukiah limits, within unincorporated Mendocino County. The Project site(s) currently carry a Remote Residential, 40 Acre Minimum ("RMR40") land use designation within the Ukiah Valley Area Plan (UVAP; 2011) and the existing zoning is Upland Residential, 40-acre minimum ("UR:40"). Lands to the north (with the exception of the northeastern-most boundary), west and south are largely undeveloped but contain some rural residential development within unincorporated Mendocino County. To the east, the Project is bounded by lands within the City of Ukiah developed with single family housing and zoned Single-Family Residential-Hillside Overlay District (R1-H). A summary of zoning designations and land uses is provided below in **Table 2**. Project Figures and Maps, including a location map (**Figure 1**), the existing parcel configuration (**Figure 2**), the proposed parcel configuration and prezoning (**Figure 3**), existing zoning designations (**Figure 4**), and existing General Plan Land Use designations (**Figure 5**) as well as existing site photographs (**Figures 6-8**) are included in **Attachment 3**.

Table 2, Surrounding Zoning and Land Uses

	ZONING:	**USE:**
NORTH	County: Upland Residential, 40-acre minimum (UR:40) City: Single-Family Residential-Hillside Overlay District (R1-H)	Undeveloped/ Rural Residential Undeveloped
EAST	City: Single-Family Residential-Hillside Overlay District (R1-H)	Single-Family Residential
SOUTH	County: Upland Residential, 40-acre minimum (UR:40)	Undeveloped/ Rural Residential
WEST	County: Upland Residential, 40-acre minimum (UR:40)	Undeveloped/ Rural Residential

AGENCY COMMENTS

Project referrals were sent to the following trustee agencies with interest or jurisdiction over the project: City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electrical Utility Department, City of Ukiah Community Development Department - Building Division, City of Ukiah Municipal Airport Operations Manager, Ukiah Valley Fire Authority, California Department of Forestry and Fire Protection, Mendocino County Planning and Building, Mendocino Transit Authority, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Regional Water Quality Control Board, U.S. Army Corps of Engineers, Native American

Heritage Commission, local and California Native American tribes, Sonoma State University Northwest Information Center, Ukiah Valley Sanitation District, and Willow Water District. Comments received during agency review are included in **Attachment 4** and Draft Conditions of Approval in response to agency comments are contained in **Attachment 2**.

In addition, the Initial Study & Mitigated Negative Declaration (ISMND) was circulated for public review and comment to the aforementioned departments and agencies, in accordance with the California Environmental Quality Act (CEQA). Under CEQA the term "responsible agency" includes all public agencies other than the lead agency that have discretionary power over the Proposed Project. Annexation applications require approval by the Mendocino County Local Agency Formation Commission (LAFCo), making LAFCo a responsible agency. The City of Ukiah has been collaborating with LAFCo for several months, providing them with multiple opportunities to comment on the Project. Comments received from LAFCo during the referral process are included in **Attachment 4.** In addition, City responses to their comments can also be found in **Attachment 4**. LAFCo also provided comments on the ISMND. Public comments received during the CEQA review period are included in **Attachment 6** and City responses to comments received are included in **Attachment 7**. See the *Environmental Documentation* Section below for more information.

STAFF ANALYSIS

General Plan and Zoning Consistency

The current Ukiah Valley Area Plan land use designation is Remote Residential, 40 Acre Minimum ("RMR40") and the existing zoning is Upland Residential, 40-acre minimum ("UR:40"). Both of these designations are intended to be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses. Both the existing RMR-40 land use designation and UR-40 zoning designation allow for one dwelling unit per 40 acres (and an ADU); housing development with the UR-40 zoning district is allowed by right.

As previously discussed in the *Project Description* section above, the Conservation Parcels are proposed to be prezoned "PF" (with a "Public" General Plan land use designation) which specifically identifies public or quasi-public uses, including, but not limited to natural resource conservation areas and parks and recreation. Consistent with the Land Use Element of the 1995 City of Ukiah General Plan, the Public (P) land use designation is intended for public facilities as well as open space and conservation areas and may be applied to lands within the City, the Sphere of Influence (SOI), rural communities (identified as Calpella, Talmage and the Forks), master plan areas, and areas within the General Plan's Unincorporated Planning Area (currently the same boundary as the UVAP and the City's adopted SOI).

Approximately 343 acres of the Conservation Parcels are located within the City's SOI and 296 acres outside of it (see **Figure 1** in **Attachment 3**). Under Government Code Section 56742, city-owned parcels are not required to be located within the City's SOI. Parcels can be located anywhere in the County, as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application. Because the portion of the Conservation Parcels proposed for annexation totals approximately 296 acres, and will be under city ownership for open space, this portion of the Project is consistent with the Government Code. Because the area located inside of the SOI is within the 95' General Plan's Unincorporated Planning Area, the proposed annexation and prezoning of the parcels to "PF" (with a P General Plan land use designation) are consistent with the intent and land uses identified within the 95'

General Plan. In addition, the City can utilize its Parks Ordinance (Division 1, Chapter 12 of the Ukiah City Code) to provide rules governing City and public use of "PF" zoned property.

All proposed Development Parcels (totaling approximately 54 acres) would be prezoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low Density Residential (LDR), consistent with adjacent City zoning and development patterns in the Western Hills. These parcels are located within the '95 General Plan's Unincorporated Planning Area, as well as the current UVAP/SOI boundary, and are consistent with the density and intent of the LDR land use designation and "R1-H" zoning. Although the Noguera Properties will be prezoned "R1-H" for consistency with surrounding zoning and land uses, they are not included in the Development Agreement and no development is proposed at this time; the parcels will continue to be used for access only. UCC Section §9267, *Prezoning*, states that 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. Prezoning of the parcels will also require a Zoning Map and General Plan Map Amendment upon approval of the annexation application by LAFCo.

The "–H" Hillside Overlay District is intended to encourage planning, design, and development while preserving natural physical features and minimizing potential safety, water runoff and soil erosion concerns associated with the natural terrain. The City of Ukiah's General Plan land use designation of Low Density Residential (LDR) allows for a density of six dwelling units per acre. Under these regulations, the 54 acres for residential development could conceivably be developed with up to 330 units. However, the proposed Development Agreement would restrict development to one single family dwelling per parcel and one ADU (except for in cases were the slope exceeds 50 percent, per the City's Hillside Overlay Ordinance), for a total of up to14 units.

R1-H zoning requires a minimum lot size of 10,000 sf (0.23 acre) for parcels with a slope up to 20%; minimum lot size increases as the slope of the parcel increases, as outlined in UCC Section 9139, *Hillside Development Standards*. Consistent with these standards, the resulting parcel configuration proposes 5-10-acre Development Parcels that would be prezoned "R1-H". Development within the Hillside Overlay District also requires submittal of the following: soil and geological reports, subsurface investigations, grading plans, vegetation reports, grading plans, hydrology reports, and structure elevations. Additionally, each home would require approval of a Building Permit, which includes additional review and approval by County and City departments.

Hull Properties recently recorded sequential Lot Line Adjustments through the County's ministerial procedures and will submit sequential Lot Line Adjustments through the City's procedures upon approval of the annexation application to achieve the resulting proposed parcel configuration for the Development Parcels. A copy of the final recorded Lot Line Adjustments, depicted the "proposed configuration" shown in **Figure 3** will be submitted to the Community Development Department prior to submittal of a Use Permit for single family housing within Development Parcels 4-7. Review of the Lot Line Adjustments will be conducted by the City Engineer prior to recordation of the final maps to ensure that all development standards contained within the R1-H zoning district are met. Further, through the Use Permit process (for Parcels 4-7) and CC&R regulations (for Parcels 1-3) each proposed home would be subject to all R-1H development regulations (including slope, density, setbacks, height, fire safety and water requirements, access requirements, etc.) contained within the Hillside Overlay District.

Hull Properties recently recorded sequential Lot Line Adjustments through the County's ministerial procedures and will submit sequential Lot Line Adjustments through the City's procedures upon

approval of the annexation application to achieve the resulting proposed parcel configuration for the Development Parcels. A copy of the final recorded Lot Line Adjustments, depicted the "proposed configuration" shown in **Figure 3** will be submitted to the Community Development Department prior to submittal of a Use Permit for single family housing within the Development Parcels. Review of the Lot Line Adjustments will be conducted by the City Engineer prior to recordation of the final maps to ensure that all development standards contained within the R1-H zoning district are met. In accordance with Ukiah City Code Section 8296(f), which states "*Concurrent Permit Processing*: when *a lot line adjustment is part of a project that requires one or more discretionary planning entitlements and the applicant does not want the lot line adjustment unless the entire project is approved, then the lot line adjustment shall be reviewed as part of the discretionary planning application. In that event, all permits and approvals, including the lot line adjustment, shall be combined into one application, processed concurrently, and acted upon by the highest review authority required by this code based on the entitlements included in the application. (Ord. 1138, §2 (Exh. A), adopted 2012)."* Hull properties has indicated that they wish to record the Lot Line Adjustments, regardless of whether or not the overall Project gets approved. As such, the Lot Line Adjustments remain ministerial and do not require approval by the highest review authority (City Council, in this case).

Prezoning of the parcels will require a Zoning Map and General Plan Map Amendment upon approval of the annexation application. Although the City's General Plan and County's UVAP do not contain specific policies related to prezoning, they do contain goals and policies that strive for orderly, clustered development, supporting the City and County's RHNA, and conservation of open space. The City's 2019-2027 Housing Element includes Goal H-5 and Policy 5-1 which seek to support future housing needs through annexation efforts that lead to orderly expansion of growth. Similarly, the County's 2019-2027 Housing Element includes Policy 1.3 and Actions 1.3a through 1.3d that strive to work cooperatively with cities within the County on regional housing, support annexation applications to the Mendocino LAFCo from incorporated cities for annexations of contiguous lands etc. Consistent with these goals and policies, the Proposed Project will allow the City to adequately preserve and protect the collective Conservation Parcels (640 acres total), while allowing orderly and clustered low-density residential development within the Development Parcels (54 acres), consistent with land use patterns within the Western Hills. Additionally, the 14 units that could be developed under the Development Agreement would fulfil a portion of the above moderate income units of housing required by the City's Regional Housing Needs Allocation (RHNA) for the 2019-2027 Housing Element Planning Cycle (see Section 5.14, Population and Housing, of the ISMND for more information).

Airport Compatibility

The Ukiah Municipal Airport is located within the City of Ukiah jurisdictional limits. The Ukiah Municipal Airport Master Plan and the Mendocino County Airport Comprehensive Land Use Plan (ACLUP; 1996) had been the plans identifying areas with potential hazards and impacts to persons residing or working within the Airport Master Plan area for the last several decades. However, in February 2019, the City of Ukiah, in coordination with the County of Mendocino and the Mendocino County Airport Land Use Commission (ALUC) initiated a planning effort to prepare an updated compatibility plan for the Ukiah Municipal Airport, titled the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The UKIALUCP was adopted by the ALUC on May 20, 2021 and adopted by the Ukiah City Council on June 16, 2021.

Under the new UKIALUCP, the Project is located within the Other Airport Environs (OAE) Compatibility Zone. Within this airport influenced area, no limits are prescribed with regard to

intensity of use, density of dwelling units, nor are there any open land requirements specific to airport safety considerations. Noise and overflight factors are considered minimal, but there may be occasional overflights which may be intrusive to some outdoor activities. In general, the risk level for this zone is low, and no specific safety or airspace protection factors are identified.

According to Table 3A of the UKIALUCP, most land-use categories would be considered normally compatible. When uses are identified as conditionally compatible for the OAE, concerns are typically associated with potential flight hazards such as land uses that may attract birds, generate dust, produce smoke or steam plumes, create electronic interference, or otherwise be considered hazardous. The project area is located within an Airspace High Terrain Zone, which would require that any proposed structures or objects having a height of more than 35 feet be referred to the ALUC for review.

Per section 1.4.5 of the UKIALUCP, however, referral of the proposed pre-zoning associated with annexation does not require review of the ALUC, as only land use actions occurring within Compatibility Zones 1-6 require review (pg. 2-9). As described, the proposed project would not engender airport safety concerns under the UKIALUCP, and a review of associated residential uses are indicated as 'Normally Compatible.'

Conclusion

For the reasons discussed above, the Project would be consistent with the City's General Plan, Zoning Code and Subdivision Ordinance, the County's UVAP, as well as the Government Code and LAFCo policies related to annexation and prezoning. The Ukiah City Code does not identify specific findings required for annexation or prezoning, but Draft Findings supporting Staff's recommendation are included in **Attachment 1**. Draft Conditions of Approval for the Project can be found in **Attachment 2**, and the Draft Ordinance~~Resolution~~ for the proposed prezoning can be found in **Attachment 9**.

ENVIRONMENTAL DOCUMENTATION

In accordance with the California Environmental Quality Act (CEQA), the City of Ukiah Planning Division prepared a draft Initial Study and Mitigated Negative Declaration (ISMND) for the proposed project. The ISMND (State Clearinghouse No. 2021040428) was circulated for public review from April 16, 2021 through May 20, 2021. The Proposed Project was scheduled for Planning Commission consideration on May 26, 2021 and June 9, 2021. However, due to the amount of public comment received on the ISMND and the Development Agreement still being finalized, at Staff's request, the hearings were continued to a later date; correspondence received for these hearings is included in **Attachment 8**. Public comments received during the CEQA review period are included in **Attachment 6**. The Draft ISMND can be found online at: https://www.cityofukiah.com/ceqa-review/. Revisions and clarifications based on public comment and changes in the Project Description were made to the Final Draft ISMND (see **Attachment 5**). City responses to comments received and a summary of changes made to the Project and ISMND are included in **Attachment 7**.

The ISMND found that Project components including the acquisition, annexation, and prezoning of parcels (and associated Zoning Map and General Plan Map Amendments), in addition to the Lot Line Adjustments, would not directly result in impacts to the physical environment. However, under the Development Agreement, infrastructure improvements and the potential construction of up to seven single-family homes and associated ADUs, could result in a total of 14 units within the easternmost 54 acres of the Project area. It is unknown whether all of the single family homes,

and ADUs in particular, would be developed, but physical impacts would vary depending on location, intensity, and other siting factors. However, the Proposed Project does not include specific development designs or proposals, nor does it grant any entitlements for development. Once the parcels are annexed into the City, the site(s) would not be developed until an applicant submits a project site plan for development and receives Planning Commission approval to develop a home on the Development Parcels (4-7). Development of Development Parcels 1-3 may occur prior to annexation, as Hull Properties is retaining the right to develop them within the County's jurisdiction. If developed prior to annexation, construction of the single-family homes within the County's jurisdiction would be by-right within the Upland Residential, 40-acre minimum (UR:40) zoning district, and would not require discretionary approval, environmental review, or the development standards contained within the City's R1-H zoning district. However, Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs.

Although the Noguera Properties will be prezoned "R1-H" for consistency with surrounding zoning and land uses, they are not included in the Development Agreement and no development is proposed at this time; the parcels will continue to be used for access only. For these reasons, these parcels are not included as Development Parcels and have not been included in the development assumptions within the CEQA analysis.

As described throughout the ISMND, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce all impacts to less than significant. Mitigation measures identified within the Initial Study and Mitigated Negative Declaration related to ground disturbing activities and construction for road and utility improvements, as well as residential development, are included in the Development Agreement and Conditions of Approval to ensure that they are implemented accordingly. A Mitigation Monitoring and Reporting Program is provided in Section VII of the ISMND, as well as in Attachment A of the Conditions of Approval.

All future residential development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable (with the exception of by-right development).

Based upon the analysis contained within the ISMND, all potential impacts resulting from the Proposed Project would be less than significant with incorporation of mitigation. Draft Findings for approval of the ISMND are included in **Attachment 1**.

NOTICE

The Notice of Intent to adopt the ISMND and conduct a public hearing was provided in the following manner, in accordance with Ukiah City Code (UCC) §9267 and California Environmental Quality Act (CEQA) Guidelines Section 15073:

- Provided to property owners within 300 feet of the project parcels, as well as agencies and departments with jurisdiction or interest over the project on April 16, 2021, June 1, 2021 and August 13, 2021;
- Provided to members of the public, agencies, and interested parties who submitted written comments on the Draft ISMND during the public review period on August 13, 2021;
- Published in the Ukiah Daily Journal on April 24, 2021, June 5, 2021 and August 14, 2021;
- Posted on the Project site on May 3, 2021, June 1, 2021, and August 11;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing;
- Noticed for continuance at the May 26, 2021 Planning Commission hearing to a date certain of June 9, 2021; and
- Notice for continuance at the June 9, 2021 Planning Commission to a date uncertain.

In addition, based on the amount of interest in the Project and to receive as much public input as possible, additional public noticing was conducted in the following manner:

- Posted on the City of Ukiah website on April 16, 2021 and August 16, 2021;
- Emailed to Planning Commissioners and City Councilmembers on April 16, 2021 and August 13, 2021;
- Hand-delivered to all residences (in addition to and beyond the 300-foot requirement) on Redwood Avenue on May 13, 2021 and mailed to all residences on Redwood Avenue on August 11, 2021.

RECOMMENDATION

The Ukiah City Code places the authority for adoption of the Initial Study and Mitigated Negative Declaration, as well as approval of the overall Project, including acquisition and annexation, prezoning, Lot Line Adjustments, Development Agreement, and associated site improvements with the City Council. The Planning Commission has the authority to consider the aforementioned and make recommendations to the City Council. With the exception of the ISMND and Development Agreement, each of the Project components requires further approval by other entities. Specifically, the annexation and prezoning require LAFCo approval and the Lot Line Adjustments for parcels within the City's jurisdiction require approval by the City Engineer. Similarly, construction of future single-family homes on all Development Parcels requires approval of Building Permits, and under the Development Agreement, construction of homes within Development Parcels 4-7 requires approval of a Use Permit by the Planning Commission.

As such, Staff recommends Planning Commission:

1) Conduct a public hearing;
2) Make a recommendation to the City Council to adopt the Initial Study and Mitigated Negative Declaration;
3) Make a recommendation to the City Council to approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project including: acquisition and annexation of approximately 707 acres, prezoning, Lot Line Adjustments, a Development Agreement between Hull Properties and the City of Ukiah, and associated site improvements; and
4) Make a recommendation to the City Council to adopt an ~~resolution~~ ordinance to prezone the Conservation Parcels to "PF" Public Facilities and the Development Parcels to "R1-H" Single Family Residential-Hillside Overlay District.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Project Figures and Maps
    1) Location Map
    2) Existing Parcel Configuration
    3) Proposed Parcel Configuration and Prezoning
    4) Existing Zoning Designation Map
    5) Existing General Plan Land Use Designation Map
    6-8) Existing Site Photographs
4. Agency Comments from Project Referral
5. Final Draft ISMND, Revised August 16, 2021
6. Written ISMND Comments Received during the Public Review Period
7. City Reponses to Written Comments Received on the Draft ISMND
8. Correspondence received for May 26, 2021 and June 9, 2021 Planning Commission hearings.
9. Draft ~~Resolution~~ Ordinance for Prezoning of Annexation Parcels

CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING
Virtual Meeting Link: https://gloabal.gotomeeting.com/join/678443853
Ukiah, CA 95482
August 25, 2021
6:00 p.m.

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1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on August 25, 2021, having been legally noticed on August 13, 2021, which was called to order by Chair Christensen at 6:00 p.m. on the following virtual link: https://global.gotomeeting.com/join/678443853

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present**: Rick Johnson, Michelle Johnson, Van Antwerp, Hilliker, and Chair Christensen. **Commissioners Absent**: None **Staff Present:** Craig Schlatter, Community Development Director; Michelle Irace, Planning Manager; Maya Simerson, Project Analyst; David Rapport, Legal Counsel; Doug Hutchison, Fire Chief; Ian Broeske, Fire Marshal; Kristine Lawler, City Clerk; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

Everyone Recited

4. APPROVAL OF MINUTES

a. Approval of the Draft Minutes of July 14, 2021

Motion/Second Hilliker/R. Johnson to approve the Minutes of July 14, 2021. Motion carried by the following roll call vote: AYES: R. Johnson, M. Johnson, Van Antwerp, Hilliker and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

5. APPEAL PROCESS

Note: For matters heard at this meeting the final date to appeal is September 6, 2021 at 5:00 p.m.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received.

7. SITE VISIT VERIFICATION

Verified

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORT

No Report was given.

DRAFT

10. PLANNING COMMISSION DIRECTOR'S REPORT

No Report was given.

11. CONSENT CALENDAR

No items on consent calendar.

12. NEW BUSINESS

a. Consideration and Possible Recommendation to the City Council for approval of an Initial Study and Mitigated Negative Declaration and approval of the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project. File No. 20-5915.

Presenter: Michelle Irace, Planning Manager and Maya Simerson, Project Analyst.

Note: Planning Manager Michelle Irace noted that Attachment 9, Draft Resolution for Prezoning, has been replaced with a Draft Ordinance for Prezoning and that all references in the Staff Report to a resolution should be replaced with reference to an ordinance. Planning Manager Michelle Irace also noted that Table 1 of the Staff Report has been corrected as follows:

157-030-03	60.0	60.0	Parcel 9 ~~is an Outside~~ will become a Conservation Parcel and will ~~not~~ be prezoned PF.

Staff Comment: Ian Broeske, Fire Marshal; David Rapport, Legal Counsel

Public Comment: Dave Hull, Land Owner; Pinky Kushner; Don Rowe; Chris Watt.

Motion/Second M. Johnson/R. Johnson to make a recommendation to the City Council to adopt the Initial Study and Mitigated Negative Declaration; to approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project including: acquisition and annexation of approximately 707 acres, prezoning, Lot Line Adjustments, a Development Agreement between Hull Properties and the City of Ukiah, and associated site improvements; **Motion carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, Hilliker and Chair Christensen. NOES: Van Antwerp ABSENT: None. ABSTAIN: None.

Motion/Second Hilliker/R. Johnson to recommend to City Council to adopt an Ordinance (to prezone the Conservation Parcels to "PF" Public Facilities and the Development Parcels to "R1-H" Single Family Residential-Hillside Overlay District). **Motion carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, Hilliker and Chair Christensen. NOES: Van Antwerp ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

None

14. ADJOURNMENT

There being no further business, the meeting adjourned at 8:20 p.m.

Stephanie Abba, Planning Commission Secretary

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DRAFT CONDITIONS OF APPROVAL FOR THE UKIAH WESTERN HILLS OPEN LAND ACQUISITION & LIMITED DEVELOPMENT AGREEMENT PROJECT, INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION, AND ORDINANCE FOR PREZONING FILE NO.: 20-5915.

The following Conditions of Approval shall be made a permanent part of the Lot Line Adjustments, Development Agreement, site improvements, prezoning and annexation associated with the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project, shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Project Summary. The Ukiah Western Hills Open Land Acquisition & Limited Development Project includes the following components: 1) Acquisition and annexation of approximately 707 acres into the City of Ukiah limits; 2) Prezoning the parcels to PF and R1-H (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application); 3) Sequential Lot Line Adjustments to reconfigure the existing parcels into seven lots ("Development Parcels") for future potential development; 4) Development Agreement between Hull Properties and the City allowing up to one single-family home and one accessory dwelling unit on each Development Parcel (14 units total); and 5) site improvements including extension of utilities, road improvements, and construction of the water tanks.

The Project includes several parcels located within unincorporated Mendocino County within the Ukiah Western Hills referred to as the "Hull Properties" (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12); "Noguera Properties" (APNs 003-190-09 & 003-110-90); and the City-owned "Donation Parcel" (APNs 157-050-03,157-060-003).

The following Conditions of Approval apply to the Project.

City of Ukiah Special Conditions

1. In accordance with LAFCo-adopted procedures, and as required under the Development Agreement, the City will submit its annexation application to the Mendocino County Local Agency Formation (LAFCo), after it acquires title to the Annexation Parcels, and upon City Council approval of the Proposed Project.
2. An application for annexation and prezoning shall be approved by the Mendocino County Local Agency Formation Commission (LAFCo) prior to the prezoning becoming effective. Prezoning will also require a General Plan Map Amendment and Zoning Map Amendment, upon approval of the annexation application.
3. Upon approval of the annexation application, a copy of the final Lot Line Adjustment shall be provided to the City Engineer for final review before recordation. The final map shall conform to the Subdivision Map Act and Division 9, Chapter 1 of the Ukiah Municipal Code, as applicable. A copy of the recorded Lot Line Adjustment shall be submitted to the Community Development Department prior to submittal of a Use Permit for single family housing within the Development Parcels located within the City's jurisdiction.

4. In accordance with the terms described in the Development Agreement, Hull shall have the option to withdraw the Hull Development Parcels from the City's annexation application, if LAFCo has failed to approve the annexation within one (1) year from the date the Executive Officer of LAFCo accepts the application as complete.

5. The Initial Study and Mitigated Negative Declaration prepared for the Project (SCH No. 2021040428) found that construction and ground disturbing activities associated with the Development Agreement, future residential development, and site improvements could result in direct significant impacts to Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, the mitigation measures identified within the Mitigation Monitoring and Reporting Program (**Attachment A**) shall be implemented as described to reduce potential environmental impacts. These mitigation measures shall apply to all future ground disturbing activities and development (including residential development), as described further in the Mitigation Monitoring Reporting Program.

6. Future residential development of the Development Parcels shall be in accordance with the Hillside Overlay Zoning District regulations contained within UCC Sections 9135-9139. All future development shall require discretionary review and may require additional environmental review. Additional project-specific Conditions of Approval may be required upon review by City departments and applicable agencies.

7. In accordance with the terms described in the Development Agreement, Hull shall retain the right to develop Development Parcels 1-3 prior to annexation. Single-family homes on Development Parcels 1-3 shall be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). In addition, the mitigation measures contained within the ISMND for residential development shall also be included in the CC&Rs and implemented for Development Parcels 1-3 if developed prior to annexation.

8. If development of Development Parcels 1-3 occurs after annexation, development shall comply with all R1-H development standards and be subject to discretionary review, in accordance with the City's Hillside Overlay District.

9. The Developer shall obtain regulatory permits, including but not limited to a 401 Water Quality Certification, California Department of Fish and Wildlife Lake and Streambed Alteration Agreement, etc., if work is proposed to the existing culverts, or in and around any watercourses in the future, in accordance with existing regulatory requirements.

10. The water tanks shall be painted green or a similar color to blend into the landscape.

11. An address assignment application shall be submitted to assign addresses to the proposed Development Parcels at the time of development.

City of Ukiah Standard Conditions

12. City Council approval is not effective until the 10-day appeal period applicable to the project has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.

13. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.

14. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.

15. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

Department of Public Works

16. Future residential development and site improvements (including road and access improvements) shall be reviewed by the Department of Public Works to identify site-specific requirements.

17. Construction projects that would disturb more than one acre of land, would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to reduce the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff.

18. Applicable City water and sewer connection fees shall be paid at the time of building permit issuance.

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

Electric Utility Department

20. A 10-ft. utility easement for any underground distribution extended into the parcel beyond the existing PUE shall be required. Prior to recordation of the Lot Line Adjustment easements must be surveyed and deeded or defined on the map. Alterations to the 10-ft. utility easement shall be submitted to the COUEUD for approval.

21. Upon individual parcel development, additional easements may be required to provide electric service.

22. Future site improvements shall be submitted to the Electric Utility Department for review and comment. Construction requirements and associated developer costs will be determined to provide electric service.

23. Developer shall incur all costs of project, to include labor, materials, and equipment.

Building Division

24. Submit plans and building permit application. Please submit four complete plan sets, two wet stamped and signed. All Conditions of Approval shall be printed on the first page of the Building Plans.

25. The design and construction of all site alterations shall comply with the current California Building Code, Plumbing Code, Electrical Code, California Mechanical Code, California Fire Code, California Energy Code, Title 24 California Energy Efficiency Standards, California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

Ukiah Valley Fire Authority

26. All access improvements, roadways and residential development shall be reviewed by the Fire Marshall and adhere to all current local, state and federal fire regulations relating to access and safety, including but not limited to: California Building Code, Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure, including Wildland Urban Interface regulations); California Residential Code, Section R337 (Materials and Construction Methods for Exterior Wildlife Exposure); California Referenced Standards Code, Chapter 12-7A (Fire Resistive Standards); California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3 (Fire Hazard Reduction Around Buildings and Structures); and California Government Code, Section 51182 (Very High Fire Hazard Severity Zones).

    In addition, Public Resources Code Sections 4290 and 4291 contain additional requirements for lands within Very High Fire Severity Zones. These include the following in order to provide defensible space and fire protection for new construction and ensure adequate emergency access: increased property line setbacks for all applicable construction; on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000lb vehicles; maximum slope of 16%; turnout requirements; gate requirements and setbacks, parking standards, fuels reduction regulations, etc.

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UKIAH WESTERN HILLS OPEN LAND & LIMITED DEVELOPMENT AGREEMENT PROJECT
MITIGATION MONITORING REPORTING PROGRAM

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Construction and ground disturbing activities could result in short-term impacts to air quality.	**AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles**: 1. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District. 2. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District. 3. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate. 4. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.	Developer	Developer	During construction and ground disturbing activities	
	AQ-2: Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430: 1. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.	Developer	Developer	During construction and ground disturbing activities	

	2. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph. 3. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed. 4. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts. 5. All earthmoving activities shall cease when sustained winds exceed 15 mph. 6. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours. 7. The operator shall keep a daily log of activities to control fugitive dust. 8. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to: 1. Submit a Large Area Grading permit application to the District. 2. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos. 3. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos. 4. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.				

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	AQ-3: Property Development-Prior to starting any construction, the applicant is required to: a. Obtain a Property Development Permit from the District for any open outdoor burning. b. Obtain a Grading Permit, if applicable. c. Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable. d. Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning. e. Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations.	Developer	Developer	Prior to construction	
Biological Resources					
Construction and ground disturbing activities could result in impacts to sensitive plant species and sensitive woodland tree habiat	**BIO-1: Sensitive Trees**. If trees are proposed for removal, preconstruction surveys shall be conducted by a qualified biologist to identify Oregon white oak forest and woodland, as well as California bay forest and woodland habitat; removal of sensitive habitat shall be conducted in accordance with California Department of Fish and Wildlife (CDFW) regulations.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could impact Red-belly newt, and other special status amphibians and their habitat	**BIO-2: Sensitive Amphibian Species.** A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly newt, or other sensitive amphibian species, and identify additional avoidance measures, if needed. A qualified biologist shall be on-site for any dewatering event to address the potential for the presence of	Qualified Biologist	Developer	Prior to ground disturbing activities	

	sensitive amphibian species such as foothill yellow-legged frog (Rana boylii).				
Construction, vegetation removal, and ground disturbing activities could impact nesting birds and their habitat	**BIO-3: Nesting Birds.** Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities occurring between March 1 and August 31 of any year. All active bird nests shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.	Qualified Biologist	Developer	Prior to vegetation removal or ground disturbing activities between March 1 and August 31	
Construction and ground disturbing activities could impact special-status insects and their habitat	**BIO-4: Special-Status Insects.** A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of special-status insect species and identify additional avoidance measures if needed. If a special-status insect nests are observed, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could impact special-status mammals and their habitat	**BIO-5: Special-Status Mammals.** Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities. If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, pre-construction bat surveys shall be conducted by a qualified biologist for activities that may affect bat roosting habitat and den sites.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Cultural Resources and Tribal Cultural Resources					

Ground disturbing activities have the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources	**CUL-1: Unanticipated Discovery**. If previously unidentified cultural, historic, palentologic or archeologic resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. A qualified professional archaeologist shall be contacted to evaluate the resource and methods necessary to protect it. Project personnel shall not collect, move, or disturb cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.	Qualified archaeologist	Developer	During ground disturbing activities	
Ground disturbing activities have the potential for accidental discovery of unknown Native American remains	**CUL-2: Encountering Native American Remains.** If human remains are encountered during ground disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains will be provided.	Qualified archaeologist	Developer	During ground disturbing activities	
Geology and Soils					
Ground disturbing activities could result in impacts associated with	Incorporation of Mitigation Measure **CUL-1**	Qualified archaeologist	Developer	During ground disturbing activities	

erosion, the loss of topsoil and landslides if not properly designed	**GEO-1:** The Project shall comply with the erosion and design standards outlined in Chapter 7 of the Ukiah City Code. Prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval. Said plans shall protect against soil erosion and runoff through the implementation of appropriate Best Management Practices (BMPs). Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. No silt, sediment or other materials shall be allowed to flow from the project area.	Developer	Developer	Prior to any ground disturbance and throughout construction activities; ongoing as needed to control erosion	
Hazards and Hazardous Materials					
Project construction could result in a hazard to the public or the environment if the incidental use of petroleum hydrocarbons (fuel, oil) in tools used during construction were to lead to accidental leaks or spills in or around the work area	**HAZ-1:** The developer shall establish and implement construction site management practices that will prevent toxic materials and other debris from entering the City's storm drainage and waterway systems, including: a) There shall be no storage of hazardous materials at the Project Site; b) The developer shall provide adequate materials management, including covering, securing, and segregating potentially toxic materials (grease, oils, fuel, solvents, etc.); and c) The developer shall maintain supplies on-hand to contain spills of oil and any other hazardous materials used on-site.	Developer	Developer	During construction	
Construction of the Project may involve the use of gasoline-powered tools and equipment potentially	**HAZ-2:** Should portable gasoline-powered equipment be used on site, the following firesafe precautions shall be taken: a) Spark arresters are required on all portable gasoline-powered equipment. b) Equipment shall be maintained in good working condition, with exhaust systems and spark	Developer	Developer	During construction	

introducing new temporary sources of ignition that could increase fire risk.	arresters in proper working order and free of carbon buildup. c) Fuel the equipment in a safe place where spills can be contained and a fire extinguisher is nearby. Use the recommended gas/oil mixture and do not top off. Use a funnel or spout for pouring. Wipe off any spills. d) Do not refuel running or hot equipment. Dispense fuel at least 10 feet from sources of ignition. e) Do not use equipment in areas of dry vegetation. Keep leaves and dry materials away from a hot muffler. f) No smoking or open flame allowed near gasoline-powered equipment.				
Hydrology and Water Quality					
Ground disturbing activities and construction of the project would result in impervious surfaces that could impact water quality	Implementation of Mitigation Measures GEO-1 and HAZ-1	Developer	Developer	Prior to and during construction; ongoing as needed to control erosion	
Noise					
Ground disturbing activities and construction of the project would result in temporary noise impacts	**NOI-1:** Prior to building permit or grading permit issuance, the developer shall comply with the following: a. Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. b. Construction haul routes shall be designed to avoid or lessen impacts to noise-sensitive uses	Developer	Developer	Prior to issuance of building or grading permits, and during construction	

	(e.g., residences, schools, convalescent homes), to the extent feasible. c. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. d. Per the City's Noise Ordinance, construction shall not take place outside of the hours of 7:00 a.m. to 7:00 p.m.				
Utilities and Service Systems					
City sewer, water and electric utilities would be extended to the area which could result in physical impacts to the environment	Implementation of **BIO-1** through **BIO-5**, and **GEO-1**.	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	
Wildfire					
Construction of the Project may involve the use of gasoline-powered equipment and machinery, potentially introducing new sources of ignition that could increase fire risk	Implementation of Mitigation Measure **HAZ-2**	Developer	Developer	During construction	

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DRAFT FINDINGS TO ADOPT
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
AND FOR APPROVAL OF THE UKIAH WESTERN HILLS OPEN LAND ACQUISITION & LIMITED DEVELOPMENT AGREEMENT PROJECT,
AND ORDINANCE FOR PREZONING
FILE NO.: 20-5915.

The Community Development Department's recommendation for approval of an Initial Study/Mitigated Negative Declaration (SCH No. 2021040428) and conditional approval of the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project ('Proposed Project") including: 1) Acquisition and annexation of approximately 707 acres; 2) Prezoning the Conservation Parcels to PF and Development Parcels to R1-H (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application; 3) Sequential Lot Line Adjustments; 4) Development Agreement between Hull Properties and the City of Ukiah; and 5) Associated site improvements including extension of utilities, road improvements, and construction of the water storage tank(s), is based in part on the following findings, in accordance with UCC §9267 and §8297, as well as the Subdivision Map Act, Section 65895 of the Government Code and CEQA Guidelines Section 15074.

1. The proposed parcels for annexation would be contiguous to existing City of Ukiah city limits, in accordance with LAFCo policies and the Government Code Section 65895.
2. In accordance with LAFCo-adopted procedures, and as required under the Development Agreement, the City will submit its annexation application to the Mendocino County Local Agency Formation (LAFCo), after it acquires title to the Annexation Parcels, and upon City Council approval of the Proposed Project. As further described in the Staff Report, the Proposed Project would be consistent with the City's General Plan Zoning Code, the County's Ukiah Valley Area Plan, as well as the Government Code and LAFCo policies related to annexation and prezoning. Although the City's General Plan and County's Ukiah Valley Area Plan (UVAP) do not contain specific policies related to prezoning, they do contain goals and policies that strive for orderly, clustered development, and support the City's and County's Regional Housing Needs Allocation (RHNA) goals and conservation of open space. The City's 2019-2027 Housing Element includes Goal H-5 and Policy 5-1 which seek to support future housing needs through annexation efforts that lead to orderly expansion of growth. Similarly, the County's 2019-2027 Housing Element includes Policy 1.3 and Actions 1.3a through 1.3d that strive to work cooperatively with cities within the County on regional housing, support annexation applications to the Mendocino LAFCo from incorporated cities for annexations of contiguous lands etc.
3. The proposed Development Parcels (totaling approximately 54 acres) proposed for annexation are located within the '95 General Plan's Unincorporated Planning Area, as well as the current UVAP/SOI boundary, and are consistent with the density and intent of the Low Density (LDR) land use designation and Single-Family Residential-Hillside Overlay Zoning District (R1-H) zoning.
4. Because the portion of the Conservation Parcels within the City's current SOI (343 acres) are within the City's '95 General Plan Unincorporated Planning Area, the proposed annexation

and 'PF" prezoning (with a P General Plan land use designation) is consistent with the intent and land uses identified within the '95 General Plan. In addition, the City can utilize its Parks Ordinance (Division 1, Chapter 12 of the Ukiah City Code) to provide rules governing City and public use of "PF" zoned property. The approximately 296 acres of Conservation parcels located outside of the SOI proposed for annexation and PF prezoning are consistent with Government Code Section 56742 that states city-owned parcels proposed for annexation can be located anywhere in the County, as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application.

5. In accordance with UCC Section §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. Prezoning of the parcels will also require a Zoning Map and General Plan Map Amendment upon approval of the annexation application by LAFCo.

6. To achieve the resulting proposed parcel configuration of up to seven Development Parcels, the Project includes sequential Lot Line Adjustments in both the City and County jurisdictions, in accordance with the Subdivision Map Act.[1] Although Development Parcels 1-3 may be developed prior to annexation, they will be developed in accordance with R1-H regulations through Declaration of Covenants, Conditions, and Restrictions (CC&Rs). Review of the Lot Line Adjustments will be conducted by the City Engineer prior to recordation of the final maps to ensure that all development standards contained within the R1-H zoning district are met.

7. Although the final configuration of the Development Parcels may vary slightly, the footprint of the resulting configuration for the Development Parcels (54 acres) and number of parcels will remain the same. The Lot Line Adjustments will not create a greater number of parcels than existed prior to the adjustments and will not result in an increase in the number of nonconforming parcels, nor will it increase the nonconformity of any parcel.

8. The project was evaluated by various departments and agencies including (but not limited to) the City Engineer, City Building Division, City Department of Public Works, the County of Mendocino, Ukiah Valley Fire Authority, California Department of Forestry and Fire Protection, etc. and conditions of approval have been incorporated to ensure public safety and access.

9. The potential development of seven single-family residential units and associated accessory dwelling units is compatible with surrounding land uses and will not be detrimental to the public's health, safety, and general welfare. All future single-family residential development within the City's jurisdiction will be subject to the City's development regulations and discretionary review, as outlined in the Hillside Overlay Zoning District, as well as the mitigation measures identified in the Initial Study and Mitigated Negative Declaration for the Project.

10. In accordance with Sections 15070 through 15075 and Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the Planning Division prepared an Initial Study and Mitigated Negative Declaration (SCH No. 2021040428) for the Proposed Project.

11. In accordance with CEQA Guidelines Section 15073 the ISMND (State Clearinghouse No. 2021040428) was circulated for public review and comment on April 16, 2021 through May 20, 2021.

[1] The Subdivision Map Act excludes from its requirements lot line adjustments "between four or fewer existing adjoining parcels" if there is no resulting increase in the number of parcels. Government Code § 66412(d)

12. Because the revisions and clarifications summarized within the Reponses to public comments document and others made to the Final Draft ISMND (dated August 16, 2021) are for clarification purposes and/or do not result in a new significant effect that was previously not analyzed within the Draft ISMND, recirculation of the ISMND is not required (CEQA Guidelines Section 15073.5(a)).

13. The ISMND found that Project components including the acquisition, annexation, and prezoning of parcels (and associated Zoning Map and General Plan Map Amendments), in addition to the Lot Line Adjustments, would not result in impacts to the physical environment. However, construction and ground disturbing activities associated with the Development Agreement, future residential development, and site improvements could result in direct significant impacts to Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections and incorporated into the Mitigation Monitoring Repotting Program would reduce all impacts to less than significant. Tribal consultation was conducted and completed with Pinoleville Pomo Nation in accordance with Assembly Bill 52.

14. Based on information contained with the Staff Report, ISMND, public comments, and the whole record there is no substantial evidence that the Project will have a significant effect on the environment.

15. The Notice of Intent to adopt the ISMND and conduct a public hearing was provided in the following manner, in accordance with Ukiah City Code (UCC) §9267 and California Environmental Quality Act (CEQA) Guidelines Section 15073:

    - Provided to property owners within 300 feet of the project parcels, as well as agencies and departments with jurisdiction or interest over the project on April 16, 2021, June 1, 2021 and August 13, 2021;
    - Provided to members of the public, agencies, and interested parties who submitted written comments on the Draft ISMND during the public review period on August 13, 2021;
    - Published in the Ukiah Daily Journal on April 24, 2021, June 5, 2021 and August 14, 2021;
    - Posted on the Project site on May 3, 2021, June 1, 2021, and August 11;
    - Posted at the Civic Center (glass case) 72 hours prior to each public hearing;
    - Noticed for continuance at the May 26, 2021 Planning Commission hearing to a date certain of June 9, 2021; and
    - Notice for continuance at the June 9, 2021 Planning Commission to a date uncertain.

In addition, based on the amount of interest in the Project and to receive as much public input as possible, additional public noticing was conducted in the following manner:

- Posted on the City of Ukiah website on April 16, 2021 and August 16, 2021;
- Emailed to Planning Commissioners and City Councilmembers on April 16, 2021 and August 13, 2021;
- Hand-delivered to all residences (in addition to and beyond the 300-foot requirement) on Redwood Avenue on May 13, 2021 and mailed to all residences on Redwood Avenue on August 11, 2021.

ORDINANCE NO.

UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH TO PREZONE CERTAIN PARCELS IN ASSOCIATION WITH THE WESTERN HILLS OPEN LAND ACQUISITION AND LIMITED DEVELOPMENT PROJECT.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE. FINDINGS

1. The City proposes to acquire and annex approximately 707 acres total, including the "Hull Properties" (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157- 050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-01, 157-030-02, 157-030- 03, 157-050-11 & 157-050-12),the "Noguera Properties" (APNs 003-190-09 & 003- 110-90) and the City-owned "Donation Parcel" (APNs 157-050-03,157-060-003) in the Western Hills for open space preservation, while allowing the potential for future low-density residential development on the approximately 54 easternmost acres ("Development Parcels"), consistent with existing development in the Western Hills within the City of Ukiah limits; and
2. Government Code Section 65859 allows the City to adopt a zoning district for land outside of the city limits in anticipation of annexation and development, i.e. prezone.
3. Government Code Section 56742 allows the City to annex parcels that are not located within the City's Sphere of Influence ("SOI"), provided that those parcels are located in the County of Mendocino, less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application.

SECTION TWO.

The City Council of the City of Ukiah hereby ordains that:

1. The City will apply to annex approximately 640 acres total referred to as the "Conservation Parcels", for open space and conservation. The Conservation Parcels will be pre-zoned with a Public Facilities (PF) zoning designation, which encompasses lands within the City that contain open space and parks, as well as other public facilities. Approximately 343 acres of the Conservation Parcels are located within the City's SOI and 296 acres outside of it.
2. The proposed Development Parcels (totaling approximately 54 acres) will be zoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low Density Residential (LDR), consistent with adjacent City zoning and development patterns in the Western Hills. In addition, the Noguera Properties will be zoned R1-H for consistency with surrounding zoning and land uses.
3. A map of the affected territories is set forth in Exhibit A, and the parcel configuration, intended use, and proposed prezoning of the affected territories are set forth in Exhibit B, attached hereto and by reference incorporated herein.

SECTION THREE.

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: Section 2 and 3 of this ordinance shall become effective as of the date that the annexation of the Conservation Parcels, Development Parcels, and Noguera Properties becomes final.

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

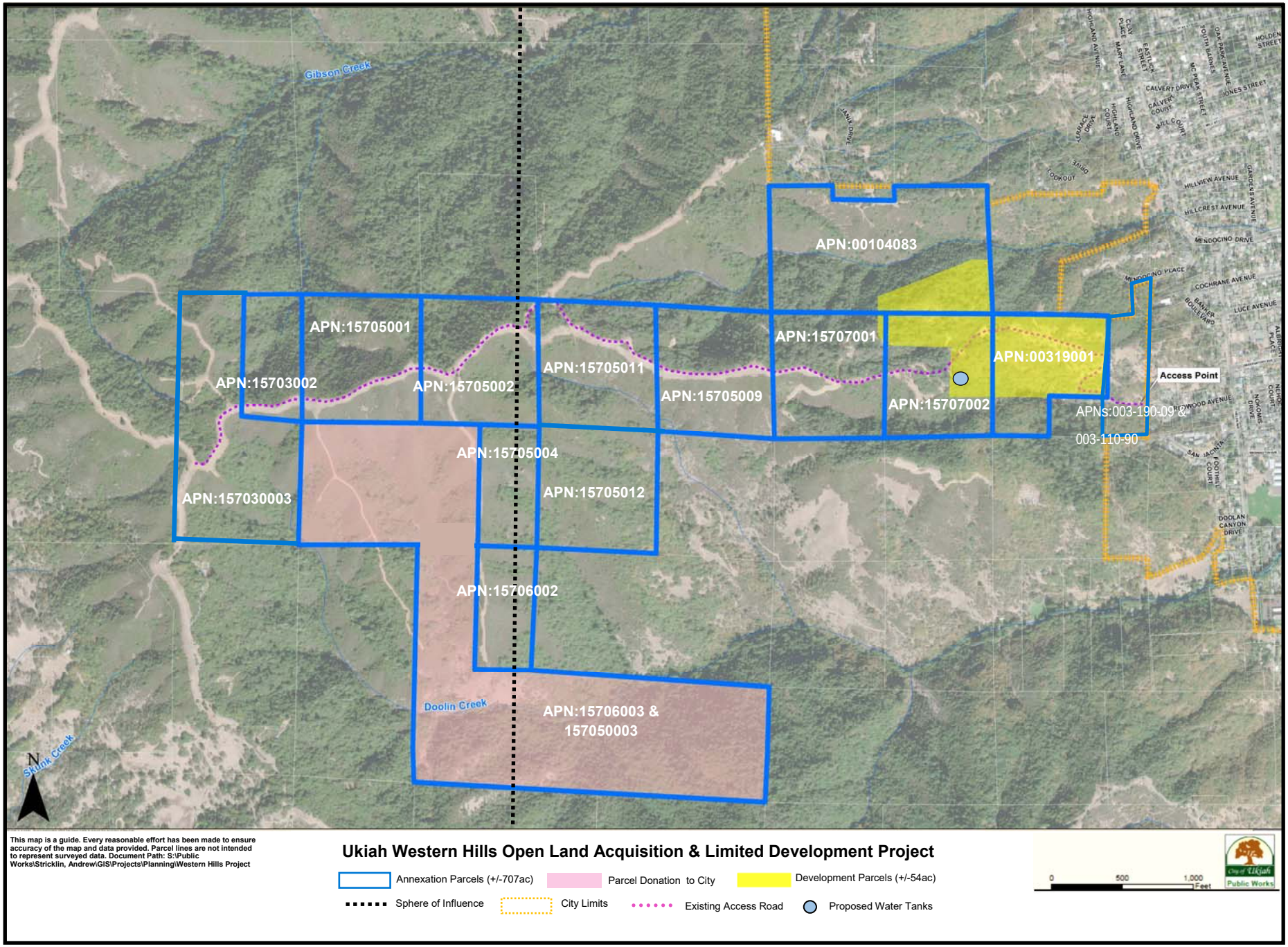


Figure 1
Location Map

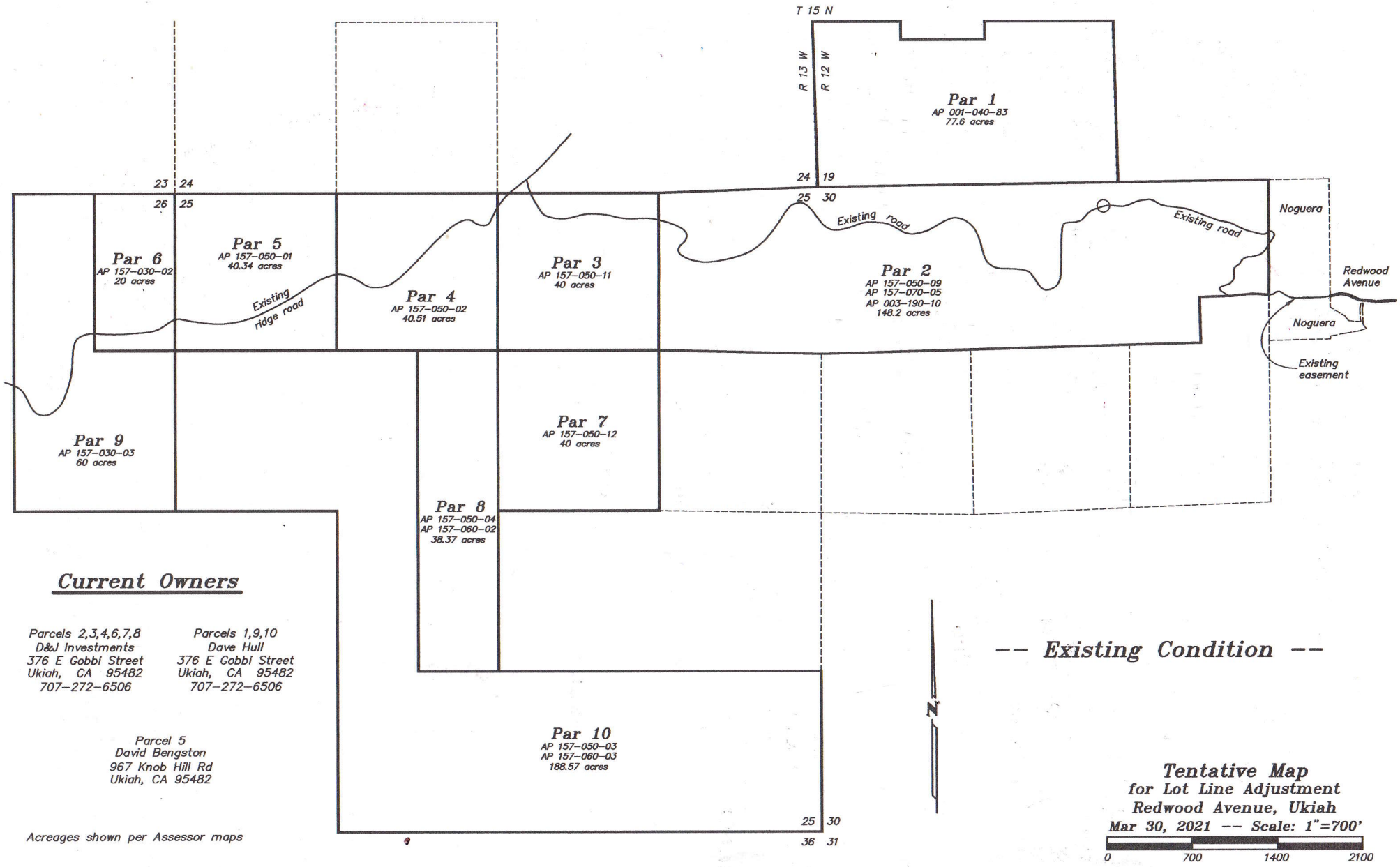
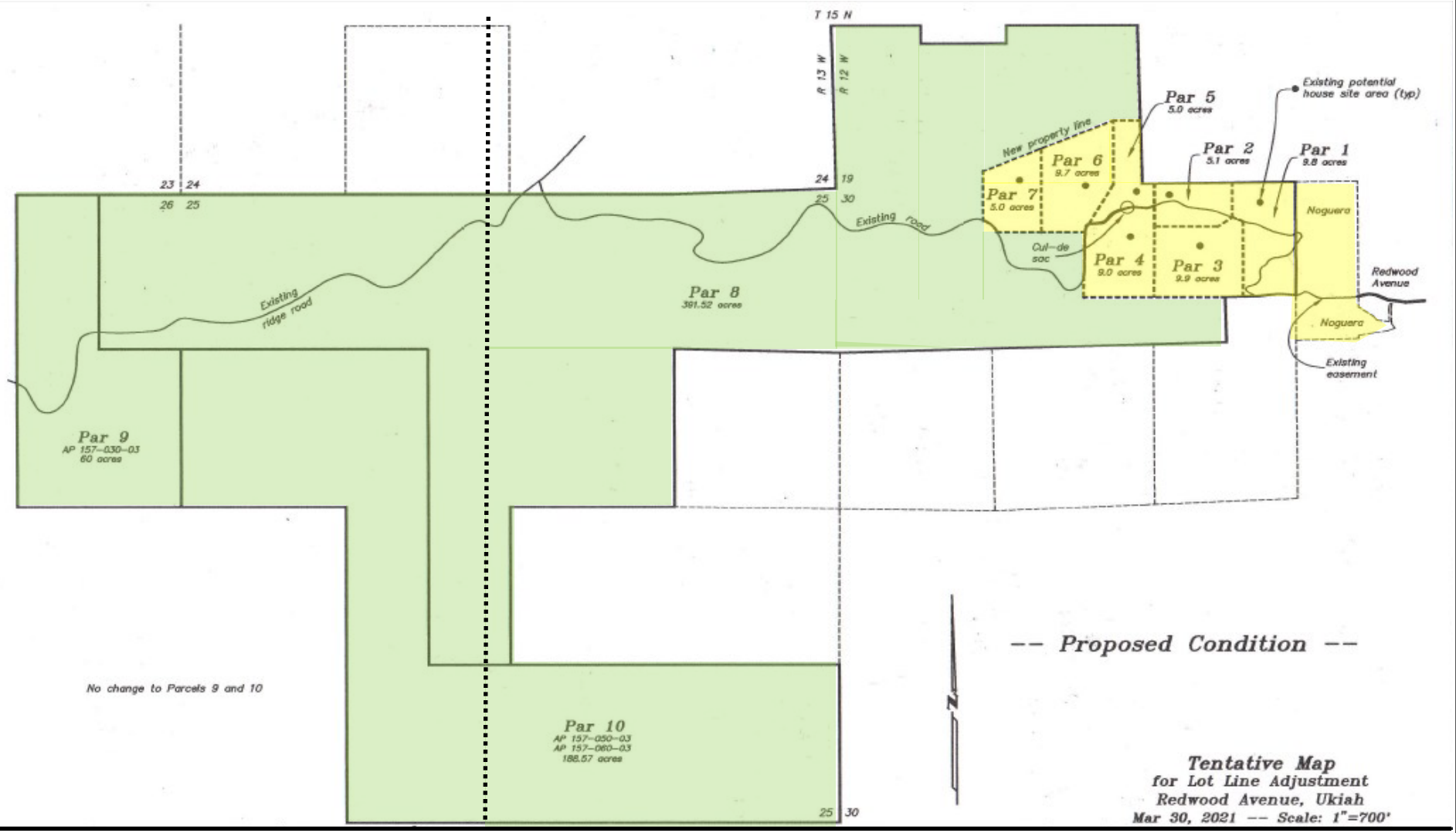


Figure 2
Existing Parcel Configuraton



Proposed Parcel Configuration & Prezoning for

Western Hills (Hull Properties) Open Land Acquisition & Limited Development Agreement Project

..... Sphere of Influence

Conservation Parcels" (640ac) with Public Facilities (PF) Prezoning

"Development Parcels (54ac) with Single-Family Residential-Hillside Overlay District (R1-H) Prezoning

Last revised June 2, 2021

Figure 3
Proposed Parcel Configuration & Prezoning

EXHIBIT B- ANNEXATION PARCELS AND PREZONING

Assessor's Parcel Number (APN)	Existing Size (+/acres)	Proposed Size (+/-acres) through Lot Line Adjustments[1]	Resulting Parcel Configuration, Intended Use and Proposed Prezoning
001-040-83	77.6	9.8	Parcel 1 will become a Development Parcel intended for single family housing and prezoned R1-H.
157-070 01, 157-070-02, 003-190-01 & 157-050-09	148.2	5.1	Parcel 2 on Existing Conditions Tentative Map, contains several APNs but is one legal parcel (149 acres total). This parcel will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-11	40.0	9.9	Parcel 3 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-02	40.5	9.0	Parcel 4 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-01	40.3	5.0	Parcel 5 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-030-02	20.0	9.7	Parcel 6 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-12	40.0	5.0	Parcel 7 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-04 & 157-060-02	38.7	391.5	Parcel 8 will become a Conservation Parcel and be prezoned PF. The proposed water tanks will be placed on this parcel within the existing water tank pad site (on existing Parcel 2).
157-030-03	60.0	60.0	Parcel 9 is an Conservation Parcel and will prezoned PF.
157-030-03 & 157-060-03	188.5	188.5	Parcel 10 (City-owned "Donation Parcel") will become a Conservation Parcel and will be prezoned PF.
"Noguera Properties" 003-190-09 & 003-110-90	 10.20 4.14	 10.20 4.14	These parcels contain the existing access road that will be improved but remain under private ownership. It will be included in the annexation proposal and prezoned R1-H, consistent with surrounding zoning and land uses, but no development is proposed; this parcel is not included in the Lot Line Adjustment.
TOTAL	**+/- 707 acres**		

[1] Resulting parcel configuration is subject to change but the Development Parcel area footprint and number of resulting parcels will remain the same.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

FINAL DRAFT
INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION
FOR
UKIAH WESTERN HILLS OPEN LAND ACQUISITION AND LIMITED DEVELOPMENT AGREEMENT

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

June 2, 2021
Revised August 16, 2021
SCH No: 2021040428

Prepared by:

City of Ukiah
Community Development Department
Planning Division
300 Seminary Avenue, Ukiah, CA 95482

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A. Existing Site Photographs

B. Biological Resource Assessment

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C. List if Tribes Contacted for AB52

D. Public Comments Received on the Draft Initial Study & Mitigated Negative Declaration and City Responses to Comments

I. PROJECT INFORMATION

Project Title:
Ukiah Western Hills Open Land Acquisition and Limited Development Agreement
Lead Agency Address and Phone Number:
City of Ukiah 300 Seminary Avenue Ukiah, California 95482 (707) 463-6200 **Responsible Agency** Mendocino County Local Agency Formation Commission (LAFCo) Contact: Uma Hinman, Executive Officer eo@mendolafco.org 200 S. School Street, Ukiah, CA 95482
Project Contact Person and Phone Number:
Maya Simerson, Project Administrator City of Ukiah City Managerøs Office (707) 467-5714 msimerson@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:
Unincorporated Ukiah Western Hills, ñHull Propertiesò (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12); and the City-owned ñDonation Parcelò (APNs 157-050-03,157-060-003) In addition, the ñNoguera Propertiesò (APNs 003-190-09 & 003-110-90) are included in the annexation proposal for access only.
Current County of Mendocino General Plan Designation: Mendocino County General Plan (Ukiah Valley Area Plan), Remote Residential, 40 Acre Minimum (ñRMR40ò) **Proposed City of Ukiah General Plan Designation:** Low Density Residential (LDR) and Public (P) **Current County of Mendocino Zoning District:** Upland Residential, 40 acre minimum (ñUR:40ò) **Proposed City of Ukiah Zoning District:** Single-Family Residential-Hillside Overlay District (R1-H) and Public Facilities (PF)

II. PROJECT DESCRIPTION

1. Project Location

The Project parcels are currently located within unincorporated Mendocino County within the Ukiah Western Hills. As a part of the Project, the City of Ukiah is proposing to acquire and annex approximately 693 acres, known as the "Hull Properties" (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12) and the City-owned "Donation Parcel" (APNs 157-050-03,157-060-003) into the City of Ukiah's city limits, as shown in Table 1. In addition, the "Noguera Properties" (APNs 003-190-09 & 003-110-90), totaling approximately 14 acres, will be included in the annexation proposal for access only. All of the parcels are currently located within the City's adopted Sphere of Influence (SOI), with the exception of APNs 157-030-03, 157-030-02, 157-050-01, and a portion of APNs 157-050-02, 157-050-04, 157-060-02, 157-060-03 and 157-050-03 (totaling approximately 296 acres). See **Figure 1**, Project Location Map. As a part of the Project, the City of Ukiah is proposing to acquire (with the exception of the Noguera Properties which will remain privately-owned) and annex all of the aforementioned properties into the City of Ukiah's city limits.

2. Environmental Setting

The Project area 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 Project is located within the Ukiah Valley, west of the City of Ukiah, 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, including the Western Hills. 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. 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 (see **Figure 1**). Incorporated in 1876, Ukiah is the county seat and largest city in Mendocino County.

Soils in the Project area are characterized as both Hopland, which consists of very deep, well drained soils formed in colluvium and residuum weathered from sandstone or shale on steep hills and slopes, and Maymen soils that are shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. These soils have a shallow depth to bedrock.

The Project site(s) consists of mostly undeveloped parcels with firebreaks and private access roads. The parcels are currently accessed through existing dirt and gravel roads that traverse the Noguera

Properties and connect to Redwood Avenue. The access road width ranges from 18 ft to 35 ft, with the majority of it being a minimum of 20 ft wide. The sections that are 18 ft wide are approximately 100 ft long and have wider turn-outs immediately before or after them. In 2003, 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. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019. The parcels have been subject to vegetation management and grading practices, including clearing areas for potential water tank pad sites and house sites, over the last several years through the County's permitting process.

Vegetation on the Project parcels includes native and nonnative annual and perennial grasses, with dense chaparral and mixed hardwood forest throughout. Native trees in the area primarily consist of California bay laurel (Umbellularia californica) and California black oak (Quercus kelloggii). Undergrowth consists largely of poison oak (Toxicodendron diversilobum) and Western bracken fern (Pteridium aquilinium). The terrain is very rugged and steep (greater than 50% slope in many areas). The Russian River runs north to south, one mile east of the Project area. Two unnamed creek drainages flow through two of the parcels at the bottom of steep canyons. In addition, two perennial streams flow approximately 2,000-feet to the north and south– Gibson Creek and Doolan Creek, respectively.

3. Background

Certificates of Compliance and Lot Line Adjustments were recorded over the last several years, resulting in the current parcel configuration (see **Figure 2**). The existing road was installed in the 1960's, and road improvements were completed throughout 2015-2017; in 2018 the road was extended further west. In addition, a water tank pad site was cleared and developed in 2018. Vegetation management was also performed on the property throughout 2017-2020 and included site prep (vegetation removal only, no grading) of the seven potential house sites (proposed "Development Parcels").

The City has a vision, and is working towards a goal, of promoting the protection of Ukiah's western urban interface to restore and conserve forest and stream ecosystems, provide large-scale wildfire mitigation and to protect the Upper Russian River Watershed to benefit fish, wildlife, scenic resources, and the greater Ukiah community. In order to achieve this goal, the City proposes to acquire and annex approximately 693 acres ("Hull Properties") in the Western Hills for open space preservation, while allowing the potential for future low-density residential development on the approximately 54 easternmost acres, consistent with existing development in the Western Hills within the City of Ukiah limits. In addition, the "Noguera Properties", totaling approximately 14 acres, are included in the annexation proposal for access only, but will remain under private ownership.

4. Project Components

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, Ä 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 65100ï 65700.

Accordingly, for this CEQA analysis, the ñProposed Projectòincludes the following: 1) Acquisition and annexation of the parcels; 2) Prezoning the parcels to PF and R1-H (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application); 3) Sequential Lot Line Adjustments to reconfigure the existing parcels into seven lots (ñDevelopment Parcelsò) for future potential development; 4) Development Agreement between Hull Properties and the City allowing up to one single-family home and one accessory dwelling unit on each Development Parcel (14 units total); and 5) site improvements including extension of utilities, road improvements, and construction of the water tanks. Each of these components are described further in detail below.

ACQUISITION & ANNEXATION

The Project proposes to annex the parcels listed below in **Table 1**, totaling approximately 707 acres (ñAnnexation Parcelsò) and within the County of Mendocinoôs jurisdiction, into the City of Ukiah. One approximately 188-acre parcel (APNs 157-050-03 & 157-060-003) was donated to the City in December, 2020. The City is currently actively pursuing the purchase and acquisition of the remaining parcels (ñHull Propertiesò), with the exception of the ñNoguera Propertiesò (APNs 003-190-09 & 003-110-90) which will be utilized for access only and remain under private ownership. In order to complete the acquisition, the City will enter into a Property Exchange and Development Agreement (ñDevelopment Agreementò) with the current owner of the Hull Properties subject to the annexation application. Under the Development Agreement, the current owner will convey the Annexation Parcels to the City in exchange for real property owned by the City and a payment from the City of an amount to make up the difference between the fair market value of the exchanged properties. Under the Development Agreement, the City is required to submit its annexation application to the Mendocino County Local Agency Formation (LAFCo), after it acquires title to the Annexation Parcels.

The proposed parcels for annexation would be contiguous to existing City of Ukiah incorporated limits, in accordance with LAFCo policies and the Government Code. Also in accordance with LAFCo-adopted procedures, and as required under the Development Agreement, the City will submit its annexation application to LAFCo after it acquires title to the Annexation Parcels, and upon City Council approval of the Proposed Project.

This Initial Study is intended to meet both the LAFCo and CEQA requirements for annexation and the Proposed Project. Under CEQA, the term ñresponsible agencyòincludes all public agencies other than the lead agency that have discretionary power over the Proposed Project. Accordingly, the City of Ukiah is the lead agency and LAFCo is the responsible agency.

PREZONE

The Annexation Parcels will be prezoned prior to their annexation into the City of Ukiah. Government Code Section 65859 allows the City of Ukiah to adopt (i.e., prezone) a zoning district for land outside of the city limits in anticipation of annexation and development. Under Government Code Section 56742, City-owned parcels proposed for annexation are not required to be located within the City's SOI. City-owned parcels can be located anywhere in the County as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application.[1] Under the provisions of the Government Code, the zoning district adopted by the City does not become

[1] Under Section 56742, if the City conveys any such City-owned parcels after they were annexed, they automatically become detached from the City, unless they have become contiguous to the City limits.

effective unless and until the land is annexed into the City. With the exception of Development Parcels 1-3, which Hull Properties is choosing to retain the right to sell and develop prior to annexation, and which will be included in the annexation application (see Development Agreement and Assumptions section below for more information), once the parcels are annexed into the City, the site(s) would not be developed until an applicant applies for a use permit and submits a project site plan for development on the Development Parcels and a use permit is approved by the Planning Commission. Until the property is annexed, it is subject to existing zoning under Mendocino Countyôs Zoning Ordinance. After the City acquires title to the Annexation Parcels prior to their annexation into the City, those parcels used for municipal purposes are not subject to County zoning or building codes. Prezoning of the parcels will require a Zoning Map and General Plan Map Amendment upon approval of the annexation application.

The City proposes to annex approximately 640 acres total, collectively referred to as the ñConservation Parcels, for open space and conservation. Although the City does not currently have a standalone Open Space zoning designation, the Cityôs existing Public Facilities (PF) zoning designation encompasses lands within the City that contain open space and parks, as well as other public facilities. Accordingly, the Conservation Parcels (including approximately 296 acres located outside of the current SOI) are proposed to be prezoned PF (with a ñPublicò General Plan land use designation) which specifically identifies public or quasi-public uses, including, but not limited to, natural resource conservation areas and parks and recreation. In addition, the City can utilize its parks ordinance (Division 1, Chapter 12 of the Ukiah City Code) to provide rules governing City and public use of PF zoned property. See **Figure 3**, Proposed Parcel Configuration & Prezoning.

The proposed Development Parcels (all located within the current SOI, totaling approximately 54 acres) will be prezoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low Density Residential (LDR), consistent with adjacent City zoning and development patterns in the Western Hills. In addition, the Noguera Properties (APNs 003-190-09 & 003-110-90) will be prezoned R1-H for consistency with surrounding zoning and land uses, but are not included as Development Parcels, as they will continue to be utilized for access only. The ï H Overlay District is intended to encourage planning, design, and development while preserving natural physical features and minimizing potential safety, water runoff and soil erosion concerns associated with the natural terrain.[2]

This approach will allow the City to adequately preserve and protect the collective Conservation Parcels (640 acres total), while allowing orderly and clustered low-density residential development within the Development Parcels (54 acres).

[2] The Hillside Overlay District Regulations can be found online at: https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1100.html#art11

LOT LINE ADJUSTMENT

To achieve the resulting proposed parcel configuration of up to seven Development Parcels, the Project also includes sequential Lot Line Adjustments in both the City and County jurisdictions, in accordance with the Subdivision Map Act.[3] Hull Properties recently recorded sequential Lot Line Adjustments through the County's ministerial procedures and will submit sequential Lot Line Adjustments through the City's procedures to achieve configuration of the Development Parcels. Hull Properties intends to sell the Development Parcels (ranging in sizes from 5 to 10 acres each, in accordance with the R1-H regulations) for individual development. Although Development Parcels 1-3 may be developed prior to annexation, they will be developed in accordance with R1-H regulations through Declaration of Covenants, Conditions, and Restrictions (CC&Rs). Review of the Lot Line Adjustments will be conducted by the City Engineer prior to recordation of the final maps to ensure that all development standards contained within the R1-H zoning district are met. **Table 1** identifies the existing parcels to be reconfigured and **Figure 1**, Project Location Map, identifies the Development Parcel area in yellow. **Figure 2** shows the existing parcel configuration and **Figure 3** shows the preliminary resulting parcel configuration and proposed prezoning. Although the final configuration of the Development Parcels may vary slightly, the footprint of the resulting configuration for the Development Parcels (54 acres) and number of parcels will remain the same

In accordance with Ukiah City Code Section 8296(f), which states "*Concurrent Permit Processing*: when *a lot line adjustment is part of a project that requires one or more discretionary planning entitlements and the applicant does not want the lot line adjustment unless the entire project is approved, then the lot line adjustment shall be reviewed as part of the discretionary planning application. In that event, all permits and approvals, including the lot line adjustment, shall be combined into one application, processed concurrently, and acted upon by the highest review authority required by this code based on the entitlements included in the application. (Ord. 1138, §2 (Exh. A), adopted 2012)."* Hull properties has indicated that they wish to record the Lot Line Adjustments, regardless of whether or not the overall Project gets approved. As such, the Lot Line Adjustments remain ministerial and do not require approval by the highest review authority (City Council, in this case).

[3] The Subdivision Map Act excludes from its requirements lot line adjustments "between four or fewer existing adjoining parcels" if there is no resulting increase in the number of parcels. Government Code § 66412(d)

Table 1. Annexation Parcels, Proposed Lot Line Adjustment and Prezoning

Assessorôs Parcel Number (APN)	Existing Size (+/acres)	Proposed Size (+/-acres) through Lot Line Adjustments[4]	Resulting Parcel Configuration, Intended Use and Proposed Prezoning
001-040-83	77.6	9.8	Parcel 1 will become a Development Parcel intended for single family housing and prezoned R1-H.
157-070 01, 157-070-02, 003-190-01 & 157-050-09	148.2	5.1	Parcel 2 on Existing Conditions Tentative Map, contains several APNs but is one legal parcel (149 acres total). This parcel will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-11	40.0	9.9	Parcel 3 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-02	40.5	9.0	Parcel 4 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-01	40.3	5.0	Parcel 5 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-030-02	20.0	9.7	Parcel 6 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-12	40.0	5.0	Parcel 7 will become a Development Parcel intended for single-family housing and prezoned R1-H.
157-050-04 & 157-060-02	38.7	391.5	Parcel 8 will become a Conservation Parcel and be prezoned PF. The proposed water tanks will be placed on this parcel within the existing water tank pad site (on existing Parcel 2).
157-030-03	60.0	60.0	Parcel 9 is a Conservation Parcel and will be prezoned PF.
157-030-03 & 157-060-03	188.5	188.5	Parcel 10 (City-owned ñDonation Parcelò) will become a Conservation Parcel and will be prezoned PF.
ñNoguera Propertiesò 003-190-09 & 003-110-90	10.20 4.14	10.20 4.14	These parcels contain the existing access road that will be improved but remain under private ownership. It will be included in the annexation proposal and prezoned R1-H, consistent with surrounding zoning and land uses, but no development is proposed; this parcel is not included in the Lot Line Adjustment.
TOTAL	**+/- 707 acres**		

DEVELOPMENT AGREEMENT & ASSUMPTIONS

As previously noted, the total acreage to be potentially developed is approximately 54 acres. The remaining acreage of 640 acres, and the majority of the total acreage proposed for annexation, is intended for open space conservation. The proposed Development Agreement between Hull Properties and the City limits development to one single-family dwelling and one accessory dwelling unit (ADU) per parcel (14 units total). Hull Properties is choosing to retain the right to sell and develop Development Parcels 1-3 prior to annexation. The Development Parcels are located within the County of Mendocinoôs jurisdiction within the Upland Residential, 40-acre minimum (UR:40) zoning district. Construction of the single-family homes within the Countyôs jurisdiction would be by-right and not require discretionary approval, environmental review, nor the development standards contained within

[4] Resulting parcel configuration is subject to change but the Development Parcel area footprint will remain the same.

the Cityôs R1-H zoning district. However, Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs. Development Parcels 1-3 will still be included in the application for annexation and prezoned to R1-H.

After the Annexation Parcels are successfully annexed into the City, the remaining Development Parcels (4-7) would not be developed until an applicant submits a project site plan for development, subject to discretionary review and received Planning Commission approval, as required by the Cityôs Hillside Overlay Zoning District. However, no purchasers have been identified, and the timing of the sale and development of the properties is unknown. The Noguera Properties that will be annexed and utilized for access are not included in the Hull Properties Development Agreement.

While the R1 zoning district does not identify a maximum lot size, it typically contains single-family residential subdivision lots ranging in size from six thousand (6,000) to ten thousand (10,000) square feet. The ï H Overlay District requires a minimum 10,000 square foot lot, and increases with the slope of the site. The ï H Overlay District allows for single-family residential development and development of an ADU in areas with less than 50% slope (subject to approval of a discretionary Use Permit and Site Development Permit).

The City of Ukiah General Plan allows for six dwelling units per acre for the Low-Density Residential designation. However, because the proposed Development Agreement would limit development to one primary dwelling unit per parcel, for this analysis it is assumed that up to seven single-family homes will be developed. In addition, one ADU may be developed per lot, for a total of 14 units. While this ñmaximum buildoutò scenario may not come to fruition based on site topography and building constraints, the above-described assumptions ensure that the Development Agreement portion of the Project is adequately analyzed under CEQA. All future development on Parcels 4-7 would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable. Although Development Parcels 1-3 may be developed within the Countyôs jurisdiction prior to annexation by-right, they will be required to be developed to R1-H standards through CC&Rs. In addition, all mitigation measures identified for residential development in the ISMND will be applied to Development Parcels 1-3. General construction information for single-family homes on all of the Development Parcels has been included in the analysis. Although the Noguera Properties will be prezoned R1-H for consistency with surrounding zoning and land uses, no development is proposed and the parcels will continue to be used for access only. For these reasons, development of these properties is not included in the development assumptions.

INFRASTRUCTURE IMPROVEMENTS

Approximately one-half mile of the existing 18 to 35ft wide gravel private access road beginning at the access point at the terminus of on Redwood Avenue (traversing the Noguera Properties), to the house sites, would be paved to serve the future housing development sites. The road improvements will include developing a cul-de-sac on Proposed Parcel 4 to serve the Development Parcels. All improvements will be in accordance with applicable fire and building codes. The property owner/developer will complete the road improvements; the road will remain under private ownership and be maintained by a Homeownerôs Association (HOA) through a road maintenance and access agreement. The agreement will also allow the City to maintain access to public utilities and city-owned properties.

Sewer, water and electric utilities would be provided to the Development Parcels. Sewer and water will be developed by the property owner, while electric infrastructure will be developed by the property owner and/or the City. All utilities will be undergrounded and located within or adjacent to existing access roads, on private parcels and previously disturbed areas. A detailed Plan for Services will be included in the application for annexation. Easements will be required for all utility facilities in roadway and on parcels as necessary.

An onsite community sewer system with a holding tank and sewer line, rather than a leach field, will be constructed for discharging wastewater (effluent only) to a sewer main at the end of Redwood Avenue. Proposed Development Parcels 1-3 are located within the Ukiah Valley Sanitation District (UVSD) service area, while Proposed Development Parcels 4-7 are not. However, sewer service would be provided to the Development Parcels by the City for parcels located both within and outside of the UVSD.

Water utilities will be developed by the property owner on-site to support the Development Parcels; approximately 130,000 gallons of storage will be provided by two 65,000 gallon tanks (34ft in diameter and 10.5ft high) that will be placed within the existing water tank pad site (identified by a blue dot on **Figure 1** in **Attachment 3**). Ultimately the home owners association will own the tank and provide all maintenance on the tank and its associated equipment. Fire hydrants are also required to be installed with residential development.

Electric utilities would be extended from Helen/Redwood Ave to provide electric service. Easements will be required for all utility facilities in the roadway and on parcels as necessary to provide electric service. The electric system will be in accordance with State and Federal requirements. Upon annexation, the City will own and maintain electric utility infrastructure through a utility easement.

CONSTRUCTION

Proposed road improvements, the underground extension of utilities, as well as the water tanks and hydrant systems would be completed by the property owner (or its contractors). Road improvements and utility extension is anticipated to take approximately 1-2 months during the dry season. Water tank construction would occur over 5-10 days. All construction will take place between the hours of 7:00 a.m. and 7:00 p.m., per the Cityôs Noise Ordinance, and will require the use of typical construction equipment including, but not limited to: hand tools, power tools, heavy equipment, manlift, small crane, backhoe, dozer, excavator, forklift, paver, roller, tractor, water truck, grader, etc. Construction equipment and staging will be located within existing disturbed areas and roadways. It is anticipated that approximately 8-10 construction workers will be needed for the road and water system improvements, and extension of utilities

Extension of utilities would require 2-24" wide trenches to be dug within the access road or other disturbed areas for approximately one-half-mile from the connection point within Redwood Avenue to the Development Parcels. Because the road and water tank pad site are pre-existing, minimal vegetation removal and grading will be required; no trees are proposed for removal. Additional grading may be required to extend driveways to the cul-de-sac and access road. Standard Best Management Practices including, but not limited to, the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. will be implemented during construction, as appropriate.

With the exception of Development Parcels 1-3 which may be developed by-right prior to annexation in the Countyôs jurisdiction, the construction of single-family homes would not begin until a buyer

purchases one of the proposed Development Parcels and obtains an approved Use Permit by the Planning Commission for development of their home. Typically, construction of a single-family dwelling takes approximately 6-10 months to complete and would require the use of the aforementioned standard construction equipment.

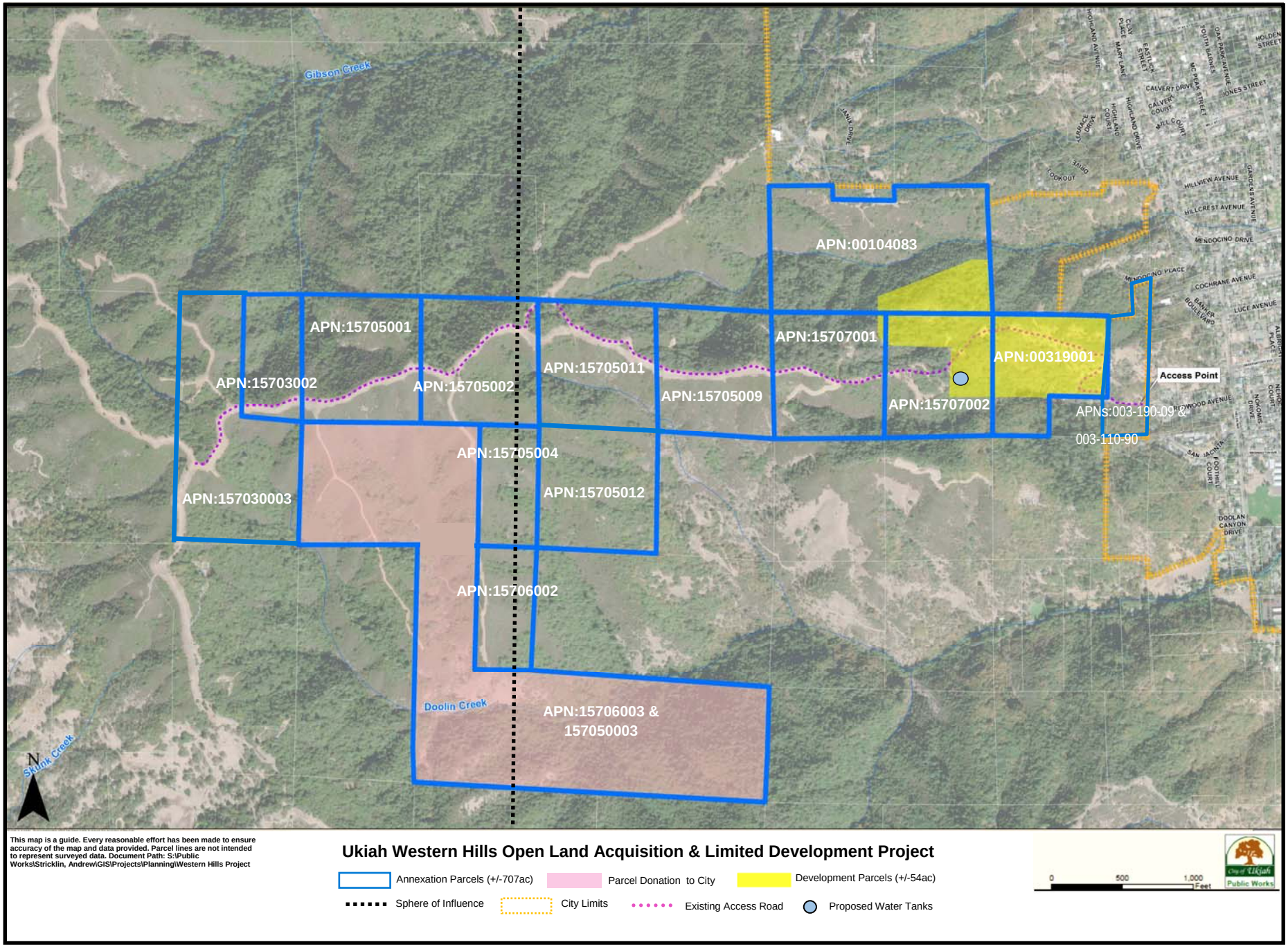


Figure 1
Location Map

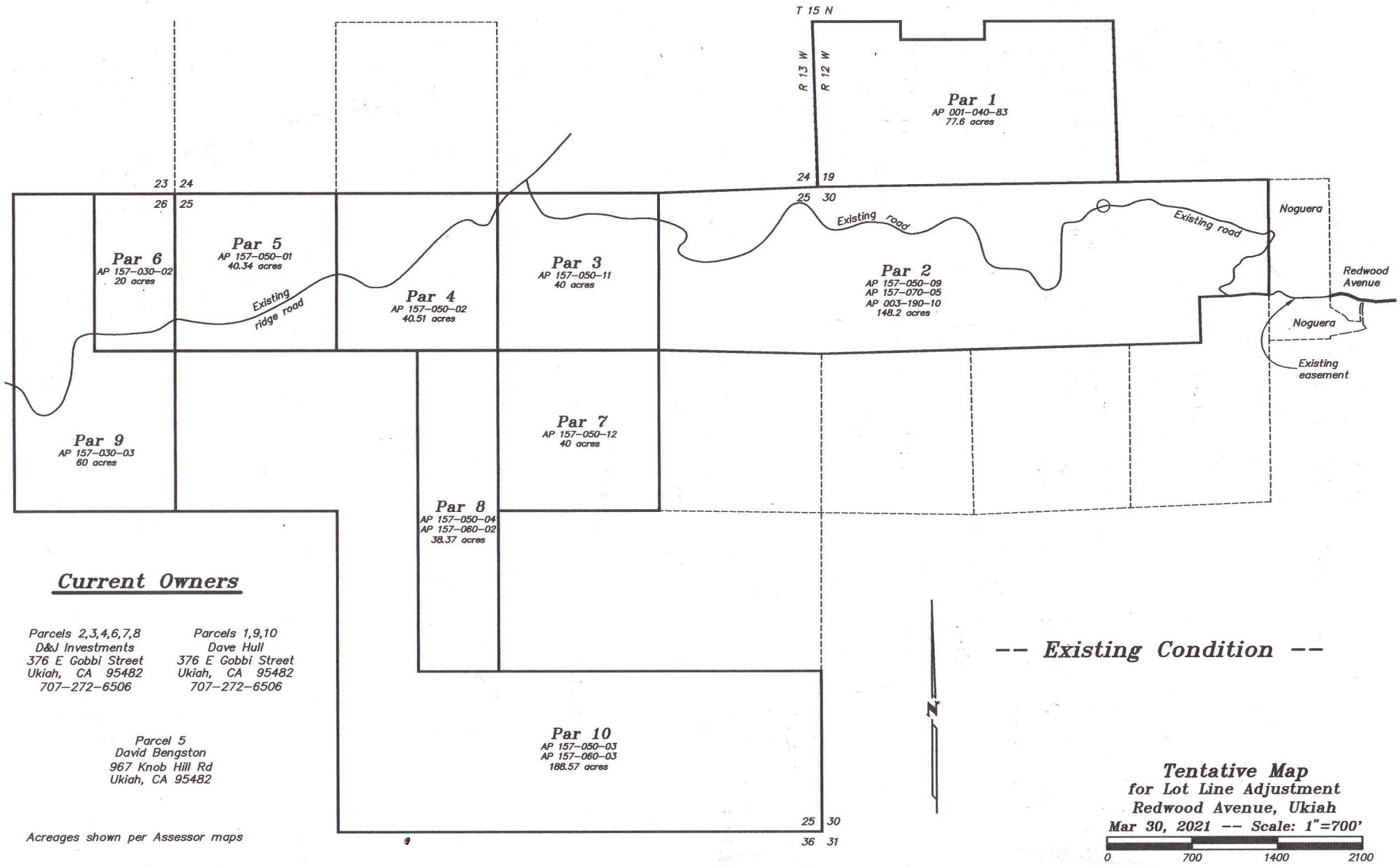
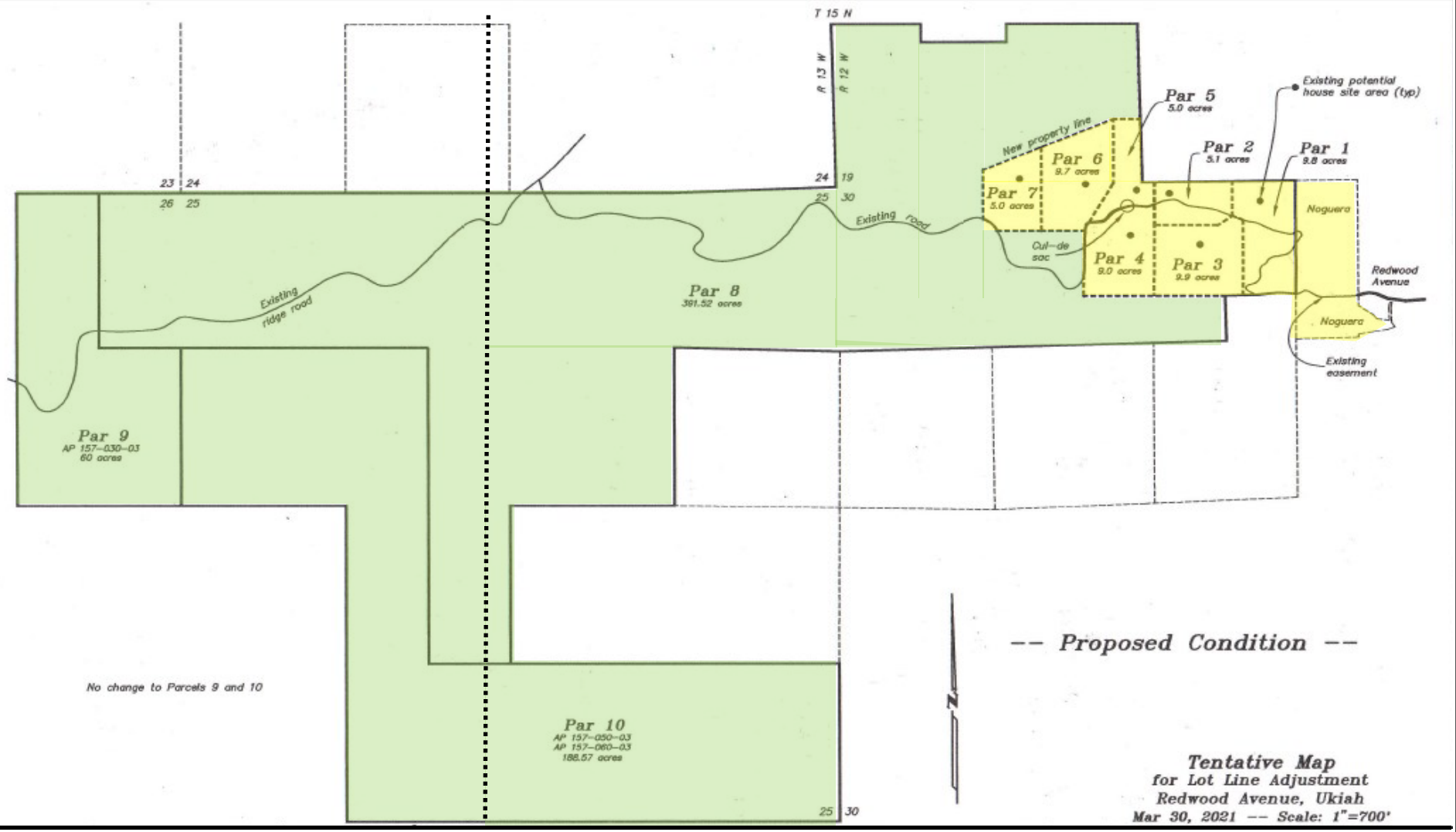


Figure 2
Existing Parcel Configuraton



Proposed Parcel Configuration & Prezoning for

Western Hills (Hull Properties) Open Land Acquisition & Limited Development Agreement Project

..... Sphere of Influence

Conservation Parcels" (640ac) with Public Facilities (PF) Prezoning

"Development Parcels (54ac) with Single-Family Residential-Hillside Overlay District (R1-H) Prezoning

Last revised June 2, 2021

Figure 3
Proposed Parcel Configuration & Prezoning

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: The City proposes to acquire and annex approximately 693 acres (ñHull Propertiesò and the Cityôs ñDonation Parcelò) in the Western Hills for open space preservation, while allowing the potential for future seven single-family homes on the approximately 54 easternmost acres, consistent with existing development in the Western Hills within the City of Ukiah limits. In addition, the ñNoguera Propertiesò, totaling approximately 14 acres, will be included in the annexation proposal for access only, but will remain under private ownership.

Project components including the acquisition, annexation, and prezoning of parcels (and associated Zoning Map and General Plan Map Amendments), in addition to the Lot Line Adjustment, would not directly result in impacts to the physical environment. Therefore, they are not discussed in detail throughout the resource sections related to physical environmental impacts.

However, under the Development Agreement, infrastructure improvements and the potential construction of up to seven single-family homes and associated ADUs, could result in a total of 14 units within the easternmost 54 acres of the Project area. It is unknown whether all of the single family homes, and ADUs in particular, would be developed, but physical impacts would vary depending on location, intensity, and other siting factors. However, the Proposed Project does not include specific development designs or proposals, nor does it grant any entitlements for development. Once the parcels are annexed into the City, the site(s) would not be developed until an applicant submits a project site plan for development and receives Planning Commission approval to develop a home on the Development Parcels (4-7). Hull Properties is choosing to retain the right to sell and develop Development Parcels 1-3 prior to annexation. The Development Parcels are located within the County of Mendocinoôs jurisdiction within the Upland Residential, 40-acre minimum (UR:40) zoning district. Construction of the single-family homes within the Countyôs jurisdiction would be by-right and not require discretionary approval, environmental review, nor the development standards contained within

the City's R1-H zoning district. However, Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs.

Regardless, for the purposes of this CEQA analysis, it is assumed that the development of all Development Parcels will occur. Although the Noguera Properties will be prezoned R1-H for consistency with surrounding zoning and land uses, they are not included in the Development Agreement and no development is proposed; the parcels will continue to be used for access only. For these reasons, these parcels are not included as Development Parcels and have not been included in the development assumptions.

As described throughout the Initial Study, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural /Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce impacts to less than significant. Mitigation measures identified within the Initial Study and Mitigated Negative Declaration related to ground disturbing activities and construction for road and utility improvements, as well as residential development, will be included in the Development Agreement and Conditions of Approval to ensure that they are implemented accordingly. A Mitigation Monitoring and Reporting Program is provided in Section VII of this Initial Study.

All future residential development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable (with the exception of by-right development).

Based upon the analysis contained within this Initial Study and Mitigated Negative Declaration, all potential impacts resulting from the Proposed Project would be less than significant with incorporation of mitigation.

IV. DETERMINATION

On the basis of the initial evaluation that follows:

____ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

__X__ 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 ñpotentially significant impactò or ñpotentially significant unless mitigatedò 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

August 16, 2021

Date

Michelle Irace, Planning Manager
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City of Ukiah
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V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Mitigated Negative Declaration (ISMND) 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.

ñPotentially Significant Impactò is appropriate if there is substantial evidence that an effect may be significant. If there are one or more ñPotentially Significant Impactò entries when the determination is made, an EIR is required.

Less Than Significant With Mitigation Incorporatedò applies where the incorporation of mitigation measures has reduced an effect from ñPotentially Significant Impactò to a ñLess Than Significant Impact.ò

ñLess Than Significant Impactò 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).

ñNo Impactò 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, within the County 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. Some residential development is visible within the Western Hills from the valley floor. Water in the form of creeks, streams, and rivers is often a prominent feature in the landscape as well. Protecting the natural scenic features has been a priority for the City.

The Mendocino County General Plan identifies the Mendocino Coast, Redwood groves and the pygmy forests are scenic resources in the County. Many open space and scenic areas in Mendocino County are protected under easements managed by land trusts, none of which are located within the vicinity of the Proposed Project. According to the Ukiah Valley Area Plan (UVAP), development in the inland portion of Mendocino County is generally concentrated into nodes surrounded by open space and agriculture. This development pattern contributes to the rural ñsmall townò character of the Ukiah valley. Preserving this character is essential to the community vision for the future. The western and eastern hills frame the valley, creating an aesthetic resource for residents and visitors. Many developed portions of the valley enjoy sweeping views of open space and the hillsides, adding character and economic value to property throughout the valley.

The Project site(s) consists of mostly undeveloped parcels with firebreaks and private access roads. The parcels have been subject to vegetation management and grading practices, including clearing areas for potential water tank pad sites and house sites, over the last several years through the Countyôs permitting process. Vegetation on the Project parcels includes native and nonnative annual and perennial grasses, with dense chaparral and mixed hardwood forest throughout.

Discussion: (a & c) Less than significant impact. Scenic vistas are typically described as areas of natural beauty with features such as topography, watercourses, rock outcrops, and natural vegetation that contribute to the landscapeôs quality. The Western Hills, including the Project site are considered a scenic vista. Generally speaking, public views of the Western Hills are available from roadways, and adjacent residential areas within the valley floor. Some residential development is visible within the Western Hills from the valley floor.

The Project proposes to acquire and preserve open space for several reasons, including sourcewater preservation, fire mitigation, scenic resources, and biological preservation. Approximately 640 acres would remain open space, while 54 acres would be potentially developed with up to 14 units (one single-family dwelling and one ADU per lot). Although the Project does not include specific development proposals for construction of the homes, the Development Agreement allows the potential for the homes to be built at some point in the future. Future development of these homes, in addition to construction of the water tank and infrastructure improvements, could have the potential to impact scenic vistas and the visual character of the area, depending on location, height, siting, design, proximity to scenic resources, etc. However, the potential homes are all proposed in the lowest elevation of the Project area, therefore limiting visual impact from the valley floor. In addition, as

outlined in the Cityôs Zoning Ordinance (UCC Section 9018), R1 zoning contains development standards including a 30-foot height limitation for single-family home. This scale of potential development would be similar to residential development in the area east of the site. While the easternmost portion of the Project that could be developed with homes, development of these homes would not substantially degrade a scenic vista or the visual character of the area, as it is assumed they would be constructed within the existing house sites and not require a substantial amount of vegetation removal. In addition, one of the intentions of the ï H District is to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, etc. Allowing the development of homes on the easternmost portion of the site, while preventing residential development on the remaining 640 acres, will ensure orderly development patterns to prevent sprawl and visual degradation within the Western Hills. The assumed low-density development pattern is consistent and contributes to the rural ñsmall townò character of the Ukiah Valley and consistent with proposed City zoning for the sites. In addition, future residential development (on Parcels 4-7) would be subject to discretionary and environmental review, and be required to comply with City regulations for height, setbacks, and other development standards established to protect natural features and scenic resources within the Western Hills. Although Development Parcels 1-3 may be developed within the Countyôs jurisdiction prior to annexation by-right, they will be required to be developed to R1-H standards through CC&Rs. In addition, all mitigation measures identified for residential development in the ISMND will be applied to Development Parcels 1-3. Therefore, the potential residential development associated with the Project would not conflict with applicable zoning and other regulations governing scenic quality.

Sewer and electric utilities would be extended from Redwood Avenue to the house sites, but would be located underground within the existing roadway to avoid visual impacts. The two proposed water tanks (34 ft x 34 ft, 10.5 ft high) would be colored a shade of green to blend in with the landscape. The water tank site has already been cleared of vegetation and is surrounded by trees, making it less visible to the public. Due to the location and topography of the site, and distance from public views, such as those in adjacent residential areas or views from the valley floor, the proposed water tank would not significantly impact scenic resources on the site or in the area.

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 Transportationôs (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within the vicinity of the project. 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 Cityôs General Plan, the County General Plan and the Ukiah Valley Area Plan do 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. All lighting would be required to be downshielded and comply with the Dark Skies Ordinance to protect nighttime views. These sources of light and glare would be typical of those associated with low-density residential development and would not be considered ñsubstantialò 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 UVAP, 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. Only a limited percentage of the valley's agricultural lands are currently protected under Williamson Act Agricultural Preserve contracts. The

County of Mendocino contains three zoning districts for agricultural uses: Agricultural (A-G), Rangeland (R-L), or Forestland (F-L). However, there are some active agricultural lands in unincorporated Mendocino County that currently in production that are not zoned for agricultural or rangeland uses. According to the County's Public GIS system, there are no Williamson Act contracts within the Project site.

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. 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". 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.

Discussion: (a-e) Less than significant. According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the Project area does not contain Unique Farmland, or Farmland of Statewide Importance. However, the site is designated as Grazing Land, which is defined as land on which the existing vegetation is suited to the grazing of livestock but has not been used for grazing. There are no agricultural uses or Williamson Act contracts on-site or in the immediate vicinity. 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 areaôs climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90ôs 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 50ôs and 60ôs. 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 publicé "
- 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 airborneé "

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 ï PM^{10} and $PM^{2.5}$

Discussion: (a-d) Less than significant impact with mitigation incorporated. Improvement of roadways, installation of utilities, and construction of the water tanks, as well as future potential construction of single-family homes could result in impacts to air quality. Short-term construction related impacts (emissions and dust) would result from grading, vegetation removal, trenching, paving, operation of construction equipment, and vehicle trips associated with construction workers. The nearest sensitive receptor is the residence located at 680 Redwood Avenue, adjacent to the access point and approximately 700 ft away from proposed Development Parcel 1 (and further from the existing "house site" on this parcel).

MCAQMD has a set of standard Best Management Practices (BMPs) and mitigation measures for construction projects that are intended to reduce air quality impacts and ensure that projects remain in attainment with air quality thresholds. In addition, in accordance with the City's Hillside Overlay District, each individual housing project will require discretionary and environmental review and may require additional mitigation and air quality permits. By-right development of Parcels 1-3 will also be subject to the mitigation measures below and air quality regulations through the County's Building Permit process. With incorporation of the mitigation measures identified below, air quality impacts associated with short-term construction would be **less than significant with mitigation incorporated**.

Long-term air quality impacts associated with single-family residential development is typically minimal and generally associated with vehicle trips, wood burning stoves, landscape and maintenance activities, etc. However, existing building codes requiring energy efficient and low emitting equipment and features for new residential development (see Section 6, Energy, Section 8, Greenhouse Gas Emission, and Section 17, Transportation of this Initial Study for more information). With adherence to the aforementioned regulations, and others intended to reduce emissions and impacts to air quality, impacts from operation of the Project would be **less than significant.**

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 (including development of the single-family homes) is required to be in attainment with the established MCAQMD thresholds, it is not likely that cumulative impacts would be significant.

Mitigation Measures:

AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:

a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.

c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

AQ-2: Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:

a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.
c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.
e. All earthmoving activities shall cease when sustained winds exceed 15 mph.
f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
g. The operator shall keep a daily log of activities to control fugitive dust.
h. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to:
    1. Submit a Large Area Grading permit application to the District.
    2. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos.
    3. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.
    4. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.

AQ-3: Property Development-Prior to starting any construction, the applicant is required to:

a. Obtain a Property Development Permit from the District for any open outdoor burning.
b. Obtain a Grading Permit, if applicable.
c. Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable.
d. Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.
e. Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations.

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?	☐	☐	☒	☐
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: Regionally, the Project area has historically been used primarily for timber and firewood production, recreation, homesite development, and wildlife habitat. The Project area is comprised of five non-sensitive biological communities: Cismontane Woodland, Valley and foothill grassland, and Broadleaved upland forest habitat. According to USDA Forest Service CALVEG mapping delineation, the regionally dominant vegetation type within the Project area is comprised of

Black oak, Oregon white oak, Pacific Douglas-fir, Douglas-fir-Ponderosa pine, Interior live oak and Interior mixed hardwood.

A Biological Assessment Report (BRA) was prepared for the Project by Jacobszoon & Associates, Inc. (Jacobszoon) in March, 2021 and updated in April, 2021 (**Attachment B**). The BRA is designed to identify sensitive communities within the study area and determine the existence or potential occurrence for special-status species. The ñstudy areaò referred to within the report and this analysis comprises approximately 55 acres and includes existing dirt and gravel roads, fire breaks, water tank pad sites, and areas cleared for potential house sites. In addition, surveys extended out 100 feet from the roadway. The BRA includes the analysis and comparison of existing habitat conditions within the study area and the documented range and habitat requirements of sensitive plant and wildlife species described in CDFWôs California Wildlife Habitat Relationships System (CWHR).

Jacobszoon conducted a field survey of the Project area on February 5, 2021, to document: (1) the on-site plant communities, (2) existing conditions and their ability to provide suitable habitat for any special-status plant or wildlife species, and (3) if sensitive biological communities (e.g. wetlands, vernal pools) are present. Prior to the field survey, biological information databases were accessed to determine whether sensitive biological communities, special-status species or other sensitive areas were documented within the vicinity of the study area. Existing vegetative communities were reviewed using the CDFW Vegetation Classification and Mapping Program (VegCAMP). Databases queried for the occurrence of special-status species include the USFWS Information for Planning and Consultation (IPaC), California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants, and the CDFWôs California Natural Diversity Database (CNDDB) Spotted Owl Data Viewer, RareFind and Quick Viewer, which consist of mapped overlays of all known populations of sensitive plants and wildlife. In addition, a USFWS protocol-level botanical survey was completed on March 30, 2021, May 17, 2021, and July 9, 2021.

Discussion: (a) Less than significant impact with mitigation incorporated. Based on the database research mentioned above, the study area does not contain and is not adjacent to critical habitat for any Federal or State listed Species. However, based on existing vegetation and known habitat range, seventeen (17) special-status plant species and thirteen (13) special-status wildlife species have a moderate or high potential to occur within the study area. However, during the field survey, none were observed on-site. Because no special status plant species were observed during the field survey, the Project is not anticipated to result in significant impacts to them. However, this does not preclude the possibility of wildlife species being present at the time of construction or being impacted from vegetation removal, grading, and other ground disturbing activities for utility extension, road improvements, water tank construction, and future residential development. In addition, two sensitive woodland tree habitats were identified in the Project Area. As described below, the Project does not propose removal of trees but if future residential development does, preconstruction surveys and coordination with the California Department of Fish and Wildlife will be required. Therefore, as summarized below, Mitigation Measures BIO-1 through BIO-5 are proposed to ensure impacts to sensitive species are reduced to less than significant. Therefore, impacts to special status species would be **less than significant with mitigation incorporated**. Please refer to the complete BRA in **Attachment B** for more information, including a complete analysis of impacts to each of these species.

Plants. Seventeen (17) special-status plant species have a moderate to high potential to occur within the study area based on habitat requirements. These include: mountain ladyôs slipper, Kochôs cord moss, stinkbells, Roderickôs fritillary, Mendocino tarplant, congested-headed hayfield tarplant, Contra Costa goldsfields, bristly leptosiphon, broad-lobed leptosiphon, redwood lily, green monardella, white-

flowered rein orchid, mayacamas popcornflower, beaked tracyina, showy Indian clover, Methuselah's beard lichen, and oval-leaved vibunum. However, as described in the BRA (Section 5.2), no special-status plant species were observed within the study area during the field survey. Because no special status plant species were observed during the field survey, the Project is not anticipated to result in significant impacts to them. Botanical surveys were completed per USFWS protocols on March 30, 2021, May 17, 2021 and July 9, 2021, and found no sensitive plant species. Therefore, the Project would not impact sensitive plants. The Biological Resources Assessment Addendum for the Rare Plant Assessment and Botanical Survey are included as **Attachment B1**.

Trees. The BRA identifies the following two sensitive tree communities in the Study Area: Quercus garryana Forest & Woodland Alliance: Oregon white oak forest and woodland and Umbellularia californica Forest & Woodland Alliance: California bay forest and woodland. Both communities are classified as having a California Department of Wildlife State Rarity Rank of S3 (Vulnerable). No trees are proposed for removal. However, if future development proposes removal of trees, Mitigation Measure BIO-1 requires pre-construction surveys to be completed in order to identify species and ensure that removal of them is done in accordance with the California Department of Fish and Wildlife regulations.

Amphibians. One special-status amphibian, red-bellied newt (Taricha rivularis), has a moderate or high potential to occur within the study area. While none were observed during the field survey, implementation of Mitigation Measure BIO-2, requiring pre-construction surveys, and a Biologist to be present during any dewatering activities (if proposed in the future), would reduce potential impacts to special status amphibian species to less than significant.

Fish. The Study Area does not contain any special-status fish species or fish bearing watercourses or waterbodies. No special-status fish were observed during the biological site assessment. Future development within the study area does not have the potential to impact special-status fish species; no impact.

Birds. Although none were observed during the field survey, five special-status avian species have moderate or high potential to occur within the study area: northern goshawk (*Accipiter gentilis*), golden eagle (*Aquila chrysaetos),* osprey (*Pandion haliaetus*), yellow warbler (*Setophaga petechia*), and northern spotted owl (*Strix occidentalis caurina*). Additionally, most non-game bird species in California are protected under the Migratory Bird Treaty Act (MBTA), which prohibits the deliberate destruction of active nests belonging to protected species. While none were observed in the field survey, groundbreaking activities, specifically vegetation removal, within the study area during avian breeding periods have the potential to significantly impact nesting migratory bird species. Therefore, Mitigation Measure BIO-3, requiring pre-construction surveys and protection of nests (if found) would be implemented to reduce any potential impacts to less than significant.

Insects. Although none were observed during the field survey, two special-status insect species have moderate or high potential to occur within the study area: the obscure bumble bee (Bombus caliginosus) and western bumble bee (Bombus occidentalis). Implementation of Mitigation Measure BIO-4, requiring pre-construction surveys and protection of nests (if found), would reduce potential impacts to less than significant.

Mammals. Five special-status mammal species have moderate or high potential to occur within the study area: Sonoma tree vole (*Arborimus pomo*), North American porcupine (*Erethizon dorsatum*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*), and fisher [West Coast DPS]

(*Pekania pennanti*). While none were observed during the field survey, implementation of Mitigation Measure BIO-5, requiring pre-construction surveys, would reduce potential impacts to less than significant.

(b-c) Less than significant impact. No sensitive biological communities, including riparian habitat are proposed for removal. See Discussion (a) above for more information. No wetlands, were observed within or immediately adjacent to the study area. The study area does not contain any special-status fish species or fish bearing watercourses or waterbodies. The Study Area contains two (2) Class II watercourses and four (4) Class III watercourses that were observed and mapped on-site. The closest watercourse is a Class II watercourse located on APN 001-040-83 (existing Parcel 1 and proposed Parcel 8) of the study area. This Class II watercourse is mapped on the USFWS National Wetland Inventory as a riverine habitat classified as R4SBC. R4SBC is a riverine intermittent system with a streambed and is seasonally flooded. Riverine systems are considered watercourses for the purposes of this assessment. The Proposed Project will not impact this watercourse, as it would be included in proposed Parcel 8, which will be preserved as open space. For the reasons discussed above, the Project would not result in a significant impact to sensitive biological communities or wetlands. If future work in or adjacent to any of the other watercourses are proposed, the Developer is required to obtain necessary regulatory permits from the California Department of Fish and Wildlife and the Regional Water Quality Control Board, as necessary. Impacts would be **less than significant**.

(d) Less than significant impact. There are no established native resident or migratory wildlife corridors, or native wildlife nursery sites within the Project area. Because the Project includes preservation of approximately 640 acres, the Project will preserve existing habitat for wildlife species. The potential for low-density residential development may include some minor vegetation removal, but it would not substantially change foraging or wintering habitat for migratory birds. Additionally, no significant impacts to migratory corridors for amphibian, aquatic, avian, mammalian, or reptilian species is expected as a result of the Proposed Project. Impacts 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 the site. The Project proposes approximately 640 acres of open space for wildlife habitat. Impacts would be **less than significant**.

Mitigation Measures:

BIO-1: Sensitive Trees.
If trees are proposed for removal, preconstruction surveys shall be conducted by a qualified biologist to identify Oregon white oak forest and woodland, as well as California bay forest and woodland habitat; removal of sensitive habitat shall be conducted in accordance with California Department of Fish and Wildlife (CDFW) regulations.

BIO-2: **Sensitive Amphibian Species**. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly newt, or other sensitive amphibian species, and identify additional avoidance measures, if needed. A qualified biologist shall be on-site for any dewatering event to address the potential for the presence of sensitive amphibian species such as foothill yellow-legged frog (Rana boylii).

BIO-3: Nesting Birds. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities occurring between March 1 and August 31 of any year. All active bird

nests shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.

BIO-4: Special-Status Insects. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of special-status insect species and identify additional avoidance measures if needed. If a special-status insect nests are observed, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.

BIO-5: Special-Status Mammals. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities. If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, pre-construction bat surveys shall be conducted by a qualified biologist for activities that may affect bat roosting habitat and den sites.

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 Ä15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Ä15064.5?	☐	☒	☐	☐
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 ñimportantò 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 ñcause a substantial adverse change in the significance of an historical resourceòare 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 ñunique archaeological resourcesò as ñany 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 ña unique paleontological resource or site.ò CEQA Section 15064.5 (a)(3)(D), which indicates ñgenerally, a resource shall be considered historically significant if it has yielded, or may be likely to yield, information important in prehistory or history,ò provides additional guidance.

Assembly Bill 52 (effective on July 1, 2015) requires that before a negative declaration, mitigated negative declaration, or environmental impact report for a project is prepared, the lead agency for the project must seek consultation with tribes associated with the location of the project. To receive referrals, each tribe must have previously made a written request to the lead agency in order to be consulted on projects occurring in their geographic areas of interest. For all projects necessitating referral, staff also extends review opportunity of any discretionary project to relevant or nearby entities identified by the Native American Heritage Commission (NAHC).

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 name Ukiah is a modification of the Indian word YO-KIA or YO-KAYO, which signified ñdeep valleyò Distributed over the lands of Mendocino, Lake, and Sonoma Counties are many independent bands of Pomo Indians. Seven distinct and mutually unintelligible languages are recognized under the rubric of Pomo. These languages are delineated by geographic divisions, which include: Northern, Central, Southern, Eastern, Southeastern, Northeastern, and Southwestern. The land that contains the project area is ethnographically attributed to speakers of the Central Pomo language.

Early settlers in Mendocino County found the interior coast valleys ideal for farming and ranching. Problems quickly developed between Anglo setters and local Native Americans involving struggles over territory and competition over food between livestock and people. In 1855 two Indian reservations were established in Mendocino County for the purpose of ñcollecting, removing and subsistingò local tribes. The Mendocino Reservation was established on the coast near Fort Bragg and the Nome Cult Farm in Round Valley. After some years on the Nome Cult Farm, Captain Jack and a group of Potter Valley Indians left the reservation and returned home. In 1879, they purchased land near Ukiah, which later became known as Pinoleville and is the Pinoleville Rancheria today, located north of the City limits. Two unnamed creek drainages flow through two of the parcels at the bottom of steep canyons. The terrain is very rugged and steep; very few areas of flat terrain are present. Two perennial streams flow about 2,000-feet to the north and southð Gibson Creek and Doolan Creek, respectively. The soils are characterized as both Hopland, which consist of f very deep, well drained soils formed in colluvium and residuum weathered from sandstone or shale on steep hills and slopes, and Maymen soils that are shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. These soils have a shallow depth to bedrock.

Discussion: (a-c) Less than significant impact with mitigation incorporated. An Archeological Survey Report (ASR; omitted for confidentiality) was prepared by Alta Archeological Consulting (Alta) in March 2021. The purpose of the ASR is to identify any archaeological, historical, or cultural resources located within the 55 acres (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09) included in the Development Agreement to be developed with single family homes at some point in the future.

On January 20, 2020, Alta requested a records search at the Northwest Information Center (NWIC) located on the campus of Sonoma State University (File No. 20-1364). The NWIC, an affiliate of the State of California Office of Historic Preservation is the official state repository of archaeological and historical records and reports for an 18-county area that includes Mendocino County. The records search included a review of all study reports on file within a one-half mile radius of the Project Area. A search of cultural resources included a one-quarter-mile radius. Sources consulted include archaeological site and survey base maps, survey reports, site records, and historic General Land Office (GLO) maps; the National Register of Historic Places, California Historical Landmarks, California Register of Historical Resources, and the California Points of Historical Interest as updated by the Office of Historic Preservation (OHP) History Property Directory (OHP 07-2012). The OHP Built Environment Resource Directory (BERD) was also reviewed for the City of Ukiah. A review of historic registers and inventories indicate that no historical landmarks or points of interest are present in the Project area. No National Register listed or eligible properties are located within the 0.5-mile visual area of the Project area.

A review of archaeological site and survey maps revealed that three cultural resource studies have been previously performed within a one-half mile radius of the current Project area and one study has been conducted within the Project area; the studies found that no cultural resources are documented within quarter-mile radius of the Project area, nor within the Project are itself.

A field survey was conducted by Alta on February 5, 2021. Due to very steep terrain (some areas contain slopes greater than 50%) and vegetation cover, the field survey was conducted on

approximately 28-acres (areas with less than or approximately 30% slope), including areas along roadways and walkable slopes and flat areas with exposed soils to investigate for evidence of cultural materials. Survey areas included potential house sites, the proposed water tank site, and areas to be improved with utilities and pavement along the access road. These areas were surveyed using intensive survey coverage with transects no greater than 20-meter intervals. As described in the ASR, areas containing steep slopes that were not able to be surveyed are not considered high probability areas for yielding archaeological resources. However, these areas were observed using a cursory inspection of the terrain and landscape.

No cultural resources were identified within the Project area as a result of the records search, literature review, or archaeological field survey. In addition, given the steep terrain, the potential for substantial prehistoric or historic settlement is considered low. Therefore, the Project activities are not anticipated to cause a substantial adverse change in the significance of a historical resource as defined in Ä15064.5.

Although no tribes have contacted the City of Ukiah to request notification under AB 52, tribal notifications offering the opportunity to request formal consultation were sent to local tribes on December 15, 2020. In addition, a request seeking a list of tribes that should be contacted was sent to the NAHC. Notices were sent to the additional tribes identified by the NAHC on January 14, 2021. On January 28, 2021, a request for formal consultation by the Pinoleville Pomo Nation was received; AB52 consultation was concluded with the tribe on May 3, 2021. Correspondence with Pinoleville Pomo Nation has been omitted for confidentiality. The list of tribes contacted are included in **Attachment C**.

Despite the negative findings and the low potential for buried deposits in the area, it is possible unanticipated discoveries of cultural and archaeological resources can occur during ground disturbing activities in areas considered to be of low sensitivity. Therefore, the following mitigation measures (that will be incorporated as Conditions of Approval for future development) are proposed to ensure that unknown cultural resources are not adversely affected by the Proposed Project. Impacts to cultural, archeological and historical resources would be **less than significant with mitigation incorporated.**

Mitigation Measures:

CUL-1: Unanticipated Discovery. If previously unidentified cultural, historic, palentologic or archeologic resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. A qualified professional archaeologist shall be contacted to evaluate the resource and methods necessary to protect it. Project personnel shall not collect, move, or disturb cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

CUL-2: Encountering Native American Remains. If human remains are encountered during ground disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a ñMost Likely Descendantò can be designated and further recommendations regarding treatment of the remains will be provided.

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 ñTitle 24ò 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 Cityôs 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. Future housing projects will be analyzed on a project level basis subject to the Countyôs and Cityôs building and safety codes, as well as Title 24 regulations (and others) to promote energy efficiency.

Generally speaking, future project construction would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Fossil fuels for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. Project construction equipment would also be required to comply with the latest California Air Resources Board (CARB) and Environmental Protection Agency (EPA) engine emissions standards which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

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, each residence would be required to 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 the Title 24 standards 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 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), lands within the Western Hills are identified as being located on a somewhat unstable geologic formation but are not located within the Alquist Priolo Fault Zone, or in a landslide or liquefaction zone. However, due to steep slopes (50% in many areas) in the Western Hills, there is some risk of hazards related to slope instability, depending on the location, intensity and design of development.

The Project area 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. The soils within the Project site are characterized as both Hopland, which consist of consists of very deep, well drained soils formed in colluvium and residuum weathered from sandstone or shale on steep hills and slopes, and Maymen soils that are shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. These soils have a shallow depth to bedrock.

Discussion: (a i-iii) Less than significant impact. As noted above, the Project site is not in a California Earthquake Fault Zone and is not susceptible to liquefaction or strong seismic ground shaking. All future development will be required to adhere to safety and seismic regulations. The Project does not include approval of any entitlements for development of homes. After the parcels are annexed into the City, Development Parcels 4-7 would not be developed until an applicant submits a project-specific site plan with a Use Permit application and receives Planning Commission approval for development of a home, in accordance with the Hillside Overlay Zoning District regulations. As outlined in the Hillside Overlay District regulations (UCC Ä9139 (c)), a soils engineering report completed by a professional engineer registered in the state of California is required to be submitted during the discretionary review period for development, including future single family residential, within the Hillside Overlay District. Although Development Parcels 1-3 may be developed within the County's jurisdiction prior to annexation by-right, they will be required to be developed to R1-H standards through CC&Rs. In addition, all mitigation measures identified for residential development in the ISMND will be applied to Development Parcels 1-3. As such, impacts to geology and soils related to these issues would be **less than significant**.

(a iv & b-c) Less than significant impact with mitigation incorporated. Improvement of roadways, installation of utilities, and construction of the water tanks would be within previously disturbed areas, but may include additional grading, trenching and vegetation removal. Future potential construction of single family homes could also require vegetation removal and grading; these activities could result in impacts associated with erosion, the loss of topsoil and landslides if not properly designed.

However, the aforementioned activities must be completed in accordance with applicable safety codes and the below standard mitigation measure requires sediment and erosion plans identifying BMPs to reduce soil erosion and water runoff to reduce or avoid impacts to geology and soils to be submitted prior to any ground disturbance, in accordance with Ukiah City Code (ñUCCò) Division 9, Chapter 7, Erosion and Sediment Control. In addition, R1-H development standards (which will be applied to all

Development Parcels) require submittal of Geotechnical Reports, Grading Plans, Hydrology Reports, etc. to ensure development is being properly designed, and will include a set of site/project specific recommended Best Management Practices and Mitigation Measures (if needed) for future development projects to avoid impacts to geology and soils.

Lastly, the Cityôs Hillside Overlay District requires discretionary and environmental review for new construction and grading activities within the Western Hills (Development Parcels 4-7). Specifically, any parcel of land or subdivision having an average ground gradient across any portion of the property in excess of fifteen percent (15%) requires a Use Permit issuable by the Planning Commission with a right of appeal to the City Council. The review process 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. Development Parcels 1-3 would be required to adhere to R1-H development standards (and the below mitigation measures) and would be reviewed for seismic safety during the Countyôs Building Permit process.

For the above reasons, impacts to geology from the loss of topsoil, erosion and landslides would be **less than significant with mitigation incorporated**.

(d-e) Less than significant impact. An onsite community sewer system (holding tank) with a sewer line, rather than a leach field, will be constructed for discharging wastewater (effluent only) to a sewer main at the end of Redwood Avenue. The soils at the Project site are not identified as being expansive and could adequately support the sewer system. In addition, building code, Mendocino County of Environmental Health, and Public Worksô requirements will ensure that the sewer system is adequately installed in accordance with all standards related to safety. Impacts would be **less than significant**.

(f) Less than significant impact with mitigation incorporated. As described in Section 5, Cultural Resources, of this Initial Study, although not anticipated, the potential exists for unique paleontological resources or site or unique geological features to be encountered within the Project area during ground-disturbing construction activities. However, in the event that resources are discovered during construction, Mitigation Measure CUL-1 requires the protection of the resources. Impacts would be **less than significant with mitigation incorporated**.

Mitigation Measures:

Implementation of CUL-1.

GEO-1: The Project shall comply with the erosion and design standards outlined in Chapter 7 of the Ukiah City Code. Prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval. Said plans shall protect against soil erosion and runoff through the implementation of appropriate Best Management Practices (BMPs). Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. No silt, sediment or other materials shall be allowed to flow from the project area.

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 ñsmall scaleò, the below qualitative analysis is appropriate.

Discussion: (a-b) Less than significant impact. Activities at the site 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. As noted in Chapter 4 (Resource Management Element) of the Mendocino County General Plan (2009), because Mendocino County is primarily rural, the amount of GHG generated by human activities (primarily the burning of fossil fuels for vehicles, heating, and other uses) is small in total compared to

other, more urban counties (although higher per capita due to the distances involved in traveling around the county) and miniscule in statewide or global terms.

Construction activities associated with the Project and 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. Operational GHG emissions would result from energy emissions from natural gas usage and automobile emissions.

As discussed in Section 3, Air Quality, of this Initial Study, the Project (both construction and operation) would not result in a significant negative impact to air quality. Similarly, as discussed in Section 17, Transportation, the Project would not produce significant amounts of traffic or vehicle miles traveled that would in turn result in a significant increase in GHG emissions. Individual residential development projects constructed under the Development Agreement will be reviewed on a project by project basis to analyze GHG emissions and will be required to follow all building codes and policies including those intended to reduce emissions. Specifically, future residential uses constructed on all Development Parcels would be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 standards. Compliance with Title 24 Building Energy Efficiency Standards would 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 the Title 24 standards significantly reduces energy usage, as well as GHG emissions.

Lastly, the Project includes annexation and conservation of approximately 640 acres, which will have no impact (or a beneficial impact) on GHG, given that the Project is located within a non-attainment area, the rural nature of the site, and small development footprint, the Project, including infrastructure improvements and other temporary construction activities, is not expected to significantly increase GHG in the area. With implementation of the aforementioned regulations, impacts to GHG emissions 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?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 ñjurisdictional annexò to the MJHMP). The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the Cityôs 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 Mendocino County Airport Comprehensive Land Use Plan (ACLUP; 1996) has been the plan identifying areas with potential hazards and impacts to persons residing or working within the Airport Master Plan area for the last several decades. However, in February 2019, the City of Ukiah, in coordination with the County of Mendocino and the Mendocino County Airport Land Use Commission (ALUC) initiated a planning effort to prepare an updated compatibility plan for the Ukiah Municipal Airport, titled the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The

UKIALUCP was adopted by the ALUC on May 20, 2021 and adopted by the Ukiah City Council on June 16, 2021.

The site does not include any known hazardous waste sites, as mapped by the State Water Resources Control Board (SWRCB) or the California Department of Toxic Substances Control (DTSC) on the GeoTracker and EnviroStor databases, respectively, nor are there any listed sites within the vicinity of the site.

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 and Fire Protection (Cal Fire) State Responsibility Area (SRA). However, the City of Ukiah (UCC Ä5200) has adopted the SRA regulations relating to residential construction and access for lands within the City located in High or Very High fire areas. County lands immediately west of the City (including the majority of the Project site(s)) are located within the SRA and are classified as having a ñVery Highò fire hazard severity.

Discussion: (a-b) Less than significant impact with mitigation incorporated. Construction activities and future residential uses associated with the Project 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. In addition, Mitigation Measure HAZ-1 would ensure that materials would be transported and stored in a manner to reduce potential impacts to less than significant. Impacts would be **less than significant with mitigation incorporated**.

(c) Less than significant impact: Nokomis Elementary School is approximately 0.25-mile from the access point (680 Redwood Avenue) for the Project. 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 the elementary school are **less than significant**.

(d) No impact: As previously noted, 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. Both agencies maintain such databases on their websites, known as GeoTracker and EnviroStor. According to these databases, the Project site(s) do not contain any listed hazardous sites; **no impact** would occur.

(e) Less than significant impact. Under the new UKIALUCP, the Project is located within the Other Airport Environs (OAE) Compatibility Zone. Within this airport influenced area, no limits are prescribed with regard to intensity of use, density of dwelling units, nor are there any open land requirements specific to airport safety considerations. Noise and overflight factors are considered minimal, but there may be occasional overflights which may be intrusive to some outdoor activities. In general, the risk level for this zone is low, and no specific safety or airspace protection factors are identified.

According to Table 3A of the UKIALUCP, most land-use categories would be considered normally compatible. When uses are identified as conditionally compatible for the OAE, concerns are typically

associated with potential flight hazards such as land uses that may attract birds, generate dust, produce smoke or steam plumes, create electronic interference, or otherwise be considered hazardous. The project area is located within an Airspace High Terrain Zone, which would require that any proposed structures or objects having a height of more than 35 feet be referred to the ALUC for review.

Per section 1.4.5 of the UKIALUCP, however, referral of the proposed pre-zoning associated with annexation does not require review of the ALUC, as only land use actions occurring within Compatibility Zones 1-6 require review (pg. 2-9). As described, the proposed project would not engender airport safety concerns under the UKIALUCP, and a review of associated residential uses are indicated as ñNormally Compatible.ò

Based on this information, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. 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, specifically access improvements and residential development, would be required to be designed in accordance with state and local standards, including safety and emergency access requirements, 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. As previously noted, none of the lands within the City of Ukiah are located within a California Department of Forestry (Cal Fire) State Responsibility Area (SRA). However, County lands immediately west of the City (including the majority of the Project site(s)) are located within the SRA and are classified as having a ñVery Highòfire hazard severity. The Project site is developed with Cal Fire fuel breaks and has been subject to vegetation management practices in order to reduce fire risk in the Western Hills. Additionally, the Project includes installation of an approximately 130,000-gallon water tank to add new water storage and fire protection facilities in the Western Hills. The access road and future residential development are required to adhere to all fire safety standards. Regardless of the aforementioned, construction activities involving the use of gasoline-powered tools and equipment could introduce new temporary sources of ignition that could increase fire risk. However, with implementation of Mitigation Measure HAZ-2, impacts would be reduced to less than significant. For the reasons stated, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. See Section 20, Wildfire, for more information. Impacts would be **less than significant with mitigation incorporated.**

Mitigation Measures:

HAZ-1: The developer shall establish and implement construction site management practices that will prevent toxic materials and other debris from entering the Cityôs storm drainage and waterway systems, including:

a. There shall be no storage of hazardous materials at the Project Site;
b. The developer shall provide adequate materials management, including covering, securing, and segregating potentially toxic materials (grease, oils, fuel, solvents, etc.); and
c. The developer shall maintain supplies on-hand to contain spills of oil and any other hazardous materials used on-site.

HAZ-2: Should portable gasoline-powered equipment be used on site, the following firesafe precautions shall be taken:

a. Spark arresters are required on all portable gasoline-powered equipment.
b. Equipment shall be maintained in good working condition, with exhaust systems and spark arresters in proper working order and free of carbon buildup.
c. Fuel the equipment in a safe place where spills can be contained and a fire extinguisher is nearby. Use the recommended gas/oil mixture and do not top off. Use a funnel or spout for pouring. Wipe off any spills.
d. Do not refuel running or hot equipment. Dispense fuel at least 10 feet from sources of ignition.
e. Do not use equipment in areas of dry vegetation. Keep leaves and dry materials away from a hot muffler.
f. No smoking or open flame allowed near gasoline-powered equipment.

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 Boardôs (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 The City of Ukiah 2020 Urban Water Management Plan (UWMP) was adopted by City Council on June 2, 2021. The UWMP considers several growth scenarios including an additional 2,500 and 5,000 new hookup scenarios and determined that there is capacity through the 2045 planning horizon to serve these growth projections.

Two unnamed creek drainages flow through two of the parcels at the bottom of steep canyons. The terrain is very rugged and steep; very few areas of flat terrain are present. Two perennial streams flow about 2,000-feet to the north and southð Gibson Creek and Doolan Creek, respectively. As described in Section 4, Biological Resources, the Study Area contains two (2) Class II watercourses and four (4) Class III watercourses that were observed and mapped on-site. The closest watercourse is a Class II watercourse located on APN 001-040-83 (existing Parcel 1 and proposed Parcel 8) of the study area. The Project site is not located within a tsunami hazard zone, nor is it located within a flood zone.

Discussion: (a-b & e) Less than significant impact. Future development would adhere to all applicable waste discharge requirements. Therefore, the Project would not violate any water quality standards. Water utilities will be developed by the property owner on-site to support the Development Parcels; approximately 130,000-gallons of storage will be provided by two 65,000 gallon tanks (34ft in diameter and 10.5ft high) that will be placed within the existing water tank pad site (identified by a blue dot on **Figure 1**). According to the water tank planning study memorandum, prepared by GHD (December 10, 2020), the existing wells produce approximately 50,000 gallons per day and are located adjacent to the proposed tank. As a result, the developer proposes to supply the tanks with water from the wells rather than constructing new booster pump stations to pump water up to the tanks from the Cityôs existing wells. Therefore, the Project would not substantially deplete groundwater resources and impacts would be **less than significant**.

(ci-iii) Less than significant impact with mitigation incorporated. As discussed in Section 4, Biological Resources, the Study Area contains two (2) Class II watercourses and four (4) Class III watercourses that were observed and mapped on-site. The Project does not propose any modifications to existing culverts or watercourses. However, the project, including improvement of the access road and future residential construction (on all Development Parcels), would result in impervious surfaces that could result in an impact to water quality. However, as noted in Mitigation

Measures GEO-1 and HAZ-1, prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval and shall include BMPs to address soil erosion and stormwater runoff. Additionally, construction projects that would disturb more than one acre of land, would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to reduce the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff. The proposed Development Agreement does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to County and Cityôs development standards, building and safety codes, including review of stormwater management practices, where applicable. If future work in or adjacent to any of the other watercourses or culverts are proposed, the Developer is required to obtain necessary regulatory permits form the California Department of Fish and Wildlife and the Regional Water Quality Control Board, as necessary. Impacts associated with erosion and stromwater runoff would be **less than significant with mitigation incorporated**.

(d) No impact. As described above, the Project is not located within a tsunami hazard zone, nor a flood zone, as identified by the Federal Emergency Management Agency. **No impact** would occur.

Mitigation Measures:
Implementation of **GEO-1 and HAZ-1.**

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 countyôs 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 Cityôs 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 ñ2040 General Planò) 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 Cityôs 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.

Further west (including the Project site) is undeveloped open space, and steep, densely vegetated areas interspersed with rural residential lots within County jurisdiction. The City of Ukiah is governed by the Cityôs General Plan (adopted in 1995, last revised in 2019) and Ukiah City Code (UCC). The larger Ukiah Valley is governed by the Ukiah Valley Area Plan (UVAP; 2011), which is a comprehensive and long range inter-jurisdictional planning document that represents the vision and foresight of the people who live and work in the Ukiah Valley. This plan governs land use and development on the unincorporated lands in the Ukiah Valley.

The current Ukiah Valley Area Plan land use designation is Remote Residential, 40 Acre Minimum (ñRMR40ò) and the existing zoning is Upland Residential, 40-acre minimum (ñUR:40ò). The Countyôs current RMR classification is intended to be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource land uses. The RMR land use designation allows a density of one dwelling unit per 40 acres. The UR zoning district is intended to create and enhance farming and low-density agricultural/residential uses. Typically, the UR zoning district would be applied to nonprime production lands which have constraints to commercial agriculture, timber production or grazing but which are absent of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource lands. The UR zoning district allows for one dwelling unit per 40 acres. In addition, an ADU is permitted on each parcel. Both the existing RMR-40 land use designation and UR-40 zoning designation allow for one dwelling unit per 40 acres.

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 undeveloped with the exception of an existing access road, firebreaks and previous land improvements for potential future housing development. While the Project would improve the existing access road and allow for potential future low-density residential development, it 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 impact. The Project includes acquisition and annexation of approximately 693 acres into the Cityôs jurisdiction. In addition, the Noguera Properties (APNs 003-190-09 & 003-110-90), totaling approximately 14 acres, will be included in the annexation proposal for access only. The Annexation parcels would be prezoned into the City of Ukiah prior to annexation, in accordance with UCC Section 9267, Government Code Section 65859 and LAFCo policies. Under the provisions of the Government Code, the zoning district adopted by the City does not become effective unless and until the land is annexed into the City. Once the parcels are annexed into the City, the site(s) would not be developed until an applicant submits a project site plan for development on the Development Parcels (4-7) and obtains Planning Commission approval of a Use Permit to construct their home. Until the property is annexed, it is subject to existing zoning under Mendocino Countyôs Zoning Ordinance. However, Hull Properties is choosing to retain the right to sell and develop Development Parcels 1-3 prior to annexation. The Development Parcels are located within the County

of Mendocinoôs jurisdiction within the Upland Residential, 40-acre minimum (UR:40) zoning district. Construction of the single-family homes within the Countyôs jurisdiction would be by-right and not require discretionary approval, environmental review, nor the development standards contained within the Cityôs R1-H zoning district. However, Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs.

The City proposes to annex approximately 640 acres total, collectively referred to as the ñConservation Parcelsò, for open space and conservation. Although the City does not currently have a standalone Open Space zoning designation, the Cityôs existing Public Facilities (PF) zoning designation encompasses lands within the City that contain open space and parks, as well as other public facilities. Accordingly, the Conservation Parcels (including approximately 296 acres located outside of the SOI) are proposed to be prezoned PF (with a ñPublicòGeneral Plan land use designation) which specifically identifies public or quasi-public uses, including, but not limited to natural resource conservation areas and parks and recreation. The Land Use Element of the 1995 City of Ukiah General Plan states that the Public (P) land use designation is intended for public facilities as well as open space and conservation areas and may be applied to lands within the City, the SOI, rural communities (identified as Calpella, Talmage and the Forks), master plan areas, and areas within the General Planôs Unincorporated Planning Area (currently the same boundary as the UVAP and the Cityôs adopted SOI). Because the parcels intended for open space (within the Cityôs current SOI) as a part of the Proposed Project are within the 95ô General Planôs Unincorporated Planning Area, the proposed annexation and prezoning of the parcels to PF (with a P General Plan land use designation) are consistent with the intent and land uses identified within the 95ôGeneral Plan. In addition, the City can utilize its parks ordinance (Division 1, Chapter 12 of the Ukiah City Code) to provide rules governing City and public use of PF zoned property. Under Government Code Section 56742, city-owned parcels are not required to be located within the City's SOI. Parcels can be located anywhere in the County, as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application. Because the portion of the Conservation Parcels proposed for annexation totals approximately 296 acres, and will be under city ownership for open space, this portion of the Project is consistent with the Government Code.

All Development Parcels (totaling approximately 54 acres) would be prezoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low Density Residential (LDR), consistent with adjacent City zoning and development patterns in the Western Hills. These parcels are located within the 95ôGeneral Planôs Unincorporated Planning Area, as well as the current UVAP/SOI boundary, and are consistent with the density and intent of the LDR land use designation and R1-H zoning. Although the Noguera Properties will be prezoned R1-H for consistency with surrounding zoning and land uses, they are not included in the Development Agreement and no development is proposed; the parcels will continue to be used for access only. For these reasons, these parcels are not included as Development Parcels and have not been included in the development assumptions.

The ï H Overlay District is intended to encourage planning, design, and development while preserving natural physical features and minimizing potential safety, water runoff and soil erosion concerns associated with the natural terrain. The City of Ukiahôs General Plan land use designation of Low Density Residential (LDR) allows for a density of six dwelling units per acre. Under these regulations, the 54 acres for residential development could conceivably be developed with up to 330 units.

However, the proposed Development Agreement would restrict development to one single family dwelling per parcel and one ADU (except for in cases were the slope exceeds 50 percent, per the Cityôs Hillside Overlay Ordinance), for a total of up to14 units. R1-H zoning requires a minimum lot size of 10,000 sf (0.23 acre) for parcels with a slope up to 20%; minimum lot size increases as the slope of the parcel increases, as outlined in UCC Section 9139, *Hillside Development Standards*. Consistent with these standards, the resulting parcel configuration proposes 5-10 acre Development Parcels that would be prezoned ñR1-Hò. Hull Properties recently recorded sequential Lot Line Adjustments through the Countyôs ministerial procedures and will submit sequential Lot Line Adjustments through the Cityôs procedures upon approval of the annexation application to achieve the resulting proposed parcel configuration for the Development Parcels. A copy of the final recorded Lot Line Adjustments, depicted the ñproposed configurationò shown in Figure 3 will be submitted to the Community Development Department prior to submittal of a Use Permit for single family housing within Development Parcels 4-7. Review of the Lot Line Adjustments will be conducted by the City Engineer prior to recordation of the final maps to ensure that all development standards contained within the R1-H zoning district are met. Further, through the Use Permit process (for Parcels 4-7) and CC&R regulations (for Parcels 1-3) each proposed home would be subject to all R-1H development regulations (including slope, density, setbacks, height, fire safety and water requirements, access requirements, etc.) contained within the Hillside Overlay District. Development within the Hillside Overlay District includes submittal of the following: soil and geological reports, subsurface investigations, grading plans, vegetation reports, grading plans, hydrology reports, and structure elevations. Each home would require approval of a Building Permit, which includes additional review and approval by County and City departments.

Prezoning of the parcels will require a Zoning Map and General Plan Map Amendment upon approval of the annexation application. Although the Cityôs General Plan and Countyôs UVAP do not contain specific policies related to prezoning, they do contain goals and policies that strive for orderly, clustered development, supporting the City and Countyôs RHNA, and conservation of open space. The Cityôs 2019-2027 Housing Element includes Goal H-5 and Policy 5-1 which seek to support future housing needs through annexation efforts that lead to orderly expansion of growth. Similarly, the Countyôs 2019-2027 Housing Element includes Policy 1.3 and Actions 1.3a through 1.3d that strive to work cooperatively with cities within the County on regional housing, support annexation applications to the Mendocino LAFCo from incorporated cities for annexations of contiguous lands etc. Consistent with these goals and policies, the Proposed Project will allow the City to adequately preserve and protect the collective Conservation Parcels (640 acres total), while allowing orderly and clustered low-density residential development within the Development Parcels (54 acres), consistent with land use patterns within the Western Hills. Additionally, the 14 units that could be developed under the Development Agreement would fulfil a portion of the above moderate income units of housing required by the Cityôs Regional Housing Needs Allocation (RHNA) for the 2019-2027 Housing Element Planning Cycle (see Section 14, Population and Housing, of this Initial Study for more information).

For the reasons mentioned above, the Project would be consistent with the Cityôs General Plan and zoning code, the Countyôs UVAP and Housing Element, as well as the Government Code and LAFCo policies related to annexation.

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. There are no identified mineral resources within the Project area. 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. ñAmbient 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 Ä6054, *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 (500ô) 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 with mitigation incorporated. Construction activities are generally temporary, resulting in periodic increases in the ambient noise environment. However, these phases of construction have the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in **Table 3** It should be noted that the noise levels identified in the table below are maximum sound levels (Lmax) at 15 ft from the source, which are the highest individual sound occurring at an individual time period. The level of noise varies based on varying durations of construction equipment in use and with distance from the noise source. Typically, noise decreases as distance increases. 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).

Table 3. Maximum Noise Levels Associated with Typical Construction Equipment

Type of Equipment	Lmax at 15 Feet (dBA)
Concrete Saw	100
Crane	91
Concrete Mixer Truck	89
Backhoe	88
Dozer	92
Excavator	91
Forklift	88
Paver	87
Roller	90
Tractor	94
Water Truck	90
Grader	95
General Industrial Equipment	95

Source: Federal Highway Administration. 2006. Roadway Construction Noise Model (FHWA-HEP-

Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas. Residential areas are also considered noise sensitive, especially during the nighttime hours. The nearest existing sensitive receptors are residential uses adjoining the Project site to the east and south along Redwood Avenue; the closest residence being more than 700 ft away from the potential house site on proposed Parcel 1. However, construction related noise would be considered temporary. In addition, to reduce potential noise impacts to nearby sensitive receptors, Mitigation Measure NOI-1 would require compliance with the Cityôs allowed hours of construction (7:00 a.m. to 7:00 p.m.), include Best Management Practices (BMPs) for reducing construction noise, and require construction equipment to be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. Noise impacts associated with construction would be the Project would be **less than significant with mitigation incorporated**.

Operation of the Proposed Project would result in stationary noise sources associated with typical residential land uses (e.g., mechanical equipment, dogs/pets, landscaping activities, cars parking, etc.). These noise sources are typically intermittent and short in duration, and would be comparable to existing sources of noise experienced at surrounding residential uses. As such, impacts from operation of the Project would be less than significant.

(b) Less than significant impact. Project 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. The Project 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. The nearest airport to the Project site is the Ukiah Municipal Airport, located approximately 0.79-mile east of the Project site. As discussed in Section 9(e) of this Initial Study, a portion of the Project (all of proposed Parcel 1, and a portion of proposed Parcels 2 and 3) are located within the ñD- Other Airport Environsòcompatibility zone of the ACLUP, which is described as having negligible risk with the potential for periodic annoyance from overhead flights. However, single-family homes are listed as a normally acceptable use in this airport compatibility zone. The remainder of the Project sire is not located within the ACLUP. 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**.

Mitigation Measures:

NOI-1: Prior to building permit or grading permit issuance, the developer shall comply with the following:

a. Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.
b. Construction haul routes shall be designed to avoid or lessen impacts to noise-sensitive uses (e.g., residences, schools, convalescent homes), to the extent feasible.
c. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
d. Per the Cityôs Noise Ordinance, construction shall not take place outside of the hours of 7:00 a.m. to 7:00 p.m.

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 Cityôs 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 Ukiahôs 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 Cityôs 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 Cityôs 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) Less than significant impact. As previously discussed in the Project Description and Land Use Section (11) of this Initial Study, the Proposed Project would annex approximately 707 acres into the City. Once annexed, 54 acres could be developed with up to 14 residential units (seven single family homes and one associated ADU per lot) through the proposed Development Agreement. Although no development is proposed at this time, for this analysis it is assumed that future development of all Development Parcels would result in construction and development of residential uses on the site.

Under the Countyôs General Plan and Zoning Ordinance, the entirety of the 707 acres has the potential to be developed with up to one dwelling per 40 acres, for a total of 17 primary dwellings. In addition, an ADU may be constructed as of right on each parcel, resulting in the potential for up to 34 total units to be developed. The City of Ukiahôs General Plan land use designation of Low Density Residential (LDR) allows for a density of six dwelling units per acre. Under these regulations, the 54 acres for residential development could conceivably be developed with up to 330 units. However, the proposed Development Agreement would restrict development to one single family dwelling per parcel and one ADU (except in cases where the slope exceeds 50 percent, per the Cityôs Hillside Overlay Ordinance), for a total of up to14 units. Although Development Parcels 1-3 may be developed within the Countyôs jurisdiction prior to annexation by-right, they will be required to be developed to R1-H standards through CC&Rs. All Development Parcels would be prezoned to R1-H (with a Low Density Residential General Plan land use designation) and are located within the 95ô General Planôs Unincorporated Planning Area, as well as the current UVAP/SOI boundary. The proposed Development Parcels are consistent with the density and intent of the LDR land use designation and R1H zoning. Additionally, the 14 units that could be developed under the Development Agreement would fulfil a portion of the moderate to above moderate income units required by the Cityôs RHNA for the 2019-2027 Planning Cycle.

As a part of the Project, utilities would be extended to the area. However, because the extension of utilities would be limited to the seven Development Parcels that are currently zoned for rural residential development, the Project, including development of up to 14 units, would not directly induce substantial unplanned development and population growth in the area. The remaining 640 acres that would be preserved as open space would not be developed with residential uses that could result in an increase in population. 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.**

(b) Less than significant impact. The Project site is vacant and does not include any housing that would be displaced as a result of the Project. 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 Sherriffôs 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 (Cal Fire). 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 (up to 14 units) on the site. New homes in the Cityôs jurisdiction would be served by the Cityôs Police Department and the Ukiah Valley Fire authority. This minimal increase in service area would not be

considered significant, as fire and police impact fees are collected for new construction to offset the financial burden that new development can potentially create for the fire department.

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.

Lastly, as discussed in Section 16, Recreation, the increase in residential units would not be considered significant and future development would be required to pay park impact fees, which are used to assist in the development and maintenance of parks and recreation facilities.

Future residential development would be assessed, and impact fees for all aforementioned public services would be collected during the Building Permit process. 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 City does have aspirations to develop trails and recreational open space areas at some point in the future. Potential development of up to 14 new residential units would increase population, and in turn, increase the use of existing recreation facilities. However, the increase in population would not be considered significant and future development would be required to pay all park impact fees, which are used to assist in the development and maintenance of parks and recreation facilities. 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 Ä15064.3, 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). MCOGôs 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 projectôs 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 projectôs 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 projectôs 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).

The Project parcels are currently accessed through existing private dirt and gravel roads that connect to Redwood Avenue, a City owned and maintained road, through an existing access point controlled by a private gate. However, the access road width ranges from 18 ft to 35 ft, with the majority of it being a minimum of 20 ft wide. The sections that are 18 ft wide are approximately 100 ft long and have wider turn-outs immediately before or after them. The Nearest MTA bus stop is located at Washington Avenue and South Dora Street, approximately 0.45-mile southeast of the access point on Redwood Avenue. Portions of Redwood Avenue are improved with sidewalks; Redwood Avenue ultimately connects via Helen Avenue and either Observatory or Washington Streets to Dora Street and the larger western Ukiah area, which contain local bike and pedestrian facilities.

Discussion: (a-b) Less than significant impact. 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 ñscreening thresholdsòto 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. Because the Project would ultimately allow a max buildout of seven single family residential units and the possibility of associated ADUs, the Project may be screened out of further VMT analysis. Nonetheless, a qualitative analysis of VMT is provided below.

Since the Project site is currently undeveloped, any development with related vehicle use would increase VMT. In this case, there would be an increase in traffic to and from the site during both construction and operation of the Project. 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. In addition, minor increases to traffic on adjacent streets (specifically Redwood Avenue and Helen Avenue) could occur when heavy equipment required for construction is traveling to and from the site. However, once construction is complete, workers would no longer be traveling to the site, and the source of VMT would result from permanent residents. Four households would generate approximately 108 VMT per day in Mendocino County based on the 2012 California Household Travel Survey (CHTS) noted in the VMT Baseline Study. This results in each residence producing 27 VMT per day. Accordingly, it is anticipated that the seven single-family homes would produce a total of 189 VMT per day. If the associated seven ADUs were constructed, this would generate more VMT, but is not anticipated to result in the same number of VMT as the primary residences. Nonetheless, VMT generated from the Project would be similar to that of existing low-density residential development, and would be considered **less than significant**.

The VMT impacts of the residential development would not conflict with the 2017 Regional Transportation Plan (RTP) adopted by the MCOG, Mendocino County's Regional Transportation Planning Agency. Per the 2017 Regional Transportation Plan (RTP), new development is expected to produce rather localized impacts. As cited below in footnote 2, *"Land use policies [in Mendocino County] tend to protect open-spaced lands such as agriculture and forestlands."*[5] The Proposed Project would not conflict with identified Major Improvements, Goals, Policies or Objectives identified in the 2017 RTP. Additionally, the Ukiah Valley Area Plan (2011) identifies future conceptual roadway improvements for the plan area. The Proposed Project does not conflict with the UVAP's recommendations and conceptual road improvements, because these recommendations address gaps in the street system expand capacity where future congestion levels are anticipated, and development of parallel north/south facilities.

For the reasons stated above, the Project would not conflict with CEQA Guidelines Ä 15064.3, nor would it conflict with a regional plan or policy related to traffic. Impacts would be **less than significant.**

(c-d) Less than significant impact. Approximately one-half mile of the existing 18 to 35ft wide gravel private access road, beginning at the access point at the terminus of on Redwood Avenue to the house sites, would be paved to serve the future housing development sites. The road improvements will include developing a cul-de-sac and possibly extending driveways to Development Parcels. The Developer will complete the road improvements but the road will remain under private ownership that will be maintained by a Homeowner's Association (HOA) for future residential development. Both the

[5] https://www.mendocinocog.org/files/742330750/2017+RTP+As+Adopted%28web+format%29.pdf (pg. 11)

California Department of Forestry and Fire Protection (Cal Fire) and the Ukiah Valley Fire Authority (UVFA) have reviewed the Project and conducted a site visit. All road improvements would be developed in accordance with Fire and Building codes related to emergency access and safety. Therefore, proposed access improvements 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 ñsites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribeòthat 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 ñbegin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the Proposed Project.òThe 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

Discussion: (a-b) Less than significant impact. As described in Section 5, Cultural Resources, of this Initial Study, no cultural resources were identified within the Project area as a result of the records search, literature review, or archaeological field survey. In addition, due to its topography, the site is considered to have a ñlow potentialòfor cultural, archeological, and historic resources.

Although no tribes have contacted the City of Ukiah to request notification under AB 52, tribal notifications offering the opportunity to request formal consultation were sent to local tribes on December 15, 2020. In addition, a request seeking a list of tribes that should be contacted was sent to the NAHC. Notices were sent to the additional tribes identified by the NAHC on January 14, 2021. On January 28, 2021, a request for formal consultation by the Pinoleville Pomo Nation was received; AB52 consultation was concluded with the tribe on May 3, 2021. Correspondence with Pinoleville Pomo Nation has been omitted for confidentiality. The list of tribes contacted are included in **Attachment C**.

Despite the negative findings and the low potential for resources to occur on-site, there is potential for resources to be inadvertently discovered during ground disturbing activities. Therefore, Mitigation Measures CUL-1 and CUL-2 would be implemented. Impacts to would be **less than significant with mitigation incorporated.**

Mitigation Measures:

Implementation of **CUL-1** and **CUL-2.**

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 projectõs projected demand in addition to the providerõs 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, including the Proposed Project sites, do not currently have access to City utilities. For property outside of the City limits, services are provided by private service providers and special districts, as summarized below.

Electric. The City of Ukiah's Electric Utility Department provides electric services to properties within the City limits, while Pacific Gas & Electric (PG&E) provides services to properties outside of the City.

Water. There are five major providers of community water services in the Ukiah Valley. The City of Ukiah serves customers within the City, while Rogina Water Company and Millview, Calpella, and Willow County Water Districts serve the unincorporated areas. All suppliers are regulated by the California Department of Health Services, and Rogina Water Company is additionally regulated by the California Public Utilities Commission. The Project parcels are not located within an existing water district's boundary. According to the UVAP, the primary water source for water providers in the Ukiah Valley is the Russian River and diversion of Eel River water with storage in Lake Mendocino. Property owners without access to the City or community systems obtain water from individual wells, springs or direct diversions of Russian River water.

The City of Ukiah 2020 Urban Water Management Plan (UWMP) was adopted by City Council on June 2, 2021. The UWMP considers several growth scenarios including an additional 2,500 and 5,000 hookup scenarios and determined that there is capacity through the 2045 planning horizon to serve these growth projections.

Sewer and Wastewater. 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. The WWTP was upgraded in 2008. This upgrade included the addition of 2,400 equivalent sanitary sewer units (ESSUs). An ESSU is approximately what is used by a single-family dwelling unit. 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. Proposed Parcels 1-3 are located within the Ukiah Valley Sanitation District (UVSD) service area, while Parcels 4-7 are not included within a provider's current service area.

Solid Waste. 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 generated in the Ukiah Valley is exported for disposal to the Potrero Hills Landfill in Solano County. The Valley's solid waste disposal system consists of a large volume transfer station, Ukiah Transfer Station, which receives waste for export.

Discussion: (a) Less than significant impact with mitigation incorporated. Sewer, water and electric utilities would be provided to the Development Parcels. Sewer and water will be developed by

the property owner, while electric infrastructure will be developed by the property owner and/or the City. All utitlies would be owned and maintained by the HOA, with the exception of electric, which will be ultimately maintained by the City. Development of utilities could result in physical impacts to the environment. However, all utilities will be undergrounded and located within or adjacent to existing access roads, on private parcels and previously disturbed areas. In addition to serving the proposed residential developments, two water tanks will be installed to add new water storage and fire protection facilities in the Western Hills (identified by a blue dot on the Project Map in Figure 1). No other development is proposed at this time. With incorporation of mitigation measures listed below and described in Biological Resources, Geology and Soils, and Hydrology and Water Quality, impacts related to expansion of utilities would not result in a significant impact to the environment. Impacts would be **less than significant with mitigation measures incorporated**.

(b) Less than significant impact. Water will be provided by the property owner/developer on-site via two (2) 65,000 gallon water tanks. The water tanks will be owned and maintained by the HOA. According to the water tank planning study memorandum, prepared by GHD (December 10, 2020), the existing wells produce approximately 50,000 gallons per day and are located adjacent to the proposed tank. As a result, the developer proposes to supply the tanks with water from the wells rather than constructing new booster pump stations to pump water up to the tanks from the City's existing wells. As noted in the GHD memorandum, the potential development in this area could be served with adequate pressure by a tank at the proposed location. Accordingly, impacts would be **less than significant**.

(c) Less than significant impact. Wastewater from the properties will be treated at the City's Wastewater Treatment Plant (WWTP) through a new effluent line that will be constructed in existing roadways. The WWTP was upgraded in 2008. This upgrade included the addition of 2,400 equivalent sanitary sewer units (ESSUs). This project has seven building sites that could have seven additional Accessory Dwelling Units (ADUs). The Project would use a community septic tank, which would have to be pumped as needed, and sludge would be disposed of at the WWTP. With this design, discharges through the sewer line would have less Biochemical Oxygen Demand (BOD) and Total Dissolved Solids (TDS) than from other residential developments. This project is anticipated to use 14 ESSUs. The WWTP currently has available, between the City of Ukiah and the Ukiah Valley Sanitation District (UVSD), 1,571 ESSUs. The WWTP has capacity to serve this development and impacts would **be less than significant.**

(d-e) Less than significant impact. A significant amount of solid waste is not anticipated to be generated from the Project and all solid waste would be disposed of in accordance with all federal, state, and local statutes and regulations related to solid waste including state and local waste diversion requirements. Solid waste collected from construction and future development will be delivered to the Ukiah Transfer Station, which is owned by the City of Ukiah and operated by Solid Wastes Systems, Inc., and any materials not recycled, will be exported for disposal to the Potrero Hills Landfill in Solano County. Based on information provided on CalRecycle's website, the Potrero Hills Landfill has a maximum permitted throughput of 4,330 tons per day and a remaining capacity of 13.872 million cubic yards, and is estimated to remain in operation until February 2048. As such, the proposed would not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals. A **less than significant impact** would occur.

All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems.

Mitigation Measures:

Implementation of **BIO-1** through **BIO-5**, and **GEO-1**.

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: None of the lands within the City of Ukiah are located within a California Department of Forestry (Cal Fire) State Responsibility Area (SRA). However, County lands immediately west of the City (including the majority of the Project site(s)) are located within the SRA and are classified as having a ñVery Highò fire hazard severity. Although not located within an SRA, the City of Ukiah (UCC Ä5200) has adopted the SRA regulations for lands within the City limits located in High or Very High fire areas.

The Project site is developed with Cal Fire fuel breaks and has been subject to vegetation management practices in order to reduce fire risk in the Western Hills. 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, with ongoing annual maintenance performed by the property owner/developer.

As discussed in Section 9, Hazards and Hazardous Materials, the Countyôs 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 ñjurisdictional annexò 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 Cityôs jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

Discussion: (a, b & d) Less than significant impact. As described above the Project area is developed with fuel breaks and has been subject to vegetation management practices in order to reduce fuel load within the Western Hills. The Project site is developed with an existing access road that varies from 18 ft to 35 ft, wide with the majority of it being a minimum of 20 ft wide. The sections that are 18 ft wide are short in length (approximately 100 ft long) and have wide turn-outs immediately before or after them. Both the California Department of Forestry and Fire Protection (Cal Fire) and the Ukiah Valley Fire Authority (UVFA) have reviewed the Project and conducted a site visit. The existing gravel access road will be improved with asphalt and a cul-de-sac, in accordance with all current fire and safety codes applicable to the Project. The proposed improvements would increase the level of fire protection to the Project area. The Project also includes installation of water tanks and fire hydrants to add new water storage and fire protection facilities in the Western Hills. Per the California Fire Code, a portion of the water (varies based on size and number of homes) will be required to be allotted for fire protection services and cannot be used for residential use; this will be accomplished by a float switch that will be installed in the tanks. In addition, Public Resources Code Sections 4290 and 4291 contain additional requirements for lands within Very High Fire Severity Zones that would apply to the Project. These include, but are not limited to, the following which are designed to provide defensible space and fire protection for new construction and ensure adequate emergency access: increased property line setbacks for all applicable construction; on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000lb vehicles; maximum slope of 16%; turnout requirements; gate requirements and setbacks, parking standards, fuels reduction regulations, etc. All future residential development would be reviewed by the fire department and be required to adhere to all fire safety standards, including those etc.

There are no components of the Project that would conflict with, or impair the adopted MJHMP, EOP, or other adopted emergency response plan or emergency evaluation plan. For the reasons stated, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and would not impair emergency access. Impacts would be **less than significant**.

(C) Less than significant impact with mitigation incorporated. As described in Section 9, Hazards and Hazardous Materials, of this Initial Study, installation of infrastructure and construction of the Project may involve the use of gasoline-powered tools and equipment potentially introducing new temporary sources of ignition that could increase fire risk. However, implementation of Mitigation Measure HAZ-2 will reduce impacts to less than significant. **Less than significant with mitigation incorporated**.

Mitigation Measures:

Implementation of **HAZ-2**

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) Less than significant impact with mitigation incorporated. Project components including the acquisition, annexation, and prezoning of parcels, in addition to the Lot Line Adjustments, would not directly result in physical impacts to the physical environment. However, infrastructure improvements and the potential construction of up to seven single-family homes and seven associated ADUs, for a total of 14 units within the easternmost 54 acres of the Project area, could occur under the Development Agreement. Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs. Development Parcels 1-3 will still be included in the application for annexation and prezoned to R1-H. Although residential development is not proposed at this time and the Project would not grant any entitlements, this analysis assumes that the development will occur on all Development Parcels, both under the County and City's jurisdiction. As described throughout the Initial Study, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural /Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce impacts to **less than significant with mitigation incorporated**.

(b) Less than significant impact with mitigation incorporated. 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 with implementation of mitigation measures described herein. As discussed in Section 14, Population and Housing, as well as Section 11, Land Use and Planning, the potential development of up to 14 units would not induce substantial unplanned population growth in an area, either directly or indirectly. Individual impacts from the Project would not significantly contribute to cumulative impacts in the area as there are no known past projects nor current projects

within the vicinity of the site. However, all future housing development would be analyzed on a project level basis for direct, indirect, and cumulative impacts, as necessary. Mitigation measures identified within the Initial Study and Mitigated Negative Declaration related to ground disturbing activities and construction for road and utility improvements, as well as residential development, will be included in the Development Agreement and Conditions of Approval to ensure that they are implemented accordingly. Based on the findings and conclusions contained in the Initial Study, cumulative impacts related to the Proposed Project would be **less than significant with mitigation incorporated**.

(c) Less than significant impact with mitigation incorporated. Based on the findings and conclusions contained in the Initial Study, the Proposed Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be **less than significant with mitigation incorporated.**

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VII. MITIGATION MONITORING AND REPORTING PROGRAM

UKIAH WESTERN HILLS OPEN LAND & LIMITED DEVELOPMENT AGREEMENT PROJECT

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Construction and ground disturbing activities could result in short-term impacts to air quality.	**AQ-1: Diesel Engines ï Stationary and Portable Equipment and Mobile Vehicles**: 1. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District. 2. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District. 3. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate. 4. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.	Developer	Developer	During construction and ground disturbing activities	
	AQ-2: Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430: 1. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.	Developer	Developer	During construction and ground disturbing activities	

	2. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph. 3. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed. 4. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts. 5. All earthmoving activities shall cease when sustained winds exceed 15 mph. 6. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours. 7. The operator shall keep a daily log of activities to control fugitive dust. 8. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to: 1. Submit a Large Area Grading permit application to the District. 2. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos. 3. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos. 4. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.				

	AQ-3: Property Development-Prior to starting any construction, the applicant is required to: a. Obtain a Property Development Permit from the District for any open outdoor burning. b. Obtain a Grading Permit, if applicable. c. Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable. d. Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning. e. Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations.	Developer	Developer	Prior to construction	
Biological Resources					
Construction and ground disturbing activities could result in impacts to sensitive plant species and sensitive woodland tree habiat	**BIO-1: Sensitive Trees**. If trees are proposed for removal, preconstruction surveys shall be conducted by a qualified biologist to identify Oregon white oak forest and woodland, as well as California bay forest and woodland habitat; removal of sensitive habitat shall be conducted in accordance with California Department of Fish and Wildlife (CDFW) regulations.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could impact Red-belly newt, and other special status amphibians and their habitat	**BIO-2: Sensitive Amphibian Species.** A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly newt, or other sensitive amphibian species, and identify additional avoidance measures, if needed. A qualified biologist shall be on-site for any dewatering event to address the potential for the presence of sensitive amphibian	Qualified Biologist	Developer	Prior to ground disturbing activities	

	species such as foothill yellow-legged frog (Rana boylii).				
Construction, vegetation removal, and ground disturbing activities could impact nesting birds and their habitat	**BIO-3: Nesting Birds.** Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities occurring between March 1 and August 31 of any year. All active bird nests shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.	Qualified Biologist	Developer	Prior to vegetation removal or ground disturbing activities between March 1 and August 31	
Construction and ground disturbing activities could impact special-status insects and their habitat	**BIO-4: Special-Status Insects.** A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of special-status insect species and identify additional avoidance measures if needed. If a special-status insect nests are observed, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could impact special-status mammals and their habitat	**BIO-5: Special-Status Mammals.** Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities. If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, pre-construction bat surveys shall be conducted by a qualified biologist for activities that may affect bat roosting habitat and den sites.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Cultural Resources and Tribal Cultural Resources					

Ground disturbing activities have the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources	**CUL-1: Unanticipated Discovery**. If previously unidentified cultural, historic, palentologic or archeologic resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. A qualified professional archaeologist shall be contacted to evaluate the resource and methods necessary to protect it. Project personnel shall not collect, move, or disturb cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.	Qualified archaeologist	Developer	During ground disturbing activities	
Ground disturbing activities have the potential for accidental discovery of unknown Native American remains	**CUL-2: Encountering Native American Remains.** If human remains are encountered during ground disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a ñMost Likely Descendantò can be designated and further recommendations regarding treatment of the remains will be provided.	Qualified archaeologist	Developer	During ground disturbing activities	
Geology and Soils					
Ground disturbing activities could	Incorporation of Mitigation Measure **CUL-1**	Qualified archaeologist	Developer	During ground	

result in impacts associated with erosion, the loss of topsoil and landslides if not properly designed				disturbing activities	
	GEO-1: The Project shall comply with the erosion and design standards outlined in Chapter 7 of the Ukiah City Code. Prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval. Said plans shall protect against soil erosion and runoff through the implementation of appropriate Best Management Practices (BMPs). Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. No silt, sediment or other materials shall be allowed to flow from the project area.	Developer	Developer	Prior to any ground disturbance and throughout construction activities; ongoing as needed to control erosion	
Hazards and Hazardous Materials					
Project construction could result in a hazard to the public or the environment if the incidental use of petroleum hydrocarbons (fuel, oil) in tools used during construction were to lead to accidental leaks or spills in or around the work area	**HAZ-1:** The developer shall establish and implement construction site management practices that will prevent toxic materials and other debris from entering the City's storm drainage and waterway systems, including: a) There shall be no storage of hazardous materials at the Project Site; b) The developer shall provide adequate materials management, including covering, securing, and segregating potentially toxic materials (grease, oils, fuel, solvents, etc.); and c) The developer shall maintain supplies on-hand to contain spills of oil and any other hazardous materials used on-site.	Developer	Developer	During construction	
Construction of the Project may involve the use	**HAZ-2:** Should portable gasoline-powered equipment be used on site, the following firesafe precautions shall be taken:	Developer	Developer	During construction	

of gasoline-powered tools and equipment potentially introducing new temporary sources of ignition that could increase fire risk.	a) Spark arresters are required on all portable gasoline-powered equipment. b) Equipment shall be maintained in good working condition, with exhaust systems and spark arresters in proper working order and free of carbon buildup. c) Fuel the equipment in a safe place where spills can be contained and a fire extinguisher is nearby. Use the recommended gas/oil mixture and do not top off. Use a funnel or spout for pouring. Wipe off any spills. d) Do not refuel running or hot equipment. Dispense fuel at least 10 feet from sources of ignition. e) Do not use equipment in areas of dry vegetation. Keep leaves and dry materials away from a hot muffler. f) No smoking or open flame allowed near gasoline-powered equipment.				
Hydrology and Water Quality					
Ground disturbing activities and construction of the project would result in impervious surfaces that could impact water quality	Implementation of Mitigation Measures GEO-1 and HAZ-1	Developer	Developer	Prior to and during construction ; ongoing as needed to control erosion	
Noise					
Ground disturbing activities and construction of the project would	**NOI-1:** Prior to building permit or grading permit issuance, the developer shall comply with the following:	Developer	Developer	Prior to issuance of building or grading permits,	

result in temporary noise impacts	a. Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. b. Construction haul routes shall be designed to avoid or lessen impacts to noise-sensitive uses (e.g., residences, schools, convalescent homes), to the extent feasible. c. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. d. Per the Cityôs Noise Ordinance, construction shall not take place outside of the hours of 7:00 a.m. to 7:00 p.m.			and during construction	
Utilities and Service Systems					
City sewer, water and electric utilities would be extended to the area which could result in physical impacts to the environment	Implementation of **BIO-1** through **BIO-5**, and **GEO-1**.	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	
Wildfire					
Construction of the Project may involve the use of gasoline-powered equipment and machinery, potentially introducing new	Implementation of Mitigation Measure **HAZ-2**	Developer	Developer	During construction	

sources of ignition that could increase fire risk					

FINAL DRAFT ISMND ATTACHMENTS

Existing Site Photographs

Existing access road

Existing water tank site

Existing "house site" on one of the proposed Development Parcels

JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

Biological Assessment Report

Prepared For:

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APNs: 001-040-83, 157-070-01, 157-070-02, and 003-190-01

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Section 1.0: Introduction

This biological assessment was prepared by Jacobszoon and Associates Inc. for the City of Ukiah for the purpose a lot line adjustment to reconfigure parcels for future single-family residential development on approximately 55 acres. The project site is located just west of Ukiah, CA within Sections 19 and 30, Township 15N, Range 12W, Mount Diablo Base and Meridian, in the Ukiah USGS 7.5-minute quadrangle, APNs: 001-040-83, 157-070-01, 157-070-02, and 003-190-01 (Appendix D: Map 1, Study Area- Topographic Map). A site visit was conducted on February 5, 2021. A botanical survey was conducted on March 30, 2021. Additional botanical survey results will be amended in once completed.

The purpose of this study was to identify and map areas within the parcel that are potential sensitive natural communities and to locate special-status plants and special-status animal habitats to determine if they would be directly or potentially impacted by the proposed project. The Study Area referred to within this report comprises approximately 55 acres and includes existing dirt and gravel roads, fire breaks, water tank pad sites, and areas cleared for potential house sites (Appendix D: Map 2, Study Area-Aerial Map).

This report includes the following:

- Regulations and Project Description (Section 2)
- Field Survey Methodology (Section 3)
- Study Area Setting (Section 4)
- Field Survey Results (Section 5)
- Assessment Summary and Recommendations (Section 6)
- Tables of Special-Status Plants and Wildlife within CNDDB nine quads (Appendix A)
- List of Species Observed (Appendix B)
- Representative Photographs of Study Area (Appendix C)
- Supporting Maps (Appendix D)
- Supporting Documents (Appendix E)

Section 2.0: Regulations and Descriptions

2.1 Regulatory Setting

In addition to the requirements of Mendocino County's permitting process, the project shall comply with Federal, State, and local regulations designed to protect sensitive natural resources. The following natural resources are protected under one or more of several Federal and/or State regulations and should be considered when designing and/or implementing the proposed project within the Study Area:

Essential Fish Habitat: protected through changes to the Magnuson-Stevens Fishery Conservation and Management Act to maintain sustainable fisheries in the United States, administered by National Marine Fisheries Service (NMFS):

- Includes habitats (rivers, creeks, estuaries) that may support anadromous fish (fish migrating from ocean habitat into freshwater river habitat), as well as commercially and/or ecologically valuable fishes.

Streams, Lakes, and Riparian Habitat: protected under the California Fish and Game Code (CFGC), administered by the California Department of Fish and Wildlife (CDFW):

- Includes creeks and rivers (bodies where water flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life), and vegetation adjacent to and associated with (riparian habitat).

Waters of the State: protected under the State Water Resources Control Board

Waters of the U.S.: protected under the Clean Water Act (CWA), administered by the Environmental Protection Agency (EPA) and U.S. Army Corps of Engineers (Corps):

- Includes wetlands, streams, rivers, and other aquatic habitats meeting the guidance issued by the Corps.

2.2 Natural Communities and Sensitive Natural Communities

Sensitive Natural Communities: protected under the California Fish and Game Code (CFGC), administered by California Department of Fish and Wildlife (CDFW 2020):

- Includes terrestrial vegetation or plant communities that are ranked by NatureServe and considered "threatened" or "endangered" by CDFW, lists of such are included in *List of Vegetation Alliances and Associations* (CDFW 2020).

2.3 Special-Status Species

Special-status Plant and Wildlife Species including Critical Habitat: protected under one or more of the Federal Endangered Species Act (ESA), California Endangered Species Act (CESA), California Environmental Quality Act (CEQA), administered by the U.S. Fish and Wildlife Service (USFWS), and/or CDFW:

- Includes plants listed under the ESA and/or CESA, or those plants ranked by the California Native Plant Society (CNPS) as Rank 1, 2, 3 and 4.

- Includes wildlife listed under the ESA and/or CESA, and wildlife listed by CDFW as Species of Special Concern, Fully Protected Species, and/or Special status including Invertebrates, Birds of Conservation Concern listed by USFWS, Species of Concern listed by National Marine Fisheries Service (NMFS), Western Bat Working Group (WBWG).

Section 3.0: Field Survey Methodology

3.1 Assessment Methods

The biological resource assessment is designed to identify sensitive communities within the Study Area and determine the existence or potential occurrence for special-status species. The assessment is also designed to address the potential for cumulative impacts to biological resources that may occur as a result of the project and to make recommendations to reduce or mitigate potential impacts.

The biological resource assessment includes the analysis and comparison of existing habitat conditions within the Study Area and the documented range and habitat requirements of sensitive plant and wildlife species described in CDFW's California Wildlife Habitat Relationships System (CWHR).

Jacobszoon & Associates Inc. senior biologist Alicia Ives Ringstad conducted a biological resource assessment of the Study Area on February 5, 2021, consisting of approximately six (6) hours. The Study Area was assessed to document: (1) the on-site plant communities, (2) existing conditions and their ability to provide suitable habitat for any special-status plant or wildlife species, and (3) if sensitive biological communities (e.g. wetlands, vernal pools) are present.

Plant species observed during the site assessment were recorded and are listed in Appendix B. Plants listed in Appendix B were identified using *The Jepson Manual: Vascular Plants of California 2nd Edition* (Baldwin et al. 2012) to the taxonomic level necessary to determine rarity. The names provided in this biological assessment report follow *The Jepson Flora Project* (JFP 2021).

3.2 Database and Resource Descriptions

Prior to conducting field surveys, available reference materials were reviewed, including the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) *Web Soil Survey,* the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), the Ukiah 7.5'-minute USGS quadrangle topographic map, and the most recent available aerial imagery. The 100-year flood zone was assessed using the Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer (NFHL) (Appendix D, Map 8: FEMA National Flood Hazard Layer Map). The location of streams and watercourses within the project vicinity were reviewed using datasets from California Streams and the California Department of Forestry and Fire Protection (CAL FIRE).

Existing vegetative communities were reviewed using CDFW's Vegetation Classification and Mapping Program (VegCAMP) data for the potential existence and location of sensitive biological communities including Mendocino Cypress (*Hesperocyparis pygmaea*) and related vegetation. Where VegCAMP data was not available, existing vegetative communities were reviewed using USDA Forest Service Classification and Assessment with Landsat of Visible Ecological Groupings (CALVEG) data.

Databases queried for the occurrence of special-status species include the USFWS Information for Planning and Consultation (IPaC), California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (online edition, v8-03 0.39), and the California Department of Fish and Wildlife California Natural Diversity Database (CNDDB) Spotted Owl Data Viewer, RareFind and Quick Viewer processed and unprocessed data (online edition, v5.94.01). The CNDDB consists of mapped overlays of all known populations of sensitive plants and wildlife. The database is continually updated with new sensitive species population data.

The CNPS database produces a list of sensitive plants that have population occurrences registered within the scoping range. Various habitat characteristics are included with each listed species, including location of the Study Area with regard to the geographic range of sensitive plant species, location(s) of known populations of sensitive plant species as mapped in the CNDDB, soils of the Study Area, elevation, presence/absence of special habitat features (vernal pools, serpentine/volcanic soils, etc.) and plant communities existing within the Study Area.

While use of the CNPS inventory does not eliminate the need for an in-season botanical survey, it can, when used in conjunction with other information, provide a very good indication of the suitability of a site as habitat for sensitive plant species. The CNDDB consists of mapped overlays of all known populations of sensitive plants and wildlife (Appendix D, Map 3: CNDDB Vicinity Map). The database is continually updated with new sensitive species population data.

California Wildlife Habitat Relationships (CWHR) Predicted Habitat Suitability is a dataset accessed through CNDDB BIOS Commercial/Spotted Owl Viewer that represents areas of suitable habitat within species' documented ranges. Examination of the CWHR dataset was applied when: 1) the data is available for the species of concern, and 2) when there is a moderate to high potential for an animal to occur on or within 100 feet of the Study Area. CWHR examines whether the areas being examined in the biological assessment is habitat which *may* support a species of special concern. Habitat suitability ranks of Low (less than 0.34), Medium (0.34-0.66) and High (greater than 0.66) suitability are based on the mean expert opinion suitability value for each habitat type for breeding, foraging, and cover (CDFW 2021).

3.3 Database Resource Assessment

A scoping of the CNDDB and CNPS Inventory of Rare and Endangered Plants was performed to identify existing and historical occurrences of special status species and sensitive terrestrial communities within the project vicinity. The scoping extended to twelve quads surrounding and including the Ukiah 7.5-minute USGS Quadrangles and included the Boonville, Cow Mountain, Elledge Peak, Laughlin Range, Orrs Springs, Potter Valley, Purdy's Gardens, Redwood Valley, and Ukiah 7.5-minute USGS Quadrangles. In addition, a 0.25-mile radius scoping area was completed for the identification of northern spotted owl (*Strix occidentalis caurina*, NSO) Activity Centers. No spotted owl territories (Activity Centers) are located within the 0.25-mile buffer.

Prior to the site visit, the databases listed above were accessed to determine whether sensitive biological communities, special-status species or other sensitive areas were documented within the vicinity of the Study Area (Appendix D: Map 3, CNDDB Vicinity Map). During the site visit, existing habitat conditions were evaluated and used to assess the potential for presence of special-status species. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

- No Potential: Habitat on and adjacent to the Study Area is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

- Unlikely: Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the Study Area is unsuitable or of very poor quality. The species is not likely to be found on-site.
- Moderate Potential: Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the Study Area is suitable. The species has a moderate probability of being found on-site.
- High Potential: All the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the Study Area is highly suitable. The species has a high probability of being found on-site.
- Present: Species is observed on the site or has been recorded (i.e. CNDDB) on-site recently.

A complete list of all special-status species and communities listed in the nine-quad scoping of the CNDDB and CNPS as well as those listed in an official USFWS IPaC search of the project area is included in Appendix A: Scoping Table of Special-Status Species and Communities and Potential to occur within the Study Area, and in supporting documents within Appendix E.

3.4 Biological Communities

Biological communities present within the Study Area were classified based on existing plant community descriptions described by Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986), USDA Forest Service Classification and Assessment with Landsat of Visible Ecological Groupings (CALVEG) system, and the Manual of California Vegetation Online Edition (MCV2 Alliances, CNPS 2021b). However, in some cases it may be necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Biological communities were classified as sensitive or non-sensitive as defined by CEQA and other applicable laws and regulations.

The currently accepted vegetation classification system for the state that is standardly used by CDFW, CNPS, and other state and federal agencies, organizations, and consultants for survey and planning purposes is the *Manual of California Vegetation* (MCV; Sawyer, Keeler-Wolf, and Evans 2009). Unlike Holland, this vegetation classification system is based on the standard National Vegetation Classification System (NVCS) and includes alliances (a floristically defined vegetation unit identified by its dominant and/or characteristic species) and associations (the finer level of classification beneath alliance).

Although the CNDDB still maintains records of some of the old Holland vegetation types, these types are no longer the accepted standard, and the CDFW Vegetation Classification and Mapping Program (VegCAMP) has published more recent vegetation lists for the state based on a standardized vegetation classification system that is currently being developed for California and which is consistent with the MCV classification system. Global and state rarity rankings have been assigned for various types on the recent VegCAMP lists.

3.4.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA, and other Federal, State, and local laws, regulations, and ordinances. These communities may, however, provide suitable habitat for some special-status plant or wildlife species, and are described in Section 5.1.

3.4.2 Sensitive Biological Communities

Sensitive biological communities include those that are listed in CNDDB as well as MCV2 alliances or associations with state ranks of S1-S3. Aquatic resources (e.g. watercourses, ponds, wetlands, vernal pools, etc.) are also considered sensitive biological communities and are afforded special protections under CEQA and other Federal, State, and local laws, regulations, and ordinances. Sources for assessing sensitive terrestrial or aquatic natural communities include *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986), *List of Vegetation Alliances* (CDFW, 2020), *A Manual of California Vegetation* (CNPS 2021b), California Streams, and USFWS National Wetlands Inventory (NWI).

<u>Sensitive Natural Communities</u>

CDFW considers any MCV2 alliance or association with a state rank of S1-S3 a sensitive natural community. Global and state rankings are defined below.

Global Ranking:

- G1-Critically Imperiled: At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
- G2-Imperiled: At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
- G3-Vulnerable: At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
- G4-Apparently Secure: Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- G5-Secure: Common; widespread and abundant.

State Ranking:

- S1-Critically Imperiled: Critically imperiled in the state because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.
- S2-Imperiled: Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.
- S3-Vulnerable: Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the state.
- S4-Apparently Secure: Uncommon but not rare in the state; some cause for long-term concern due to declines or other factors.
- S5-Secure: Common, widespread, and abundant in the state.

Critical Habitat

Critical habitat is a term defined by the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. Federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species, but which are needed for the species' recovery, are protected by the prohibition against adverse modification of critical habitat.

Aquatic Resources

Watercourses and other waterbodies were classified using guidance from the *California Forest Practice Rules 2020* (FPR). Wetlands are determined using the USFWS National Wetland Inventory (NWI) database and are defined in the 1987 USACE Wetlands Delineation Manual as "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs, and similar areas. Wet areas are areas with observed hydrophytic vegetation and/or other hydrologic indicators that suggest the area is influenced by ponding or flooding for a significant amount of time throughout the growing season. Wet areas should be given the same protections as wetlands for the purposes of this assessment until a wetland delineation is conducted to confirm the presence and extent of wetlands.

3.5 Special-status Species

Special-status plants (native, vascular and non-vascular) and animals assessed are of limited abundance in California, with known occurrence or distribution in Mendocino County, and were derived from the following lists:

- Federal listed or threatened or endangered plants or species of concern (FT, FE, FSC)
- California State listed or rare, threatened or endangered plants or species of concern (SR, ST, SE, SP, SSC)
- Board of Forestry Sensitive (BFS)
- California Department of Fish and Wildlife (CDFW) Status animals: Fully Protected, Species of Special Concern and Watch List (FP, SSC, WL)
- California Native Plant Society Rare Plant Rank (CRPR) list 1A species (plants presumed extirpated in California, and either rare or extinct elsewhere)
- California Native Plant Society Rare Plant Rank (CRPR) list 1B species (plants rare, threatened or endangered in California and elsewhere)
- California Native Plant Society Rare Plant Rank (CRPR) list 2A species (plants presumed extirpated in California but more common elsewhere)
- California Native Plant Society Rare Plant Rank (CRPR) list 2B species (plants rare, threatened, or endangered in California but more common elsewhere)
- California Native Plant Society Rare Plant Rank (CRPR) list 3 (plants which more information is needed- a review list)

- California Native Plant Society Rare Plant Rank (CRPR) list 4 (plants of limited distribution – a watch list)

Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, is rare, threatened, and/or endangered under the following definitions:

> A species, subspecies, or variety of plant is **"endangered"** when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is **"threatened"** when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is **"rare"** when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its habitat continues to deteriorate.

The site assessment is intended to identify the presence or absence of suitable habitat for special-status species known to occur within the Study Area. The site visit does not constitute a full season protocol-level survey and is not intended to determine the actual presence or absence of a species. If a special-status species is observed during the site visit, its presence will be recorded and discussed. All plant and wildlife species observed were recorded and are included in Appendix B.

Section 4.0: Study Area Setting

4.1 Climate and Hydrology

The project site is located west of Ukiah, CA within Sections 19 and 30, Township 15N, Range 12W, Mount Diablo Base and Meridian, in the Ukiah USGS 7.5-minute quadrangle (Appendix D: Map 1, Study Area). The Study Area is located along a ridgetop that divides the Orrs Creek – Russian River watershed (HUC-12, 180101100403). The average annual precipitation is 41 to 63 inches, the average annual air temperature is 55-60 degrees F, and the average frost-free period is 240 to 340 days.

4.2 Topography and Soils

The Study Area is located at approximately 840-1,600 feet in elevation and is underlain by two (2) soil mapping units, according to the United States Department of Agriculture, Natural Resources Conservation Service's *Web Soil Survey*: Map Unit Symbol 141, Hopland loam, 30 to 50 percent slopes; and Map Unit Symbol 151, Hopland-Wohly loams, 50 to 75 percent slopes (Appendix D: Map 4, Soil Map). A description of the soil series are as follows:

Hopland loam, 30 to 50 percent slopes (Map Unit Symbol 141): This map unit is located on mountains and hills. Included in this unit are small areas of Squawrock, Hellman, Witherell and Cummiskey soils. California black oak and Pacific madrone are the main tree species. Among the trees of limited extent are Douglas-fir, Oregon white oak, interior live oak and blue oak. The elevation range is 490 to 2,400 feet.

- Hopland loam is moderately deep, well drained soils formed in material weathered from sandstone and shale. Redvine soils are on dissected stream terraces and have slopes of 2 to 30 percent.

Hopland-Wohly loams, 50 to 75 percent slopes (Map Unit Symbol 151): This map unit is on hills and mountains. Included in this unit are small areas of Bearwallow, Cassabonne, Hellman and Squawrock soils. The native vegetation is mainly oaks and scattered pockets of Douglas-fir. The elevation range is 500 to 2,500 feet.

- Hopland soil is moderately deep, well drained soils formed in material weathered from sandstone and shale.

- Wholy soil is moderately deep, well drained soils formed in material weathered from sandstone and shale.

4.3 Biota and Land Use

Regionally, the Study Area has historically been used primarily for timber and firewood production, recreation, homesite development, and wildlife habitat (USDA Web Soil Survey, 2021). Section 5 provides a detailed account of the biological communities found on-site, including sensitive and non-sensitive biological communities and additionally the special-status flora and fauna with potential to occur within the Study Area.

Section 5.0: Field Survey Results

5.1 Biological Communities

The Study Area and immediate surroundings were assessed prior to a site a visit on February 5, 2021 to determine local biological communities present and develop a comprehensive list of all plant and wildlife species that may be present. Natural communities referred to in this report include Holland 1986 descriptions, USFS CALVEG classifications, and the Manual of California Vegetation (MCV2) alliance descriptions.

Holland Descriptions:

The Study Area is within Cismontane woodland, Valley and foothill grassland and Broadleaved upland forest habitat as best classified by the habitat classification system described by Holland 1986. Descriptions of these habitat types are as follows:

- Valley and Foothill Grassland: Introduced, annual Mediterranean grasses and native herbs. On most sites the native bunch grass species, such as needle grass, have been largely or entirely supplanted by introductions. Stands rich in natives usually found on unusual substrates, such as serpentinite or somewhat alkaline soils.

- Cismontane Woodland: Trees deciduous, evergreen, or both, with open canopies. Broadleaved trees, especially oaks, dominate, although conifers may be present in or emergent through the canopy. Understories may be open and herbaceous or closed and shrubby. This type occurs on a variety of sites below the conifer forests in Mediterranean California.

- Broadleaved Upland Forest: Stands of evergreen or deciduous, broadleaved trees 5 meters or more tall, forming closed canopies. Many, but not all, with very poorly developed understories. Several are seral to montane conifer forests. It includes the "mixed evergreen forest" of the Coast Ranges.

USFS CALVEG Classifications:
According to USDA Forest Service CALVEG mapping delineation, the regionally dominant vegetation type within the Study Area is comprised of Black oak, Oregon white oak, Pacific Douglas-fir, Douglas-fir-Ponderosa pine, Interior live oak and Interior mixed hardwood (Appendix D: Map 5, CALVEG Classification Map). Descriptions of these vegetation types are as follows:

- California Black oak: California Black Oak (*Quercus kelloggii*) occurs extensively in this zone at elevations up to about 6000 feet (1830 m). It has been mapped abundantly as a dominant hardwood in the Eastern Klamath Mountains and Oregon Mountain Subsections (Mountains Section) and in the Eastern and Central Franciscan and Konocti Flows Subsections (Ranges Section) and scattered 13 among twenty-five other subsections in the three sections. It may develop into relatively pure stands on moderately steep slopes or may associate with Oregon White Oak (*Q. garryana var. garryana*) and/or Canyon Live Oak (*Q. chrysolepis*) on drier or harsher sites. These stands are commonly found within or below the Douglas-fir (*Pseudotsuga menziesii*), Mixed Conifer - Pine and Ponderosa Pine (*Pinus ponderosa*) types, often as a result of fire or other disturbance, especially in Douglas-fir areas. Black Oak commonly is a major understory hardwood in those conifer types and also typically grows on better soils than those of the Canyon Live Oak-dominant type. Commonly associated shrubs include both upper and lower montane species such as various Manzanitas (*Arctostaphylos spp*.), shrub Oaks (*Quercus spp*.), Deerbrush (*Ceanothus intergerrimus*), Brewer Oak (*Q. garryana var. breweri*), Wedgeleaf Ceanothus (*C. cuneatus*), etc.

- Pacific Douglas-Fir: Douglas-fir (*Pseudotsuga menziesii*) is the dominant overstory conifer over a large area in the Mountains, Coast, and Ranges Sections. This alliance has been mapped at various densities in most subsections of this zone at elevations usually below 5600 feet (1708 m). Tanoak (*Lithocarpus densiflorus var. densiflorus*) is the most common hardwood associate on mesic sites towards the west. Along western edges of the Mountains Section, a scattered overstory of Douglas-fir often exists over a continuous Tanoak understory with occasional Madrones (*Arbutus menziesii*). Canyon Live Oak (*Quercus chrysolepis*) becomes an important hardwood associate on steeper or drier slopes and those underlain by shallow soils. Black Oak (*Q. kelloggii*) may often associate with this conifer but usually is not abundant. In addition, any of the following tree species may be sparsely present in Douglas-fir stands: Redwood (*Sequoia sempervirens*), Ponderosa Pine (*Pinus ponderosa*), Incense Cedar (*Calocedrus decurrens*), White Fir (Abies concolor), Oregon White Oak (*Q. garryana*) and Bigleaf Maple (*Acer macrophyllum*), among others. The shrub understory may also be quite diverse and includes a wide range of shrubs and forbs.

- Interior Mixed Hardwood: No single species is dominant in the Interior Mixed Hardwood Alliance, a mixture that has been mapped most extensively in the Central Franciscan and Ultrabasic Complex Subsections of the Mountains Section and the Mount St. Helena Flows and Valleys, Coast Franciscan and Marin Hills and Valleys Subsections of the Coast Section. It also occurs with less abundance in thirteen other subsections in all three sections. The mixture in this area includes diverse proportions of Oregon White (*Quercus garryana*), Canyon Live (*Q. chrysolepis*) and Blue (*Q. douglasii*) Oaks, with lesser amounts of California Bay (*Umbellifera californica*) and Coast Live Oak (*Q. agrifolia*). Conifer associates are mainly Douglas-fir (*Pseudotsuga menziesii*) and in western areas, Redwood (*Sequoia sempervirens*). This alliance has been mapped at elevations generally below about 4000 feet (1220 m). Annual grasses and forbs typically occur in these open sites.

- Oregon White Oak: Oregon White Oak (*Quercus garryana*) is widely distributed from British Columbia to this zone, with outlying scattered populations further east and south to the Sierra Nevada Mountains and southern California. The tree form (*Q. g.* var. *garryana*) becomes a local canopy dominant in woodlands of the three sections of this zone across thirty-one subsections, becoming especially prominent in seven of them. Mapped elevations of this type are usually below about 5800 feet (1768 m). Often developing on poor, exposed or droughty soils in inland valleys, foothills or rocky ridges, the Oregon White Oak type also is found in poorly drained areas having occasional standing water or next to stream terraces. On better sites, it is usually out-competed by species such as Douglas-fir (*Pseudotsuga menziesii*) and California Black Oak (*Q. kelloggii*), often becoming a minor element in mixed hardwood types. Other associated species include other conifers such as Ponderosa Pine (*Pinus ponderosa*), Gray Pine (*P. sabiniana*) and various Oaks (*Quercus spp.*). Open sites often have a grass understory.

- Douglas-fir-Pine: Douglas-fir (*Psuedotsuga menziesii*) shares canopy dominance with Ponderosa Pine (Pinus ponderosa) at elevations below about 6000 feet (1830 m) in drier sites of the Mountains and Ranges Sections, and more rarely in the eastern sectors of the Coast Section. The type has been mapped within twenty-nine subsections, having greater spatial frequency towards the east and south sections of the zone. Knobcone Pine (*P. attenuata)* may occasionally be present as a minor component of the conifer overstory. Pacific Madrone (*Arbutus menziesii*), California Black Oak (*Quercus kelloggii*), Canyon Live Oak (*Q. chrysolepis*) and Bigleaf Maple (*Acer macrophyllum*) are often present in the understory, while Tanoak (*Lithocarpus densiflorus var. densiflorus*) is usually absent. This type may grade into the Mixed Conifer - Pine type in the Coast Ranges as site conditions become more mesic or disturbance factors less significant in the landscape. It is less prominent in the moister, outermost Klamath Mountains area where it intermixes with Pacific Douglas-fir forests.

- Interior Live Oak: The Interior Live Oak (*Quercus wislizenii*) Alliance occurs mainly in southern areas of the Coast and Mountains Sections as mapped in eight subsections. It is often found to the north and east of the Coast Live Oak (*Q. agrifolia*) Alliance distribution and topographically above Blue Oak (*Q. douglasii*) dominated stands towards the east. This type often indicates xeric or rocky sites when associated with other hardwood types and has been mapped at elevations up to about 4400 feet (1342 m). The shrubby form (*Q. wislizenii var. frutescens*) may also dominate a site, especially in areas of frequent fires. Occasional trees and shrubs such as Douglas-fir (*Pseudotsuga menziesii*), Gray Pine (*Pinus sabiniana*), Blue Oak (*Q. douglasii*), Oregon White Oak (*Q. garryana*) and Chamise (*Adenostoma fasciculatum*) may be associated with this pure hardwood alliance. Interior Live Oak is known to hybidize with California Black Oak (*Q. kelloggii*) and Coast Live Oak (*Q. agrifolia*), occasionally making field identification more difficult.

MCV2 Alliances:
Biological communities observed were classified using data collected in the field and the Manual of California Vegetation Online Edition (MCV2 Alliances, CNPS 2020b). Five (5) MCV2 Alliance communities (Appendix D: Map 6: MCV2 Classification Map) were observed on site:

- *Quercus garryana* Forest & Woodland Alliance: Oregon white oak forest and woodland
- *Pseudotsuga menziesii* Forest & Woodland Alliance: Douglas-fir forest and woodland
- *Quercus kelloggii* Forest and Woodland Alliance: California black oak forest and woodland
- *Umbellularia californica* Forest & Woodland Alliance: California bay forest and woodland
- *Pinus attenuata* Forest & Woodland Alliance: Knobcone pine forest and woodland

Detailed descriptions of these communities are as follows:

Quercus garryana Forest & Woodland Alliance: Oregon white oak forest and woodland:
- Characteristics Species: *Quercus garryana* var. *garryana* is dominant or co-dominant in the tree canopy with *Juniperous occidentalis, Pinus jeffreyi, Pinus ponderosa, Pinus sabiniana, Pseudotsuga menziesii, Quercus chrysolepis, Quercus kelloggii* and *Umbellularia californica.*
- Vegetation Layers: Trees < 30 m; canopy is open to continuous. Shrub layer is usually open. Herbaceous layer is open to intermittent and mostly grassy.
- Membership Rules:
    - *Quercus garryana* > 30% relative cover in the tree canopy; > 25% absolute cover, and lacking an appreciable conifer cover.
    - *Quercus garryana* > 30% relative cover in the tree canopy often with other oaks such as *Q. kelloggii*.
- Habitats: Raised stream benches, terraces, slopes. and ridges of all aspects.
- State Rarity Rank: S3
- Global Rarity Rank: G4

Pseudotsuga menziesii Forest & Woodland Alliance; Douglas-fir forest and woodland:

- Characteristic Species: *Pseudotsuga menziesii* is dominant or co-dominant with hardwoods in the tree canopy with *Abies concolor, Acer macrophyllum, Alnus rhombifolia, Arbutus menziesii, Calocedrus decurrens, Chamaecyparis lawsoniana, Cornus nuttali, Pinus contorta, Pinus lambertianana, Quercus agrifolia., Quercus chrysolepis, Quercus garryana, Quercus kelloggii,* and *Sequoia sempervirens*.
- Vegetation Layer: Trees <75m; canopy intermittent to continuous, and it may be two-tiered. Shrubs are infrequent or common. Herbaceous layer is sparse or abundant.
- Membership rules:
    - *Pseudotsuga menziesii* > 50% relative cover in the tree canopy and reproducing successfully, though hardwoods may dominate or co-dominate in the subcanopy and regeneration layer; *Abies concolor, Chamaecyparis lawsoniana, Pinus contorta, P. ponderosa, and Sequoia sempervirens* <20% relative cover; and *Notholithocarpus densiflorus* <10% relative cover in the tree canopy.
- Habitats: All topographic positions and aspects. Substrates various, including serpentine.
- State Rarity Rank: S4
- Global Rarity Rank: G5

Quercus kelloggii Forest and Woodland Alliance: California black oak forest and woodland:

- Characteristics Species: *Quercus kelloggii* is dominant or co-dominant in the tree camopy with *Abies concolor, Arbutus menziesii, Calocedrus decurrens, Pinus attenuata, Pinus ponderosa, Pseudotsuga menziesii, Quercus agrofolia, Quercus chrysolepis, Quercus garryana, Quercus lobata* and *Umbellularia californica*.
- Vegetation Layers: Trees < 40 m; canopy is open to continuous. Shrub layer is open to intermittent. Herbaceous layer is sparse or grassy.
- Membership Rules:
    - *Quercus kelloggii* > 50% relative cover in overstory, and conifers are not conspicuous; or *Q. kelloggii* > 30% relative cover in the overstory and *Pinus ponderosa* may co-dominate.
    - *Quercus kelloggii* > 50% relative cover in the tree canopy; emergent conifers <10% relative cover.
    - *Quercus kelloggii* and *Pinus ponderosa* 30-60% relative cover in the overstory.
- Habitats: All topographic positions and aspects. Soils are moderately to excessively drained.
- State Rarity Rank: S4
- Global Rarity Rank: G4

Pinus attenuata Forest & Woodland Alliance: Knobcone pine forest and woodland:

- Characteristic Species*: Pinus attenuata* is dominant or co-dominant in the tree canopy with *Arbutus menziesii, Juniperus occidentalis, Notholithocarpus densiflorus, Pinus contorta, Pinus coulteri, Pinus monticola, Pinus radiata, Pinus sabiniana, Pseudotsuga menziesii, Quercus chrysolepis* and *Quercus wislizeni*.
- Vegetation Layers: Trees < 25 m; canopy is open to continuous and one or two tiered. Shrub layer is sparse to continuous. Herbaceous layer is sparse.

- Membership Rules
    - *Pinus attenuata* > 50% relative cover in the tree layer; if co-dominant, > 30% relative cover.
- Habitats: Slopes of all aspects, ridges. Soils are derived notably from ultramafic, granitic, sedimentary, and volcanic substrates.
- State Rarity S4
- Global Rarity G4

Umbellularia californica Forest & Woodland Alliance: California bay forest and woodland:

- Characteristic Species: *Umbellularia californica* is dominant or co-dominant in the tree or tall shrub canopy with *Acer macrophyllum, Aesculus californica, Alnus rhombifolia, Alnus rubra, Arbutus menziesii, Corylus cornuta, Juglans californica, Notholithocarpus densiflorus, Pinus sabiniana, Platanus racemosa, Pseudotsuga menziesii, Quercus agrifolia, Quercus chrysolepis, Quercus wislizeni* and *Sequoia sempervirens*.
- Vegetation Layers: Trees < 25 (30) m; canopy is intermittent to continuous. Shrub layer open to intermittent. Herbaceous layer is sparse to abundant.
- Membership Rules
    - Conifers < 30% relative cover in canopy, *Umbellularia californica* > 30% relative cover in the tree canopy.
    - *Umbellularia californica* usually > 50% relative cover in the overstory as a tree or tall shrub; when with *Alnus rhombifolia* or *Quercus wislizeni*, > 30% relative cover.
- Habitats: Alluvial benches, streamsides, valley bottoms, coastal bluffs, inland ridges, steep north-facing slopes, rocky outcrops. Soils are shallow to deep, sandy to clay loams. The USFWS Wetland Inventory (1996 national list) recognizes *Umbellularia californica* as a FAC plant.
- State Rarity: S3
- Global Rarity: G4

5.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA, and other Federal, State, and local laws, regulations, and ordinances. The Study Area is comprised of three (3) non-sensitive biological communities, as classified under the MCV2 system:

Pseudotsuga menziesii Forest & Woodland Alliance: Douglas-fir forest and woodland
CDFW State Rarity Rank: S4 (Apparently Secure)

Quercus kelloggii Forest and Woodland Alliance: California black oak forest and woodland
CDFW State Rarity Rank: S4 (Apparently Secure)

Pinus attenuata Forest & Woodland Alliance: Knobcone pine forest and woodland
CDFW State Rarity Rank: S4 (Apparently Secure)

Descriptions of these communities are listed above in section 5.1, Biological Communities, and include the Manual of California Vegetation (MCV2) alliance descriptions.

5.1.2 Sensitive Biological Communities

Sensitive biological communities include those that are listed in CNDDB as well as observed MCV2 alliances or associations with state ranks of S1-S3 and are listed on CDFW's *List of California Sensitive Natural Communities* (CDFW 2020). The Study Area is comprised of two (2) non-sensitive biological communities, as classified under the MCV2 system:

Quercus garryana Forest & Woodland Alliance: Oregon white oak forest and woodland
CDFW State Rarity Rank: S3 (Vulnerable).

Umbellularia californica Forest & Woodland Alliance: California bay forest and woodland
CDFW State Rarity Rank: S3 (Vulnerable).

Recommendations to avoid or mitigate potential impacts to sensitive natural communities are discussed in Section 6.0, Assessment Summary and Recommendations.

Sensitive Aquatic Resources:

The Study Area contains two (2) Class II watercourses and four (4) Class III watercourses that were observed and mapped on-site.

Recommendations to avoid or mitigate potential impacts to aquatic resources are discussed in Section 6.0, Assessment Summary and Recommendations.

5.2 Special-status Species

5.2.1 Special-status Plant Species

Upon review of the resource databases (Appendix E: listed in Section 3.2, forty-six (46) special-status plant species have been documented within the vicinity of the Study Area. Please refer to Appendix A for a table of all special-status plant species which occur within a nine-quad search surrounding the Study Area and additional discussion of the potential for each species to occur within the Study Area. Special-status species documented within five miles of the Study Area are depicted in the CNDDB Vicinity map (Appendix D: Map 3, CNDDB Vicinity Map).

Of the forty-six (46) special-status plant species within the vicinity of the Study Area, seventeen (17) special-status plant species have a moderate to high potential to occur within the Study Area. The remaining twenty-nine (29) special-status plant species documented within the vicinity of the Study Area are unlikely to occur or do not have the potential to occur due to one or more of the following reasons:

- Hydrologic conditions (e.g., vernal pools, riverine) necessary to support the special-status plant species are not present within the Study Area.
- Edaphic conditions (soils, e.g., rocky outcrops, serpentinite) necessary to support the special-status plant species are not present within the Study Area.
- Topographic conditions (e.g., montane) necessary to support the special-status plant species are not present within the Study Area.
- Unique pH conditions (e.g., alkali scalds, acidic bogs) necessary to support the special-status plant species are not present within the Study Area.

- Associated vegetation communities (e.g., interior chaparral, tidal marsh) necessary to support the special-status plant species are not present within the Study Area.
- The Study Area is geographically isolated (e.g., outside of required elevations, coastal environment) from the documented range of the special-status plant species.
- Ecological conditions (last recorded observations, human-made or natural disturbance) have encroached on species to a point to cause presumed extinction.

The habitat requirements for the seventeen (17) special-status plant species with moderate or high potential to occur within the Study Area is described in the table below:

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Plants			
mountain lady's-slipper *Cypripedium montanum* Rank 4.2	Lower montane coniferous forest, broadleaved upland forest, cismontane woodland, north coast coniferous forest, often on dry, undisturbed slopes. Elevation ranges from 607 to 7300 feet (185 to 2225 meters). A perennial herb (rhizomatous), the blooming period is from Mar-Aug.	**Moderate Potential.** Cismontane woodland and broadleaved upland forest are present within Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment or during the botanical survey conducted on March 30. There are no recommendations for this species.
Koch's cord moss *Entosthodon kochii* Rank 1B.3	Cismontane woodland, often growing on soil over riverbanks. Elevation ranges from 607 to 1198 feet (185 to 365 meters). A moss, there is no distinct blooming period.	**Moderate Potential.** Cismontane woodland is present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment and there are no recommendations for this species.
stinkbells *Fritillaria agrestis* Rank 4.2	Cismontane woodland, chaparral, valley and foothill grassland, pinyon and juniper woodland, sometimes on serpentine soil, mostly found in non-native grassland or in grassy openings in clay soil. This species has a serpentine affinity of 2.7 (strong indicator). Elevation ranges from 33 to 5102 feet (10 to 1555 meters). A perennial bulbiferous herb, the blooming period is from Mar-Jun.	**Moderate Potential.** The Study Area contains chapparal habitat that may be suitable for this species.	**Not Observed.** This species was not observed during the biological assessment or during the botanical survey conducted on March 30. There are no recommendations for this species.
Roderick's fritillary *Fritillaria roderickii* Rank 1B.1	Coastal bluff scrub, coastal prairie, valley and foothill grassland, often on grassy slopes, mesas. Elevation ranges from 66 to 2002 feet (20 to 610 meters). A perennial herb (bulb), the blooming period is from Mar-May.	**Moderate Potential.** Grassland habitat is present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment or during the botanical survey conducted on March 30. There are no recommendations for this species.

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Mendocino tarplant *Hemizonia congesta ssp. calyculata* Rank 4.3	Cismontane woodland, valley and foothill grassland, open woods and forests, sometimes on serpentine. *H. congesta ssp. calyculata* has a serpentine affinity of 1.5 (weak indicator). Elevation ranges from 738 to 4593 feet (225 to 1400 meters). An annual herb, the blooming period is from Jul-Nov.	**Moderate Potential.** Cismontane woodland and grassland habitat are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Jul-Nov).
congested-headed hayfield tarplant *Hemizonia congesta ssp. congesta* Rank 1B.2	Valley and foothill grassland, often in fallow fields, sometimes along roadsides. *H. congesta* ssp. *congesta* has a serpentine affinity (1.3, weak indicator/indifferent). Elevation ranges from 17 to 1706 feet (5 to 520 meters). An annual herb, the blooming period is from Apr-Nov.	**Moderate Potential.** Grassland habitat is present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Nov).
Contra Costa goldfields *Lasthenia conjugens* FE Rank 1B.1	Valley and foothill grassland, vernal pools, alkaline playas, cismontane woodlands, often found in swales and low depressions in open grassy areas. Elevation ranges from 4 to 1477 feet (1 to 450 meters). An annual herb, the blooming period is from Mar-Jun.	**Moderate Potential.** The Study Area contains the required habitat (cismontane woodland and grassland habitat) and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment or during the botanical survey conducted on March 30. There are no recommendations for this species.
bristly leptosiphon *Leptosiphon acicularis* Rank 4.2	Chaparral, cismontane woodland, coastal prairie, valley and foothill grassland. Elevation ranges from 181 to 4922 feet (55 to 1500 meters). An annual herb, the blooming period is from Apr-Jul.	**Moderate Potential.** The Study Area contains the required habitat (cismontane woodland) and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period for this species. It is recommended to survey for this species during the appropriate blooming period (Apr-Jul).

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
broad-lobed leptosiphon *Leptosiphon latisectus* Rank 4.3	Broadleaved upland forest, cismontane woodland. *L. latisectus* has a serpentine affinity of 2.0 (weak indicator). Elevation ranges from 558 to 4922 feet (170 to 1500 meters). An annual herb, the blooming period is from Apr-Jun.	**Moderate Potential.** Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).
redwood lily *Lilium rubescens* Rank 4.2	Chaparral, lower montane coniferous forest, broadleaved upland forest, upper montane coniferous forest, north coast coniferous forest, sometimes on serpentine. *L. rubescens* has a serpentine affinity of 2 (weak indicator). Elevation ranges from 99 to 6267 feet (30 to 1910 meters). A perennial herb (bulb), the blooming period is from Apr-Aug.	**Moderate Potential.** Broadleaved upland forest is present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Aug).
green monardella *Monardella viridis* Rank 4.3	Broadleaved upland forest, chaparral, cismontane woodland. Elevation ranges from 328 to 3314 feet (100 to 1010 meters). A perennial herb, the blooming period is from Jun-Sep.	**Moderate Potential.** Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).
white-flowered rein orchid *Piperia candida* Rank 1B.2	North Coast coniferous forest, lower montane coniferous forest, broadleaved upland forest, sometimes on serpentine. Often found in forest duff, mossy banks, ultramafic (serpentine) rock outcrops and muskeg. *P. candida* has a serpentine affinity of 1.2 (weak indicator/indifferent). Elevation ranges from 66 to 5299 feet (20 to 1615 meters). A perennial herb, the blooming period is from May-Sep.	**Moderate Potential.** Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Sep).

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Mayacamas popcornflower *Plagiobothrys lithocaryus* Rank 1A	Chaparral, cismontane woodland, valley and foothill grassland, moist sites. Elevation ranges from 985 to 1477 feet (300 to 450 meters). An annual herb, the blooming period is from Apr-May.	**Moderate Potential.** Cismontane woodland and grassland habitat are present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-May).
beaked tracyina *Tracyina rostrata* Rank 1B.2 USFS: S	Cismontane woodland, valley and foothill grassland, chaparral, often observed in open grassy meadows commonly within oak woodland and grassland habitats. Elevation ranges from 492 to 2609 feet (150 to 795 meters). An annual herb, the blooming period is from May-Jun.	**Moderate Potential.** Cismontane woodland and grassland habitat are present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Jun).
showy Indian clover *Trifolium amoenum* FE Rank 1B.1	Valley and foothill grassland, coastal bluff scrub, sometimes on serpentine soils (ultramafic), open sunny sites, swales, along roadsides and eroding cliff faces. *T. amoenum* has an ultramafic affinity (1.3, weak indicator, indifferent). Elevation ranges from 17 to 1017 feet (5 to 310 meters). An annual herb, the blooming period is from Apr-Jun.	**Moderate Potential.** Grassland habitat is present within the Study Area and this species is sometimes found in serpentine soil, but not always. The Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).
Methuselah's beard lichen *Usnea longissima* Rank 4.2	North coast coniferous forest, broadleaved upland forest. Often grows in the "redwood zone" on tree branches of a variety of trees, including bigleaf maple (*Acer macrophyllum*), various oaks (*Quercus spp.*), ash (*Fraxinus spp.*), Douglas-fir (*Pseudotsuga menziesii*) and California bay (*Umbellularia californica*). Elevation ranges from 148 to 4807 feet (45 to 1465 meters).	**Moderate Potential.** Broadleaved upland forest is present within the Study Area; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. Trees are not proposed for removal; therefore, there are no recommendations for this species.

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
oval-leaved viburnum *Viburnum ellipticum* Rank 2B.3	Chaparral, cismontane woodland, lower montane coniferous forest. Elevation ranges from 706 to 4593 feet (215 to 1400 meters). A shrub, the blooming period is from May-Jun.	**Moderate Potential.** Cismontane woodland is present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Jun).

No special-status plant species were observed within the Study Area during the Biological Assessment. A complete list of all plant and wildlife species observed within the Study Area was compiled during the site visit on February 5, 2021. A botanical survey was conducted on March 30, 2021. Further botanical surveys will be conducted in May and July of 2021 and results will be amended to this report.

5.2.2 Special-status Animal Species

A total of forty-four (44) special-status wildlife species have been documented within the vicinity of the Study Area. Please refer to Appendix A for a table of all special-status wildlife species which occur within the vicinity of the Study Area and discussion of the potential for each species to occur within the Study Area. Special-status species documented within five miles of the Study Area are depicted in the CNDDB Vicinity map (Appendix D: Map 3, CNDDB Vicinity Map).

Of the forty-four (44) special-status wildlife species within the vicinity of the Study Area, thirteen (13) special-status wildlife species recorded have a moderate to high potential to occur within the Study Area. The remaining thirty-one (31) special-status wildlife species documented within the vicinity of the Study Area are unlikely to occur or do not have the potential to occur due to one or more of the following reasons:

- Aquatic Habitats (e.g., streams, rivers, vernal pools) necessary to support special-status wildlife species are not present within the Study Area.
- Vegetation Habitats (e.g., forested area, riparian, grassland) that provide nesting and/or foraging resources necessary to support special-status wildlife species are not present within the Study Area.
- Physical Structures and Vegetation (e.g., caves, old-growth trees) that provide nesting, cover, and/or foraging habitat necessary to support special-status wildlife species are not present within the Study Area.
- Host Plants (e.g., *Cirsium sp.*) that provide larval and nectar resources necessary to support special-status wildlife species are not present within the Study Area.
- Historic and Contemporary Disturbance (e.g., cattle grazing, agriculture) deter the presence of the special-status wildlife species from occupying the Study Area.

- The Study Area is outside the documented nesting range of special-status wildlife species.

The thirteen (13) special-status wildlife species with moderate or high potential to occur within the Study Area are described in the table below.

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Amphibians			
red-bellied newt *Taricha rivularis* CDFW: SSC IUCN: LC	*T. rivularis* inhabits coastal forests, typically in redwood (*Sequoia sempervirens*) forest habitat although also found in other forest types (hardwood etc.). Adults are terrestrial and fossorial. Transformed juveniles leave aquatic environments and go into hiding in underground shelters, often until ready to reproduce. Breeding occurs in streams often with relatively strong flows.	**High Potential.** Habitat within the Study Area is ranked High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. Aquatic habitat is not present within the Study Area; however, the Study Area may be used for migration and refugia. There is a known occurrence of this species approximately 0.7 miles northwest from the Study Area along Gibson Creek according to CNDDB.	**Not Observed.** This species was not observed during the biological assessment. It is recommended to survey for this species prior to ground disturbance.
Avifauna			
northern goshawk *Accipiter gentilis* BLM: S CDF: S CDFW: SSC IUCN: LC USFS: S	*A. gentilis* are often found in dense, mature and old growth stands of conifer and deciduous habitats. Younger seral stands that include larger residual or defective trees are also used. Nest often on cooler (northerly or easterly) moderate slopes in dense vegetation or within riparian zones, but close to openings. Nest sites are often located next to water, which may provide a break in canopy for easy access to the nest stand or may influence microclimate or prey distribution.	**High Potential.** Habitat within the Study Area is ranked Medium (0.44) and High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas withing the Study Area does contain conifer and deciduous forest stands.	**Not Observed.** This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
golden eagle *Aquila chrysaetos* BLM: S CDF: S CDFW: FP, WL IUCN: LC USFWS: BCC	*A. chrysaetos* is an uncommon permanent resident in northern California. This species ranges from sea level up to 11,500 feet inhabiting rolling foothills, mountain areas, sage-juniper flats and desert. This species frequently nests in secluded cliffs of all heights with overhanging ledges and in large trees in open areas.	**High Potential.** Habitat within the Study Area is ranked Moderate (0.44) and High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas withing the Study Area does contain conifer and deciduous forest stands.	**Not Observed.** This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
osprey *Pandion haliaetus* CDF: S CDFW: WL IUCN: LC	*P. haliaetus* are strictly associated with large, fish-bearing waters, primarily in ponderosa pine and mixed conifer stands. Foraging habitat consists of open, clear waters, rivers, lakes, reservoirs, estuaries, lagoons, swamps, marshes, and bays. Diet consists almost exclusively live fish. Large trees, snags, and blown-out treetops are used for cover and nesting. Nests are located on or near the tops of trees, snags, cliffs, or human-made structures.	**High Potential.** Habitat within the Study Area is ranked Moderate (0.44) and High (0.77) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas withing the Study Area does contain conifer and deciduous forest stands.	**Not Observed.** This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
yellow warbler *Setophaga petechia* CDFW: SSC USFWS: BCC	*S. petechia* often inhabits riparian deciduous habitats in summer: willows, alders, cottonwoods, and other small trees and shrubs typical of low, open canopy riparian woodland. This species will also breed in montane shrubbery in open conifer forest. S. petechia migrates through woodland, forest and shrub habitats. Nests above ground in a deciduous dappling or shrub.	**Moderate Potential.** Habitat within the Study Area is ranked Low (0.22) to Moderate (0.44) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area contains does contain montane shrubs in open conifer and deciduous forest that may be potential habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. It is recommended that nesting bird surveys be conducted prior to vegetation removal.

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
northern spotted owl *Strix occidentalis caurina* FT, ST CDF: S IUCN: NT NABCI: YWL	*S. occidentalis caurina* are year-round residents in dense, structurally complex forests, primarily with old-growth conifers. Nests on snags and within tree cavities, and often is associated with existing structures (old raptor nests, squirrel nests and *A. pomo* nests).	**Moderate Potential.** The Study Area is approximately 4.3 miles southeast from the closest NSO Activity Center and 4.5 miles northeast from the nearest critical habitat as identified by the USFWS. The Study Area is located within suitable habitat according to the CWHR Predicted Habitat Suitability Map. The Study Area does not contain large conifers for nesting but may provide suitable foraging habitat for this species.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. Trees are not proposed for removal; therefore, there are no recommendations for this species.
Insects			
obscure bumble bee *Bombus caliginosus* CDFW: SSC IUCN: VU	*B. caliginosus* are often found in coastal areas from Santa Barbara county north to Washington state. Food plant genera includes *Baccharis*, *Cirisum, Lupinus, Lotus, Grindelia,* and *Phacelia*.	**Moderate Potential.** The Study Area contains suitable habitat and food plant genera for this species.	**Not Observed.** This species was not observed during the biological assessment. Brush and grassland are proposed for removal; however, there is adequate potential habitat surrounding the Study Area. There are no recommendations for this species.
western bumble bee *Bombus occidentalis* State: CE USFS: S Xerces: IM	*B. occidentalis* are formerly common throughout much of western North America; however, populations from southern British Columbia to central California have nearly disappeared. They occur in a variety of habitat types and are generalist pollinators. *B. occidentalis* are commonly encountered along stream banks, meadows, disturbed areas, or on flowers by roadsides.	**Moderate Potential.** The Study Area contains suitable habitat and food plant genera for this species.	**Not Observed.** This species was not observed during the biological assessment. Brush and grassland are proposed for removal; however, there is adequate potential habitat surrounding the Study Area. There are no recommendations for this species.

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Mammals			
Sonoma tree vole *Arborimus pomo* CDFW: SSC IUCN: NT	*A. pomo* lives in humid coastal forests consisting of Douglas-fir, grand fir, western hemlock, and/or Sitka spruce. This species requires Douglas-fir and grand fir needles as a food source and nesting materials. Nests are frequently found in trees along the bole, in branch crotches, or in the top of snags. Nests are most often found along roads, skid trails, or forest edges; however, they could exist further in the forest with dense canopies making nest identification difficult. This species is distributed along the North Coast from Sonoma County north to the Oregon border, being practically restricted to the fog belt.	**Moderate Potential.** Habitat within the Study Area is not suitable in some areas, ranks Low (0.33) withing Montane Hardwood-Conifer habitat and High (1) within Conifer Forest habitat according to the CWHR Predicted Habitat Suitability Map. The Study Area does contain Douglas-fir trees and map provide suitable habitat for this species.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. Trees are not proposed for removal, but if trees were to be removed, it is recommended to survey those trees for this species.
North American porcupine *Erethizon dorsatum* IUCN: LC	*E. dorsatum* are commonly found in coniferous and mixed forested areas, and can also inhabit shrublands, tundra and deserts, albeit less frequently as this species tends to spend much of its time in trees. This species makes its dens in hollow trees, decaying logs and caves in rocky areas. Recognized as primarily solitary and nocturnal, *E. dorsatum* may be seen foraging during daytime.	**Moderate Potential.** Habitat within the Study Area is ranked Low (0.33) within the Montane Hardwood habitat to Moderate (0.55) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. It is recommended to survey for this survey prior to ground disturbance.
western red bat *Lasiurus blossevillii* CDFW: SSC IUCN: LC WBWG: H	*L. blossevillii* roosts primarily in trees, often 2-40ft above the ground from sea level through mixed conifer forests. Typical habitats include cismontane woodland, lower montane coniferous forest, riparian forests and woodlands. This species prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	**Moderate Potential.** Habitat within the Study Area is ranked Moderate (0.66) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. There are no further recommendations for this species.

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
hoary bat *Lasiurus cinereus* CDFW: SSC IUCN: LC WBWG: M	*L. cinereus* are yearlong residents of Mendocino County. This bat is one of the few bats knows to both migrate south for winter and to hibernate locally. Hoary bat daytime roosts are typically dense foliage of medium to large sized trees. This bat occupies a variety of habitats including dense forest, forest edges, coniferous forests, deserts, and broadleaf forests.	**Moderate Potential.** Habitat within the Study Area is ranked Moderate (0.55) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. It is recommended to survey for this survey prior to ground disturbance.
fisher [West Coast DPS] *Pekania pennanti* ST CDFW: SSC USFS: S	*P. pennanti* are primarily solitary, except during breeding season (February – April) and they inhabit forest stands with late-successional characteristics including intermediate-to-large tree stages of coniferous forest and deciduous-riparian areas with high percent canopy closure. Den site and prey availability are often associated with these characteristics. *P. pennanti* use cavities, snags, logs and rocky areas for cover and denning and require large areas of mature, dense forest.	**Moderate Potential.** Habitat within the Study Area is ranked from no suitable habitat (0) to High (1) in suitability according to the CWHR Predicted Habitat Suitability Map and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. Trees present within the Study Area do not exhibit late successional characteristics and none are not proposed for removal for this project. There are no further recommendations for this species.

No special status animal species were observed within the Study Area during the biological site assessment. A complete list of all plant and wildlife species observed within the Study Area was compiled during the site visit on February 5, 2021 or March 30, 2021.

Section 6.0: Assessment Summary and Recommendations

6.1 Biological Communities

The Study Area is comprised predominantly of three (3) non-sensitive biological communities, two (2) sensitive biological communities, as well as several watercourses as determined during on-site biological assessments on February 5, 2021 and March 30, 2021 (Appendix D: Map 5, MCV2 Alliance Classifications).

Non-Sensitive Communities:

Under the MCV2 alliance classification system, site visits on February 5, 2021 and March 30, 2021 determined that non-sensitive communities within the Study Area are best classified as *Pseudotsuga menziesii* Forest & Woodland Alliance: Douglas-fir forest and woodland, *Quercus kelloggii* Forest and Woodland Alliance: California black oak forest and woodland and *Pinus attenuata* Forest & Woodland Alliance: Knobcone pine forest and woodland. Detailed descriptions of these biological communities are discussed in section 5.1. There are no recommendations for non-sensitive communities.

Sensitive Communities:
Sensitive biological communities include those that are listed in CNDDB as well as observed MCV2 alliances or associations with state rarity ranks of S1-S3 and are listed on CDFW's *List of California Sensitive Natural Communities* (CDFW 2020). Two (2) sensitive communities, as classified under the MCV2 alliance classification system, exist within the Study Area and were observed on-site. More detailed descriptions of these sensitive communities are discussed in Section 5.1.2.

Quercus garryana Forest & Woodland Alliance (Oregon white oak forest and woodland):
This community has a Global Rarity Rank of G4 (Apparently Secure) and a State Rarity Rank of S3 (Vulnerable). It is recommended that any proposed work within or in the vicinity of this community avoid the removal of *Quercus garryana*. This community may also provide habitat for nesting birds protected by the Migratory Bird Treaty Act (MBTA) and it is recommended that nesting bird surveys be conducted for any activities that require vegetation removal between March 1st and August 31st of any year. Other management considerations for the preservation of this community include thinning or removal of conifer species within the stand in accordance with local laws, regulations, and ordinances. Such thinning could limit the possibility of vegetation type conversion to closed-canopy woodlands and conifer forest and inhibit the development of fuel ladders that increase the potential for stand-replacing fires. Any removal of *Quercus garryana* cannot be done without consultation with CDFW, and all work within this community shall adhere to CDFW recommendations. It is the understanding of Jacobszoon & Associates, Inc. that no tree removal is proposed.

Umbellularia californica Forest & Woodland Alliance: California bay forest and woodland: This community has a Global Rarity Rank of G4 (Apparently Secure) and a State Rarity Rank of S3 (Vulnerable). It is recommended that any proposed work within or in the vicinity of this community avoid the removal of *Umbellularia californica*. This community may also provide habitat for nesting birds protected by the Migratory Bird Treaty Act (MBTA) and it is recommended that nesting bird surveys be conducted for any activities that require vegetation removal between March 1st and August 31st of any year. Other management considerations for the preservation of this community include thinning or removal of conifer species within the stand in accordance with local laws, regulations, and ordinances. Such thinning could limit the possibility of vegetation type conversion to closed-canopy woodlands and conifer forest and inhibit the development of fuel ladders that increase the potential for stand-replacing fires. Any removal of *Umbellularia californica* cannot be done without consultation with CDFW, and all work within this community shall adhere to CDFW recommendations. It is the understanding of Jacobszoon & Associates, Inc. that no tree removal is proposed.

Aquatic resources, communities, and habitats (e.g. watercourses, ponds, wetlands, vernal pools, etc.) are considered sensitive biological communities and are afforded special protections under CEQA and other Federal, State, and local laws, regulations, and ordinances. Aquatic habitats present within the Study Area could provide suitable aquatic or riparian habitats for sensitive flora and fauna.

Two (2) Class II watercourses and several Class III watercourses within the Study Area. Recommendations for aquatic resources are listed below:

- It is recommended that all earthwork adjacent to any watercourse or other body of water adhere to standard methods of erosion and sediment control and, if possible, to complete all work while the channel is dry to reduce sediment load downstream.
- It is recommended that a qualified biologist be on site for any dewatering event to address the potential for the presence of sensitive aquatic species such as foothill yellow-legged frog (*Rana boylii*).
- It is recommended that any work within a watercourse or water body with the potential to impact aquatic resources be conducted in compliance with s CDFW's Lake and Streambed Alteration Agreement.
- It is recommended that future expansions or development associated with this project be located outside of the NFHL 100-year flood zone as well as SWRCB setbacks.

A Class II watercourse located approximately 225 feet north of the Study Area is mapped on the USFWS National Wetland Inventory (Appendix D: Map 7, NWI mapped wetlands) as a riverine habitat classified as R4SBC. R4SBC is a riverine intermittent system with a streambed and is seasonally flooded. Riverine systems are considered watercourses for the purposes of this assessment. The proposed project will not impact this watercourse.

6.2 Special-status Species

Seventeen (17) special-status plant species and thirteen (13) special-status wildlife species have a moderate or high potential to occur within the Study Area based on habitat present. No special status plant or wildlife species were observed within the Study Area during the biological site assessment.

6.2.1 Special-status Plant Species

Seventeen (17) special status plant species have a moderate or high potential to occur within the Study Area: mountain lady's-slipper (*Cypripedium montanum*), Koch's cord moss (*Entosthodon kochii*), stinkbells (*Fritillaria agrestis*), Roderick's fritillary (*Fritillaria roderickii*), Mendocino tarplant (*Hemizonia congesta ssp. calyculata*), congested-headed hayfield tarplant (*Hemizonia congesta ssp. congesta*), Contra Costa goldfields (*Lasthenia conjugens*), bristly leptosiphon (*Leptosiphon acicularis*), broad-lobed leptosiphon (*Leptosiphon latisectus*), redwood lily (*Lilium rubescens*), green monardella (*Monardella viridis*), white-flowered rein orchid (*Piperia candida*), Mayacamas popcornflower (*Plagiobothrys lithocaryus*), beaked tracyina (*Tracyina rostrata*) showy Indian clover (*Trifolium amoenum*), Methuselah's beard lichen (*Usnea longissimi*) and oval-leaved viburnum (*Viburnum ellipticum*).

Recommendations for special-status plant species are listed below:

- It is recommended that a seasonally appropriate botanical survey be conducted for the above listed species prior to any groundbreaking[1] activities.

[1] The term "groundbreaking" encompasses vegetation removal, grading, or excavation.

No special-status plant species were observed during the biological site assessment. The biological site visit does not constitute a full season protocol-level botanical survey and is not intended to determine the actual presence or absence of a species. A botanical survey shall be conducted between March and July of 2021 and the results will be amended into this report.

6.2.2 Special-status Wildlife Species

Thirteen (13) special-status wildlife species have a moderate or high potential to occur within the Study Area. These species include red-bellied newt *(Taricha rivularis),* northern goshawk (*Accipiter gentilis*), golden eagle (*Aquila chrysaetos),* osprey (*Pandion haliaetus*), yellow warbler (*Setophaga petechia*), northern spotted owl (*Strix occidentalis caurina*), obscure bumble bee (*Bombus caliginosus*), western bumble bee (*Bombus occidentalis*), pallid bat (*Antrozous pallidus*), Sonoma tree vole (*Arborimus pomo*), North American porcupine (*Erethizon dorsatum*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*), and fisher [West Coast DPS] (*Pekania pennanti*).

Amphibians

One (1) special-status amphibian has a moderate or high potential to occur within the Study Area; red-bellied newt *(Taricha rivularis).*

Recommendations for this species are listed below:

- It is recommended that a qualified biologist survey the area prior to any groundbreaking activities to determine the presence of special-status amphibian species.

No special-status amphibian species were observed within the Study Area during the biological site assessment.

Avifauna

Five (5) special-status avian species have moderate or high potential to occur within the Study Area. These species include northern goshawk (*Accipiter gentilis*), golden eagle (*Aquila chrysaetos),* osprey (*Pandion haliaetus*), yellow warbler (*Setophaga petechia*), and northern spotted owl (*Strix occidentalis caurina*). Additionally, most non-game bird species in California are protected under the Migratory Bird Treaty Act (MBTA) which prohibits the deliberate destruction of active nests belonging to protected species. Groundbreaking activities, specifically vegetation removal, within the Study Area during avian breeding periods have the potential to significantly impact nesting migratory bird species.

Recommendations for special-status avian species and migratory bird species are listed below:

- It is recommended that all active bird nests not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.
- It is recommended that nesting bird surveys be conducted prior to the commencement of any groundbreaking activities which occur between March 1st and August 31st of any year.

No avian special-status species were observed within the Study Area during the biological assessment.

Fish

The Study Area does not contain any special-status fish species or fish bearing watercourses or waterbodies. The nearest fish-bearing watercourse is a Class II watercourse, located approximately 225 feet north of the Study Area. It is recommended that all earthwork within or adjacent to any watercourse or waterbody adhere to standard methods of erosion and sediment control. Future development within the Study Area does not have the potential to impact special-status fish species. No special-status fish were observed during the biological site assessment.

Insects

Two (2) special-status insect species have moderate or high potential to occur within the Study Area. These species include the obscure bumble bee (*Bombus caliginosus*) and western bumble bee (*Bombus occidentalis*).

Recommendations for special-status insect species are listed below:

- If a special-status insect nests are observed, it is recommended that active nests not be removed, relocated, or otherwise disturbed until the nest becomes inactive.

No special-status insects or nests were observed within the Study Area during the biological site assessment.

Mammals

Five (5) special-status mammal species have moderate or high potential to occur within the Study Area. These species include the Sonoma tree vole (*Arborimus pomo*), North American porcupine (*Erethizon dorsatum*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*), and fisher [West Coast DPS] (*Pekania pennanti*).

Recommendations for special-status mammal species are listed below:

- If evidence of bat roosts are observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, it is recommended that pre-construction bat surveys be conducted by a qualified biologist for activities that may affect bat roosting habitat.
- If evidence of special-status mammal borrows or denning activity is observed, it is recommended that pre-construction surveys be conducted by a qualified biologist for activities that may affect den sites.

No special-status mammals were observed during the biological site assessment. No evidence of special-status mammal species was observed during the biological site visit.

6.3 Wildlife Corridors

No change to foraging or wintering habitat for migratory birds is expected as a result of the proposed project. Additionally, no significant impacts to migratory corridors for amphibian, aquatic, avian, mammalian, or reptilian species is expected as a result of the project.

6.4 Critical Habitat

The Study Area does not contain and is not adjacent to critical habitat for any Federal or State-listed species (Appendix E: USFWS IPAC Official Species List).

Section 7.0: References

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Appendix A: Table of Potential for Special-Status Plants and Wildlife within the Study Area

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Amphibians				
California giant salamander *Dicamptodon ensatus*	CDFW: SSC IUCN: NT	California giant salamanders are year-round residents of California and were split into two species – California giant salamander (*Dicamptodon ensatus*) occurring south of the Mendocino County line and the coastal giant salamander (*Dicamptodon tenebrosus*) occurring in the north. *D. ensatus* are found in meadows and seeps, north coast coniferous forest and riparian forested habitats. *D. ensatus* occur in wet coastal forests in or near clear, cold permanent and semi-permanent streams and seepages. Adults leave terrestrial habitats to reproduce and both the reproduction and larval stages are aquatic with breeding occurring mostly in the spring.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	**Not Present.** There are no recommendations for this species.
northern red-legged frog *Rana aurora*	CDFW: SSC IUCN: LC USFS: S	*R. aurora* are often observed within humid forests, woodlands, wetlands, grasslands and stream-sides in northwestern California, usually near dense riparian cover. This species is generally found near permanent water but can be found far from water in damp woods and meadows during the non-breeding season. Typical habitat types include Klamath/North coast flowing waters, riparian forest and woodland.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
foothill yellow-legged frog *Rana boylii*	BLM: S CDFW: SSC IUCN: NT USFS: S	*R. boylii* occupy a diverse range of ephemeral and permanent streams, rivers, and adjacent moist terrestrial habitats. Occupied streams are often partly shaded, low gradient, and dominated by coarse, unconsolidated rocky substrates. Adults breed and tadpoles develop in slow water velocity habitats. Dispersing juvenile and adult frogs will seek refugia in Class II streams pre-and-post breeding, opposite of salmonids.	**Unlikely.** Habitat within the Study Area is ranked Low (0.33) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area itself does not contain suitable habitat for this species, although potential suitable breeding habitat may be in Doolin Creek a Class I watercourse located approximately 2,230 feet south of the Study Area. A Class II watercourse located approximately 225 feet north of the Study Area may be suitable winter refugia habitat as well.	**Not Observed.** This species was not observed during the biological assessment. There are no recommendations for this species.
red-bellied newt *Taricha rivularis*	CDFW: SSC IUCN: LC	*T. rivularis* inhabits coastal forests, typically in redwood (*Sequoia sempervirens*) forest habitat although also found in other forest types (hardwood etc.). Adults are terrestrial and fossorial. Transformed juveniles leave aquatic environments and go into hiding in underground shelters, often until ready to reproduce. Breeding occurs in streams often with relatively strong flows.	**High Potential.** Habitat within the Study Area is ranked High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. Aquatic habitat is not present within the Study Area; however, the Study Area may be used for migration and refugia. There is a known occurrence of this species approximately 0.7 miles northwest from the Study Area along Gibson Creek according to CNDDB.	**Not Observed.** This species was not observed during the biological assessment. It is recommended to survey for this species prior to ground disturbance.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Avifauna				
northern goshawk *Accipiter gentilis*	BLM: S CDF: S CDFW: SSC IUCN: LC USFS: S	*A. gentilis* are often found in dense, mature and old growth stands of conifer and deciduous habitats. Younger seral stands that include larger residual or defective trees are also used. Nest often on cooler (northerly or easterly) moderate slopes in dense vegetation or within riparian zones, but close to openings. Nest sites are often located next to water, which may provide a break in canopy for easy access to the nest stand or may influence microclimate or prey distribution.	**High Potential.** Habitat within the Study Area is ranked Medium (0.44) and High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas withing the Study Area does contain conifer and deciduous forest stands.	**Not Observed.** This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
tricolored blackbird *Agelaius tricolor*	SCE BLM: S CDFW: SSC IUCN: EN NABCI: RWL USFWS: BCC	*A. tricolor* breed and forage in a variety of habitats including salt marshes, moist grasslands, freshwater marshes, bay-shore habitats, riparian forests and oak savannahs. *A. tricolor* use dense riparian vegetation such as Himalayan blackberry (*Rubus armeniacus*) for nesting and forage in cultivated fields, wetlands, and feedlots associated with dairy farms.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map. Riparian forests with dense vegetation are not present within the Study Area.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
grasshopper sparrow *Ammodramus savannarum*	CDFW: SSC IUCN: LC	*A. savannarum* are an uncommon and local, summer resident in foothills and lowlands west of the Cascade- Sierra Nevada crest from Mendocino and Trinity Counties south to San Diego County. *A. savannarum* nests on the ground in grasslands, prairie, cultivated fields, and grassy clearings in forests; particularly in areas with a variety of grasses and tall forbs and scattered shrubs for singing perches. Nests are typically found at the base of a small clump of overhanging grass or other vegetation.	**No Potential.** The Study Area does not have suitable habitat present according to the CWHR Predicted Habitat Suitability Map. Small patches of suitable habitat are present within the surrounding area.	**Not Present.** There are no recommendations for this species.
golden eagle *Aquila chrysaetos*	BLM: S CDF: S CDFW: FP, WL IUCN: LC USFWS: BCC	*A. chrysaetos* is an uncommon permanent resident in northern California. This species ranges from sea level up to 11,500 feet inhabiting rolling foothills, mountain areas, sage-juniper flats and desert. This species frequently nests in secluded cliffs of all heights with overhanging ledges and in large trees in open areas.	**High Potential.** Habitat within the Study Area is ranked Moderate (0.44) and High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas withing the Study Area does contain conifer and deciduous forest stands.	**Not Observed.** This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
great blue heron *Ardea herodias*	CDF: S IUCN: LC	*A. herodias* are commonly found in shallow estuaries and fresh and saline emergent wetlands. Foraging areas include river and creek banks, ponds, lakes, and watercourses in mountainous areas. This species often nests in colonies within a rookery tree.	**Unlikely.** Habitat within the Study Area is ranked not suitable (0) to Low (0.22) to Moderate (0.44) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area itself contains no nesting or foraging habitat suited for this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
oak titmouse *Baeolophus inornatus*	IUCN: LC NABCI: YWL USFWS: BCC	*B. inornatus* are cavity-nesters found within oak or oak-pine woodlands, and many will use scrub oaks or other brush with woodlands nearby. This species occurs within montane hardwood-conifer, montane hardwood, oak woodlands (*Quercus agrifolia, Q. douglasii, Q. lobata*). *B. inornatus* typically eats seeds, various plant materials, insects and other invertebrates, foraging from the ground floor up to approximately 30 ft off the ground.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	**Not Present.** There are no recommendations for this species.
western snowy plover *Charadrius alexandrinus nivosus*	FT CDFW: SSC NABCI: RWL USFWS: BCC	*C. alexandrinus nivosus* inhabit barren to sparsely vegetated sandy beaches, salt pond levees, Great Basin standing waters, wetlands and shores of large alkali lakes. Nesting habitat consists of sandy, gravelly or friable soils usually within a natural or scraped depression on dry ground. Diet consists of terrestrial and aquatic invertebrates.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	**Not Present.** There are no recommendations for this species.
northern harrier *Circus hudsonius*	CDFW: SSC IUCN: LC	*C. hudsonius* are year-long residents of Mendocino and Lake County. They frequent meadows, alpine meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands and are seldom found in wooded areas. Usually hunts by flying low over fields, scanning the ground for small prey including mammals (voles, rats, other rodents), bird species ranging from songbirds to small ducks and large insects. Breeding occurs on meadows and marshland, both salt and freshwater. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	**No Potential.** The Study Area does not have suitable habitat present according to the CWHR Predicted Habitat Suitability Map. Small patches of Low (0.22) suitable habitat are present within the surrounding area.	**Not Observed.** This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
yellow-billed cuckoo *Coccyzus americanus*	FT SE BLM: S NABCI: RWL USFS: S USFWS: BCC	*C. americanus* use wooded habitat with dense cover and water nearby, including woodlands with low, scrubby vegetation, overgrown orchards, abandoned farmland, and dense thickets along streams and marshes. This species makes their nests along horizontal branches or the fork of a tree or large shrub, often between 3 to 90 feet (1 to 28 meters). Trees are often oak (*Quercus* sp.), beech, hawthorn (*Crataegus* sp.) and ash, often with lower story of blackberry, nettles or wild grapes.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	**Not Present.** There are no recommendations for this species.
white-tailed kite *Elanus leucurus*	BLM: S CDFW: FP IUCN: LC	Often found in coastal, valley lowlands and agricultural areas, *E. leucurus* inhabit herbaceous and open stages of most habitats especially in cismontane California. This species' primary diet consists of small mammals (voles and other rodents), found in undisturbed, open grasslands, meadows, farmlands, and emergent wetlands (Waian et. al. 1970). Nests are often found in isolated, dense-topped trees.	**No Potential.** The Study Area does not have suitable habitat present according to the CWHR Predicted Habitat Suitability Map. Small patches of Low (0.32) suitable habitat are present within the surrounding area.	**Not Observed.** This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
yellow-breasted chat *Icteria virens*	CDFW: SSC IUCN: LC	*I. virens* inhabit riparian thickets of willow and other brushy tangles near watercourses. Required habitat for this species is riparian forest, woodland, or scrub. Nests in low, dense riparian habitat often consisting of willow, blackberry, and wild grape within 10ft. of the ground.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Lewis' woodpecker *Melanerpes lewis*	CDFW: SSC IUCN: LC NABCI: YWL USFWS: BCC	*M. lewis* often inhabit oak savannahs, broken deciduous, and coniferous habitats. Nests are made at the forest edge (especially ponderosa pine) or in groves or scattered trees and requires snags for nest cavities. *M. lewis'* primary diet consists of insects, nuts, and fruits.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	**Not Present.** There are no recommendations for this species.
osprey *Pandion haliaetus*	CDF: S CDFW: WL IUCN: LC	*P. haliaetus* are strictly associated with large, fish-bearing waters, primarily in ponderosa pine and mixed conifer stands. Foraging habitat consists of open, clear waters, rivers, lakes, reservoirs, estuaries, lagoons, swamps, marshes, and bays. Diet consists almost exclusively live fish. Large trees, snags, and blown-out treetops are used for cover and nesting. Nests are located on or near the tops of trees, snags, cliffs, or human-made structures.	**High Potential.** Habitat within the Study Area is ranked Moderate (0.44) and High (0.77) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas withing the Study Area does contain conifer and deciduous forest stands.	**Not Observed.** This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
yellow warbler *Setophaga petechia*	CDFW: SSC USFWS: BCC	*S. petechia* often inhabits riparian deciduous habitats in summer: willows, alders, cottonwoods, and other small trees and shrubs typical of low, open canopy riparian woodland. This species will also breed in montane shrubbery in open conifer forest. S. petechia migrates through woodland, forest and shrub habitats. Nests above ground in a deciduous dappling or shrub.	**Moderate Potential.** Habitat within the Study Area is ranked Low (0.22) to Moderate (0.44) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area contains does contain montane shrubs in open conifer and deciduous forest that may be potential habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. It is recommended that nesting bird surveys be conducted prior to vegetation removal.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
northern spotted owl *Strix occidentalis caurina*	FT, ST CDF: S IUCN: NT NABCI: YWL	*S. occidentalis caurina* are year-round residents in dense, structurally complex forests, primarily with old-growth conifers. Nests on snags and within tree cavities, and often is associated with existing structures (old raptor nests, squirrel nests and *A. pomo* nests).	**Moderate Potential.** The Study Area is approximately 4.3 miles southeast from the closest NSO Activity Center and 4.5 miles northeast from the nearest critical habitat as identified by the USFWS. The Study Area is located within suitable habitat according to the CWHR Predicted Habitat Suitability Map. The Study Area does not contain large conifers for nesting but may provide suitable foraging habitat for this species.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. Trees are not proposed for removal; therefore, there are no recommendations for this species.
Fish				
Pacific lamprey *Entosphenus tridentatus*	AFS: VU BLM: S CDFW: SSC USFS: S	*E. tridentatus* are anadromous, but also with a number of permanent freshwater resident populations. This species is parasitic as adults, feeding on blood and body fluids of its prey. To breed, *E. tridentatus* migrate into fresh water and dig nests. Adults die post-breeding. Larvae/juveniles live 5-6 years in freshwater before returning to the ocean.	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Clear Lake tule perch *Hysterocarpus traskii lagunae*	CDFW: SSC	*H. traskii lagunae* are endemic to three (3) highly altered lakes (Clear Lake, Lower Blue Lake, and Upper Blue Lake); however, it is expected that they are only commonly found in Upper Blue Lake as the other lakes have already lost a majority of their native fishes. A key habitat requirement of *H. traskii lagunae* is cover, especially for pregnant females and small juveniles. This species is typically found in small shoals in deep (3+ m) tule beds, among rocks (especially along steep rocky shores), or among the branches of fallen trees.	**No Potential.** The Study Area is outside of the Clear Lake watershed and the current known distribution for this species according to the FSSC Range Map.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Russian River tule perch *Hysterocarpus traskii pomo*	AFS: VU CDFW: SSC	*H. traskii pomo* inhabits clear, flowing streams and rivers, and occupy deep pools that have complex cover in the form of aquatic and overhanging vegetation. This species is endemic to the Russian River and the lower parts of its tributaries. They feed on invertebrates, plants, and zooplankton. Mating occurs in July-Sept.	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Navarro roach *Lavinia symmetricus navarroensis*	CDFW: SSC	*L. symmetricus navarroensis* are generally found in small, warm intermittent streams, and dense populations are frequently found in isolated pools. They are most abundant in mid-elevation streams in the Sierra foothills and in the lower reaches of some coastal streams. Roach are tolerant of relatively high temperatures (30-35 C) and low oxygen levels (1-2 ppm). However, they are habitat generalists, also being found in cold, well-aerated clear "trout" streams, in human-modified habitats and in the main channels of rivers, such as the Russian and Tuolumne. This form appears to be abundant in both the Russian and Navarro rivers.	**No Potential.** The Study Area is outside of the Navarro River watershed and current known distribution for this species according to the FSSC Range Map.	**Not Present.** There are no recommendations for this species.
Clear Lake – Russian River roach *Lavinia symmetricus ssp. 4*	CDFW: SSC	*L. symmetricus* are generally found in small, warm intermittent streams, and dense populations are frequently found in isolated pools. Roach are tolerant of relatively high temperatures (30-35 C) and low oxygen levels (1-2 ppm). However, they are habitat generalists, also being found in cold, well-aerated clear "trout" streams, in human-modified habitats and in the main channels of rivers. Clear Lake roach are restricted to the tributaries of Clear Lake, where they are widely distributed in the basin's seven major drainages.	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
coho salmon – southern Oregon / northern California ESU *Oncorhynchus kisutch pop. 2*	FT ST AFS: TH	*O. kisutch* are anadromous, migrating and spawning in streams that flow directly into the ocean or tributaries of larger rivers. Migration peaks between mid-May and mid-June. Coho lay egg masses (redds), often located between a pool and a riffle. This evolutionarily significant unit, or ESU, includes naturally spawned coho salmon originating from coastal streams and rivers between Cape Blanco, Oregon, and Punta Gorda, California.	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, Doolin Creek (approximately 2,230 feet south) and an unnamed watercourse (approximately 225 north) do not have Intrinsic Potential to contain this species.	**Not Present.** There are no recommendations for this species.
coho salmon – central California coast ESU *Oncorhynchus kisutch pop. 4*	FE SE AFS EN	Coho are anadromous, migrating and spawning in streams that flow directly into the ocean or tributaries of larger rivers. Migration peaks mid-May till mid-June. The fish will spend two to three years at sea before migrating back to their natal stream to spawn. Coho lay egg masses (redds), often located between a pool and a riffle. This evolutionarily significant unit, or ESU, includes naturally spawned coho salmon originating from rivers south of Punta Gorda, California, to and including Aptos Creek, as well as such coho salmon originating from tributaries to San Francisco Bay.	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, Doolin Creek (approximately 2,230 feet south) and an unnamed watercourse (approximately 225 north) have Intrinsic Potential to contain this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
steelhead – northern California DPS *Oncorhynchus mykiss irideus pop. 16*	FT AFS: TH	*O. mykiss irideus* are anadromous coastal rainbow trout. As adults, this species requires high flows, with depths of at least 18cm for passage. Clean well-aerated gravel beds, typically in steep, rocky reaches of upper tributaries are needed for spawning. This distinct population segment, or DPS, includes naturally spawned anadromous steelhead (*Oncorhynchus mykiss*) originating below natural and manmade impassable barriers in California coastal river basins from Redwood Creek to and including the Gualala River.	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, Doolin Creek (approximately 2,230 feet south) and an unnamed watercourse (approximately 225 north) do not have Intrinsic Potential to contain this species.	**Not Present.** There are no recommendations for this species.
steelhead - central California coast DPS *Oncorhynchus mykiss irideus pop. 8*	FT AFS: TH	*O. mykiss irideus* are anadromous coastal rainbow trout. As adults, this species requires high flows, with depths of at least 18cm for passage. Clean well-aerated gravel beds, typically in steep, rocky reaches of upper tributaries are needed for spawning. The central California coast DPS are found from the Russian River south to Soquel Creek and to, but not including Pajaro River. Also San Francisco and San Pablo Bay basins. This DPS does not include summer-run steelhead.	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, Doolin Creek (approximately 2,230 feet south) and an unnamed watercourse (approximately 225 north) have Intrinsic Potential to contain this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
chinook salmon – California coastal ESU *Oncorhynchus tshawytscha pop. 17*	FT AFS: TH	The California coastal ESU includes all naturally spawned populations of Chinook salmon from the Klamath River (exclusive) to the Russian River (inclusive). Adult numbers depend on pool depth and volume, amount of cover, and proximity to gravel. Water temperatures greater than 27°C are lethal.	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, an unnamed watercourse (approximately 225 north) and Doolin Creek (approximately 2,230 feet south) do not have Intrinsic Potential to contain this species.	**Not Present.** There are no recommendations for this species.
Insects				
obscure bumble bee *Bombus caliginosus*	IUCN: VU	*B. caliginosus* are often found in coastal areas from Santa Barbara county north to Washington state. Food plant genera includes *Baccharis*, *Cirisum, Lupinus, Lotus, Grindelia,* and *Phacelia*.	**Moderate Potential.** The Study Area contains suitable habitat and food plant genera for this species.	**Not Observed.** This species was not observed during the biological assessment. Brush and grassland are proposed for removal; however, there is adequate potential habitat surrounding the Study Area. There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
western bumble bee *Bombus occidentalis*	SCE USFS: S Xerces: IM	*B. occidentalis* are formerly common throughout much of western North America; however, populations from southern British Columbia to central California have nearly disappeared. They occur in a variety of habitat types and are generalist pollinators. *B. occidentalis* are commonly encountered along stream banks, meadows, disturbed areas, or on flowers by roadsides.	**Moderate Potential.** The Study Area contains suitable habitat and food plant genera for this species.	**Not Observed.** This species was not observed during the biological assessment. Brush and grassland are proposed for removal; however, there is adequate potential habitat surrounding the Study Area. There are no recommendations for this species.
Mollusks				
western ridged mussel *Gonidea angulata*		*G. angulata* inhabits cold creeks and streams from low-to-mid elevations that are seasonally and not continuously turbid. *G. angulata* requires a host species to reproduce and disperse and can be found in diverse substrates from firm mud to coarse particles. Documented fish hosts for this species include hardhead (*Mylopharodon conocephalus*), pit sculpin (*Cottus pitensis*), and Tule perch (*Hysterocarpus traski*).	**No Potential.** The Study Area does not contain fish bearing water bodies suitable for this species. The Russian River within roughly 500 feet of the Study Area does provide aquatic habitat for this species, but the Study Area contains no tributary watercourses.	**Not Present.** There are no recommendations for this species.
Mammals				
pallid bat *Antrozous pallidus*	BLM: S CDFW: SSC IUCN: LC USFS: S WBWG: H	*A. pallidus* are found in deserts, grasslands, shrublands, woodlands, and forests. Most commonly forages along open river channels. Roosting sites include crevices in rocky outcrops and cliffs, caves, mines, basal hollows in large conifers and various human structures such as bridges, barns, and buildings (including occupied buildings). Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	**Unlikely.** Habitat within the Study Area ranks Low (0.11) in suitability according to the CWHR Predicted Habitat Suitability Map. Suitable foraging is present within grassland habitat throughout the Study Area; however, roosting habitat is limited.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. There are no further recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Sonoma tree vole *Arborimus pomo*	CDFW: SSC IUCN: NT	*A. pomo* lives in humid coastal forests consisting of Douglas-fir, grand fir, western hemlock, and/or Sitka spruce. This species requires Douglas-fir and grand fir needles as a food source and nesting materials. Nests are frequently found in trees along the bole, in branch crotches, or in the top of snags. Nests are most often found along roads, skid trails, or forest edges; however, they could exist further in the forest with dense canopies making nest identification difficult. This species is distributed along the North Coast from Sonoma County north to the Oregon border, being practically restricted to the fog belt.	**Moderate Potential.** Habitat within the Study Area is not suitable in some areas, ranks Low (0.33) withing Montane Hardwood-Conifer habitat and High (1) within Conifer Forest habitat according to the CWHR Predicted Habitat Suitability Map. The Study Area does contain Douglas-fir trees and map provide suitable habitat for this species.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. Trees are not proposed for removal, but if trees were to be removed, it is recommended to survey those trees for this species.
Townsend's big-eared bat *Corynorhinus townsendii*	BLM: S CDFW: SSC IUCN: LC USFS: S WBWG: H	*C. townsendii* is associated with a wide variety of habitats from deserts to mid-elevation mixed coniferous-deciduous forest, basal hollows in large conifers. Females form maternity colonies in buildings, caves and mines and males roost singly or in small groups. Foraging occurs in open forest habitats where they glean moths from vegetation.	**Unlikely.** Habitat within the Study Area ranks Low (0.11) in suitability according to the CWHR Predicted Habitat Suitability Map. Suitable foraging is present within grassland habitat throughout the Study Area; however, roosting habitat is limited.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. There are no further recommendations for this species.
North American porcupine *Erethizon dorsatum*	IUCN: LC	*E. dorsatum* are commonly found in coniferous and mixed forested areas, and can also inhabit shrublands, tundra and deserts, albeit less frequently as this species tends to spend much of its time in trees. This species makes its dens in hollow trees, decaying logs and caves in rocky areas. Recognized as primarily solitary and nocturnal, *E. dorsatum* may be seen foraging during daytime.	**Moderate Potential.** Habitat within the Study Area is ranked Low (0.33) within the Montane Hardwood habitat to Moderate (0.55) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. It is recommended to survey for this survey prior to ground disturbance.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
western mastiff bat *Eumops perotis californicus*	CDFW: SSC BLM:S WBWG:H	Uncommon resident in southeastern San Joaquin Valley and Coastal Ranges from Monterey Co. southward through southern California, from the coast eastward to the Colorado Desert. Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban.	**No Potential.** The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	**Not Present.** There are no recommendations for this species.
western red bat *Lasiurus blossevillii*	CDFW: SSC IUCN: LC WBWG: H	*L. blossevillii* roosts primarily in trees, often 2-40ft above the ground from sea level through mixed conifer forests. Typical habitats include cismontane woodland, lower montane coniferous forest, riparian forests and woodlands. This species prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	**Moderate Potential.** Habitat within the Study Area is ranked Moderate (0.66) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	**Not Observed.** This species or evidence of this species was not observed during the biological assessment. There are no further recommendations for this species.
hoary bat *Lasiurus cinereus*	CDFW: SSC IUCN: LC WBWG: M	*L. cinereus* are yearlong residents of Mendocino County. This bat is one of the few bats knows to both migrate south for winter and to hibernate locally. Hoary bat daytime roosts are typically dense foliage of medium to large sized trees. This bat occupies a variety of habitats including dense forest, forest edges, coniferous forests, deserts, and broadleaf forests.	**Moderate Potential.** Habitat within the Study Area is ranked Moderate (0.55) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. It is recommended to survey for this survey prior to ground disturbance.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
little brown bat *Myotis lucifugus*	CDFW: SSC IUCN: LC WBWG: M	*M. lucifugus* is found in most of the United States and Canada, except for the south central and southeastern United States and northern Alaska and Canada. *M. lucifugus* typically lives and feeds in forested areas near or over water. The little brown bat lives in three different roosting sites throughout the year: day roosts, night roosts, and hibernation roosts. Stable, ambient temperatures greatly influence site selection. Human-made structures are often selected, however both day and night roosts may be found in trees, under rocks, and in piles of wood. Day roosts provide excellent shelter, limited to no light, and typically have southwestern exposure. Night roosts are larger areas these bats can use when outside temperatures necessitate communal congregation for warmth. Hibernaculum habitats tend to include mines and caves and are typically warmer and more humid.	**Unlikely.** Habitat within the Study Area is ranked Low (0.11) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area does not contain structures, mines or caves that this species could use for breeding sites. This species may forage over the Study Area.	**Not Observed.** This species was not observed during the biological assessment. There are no further recommendations for this species.
Yuma myotis *Myotis yumanensis*	CDFW: SSC BLM: S IUCN: LC WBWG: LM	*M. yumanensis* commonly inhabits open forests and woodlands from British Columbia across the western U.S. and south into Baja and southern Mexico. This species will use a variety of lowland habitats from scrub to coniferous forest, always near slow-moving or standing water habitats. Foraging occurs almost exclusively over water, with distribution being closely tied to bodies of water. Typical roosting habitat are caves, mines, buildings, under bridges and in cliff and tree crevices. Maternity colonies are often in caves, mines, buildings and crevices.	**Unlikely.** Habitat within the Study Area is ranked Low (0.22) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area does not contain structures, mines or caves that this species could use for breeding sites. The Study Area does not contain bodies of water for foraging habitat.	**Not Observed.** This species was not observed during the biological assessment. There are no further recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
fisher [West Coast DPS] *Pekania pennanti*	ST CDFW: SSC USFS: S	*P. pennanti* are primarily solitary, except during breeding season (February – April) and they inhabit forest stands with late-successional characteristics including intermediate-to-large tree stages of coniferous forest and deciduous-riparian areas with high percent canopy closure. Den site and prey availability are often associated with these characteristics. *P. pennanti* use cavities, snags, logs and rocky areas for cover and denning and require large areas of mature, dense forest.	**Moderate Potential.** Habitat within the Study Area is ranked from no suitable habitat (0) to High (1) in suitability according to the CWHR Predicted Habitat Suitability Map and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. Trees present within the Study Area do not exhibit late successional characteristics and none are not proposed for removal for this project. There are no further recommendations for this species.
American badger *Taxidea taxus*	CDFW: SSC IUCN: LC	*T. taxus* are most abundant in drier open stages of most shrub, forest and herbaceous habitats, with friable soils (Zeiner et al. 1990b). *T. taxus* dig burrows in the friable soils and frequently reuse old burrows. They prey on burrowing rodents, especially ground squirrels and pocket gophers, also on birds, insects, reptiles and carrion. Their diet shifts seasonally depending on the availability of prey. *T. taxus* are non-migratory and are found throughout most of California, except the northern North Coast area.	**No Potential.** The Study Area does not have suitable habitat present according to the CWHR Predicted Habitat Suitability Map. Small patches of suitable habitat are present within the surrounding area.	**Not Present.** There are no recommendations for this species.
Reptiles				
western pond turtle *Emys marmorata*	BLM: S CDFW: SSC IUCN: VU USFS: S	*E. marmorata* are associated with permanent ponds, lakes, streams, stock ponds, marshes, seasonal wetlands, artificial areas including reservoirs or irrigation ditches, or permanent pools along intermittent streams in a wide variety of habitats. This species requires basking sites in the aquatic environment or upland, grassy openings with loose soil for nesting and overwintering. Nest sites can be found from 100-500 meters from aquatic habitat.	**Unlikely.** Habitat within the Study Area is ranked Low (0.33) according to the CWHR Predicted Habitat Suitability Map. There are no watercourses or ponds located within the Study Area. The Study Area does not provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. There are no further recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Plants				
Raiche's manzanita *Arctostaphylos stanfordiana* ssp. *raichei*	Rank 1B.1	Chaparral, lower montane coniferous forest (openings), rocky, serpentine sites, often on slopes and ridges. *A. stanfordiana ssp. raichei* has a serpentine affinity of 2.6 (strong indicator). Elevation ranges from 1591 to 3511 feet (485 to 1070 meters). A perennial evergreen shrub, the blooming period is from Feb-Apr.	**No Potential.** The required habitat or soil (serpentine) for this species is not present within Study Area. The Study Area does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Brewer's milk-vetch *Astragalus breweri*	Rank 4.2	Chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland. Often in grassy flats, meadows moist in spring, and open slopes in chaparral. Commonly on or near volcanic or serpentine sites. *A. breweri* has a serpentine affinity of 3.2 (strong indicator). Elevation ranges from 296 to 2395 feet (90 to 730 meters). An annual herb, the blooming period is from Apr-Jun.	**Unlikely.** The Study Area does contain open grassland and cismontane woodland; however, the area does not contain serpentine or volcanic soils and is unlikely to provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Sonoma sunshine *Blennosperma bakeri*	Rank 1B.1	Vernal pools, swales (mesic areas), valley and foothill grasslands (wetlands, riparian). Elevation ranges from 33 to 952 feet (10 to 290 meters). An annual herb, the blooming period is from Mar-May.	**No Potential.** The Study Area does not contain the required habitat (wet areas) for this species and is unlikely to provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
watershield *Brasenia schreberi*	Rank 2B.3	Freshwater marshes and swamps. Aquatic, known from water bodies both natural and artificial. Elevation ranges from 3 to 7152 feet (1 to 2180 meters). A perennial rhizomatous herb (aquatic), the blooming period is from Jun-Sep.	**No Potential.** The Study Area does not contain the required habitat (wet areas) for this species and is unlikely to provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
bristly sedge *Carex comosa*	Rank 2B.1	Marshes and swamps, coastal prairie, valley and foothill grasslands, lake margins, wetlands. Elevation ranges from 17 to 3314 feet (5 to 1010 meters). A perennial rhizomatous herb, the blooming period is from May-Sep.	**Unlikely.** The Study Area does contain grassland habitat; however, wet areas or wetlands are not present for this species and is unlikely to provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Rincon Ridge ceanothus *Ceanothus confusus*	Rank 1B.1	Closed-cone coniferous forest, chaparral, cismontane woodland, known from volcanic or serpentine soils, dry shrubby slopes. *C. confusus* has a serpentine affinity of 1.3 (weak indicator/indifferent). Elevation ranges from 492 to 4200 feet (150 to 1280 meters). A shrub, the blooming period is from Feb-Jun.	**Unlikely.** The Study Area does contain cismontane woodland; however, does not have volcanic or serpentine soils and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Jepson's dodder *Cuscata jepsonii*	Rank 1B.2	Upper montane coniferous forest, lower montane coniferous forest, broadleaved upland forest, on primary host species (*Ceanothus diversifolius* and *Ceanothus prostratus*). Elevation ranges from 3937 to 9006 feet (1200 to 2745 meters). An annual herb or vine, the blooming period is from Jul-Sep.	**Unlikely.** Ceanothus sp. is present within the Study Area; however, the Study Area is located outside of the elevation range of this species.	**Not Present.** There are no recommendations for this species.
California lady's-slipper *Cypripedium californicum*	Rank 4.2	Lower montane coniferous forest, bogs and fens, wetlands, often found in perennial seepages on serpentine substrate and in gravel along creek margins (ultramafic). This species has a serpentine affinity of 4.5 (broad endemic). Elevation ranges from 99 to 9023 feet (30 to 2750 meters). A perennial herb (rhizomatous), the blooming period is from Apr-Aug.	**No Potential.** The Study Area does not contain serpentine soil or wet areas and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
mountain lady's-slipper *Cypripedium montanum*	Rank 4.2	Lower montane coniferous forest, broadleaved upland forest, cismontane woodland, north coast coniferous forest, often on dry, undisturbed slopes. Elevation ranges from 607 to 7300 feet (185 to 2225 meters). A perennial herb (rhizomatous), the blooming period is from Mar-Aug.	**Moderate Potential.** Cismontane woodland and broadleaved upland forest are present within Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period for this species. It is recommended that a botanical survey is conducted for this species during the appropriate blooming period (Mar-Aug).

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Koch's cord moss *Entosthodon kochii*	Rank 1B.3	Cismontane woodland, often growing on soil over riverbanks. Elevation ranges from 607 to 1198 feet (185 to 365 meters). A moss, there is no distinct blooming period.	**Moderate Potential.** Cismontane woodland is present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment and there are no recommendations for this species.
bare monkeyflower *Erythranthe nudata*	Rank 4.3	Chaparral, cismontane woodland, moist areas, often along drainages and roadsides in serpentine seeps. This species has a serpentine affinity of 5.6 (strict endemic). Elevation ranges from 820 to 2297 feet (250 to 700 meters). An annual herb, the blooming period is from May-Jun.	**Unlikely.** Cismontane woodland is present within the Study Area; however, serpentine soil is not present. The Study Area does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
minute pocket moss *Fissidens pauperculus*	Rank 1B.2	North coast coniferous forest, redwoods, moss growing on damp soil along the coast, sometimes in dry streambeds and along stream banks. Elevation ranges from 99 to 3363 feet (30 to 1025 meters). A moss, there is no distinct blooming period.	**Unlikely.** Small patches of redwood trees are present within the Study Area; however, the Study Are is not located within North coast coniferous forest required for this species.	**Not Present.** There are no recommendations for this species.
stinkbells *Fritillaria agrestis*	Rank 4.2	Cismontane woodland, chaparral, valley and foothill grassland, pinyon and juniper woodland, sometimes on serpentine soil, mostly found in non-native grassland or in grassy openings in clay soil. This species has a serpentine affinity of 2.7 (strong indicator). Elevation ranges from 33 to 5102 feet (10 to 1555 meters). A perennial bulbiferous herb, the blooming period is from Mar-Jun.	**Moderate Potential.** Cismontane woodland is present within the Study Area. This species is sometime found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Mar-Jun).

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Purdy's fritillary *Fritillaria purdyi*	Rank 4.3	Chaparral, cismontane woodland, lower montane coniferous forest, usually on serpentine soil. *F. fritillary* has a serpentine affinity of 4.5 (broad endemic). Elevation ranges from 574 to 7399 feet (175 to 2255 meters). A perennial bulbiferous herb, the blooming period is from Mar-Jun.	**Unlikely.** Cismontane woodland is present within the Study Area; however, this species has a strong affinity to serpentine soil. The Study Area does not contain serpentine soil and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Roderick's fritillary *Fritillaria roderickii*	Rank 1B.1	Coastal bluff scrub, coastal prairie, valley and foothill grassland, often on grassy slopes, mesas. Elevation ranges from 66 to 2002 feet (20 to 610 meters). A perennial herb (bulb), the blooming period is from Mar-May.	**Moderate Potential.** Grassland habitat is present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Mar-May).
Boggs Lake hedge-hyssop *Gratiola heterosepala*	Rank 1B.2	Marshes and swamps (freshwater), vernal pools, often found in clay soils, usually in vernal pools or sometimes lake margins. Elevation ranges from 13 to 7907 feet (4 to 2410 meters). An annual herb, the blooming period is from Apr-Aug.	**No Potential.** The Study Area does not contain the required habitat (aquatic or vernal pools) suitable for this species.	**Not Present.** There are no recommendations for this species.
Toren's grimmia *Grimmia torenii*	Rank 1B.3	Cismontane woodland, lower montane coniferous forest, chaparral, often found in openings, rocky, boulder and rock walls, carbonate, volcanic. Elevation ranges from 1067 to 3806 feet (325 to 1160 meters). A moss, no distinct blooming period.	**Unlikely.** Cismontane woodland is present within the Study Area; however, does not contain carbonate or volcanic soil and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Mendocino tarplant *Hemizonia congesta ssp. calyculata*	Rank 4.3	Cismontane woodland, valley and foothill grassland, open woods and forests, sometimes on serpentine. *H. congesta ssp. calyculata* has a serpentine affinity of 1.5 (weak indicator). Elevation ranges from 738 to 4593 feet (225 to 1400 meters). An annual herb, the blooming period is from Jul-Nov.	**Moderate Potential.** Cismontane woodland and grassland habitat are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Jul-Nov).
congested-headed hayfield tarplant *Hemizonia congesta ssp. congesta*	Rank 1B.2	Valley and foothill grassland, often in fallow fields, sometimes along roadsides. *H. congesta* ssp. *congesta* has a serpentine affinity (1.3, weak indicator/indifferent). Elevation ranges from 17 to 1706 feet (5 to 520 meters). An annual herb, the blooming period is from Apr-Nov.	**Moderate Potential.** Grassland habitat is present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Nov).
Tracy's tarplant *Hemizonia congesta* ssp. *tracyi*	Rank 4.3	Coastal prairie, north coast coniferous forest, lower montane coniferous forest, often found in openings and sometimes on serpentine (ultramafic). *H. congesta* ssp. *tracyi* has a serpentine affinity of 1.8 (weak indicator). Elevation ranges from 394 to 3937 feet (120 to 1200 meters). An annual herb, the blooming period is from May-Oct.	**No Potential.** The Study Area does not contain the required habitat (coastal prairie, North coast coniferous forest or lower montane coniferous forest) suitable for this species.	**Not Present.** There are no recommendations for this species.
glandular western flax *Hesperolinon adenophyllum*	Rank 1B.2	Chaparral, cismontane woodland, valley and foothill grassland, serpentine soils, generally found in serpentine chaparral. *H. adenophyllum* has a serpentine affinity of 5.7 (strict endemic). Elevation ranges from 1395 to 4413 feet (425 to 1345 meters). An annual herb, the blooming period is from May-Aug.	**Unlikely.** Cismontane woodland and grassland habitat is present within the Study Area; however, does not contain serpentine soil. The Study Area does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Bolander's horkelia *Horkelia bolanderi*	Rank 1B.2	Lower montane coniferous forest, chaparral, meadows and seeps, valley and foothill grassland, often found in grassy margins of vernal pools and meadows. Elevation ranges from 1493 to 2805 feet (455 to 855 meters). A perennial herb, the blooming period is from Jun-Aug.	**Unlikely.** Grassland habitat is present within the Study Area; however, does not contain vernal pools and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
small groundcone *Kopsiopsis hookeri*	Rank 2B.3	North coast coniferous forest, open woods, shrubby places, generally on *Gaultheria shallon*. Elevation ranges from 394 to 4708 feet (120 to 1435 meters). A perennial herb, the blooming period is from Apr-Aug.	**No Potential.** The Study Area does not contain the required habitat (North coast coniferous forest along the coast) suitable for this species.	**Not Present.** There are no recommendations for this species.
Burke's goldfields *Lasthenia burkei*	FE Rank 1B.1	Found in vernal pools and swales, meadows and seeps. Elevation ranges from 49 to 1969 feet (15 to 600 meters). An annual herb, the blooming period is from Apr-Jun.	**No Potential.** The Study Area does not contain the required habitat (vernal pools or wet areas) for this species.	**Not Present.** There are no recommendations for this species.
Contra Costa goldfields *Lasthenia conjugens*	FE Rank 1B.1	Valley and foothill grassland, vernal pools, alkaline playas, cismontane woodlands, often found in swales and low depressions in open grassy areas. Elevation ranges from 4 to 1477 feet (1 to 450 meters). An annual herb, the blooming period is from Mar-Jun.	**Moderate Potential.** The Study Area contains the required habitat (cismontane woodland and grassland habitat) and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period for this species. It is recommended that a botanical survey during the appropriate blooming period for this species is conducted (Mar-Jun).

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Colusa layia *Layia septentrionalis*	Rank 1B.2	Chaparral, cismontane woodland, valley and foothill grassland, scattered colonies in fields and grassy slopes in sandy or serpentine soil. This species has a serpentine affinity of 3.2 (strong indicator). Elevation ranges from 49 to 3609 feet (15 to 1100 meters). An annual herb, the blooming period is from Apr-May.	**Unlikely.** Cismontane woodland is present within the Study Area; however, the area does not contain serpentine soil The Study Area is unlikely to provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
bristly leptosiphon *Leptosiphon acicularis*	Rank 4.2	Chaparral, cismontane woodland, coastal prairie, valley and foothill grassland. Elevation ranges from 181 to 4922 feet (55 to 1500 meters). An annual herb, the blooming period is from Apr-Jul.	**Moderate Potential.** The Study Area contains the required habitat (cismontane woodland) and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period for this species. It is recommended that a botanical survey during the appropriate blooming period for this species is conducted (Apr-Jul).
broad-lobed leptosiphon *Leptosiphon latisectus*	Rank 4.3	Broadleaved upland forest, cismontane woodland. *L. latisectus* has a serpentine affinity of 2.0 (weak indicator). Elevation ranges from 558 to 4922 feet (170 to 1500 meters). An annual herb, the blooming period is from Apr-Jun.	**Moderate Potential.** Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
woolly-headed lessingia *Lessingia hololeuca*	Rank 3	Coastal scrub, lower montane coniferous forest, valley and foothill grassland, broadleaved upland forests, often on clay or serpentine along fields and roadsides. *L. hololeuca* has a serpentine affinity of 2.5 (strong indicator). Elevation ranges from 49 to 1001 feet (15 to 305 meters). An annual herb, the blooming period is from Jun-Oct.	**Unlikely.** Grassland habitat is present within the Study Area; however, does not contain serpentine soil and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
redwood lily *Lilium rubescens*	Rank 4.2	Chaparral, lower montane coniferous forest, broadleaved upland forest, upper montane coniferous forest, north coast coniferous forest, sometimes on serpentine. *L. rubescens* has a serpentine affinity of 2 (weak indicator). Elevation ranges from 99 to 6267 feet (30 to 1910 meters). A perennial herb (bulb), the blooming period is from Apr-Aug.	**Moderate Potential.** Broadleaved upland forest is present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Aug).
Baker's meadowfoam *Limnanthes bakeri*	Rank 1B.1	Marshes and swamps, valley and foothill grassland, meadows and seeps, vernal pools, seasonally moist or saturated sites within grassland, also in swales, roadside ditches and margins of freshwater marshy areas. Elevation ranges from 574 to 3002 feet (175 to 915 meters). An annual herb, the blooming period is from Apr-May.	**Unlikely.** Grassland habitat is present within the Study Area; however, does not contain wet/marshy areas and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Mendocino bush-mallow *Malacothamnus mendocinensis*	Rank 1A	Chaparral, open roadside banks. Elevation ranges from 1395 to 1887 feet (425 to 575 meters). A shrub, the blooming period is from May-Jun.	**No Potential.** The Study Area does not contain the required habitat (Chaparral) for this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
green monardella *Monardella viridis*	Rank 4.3	Broadleaved upland forest, chaparral, cismontane woodland. Elevation ranges from 328 to 3314 feet (100 to 1010 meters). A perennial herb, the blooming period is from Jun-Sep.	**Moderate Potential.** Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).
Baker's navarretia *Navarretia leucocephala ssp. bakeri*	Rank 1B.1	Cismontane woodland, meadows and seeps, vernal pools and swales, valley and foothill grassland, lower montane coniferous forest, adobe or alkaline soils. Elevation ranges from 10 to 5512 feet (3 to 1680 meters). An annual herb, the blooming period is from Apr-Jul.	**Unlikely.** Cismontane woodland and grassland habitat are present within the Study Area; however, does not contain adobe or alkaline soils and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
California Gairdner's yampah *Perideridia gairdneri* ssp. *gairdneri*	Rank 4.2	Broadleaved upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools. Often found on adobe flats or grasslands, wet meadows and vernal pools, under *Pinus radiata* along the coast, mesic sites. Elevation ranges from 0 to 2002 feet (0 to 610 meters). A perennial herb, the blooming period is from Jun-Oct.	**Unlikely.** Grassland habitat and broadleaved upland forest are present within the Study Area; however, is not located along the coast and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
white-flowered rein orchid *Piperia candida*	Rank 1B.2	North Coast coniferous forest, lower montane coniferous forest, broadleaved upland forest, sometimes on serpentine. Often found in forest duff, mossy banks, ultramafic (serpentine) rock outcrops and muskeg. *P. candida* has a serpentine affinity of 1.2 (weak indicator/indifferent). Elevation ranges from 66 to 5299 feet (20 to 1615 meters). A perennial herb, the blooming period is from May-Sep.	**Moderate Potential.** Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Sep).

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Mayacamas popcornflower *Plagiobothrys lithocaryus*	Rank 1A	Chaparral, cismontane woodland, valley and foothill grassland, moist sites. Elevation ranges from 985 to 1477 feet (300 to 450 meters). An annual herb, the blooming period is from Apr-May.	**Moderate Potential.** Cismontane woodland and grassland habitat are present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-May).
North Coast semaphore grass *Pleuropogon hooverianus*	Rank 1B.1	Broadleaved upland forest, meadows and seeps, north coast coniferous forest, often found in wet, grassy, shady areas, sometimes freshwater marsh. Often associated with forest environments (wetland-riparian areas). Elevation ranges from 148 to 3806 feet (45 to 1160 meters). A perennial rhizomatous herb, the blooming period is from Apr-Jun.	**Unlikely.** Broadleaved upland forest and grassland habitat are present within the Study Area; however, does not contain wet areas and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Lobb's aquatic buttercup *Ranunculus lobbii*	Rank 4.2	Cismontane woodland, valley and foothill grassland, vernal pools, north coast coniferous forest (mesic sites). Elevation ranges from 50 to 1542 feet (15 to 470 meters). An annual herb (aquatic), the blooming period is from Feb-May.	**Unlikely.** Cismontane woodland and grassland habitat are present within the Study Area; however, does not contain wet areas and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
great burnet *Sanguisorba officinalis*	Rank 2B.2	Bogs and fens, meadows and seeps, broadleaved upland forest, marshes and swamps, north coast coniferous forest, riparian forest, rocky serpentine seepage areas and along streams. Elevation ranges from 17 to 4593 feet (5 to 1400 meters). A perennial rhizomatous herb, the blooming period is from Jul-Oct.	**Unlikely.** Cismontane woodland and broadleaved upland forest are present within the Study Area; however, does not contain wet areas or streams and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Hoffman's bristly jewelflower *Streptanthus glandulosus* ssp. *hoffmanii*	Rank 1B.3	Chaparral, cismontane woodland, valley and foothill grassland, moist, steep rocky banks in serpentine and non-serpentine soils. Elevation ranges from 197 to 2510 feet (60 to 765 meters). An annual herb, the blooming period is from Mar-Jul.	**Unlikely.** Cismontane woodland is present within the Study Area and this species is sometimes found in serpentine soil, but not always. However, moist rocky banks are not present within the Study Area and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
beaked tracyina *Tracyina rostrata*	Rank 1B.2 USFS: S	Cismontane woodland, valley and foothill grassland, chaparral, often observed in open grassy meadows commonly within oak woodland and grassland habitats. Elevation ranges from 492 to 2609 feet (150 to 795 meters). An annual herb, the blooming period is from May-Jun.	**Moderate Potential.** Cismontane woodland and grassland habitat are present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Jun).
showy Indian clover *Trifolium amoenum*	FE Rank 1B.1	Valley and foothill grassland, coastal bluff scrub, sometimes on serpentine soils (ultramafic), open sunny sites, swales, along roadsides and eroding cliff faces. *T. amoenum* has an ultramafic affinity (1.3, weak indicator, indifferent). Elevation ranges from 17 to 1017 feet (5 to 310 meters). An annual herb, the blooming period is from Apr-Jun.	**Moderate Potential.** Grassland habitat is present within the Study Area and this species is sometimes found in serpentine soil, but not always. The Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Santa Cruz clover *Trifolium buckwestiorum*	Rank 1B.1	Coastal prairie, broadleaved upland forest, cismontane woodland, often found in moist grasslands along gravelly margins. Elevation ranges from 99 to 2641 feet (30 to 805 meters). An annual herb, the blooming period is from Apr-Oct.	**Unlikely.** Cismontane woodland, grassland habitat and broadleaved upland forest are present within the Study Area; however, does not contain wet areas and does not provide suitable habitat for this species.	**Not Present.** There are no recommendations for this species.
Methuselah's beard lichen *Usnea longissima*	Rank 4.2	North coast coniferous forest, broadleaved upland forest. Often grows in the "redwood zone" on tree branches of a variety of trees, including bigleaf maple (*Acer macrophyllum*), various oaks (*Quercus spp.*), ash (*Fraxinus spp.*), Douglas-fir (*Pseudotsuga menziesii*) and California bay (*Umbellularia californica*). Elevation ranges from 148 to 4807 feet (45 to 1465 meters).	**Moderate Potential.** Broadleaved upland forest is present within the Study Area; therefore, the Study Area may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment. Trees are not proposed for removal; therefore, there are no recommendations for this species.
oval-leaved viburnum *Viburnum ellipticum*	Rank 2B.3	Chaparral, cismontane woodland, lower montane coniferous forest. Elevation ranges from 706 to 4593 feet (215 to 1400 meters). A shrub, the blooming period is from May-Jun.	**Moderate Potential.** Cismontane woodland is present within the Study Area and may provide suitable habitat for this species.	**Not Observed.** This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Jun).

TERRESTRIAL OR AQUATIC COMMUNITY	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA AND RECOMMENDATIONS
Northern Interior Cypress Forest – Terrestrial (Holland 1986)	Description: An open, fire-maintained scrubby "forest" similar to Knobcone Pine Forest but dominated by one of several Cupressus species. These stands may be as much as 15m tall, but usually are lower. Site Factors: On dry, rocky, sterile, often ultramafic soils, frequently associated with Serpentine Chaparral. Intergrades on less sever sites with Upper Sonoran Mixed Chaparral, Montane Chaparral, or Knobcone Pine Forest; and on more mesic site with Mixed Evergreen Forest or Montane Coniferous Forest. Characteristic Species: *Cupressus abramsiana* (Santa Cruz Mountains, on sandstone), *C. bakeri* (Cascade and northern Sierra Nevada, on serpentine or aerated basic sites), *C. macnabiana* (North Coast Ranges and northern Sierra Nevada, on serpentine), *C. sargentii* (North and South Coast ranges, on serpentine), *Pinus attenuata*, *Quercus durata* Distribution: Scattered through the Siskiyou Mountains, North and South Coast Ranges, Cascades and northern Sierra Nevada. Combining the four species into a single element is open to question but does reflect a common pattern of occurring on serpentine or other sterile substrate and moisture status intermediate between mesic Coastal Closed Cone Conifer Forests and xeric Southern Interior Cypress Forests.	**Unlikely.** The Study Area is located predominantly within cismontane woodland and valley and foothill grassland and does contain Knobcone pine; however, serpentine soil or chaparral habitat is not present. It is unlikely for this terrestrial community to be present within the Study Area. This community was not observed during the biological assessment. There are no further recommendations for this community.
Serpentine Bunchgrass (Holland 1986)	Description: An open grassland dominated by perennial bunchgrasses. Total cover typically is low but is markedly dominated by native species (usually much more so than in Valley Needlegrass Grassland or Non-native Grasslands. Site Factors: Restricted to serpentine sites. Characteristic Species: *Bromus hordeaceus, Calamagrostis ophiditis, Eschscholtzia californica, Pestuca grayii, Hemizonia luzulaefolia, Lotus subpinnatus, Melica californica, Poa scabrella, Stipa cernua, S. lepida, S. pulchra, Vulpia microstachys* Distribution: Scattered widely through the Coast Ranges, less common in the Sierra Nevada and southern California mountains.	**No Potential.** The Study Area is located within cismontane woodland, broadleaved upland forest and valley and foothill grassland; however, serpentine soil is not present. It is unlikely for this terrestrial community to be present within the Study Area. This community was not observed during the biological assessment. There are no further recommendations for this community.

Abbreviation	Organization
FC	Federal Candidate
FE	Federal Endangered
FT	Federal Threatened
FPE	Federally Proposed for listing as Endangered
FPT	Federally Proposed for listing as Threatened
FPD	Federally Proposed for delisting
SC	State Candidate
SE	State Endangered
ST	State Threatened
SCE	State Candidate for listing as Endangered
SCT	State Candidate for listing as Threatened
SCD	State Candidate for delisting
Rank 1A	CRPR Rank 1A: Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	CRPR Rank 1B: Plants rare, threatened or endangered in California and elsewhere
Rank 2B	CRPR Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3	CRPR Rank 3: Plants about which CNPS needs more information (a review list)
Rank 4	CRPR Rank 4: Plants of limited distribution – a watch list

Potential to Occur:
No Potential. Habitat on and within 100 feet adjacent to the site is clearly unsuitable for the species requirements (cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and within 100 feet adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or within 100 feet adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or within 100 feet adjacent to the site is highly suitable. The species has a high probability of being found on the site.

Results and Recommendations:
Present. Species was observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.
Not Present. Species is assumed to not be present due to a lack of key habitat components.
Not Observed. Species was not observed during surveys.

Abbreviation	Organization
AFS_EN	American Fisheries Society - Endangered
AFS_TH	American Fisheries Society - Threatened
AFS_VU	American Fisheries Society – Vulnerable
BLM_S	Bureau of Land Management – Sensitive
BCC	USFWS Birds of Conservation Concern
CDF_S	Calif. Dept. of Forestry & Fire Protection – Sensitive
CDFW_SSC	Calif. Dept. of Fish & Wildlife – Species of Special Concern
CDFW_FP	Calif. Dept. of Fish & Wildlife – Fully Protected
CDFW_WL	Calif. Dept. of Fish & Wildlife – Watch List
IUCN_CR	IUCN – Critically Endangered
IUCN_EN	IUCN – Endangered
IUCN_NT	IUCN – Near Threatened
IUCN_VU	IUCN – Vulnerable
IUCN_LC	IUCN – Least Concern
IUCN_DD	IUCN – Data Deficient
IUCN_CD	IUCN – Conservation Dependent
NABCI_RWL	North American Bird Conservation Initiative – Red Watch List
NABCI_YWL	North American Bird Conservation Initiative – Yellow Watch List
NMFS_SC	National Marine Fisheries Service – Species of Concern
USFS_S	U. S. Forest Service - Sensitive
USFWS_BCC	U. S. Fish & Wildlife Service Birds of Conservation Concern
WBWG_H	Western Bat Working Group – High Priority
WBWG_MH	Western Bat Working Group – Medium-High Priority
WBWG_M	Western Bat Working Group – Medium Priority
WBWG_LM	Western Bat Working Group – Low-Medium Priority
Xerces: CI	Xerces Society – Critically Imperiled
Xerces: IM	Xerces Society – Imperiled
Xerces: VU	Xerces Society – Vulnerable
Xerces: DD	Xerces Society – Data Deficient

Ultramafic (serpentine) Affinity

	≥ 5.5	strict endemic	taxa with 95% of their occurrences on ultramafics
< 5.5	≥ 4.5	broad endemic	taxa with 85-94% of their occurrences on ultramafics
< 4.5	≥ 3.5	transition from broad endemic to strong indicator	taxa with 75-84% of their occurrences on ultramafics
< 3.5	≥ 2.5	strong indicator	taxa with 65-74% of their occurrences on ultramafics
< 2.5	≥ 1.5	weak indicator	taxa with 55-64% of their occurrences on ultramafics
< 1.5	≥ 1.0	weak indicator / indifferent	taxa with 50-54% of their occurrences on ultramafics

Appendix B: List of Species Observed

SCIENTIFIC NAME	COMMON NAME
Plants	
Acer macrophyllum	bigleaf maple
Achillea millefolium	common yarrow
Acmispon brachycarpus	short-podded lotus
Adenostoma fasciculatum	chamise
Adiantum jordanii	maiden hair fern
Anaphalis margaritacea	pearly everlasting
Arbutus menziesii	Pacific madrone
Arctostaphylos canescens ssp. canescens	hoary manzanita
Arctostaphylos glandulosa ssp. glandulosa	Eastwood manzanita
Arctostaphylos manzanita spp. manzanita	common manzanita
Avena barbata	slender wild oat
Baccharis pilularis	coyote bush
Cardamine californica	milk maids
Cardamine hirsuta	hairy bittercress
Cardamine oligosperma	Idaho bittercress
Carduus pycnocephalus	Italian thistle
Ceanothus cuneatus var. cuneatus	buckbrush
Ceanothus foliosus var. foliosus	wavyleaf ceanothus
Cerastium glomeratum	mouseear chickweed
Cercocarpus betuloides	mountain mahogany
Chlorogalum pomeridianum var. pomeridianum	wavyleaf soap plant
Claytonia perfoliata	miners lettuce
Cynoglossum grande	Pacific houndstongue
Cynosurus echinatus	bristly dogtail grass
Delphinium nudicaule	red larkspur
Dichelostemma capitatum	blue dicks
Diplacus aurantiacus	sticky mnkey flower
Dryopteris arguta	California wood fern
Elymus glaucus	blue wild rye
Eriophyllum lanatum	common woolly sunflower
Erodium moschatum	storks bill
Erodium spp.	geranium
Erythronium californicum	California fawn lily
Festuca microstachys	small fescue
Festuca perennis	Italian rye
Fritillaria affinis	checker lily
Galium aparine	cleavers
Galium bolanderi	Bolander's bedstraw
Gastridium phleoides	nit grass

SCIENTIFIC NAME	COMMON NAME
Genista monspessulana	french broom
Geranium molle	woodland geranium
Heteromeles arbutifolia	toyon
Hieracium spp.	hawkweed
Holodiscus discolor	oceanspray
Hordeum brachyantherum	common barley
Hypericum concinnum	goldwire
Hypochaeris glabra	smooth cats ear
Iris macrosiphon	ground iris
Lomatum dasycarpum	hog fennel
Lonicera spp.	honeysuckle
Lotus corniculatus	birdsfoot trefoil
Lithophragma affine	common woodland star
Luzula comosa	hairy wood rush
Lysimachia latifolia	Pacific star flower
Medicago polymorpha	bur clover
Micranthes californica	Greene's saxifrage
Microcarpus californicus	q-tips
Mimulus aurantiacus	sticky monkey flower
Nemophila heterophylla	small baby blue eyes
Notholithocarpus densiflorus	tanoak
Pedicularis densiflora	warrior's plume
Pentagramma triangularis	goldenback fern
Phoradendron leucarpum ssp. tomentosum	mistletoe
Pinus attenuata	knobcone pine
Plagiobothrys tenellus	slender popcorn flower
Plantago lancelota	English plantain
Polypodium californicum	California polypody
Polypodium glycyrrhiza	licorice fern
Primula hendersonii	Henderson's shooitng star
Pseudotsuga menziesii	Douglas-fir
Pteridium aquilinum var. pubescens	bracken fern
Quercus berberidifolia	scrub oak
Quercus garryana	Oregon white oak

SCIENTIFIC NAME	COMMON NAME
Quercus kelloggii	California black oak
Quercus parvula var. shrevei	Shreve oak
Quercus wislizeni var. wislizeni	interior live oak
Ranunculus occidentalis	western buttercup
Rosa gymnocarpa	wood rose
Rumex acetosa	sorrel
Sanicula crassicaulis	Pacific sanicle
Scutellaria tuberosa	skullcap
Sequoia sempervirens	coast redwood
Stachys spp.	hedgenettle
Stellaria media	chickweed
Symphoricarpos albus	snowberry
Torreya californica	California nutmeg
Toxicodendron diversilobum	poison oak
Trientalis latifolia	western star flower
Trifolium microcephalum	small headed clover
Umbellularia californica	California bay laurel
Vicia americana	American vetch
Whipplea modesta	modesty
Wyethia glabra	smooth mule ears
Wildlife	
Amphibians	
N/A	-
Avifauna	
Aphelocoma californica	western scrub jay
Buteo jamaicensis	red tailed hawk
Buteo lineatus	red-shouldered hawk
Cathartes aura	turkey vulture
Colaptes auratus	northern flicker
Corvus corax	common raven
Junco hyemalis	dark-eyed junco
Melanerpes formicivorous	acorn woodpecker

SCIENTIFIC NAME	COMMON NAME
Fish	
N/A	-
Insects	
N/A	-
Mammals	
Odocoileus hemionus	mule deer
Mollusks	
N/A	-
Reptiles	
N/A	-

Appendix C: Photographs

Photo 1: Overview of Study Area.

Photo facing North.

Date: February 5, 2021

Photo 2: Overview of Study Area.

Photo facing East.

Date: February 5, 2021

Photo 3:
Overview of Study Area.

Photo facing West.

Date: February 5, 2021

Photo 4: Overview of Study Area.

Photo facing Northwest.

Date: February 5, 2021

Photo 5: Overview of Study Area.

Photo facing Southwest.

Date: February 5, 2021

Photo 6: Cleared area within Study Area.

Photo facing Northwest.

Date: February 5, 2021

Photo 7: Overview of Study Area.

Photo facing Northeast.

Date: February 5, 2021

Photo 8: Overview of Study Area.

Photo facing North.

Date: February 5, 2021

Photo 9:
Overview of Study Area.

Photo facing East.

Date: February 5, 2021

Photo 10:
Overview of Study Area.

Photo facing Southeast.

Date: February 5, 2021

Photo 11: Overview of Study Area.

Photo facing West.

Date: February 5, 2021

Photo 12:
Overview of Study Area.

Photo facing West.

Date: February 5, 2021

Photo 13: Overview of Study Area.

Photo facing West.

Date: February 5, 2021

Photo 14:
Overview of Study Area.

Photo facing South.

Date: February 5, 2021

Photo 15:
Overview of Study Area.

Photo facing Southwest.

Date: February 5, 2021

Photo 15:
Clearing within Study Area.

Photo facing North.

Date: February 5, 2021

Photo 17:
Overview of Study Area (at edge looking towards Ukiah).

Photo facing East.

Date: February 5, 2021

Photo 18: Within a clearing in Study Area (and looking past).

Photo facing Northeast.

Date: February 5, 2021

Photo 19: Overview of Study Area.

Photo facing North.

Date: February 5, 2021

Photo 20:
Overview of Study Area (showing road).

Photo facing West.

Date: February 5, 2021

Photo 21: Overview of Study Area (showing cleared area).

Photo facing West.

Date: February 5, 2021

Photo 22: Overview of Study Area (showing road).

Photo facing West.

Date: February 5, 2021

Photo 23:
Overview of Study Area.

Photo facing East.

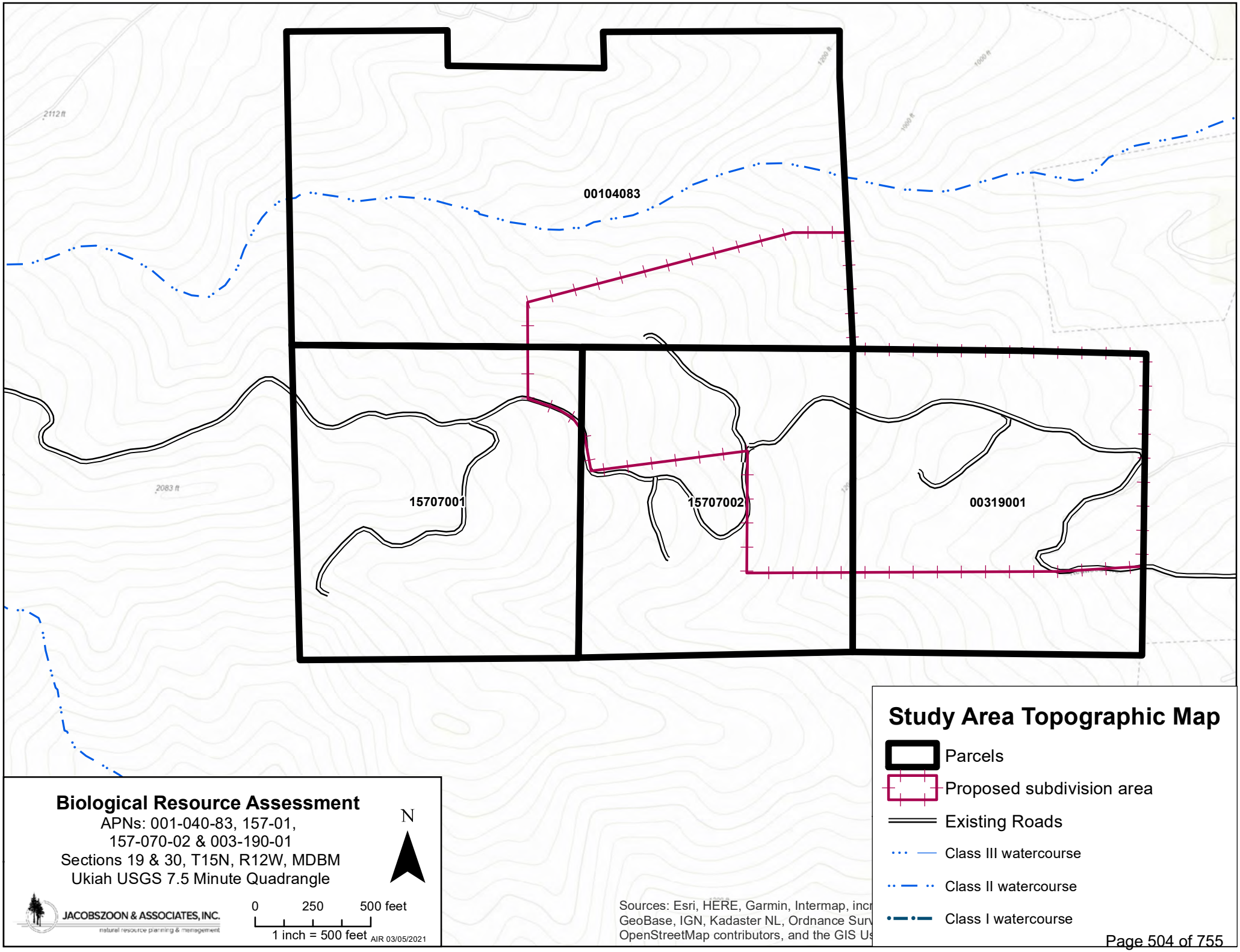
Date: February 5, 2021

Photo 24: Overview of Study Area.

Photo facing West.

Date: February 5, 2021

Appendix D: Maps



Biological Resource Assessment

APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

N

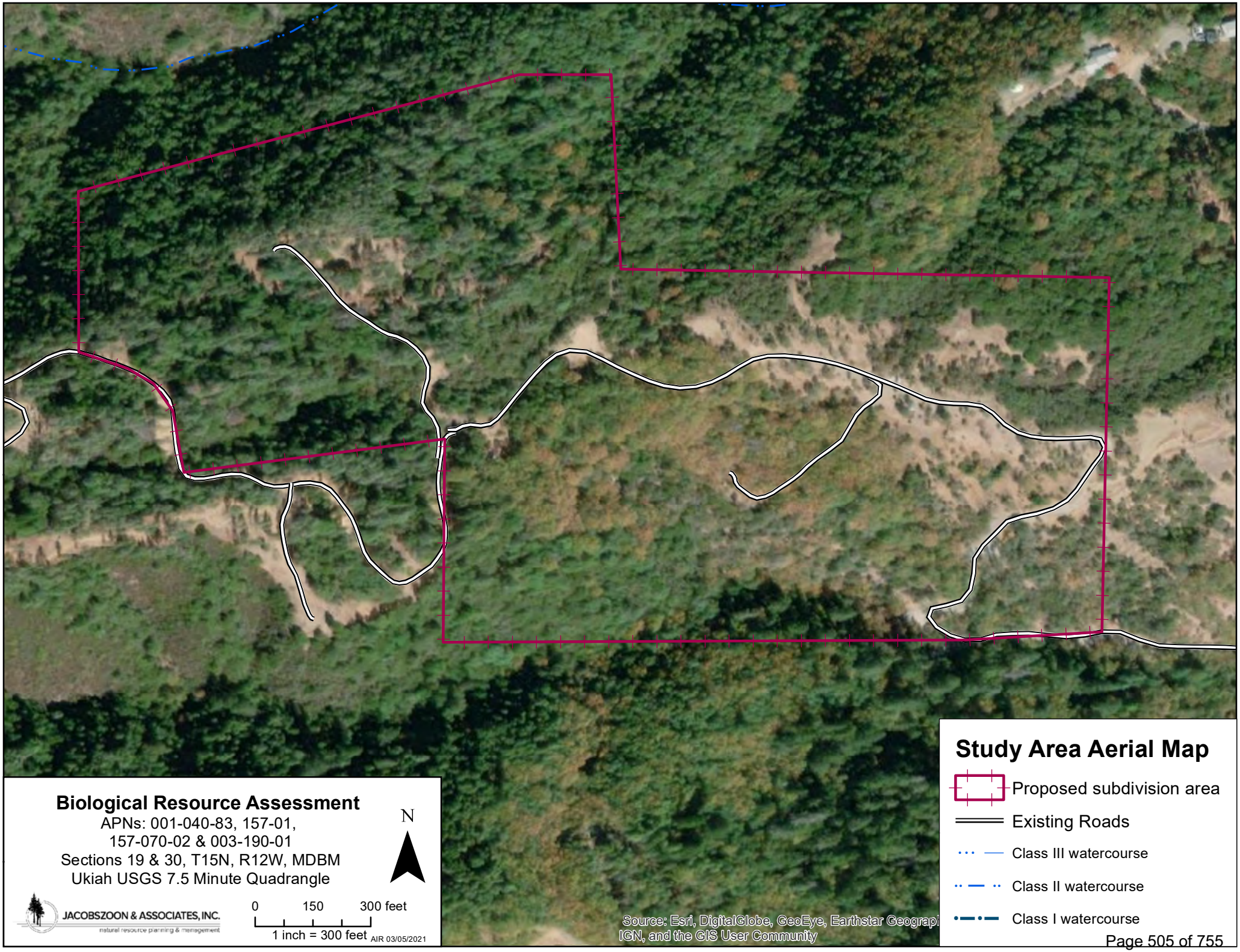
JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

0 250 500 feet
1 inch = 500 feet AIR 03/05/2021

Sources: Esri, HERE, Garmin, Intermap, incr
GeoBase, IGN, Kadaster NL, Ordnance Surv
OpenStreetMap contributors, and the GIS Us

Study Area Topographic Map

- Parcels
- Proposed subdivision area
- Existing Roads
- Class III watercourse
- Class II watercourse
- Class I watercourse


Study Area Aerial Map
Proposed subdivision area
Existing Roads
Class III watercourse
Class II watercourse
Class I watercourse
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geograp
IGN, and the GIS User Community
Biological Resource Assessment
APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle
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JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management
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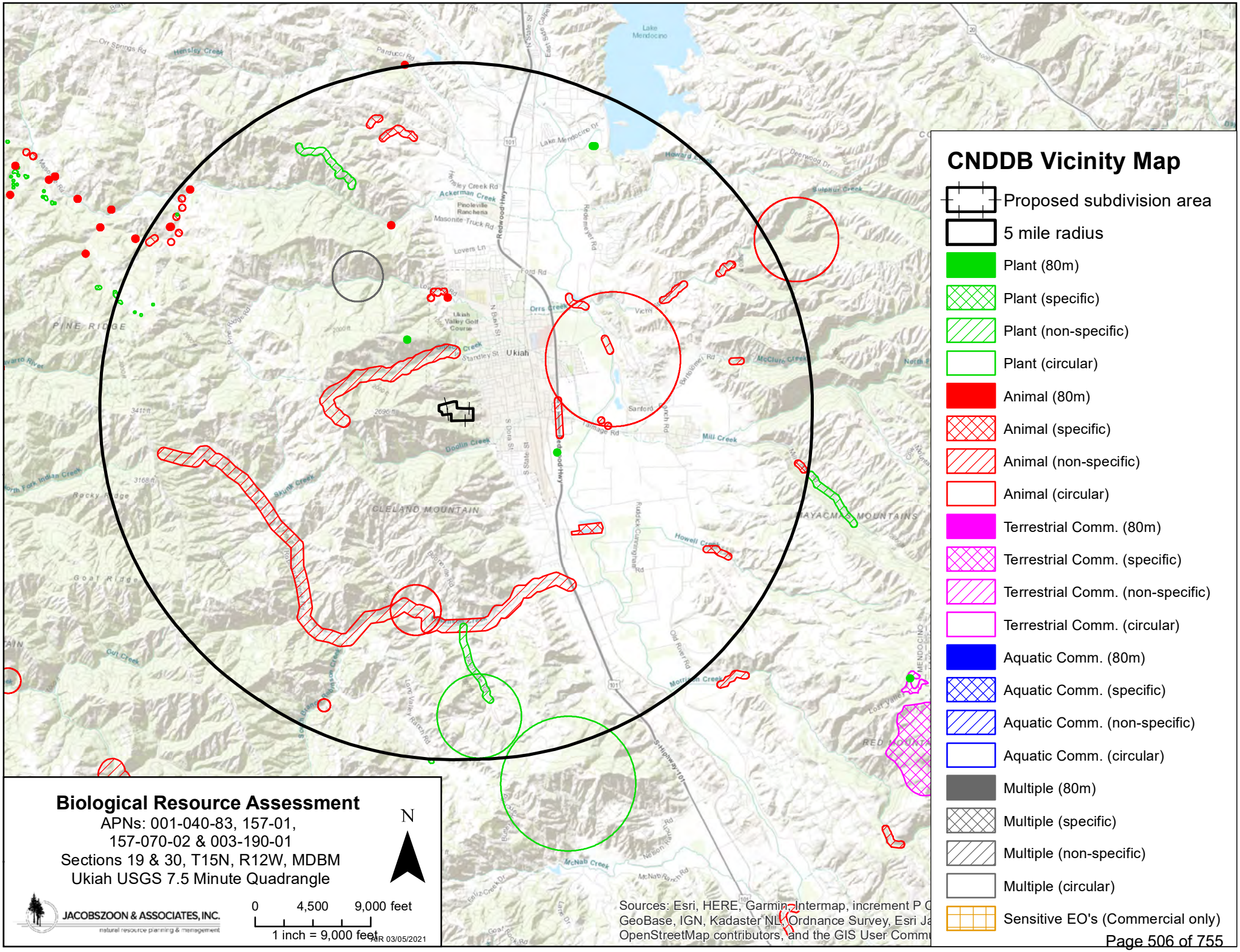
1 inch = 300 feet
AIR 03/05/2021


CNDDB Vicinity Map
Proposed subdivision area
5 mile radius
Plant (80m)
Plant (specific)
Plant (non-specific)
Plant (circular)
Animal (80m)
Animal (specific)
Animal (non-specific)
Animal (circular)
Terrestrial Comm. (80m)
Terrestrial Comm. (specific)
Terrestrial Comm. (non-specific)
Terrestrial Comm. (circular)
Aquatic Comm. (80m)
Aquatic Comm. (specific)
Aquatic Comm. (non-specific)
Aquatic Comm. (circular)
Multiple (80m)
Multiple (specific)
Multiple (non-specific)
Multiple (circular)
Sensitive EO's (Commercial only)
Biological Resource Assessment
APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle
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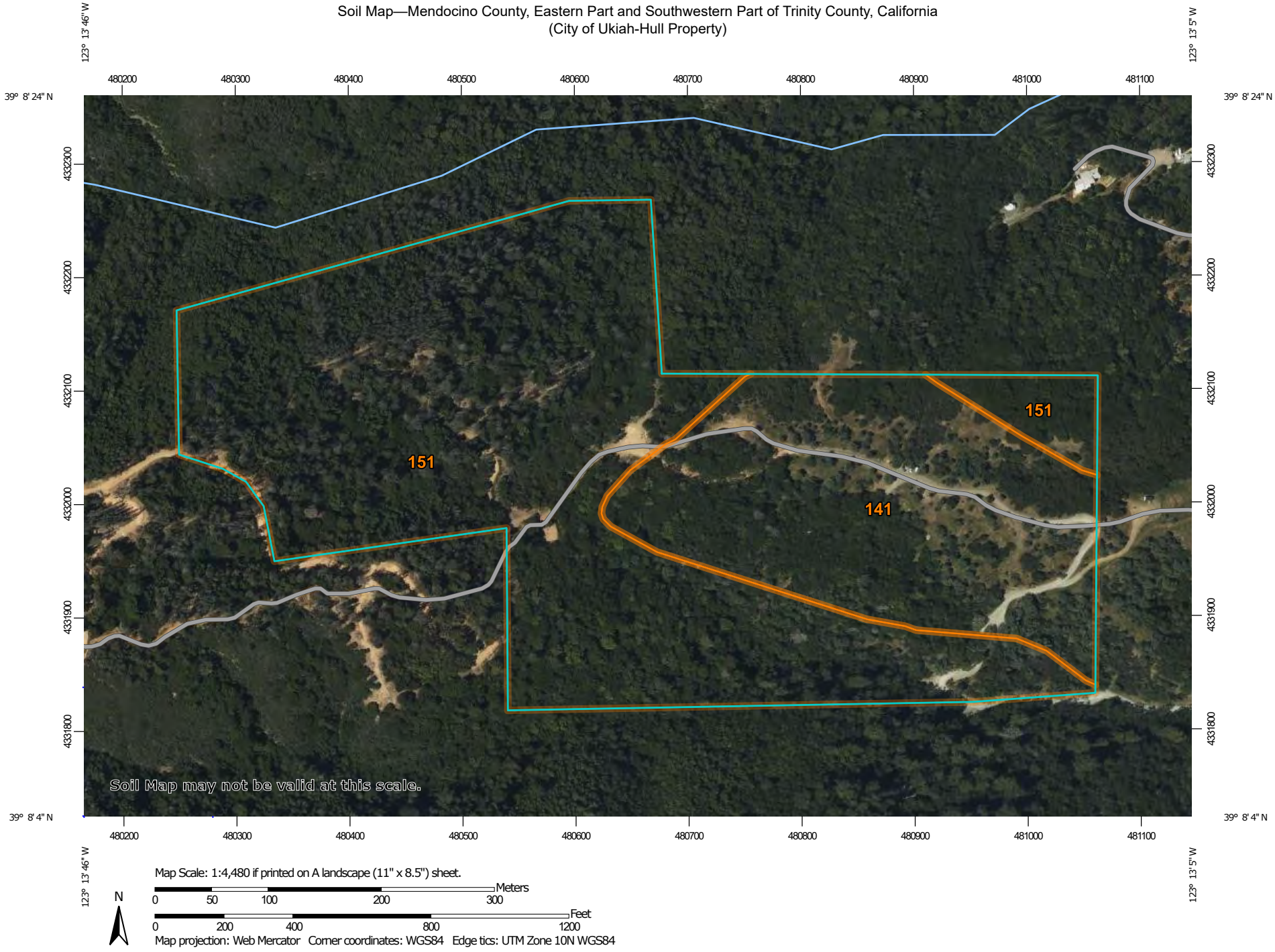
JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management
AIR 03/05/2021
Sources: Esri, HERE, Garmin, Intermap, increment P C
GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Ja
OpenStreetMap contributors, and the GIS User Commu
Ukiah
Lake Mendocino
PINE RIDGE
CLELAND MOUNTAIN
MAYACMAS MOUNTAINS
Redwood Hwy
Orrs Creek
Mill Creek
Doolin Creek
Skunk Creek
McNab Creek
Howell Creek
Morrison Creek
Ackerman Creek
Hensley Creek
Sulphur Creek
McClure Creek

Soil Map—Mendocino County, Eastern Part and Southwestern Part of Trinity County, California
(City of Ukiah-Hull Property)



Map Scale: 1:4,480 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mendocino County, Eastern Part and Southwestern Part of Trinity County, California
Survey Area Data: Version 15, Jun 1, 2020

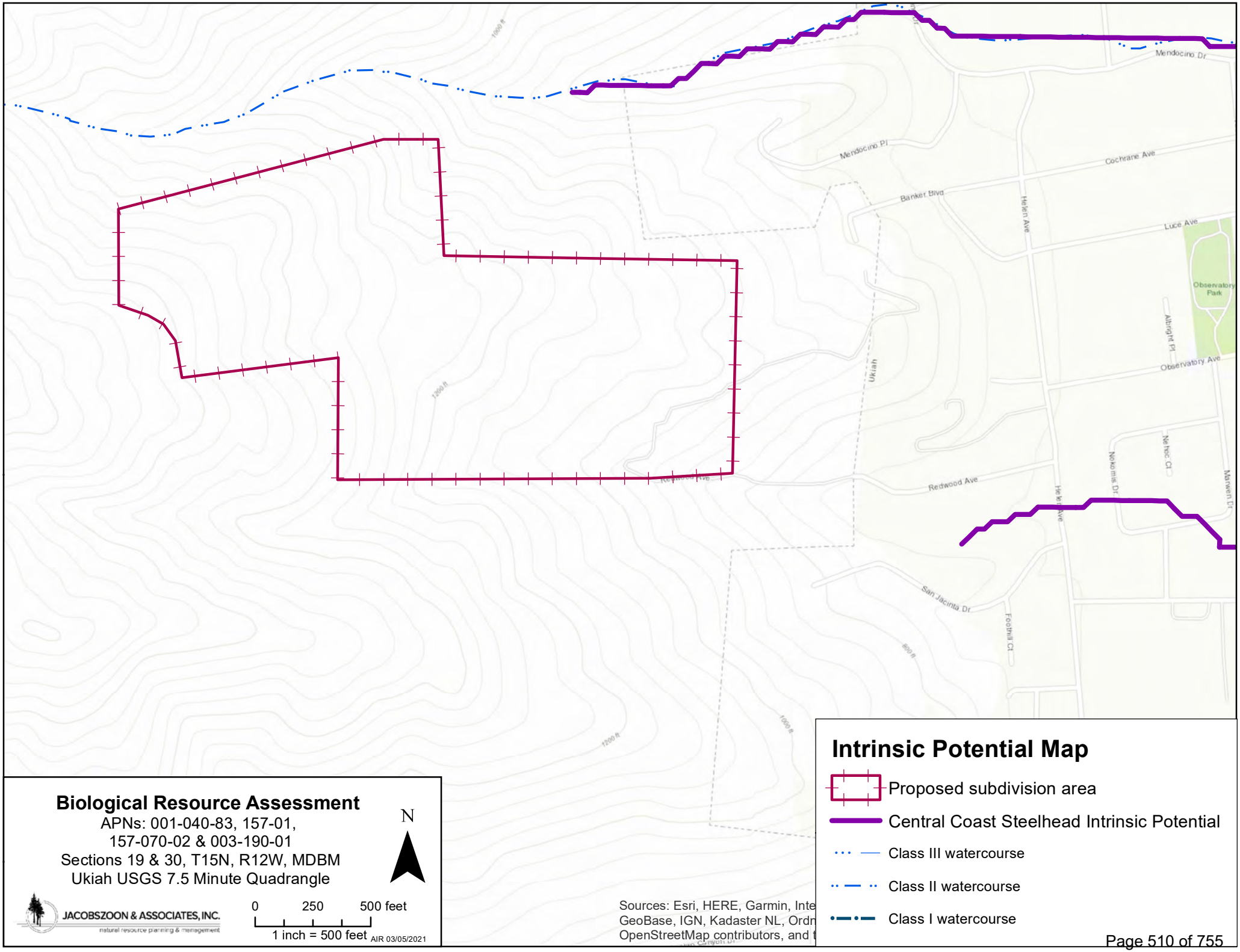
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 5, 2019—Jun 3, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
141	Hopland loam, 30 to 50 percent slopes, high ffd	18.6	31.4%
151	Hopland-Wohly loams, 50 to 75 percent slopes	40.6	68.6%
Totals for Area of Interest		**59.2**	**100.0%**



Biological Resource Assessment

APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

N

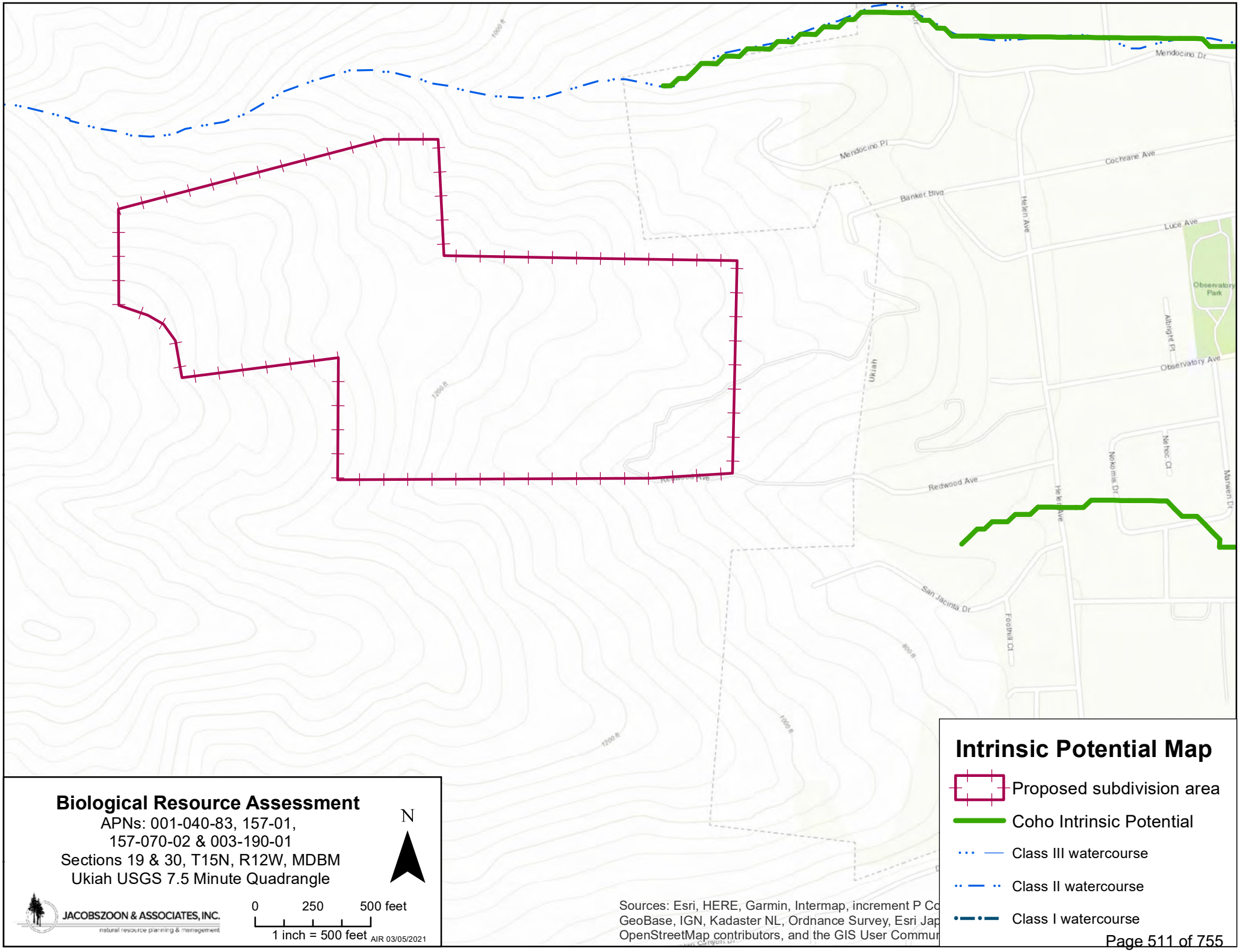
JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

0 250 500 feet
1 inch = 500 feet AIR 03/05/2021

Sources: Esri, HERE, Garmin, Inte
GeoBase, IGN, Kadaster NL, Ordn
OpenStreetMap contributors, and t

Intrinsic Potential Map

- Proposed subdivision area
- Central Coast Steelhead Intrinsic Potential
- Class III watercourse
- Class II watercourse
- Class I watercourse



Biological Resource Assessment

APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

N

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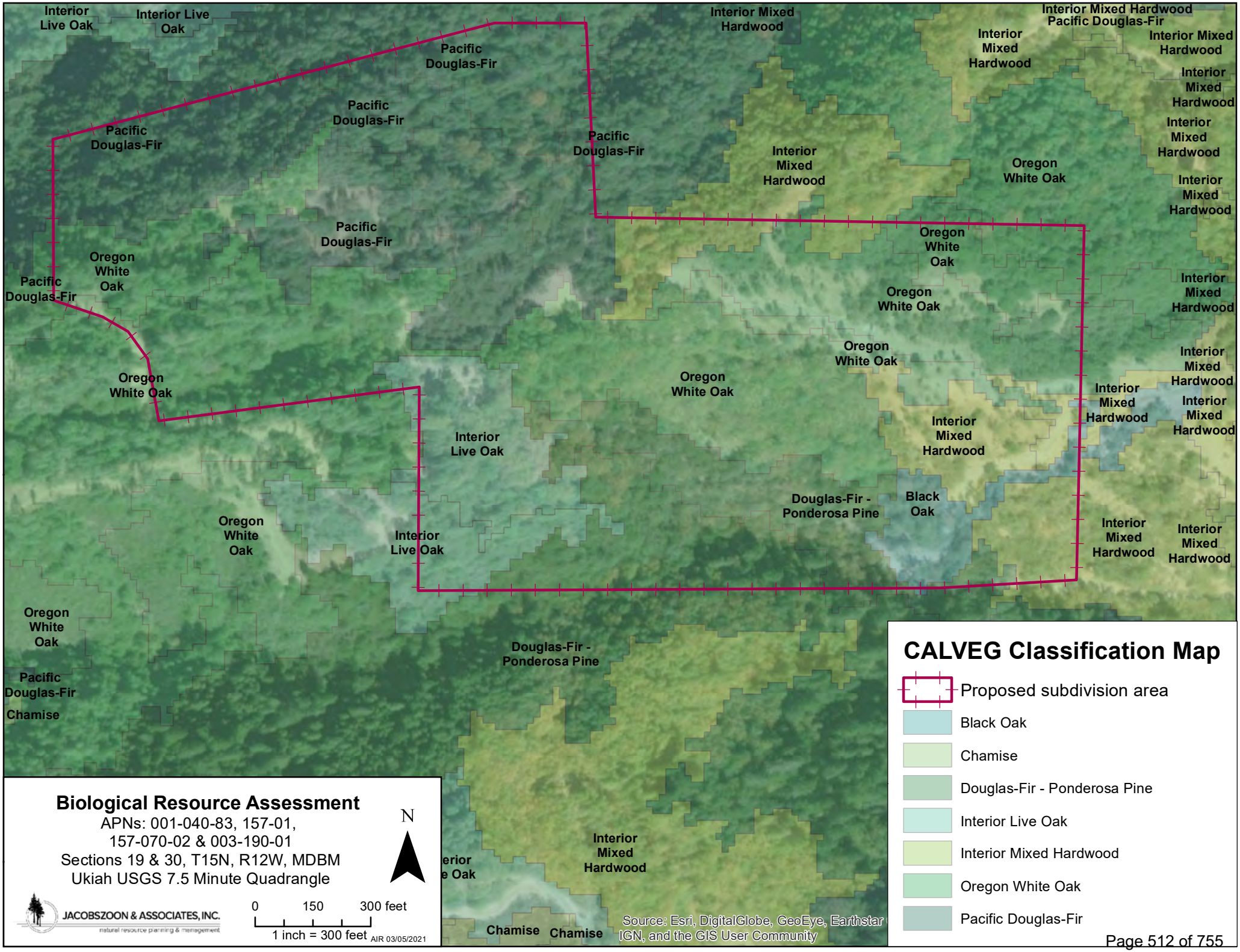
1 inch = 500 feet AIR 03/05/2021

Sources: Esri, HERE, Garmin, Intermap, increment P Co
GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Jap
OpenStreetMap contributors, and the GIS User Commun

Intrinsic Potential Map

- Proposed subdivision area
- Coho Intrinsic Potential
- Class III watercourse
- Class II watercourse
- Class I watercourse



Biological Resource Assessment

APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

N

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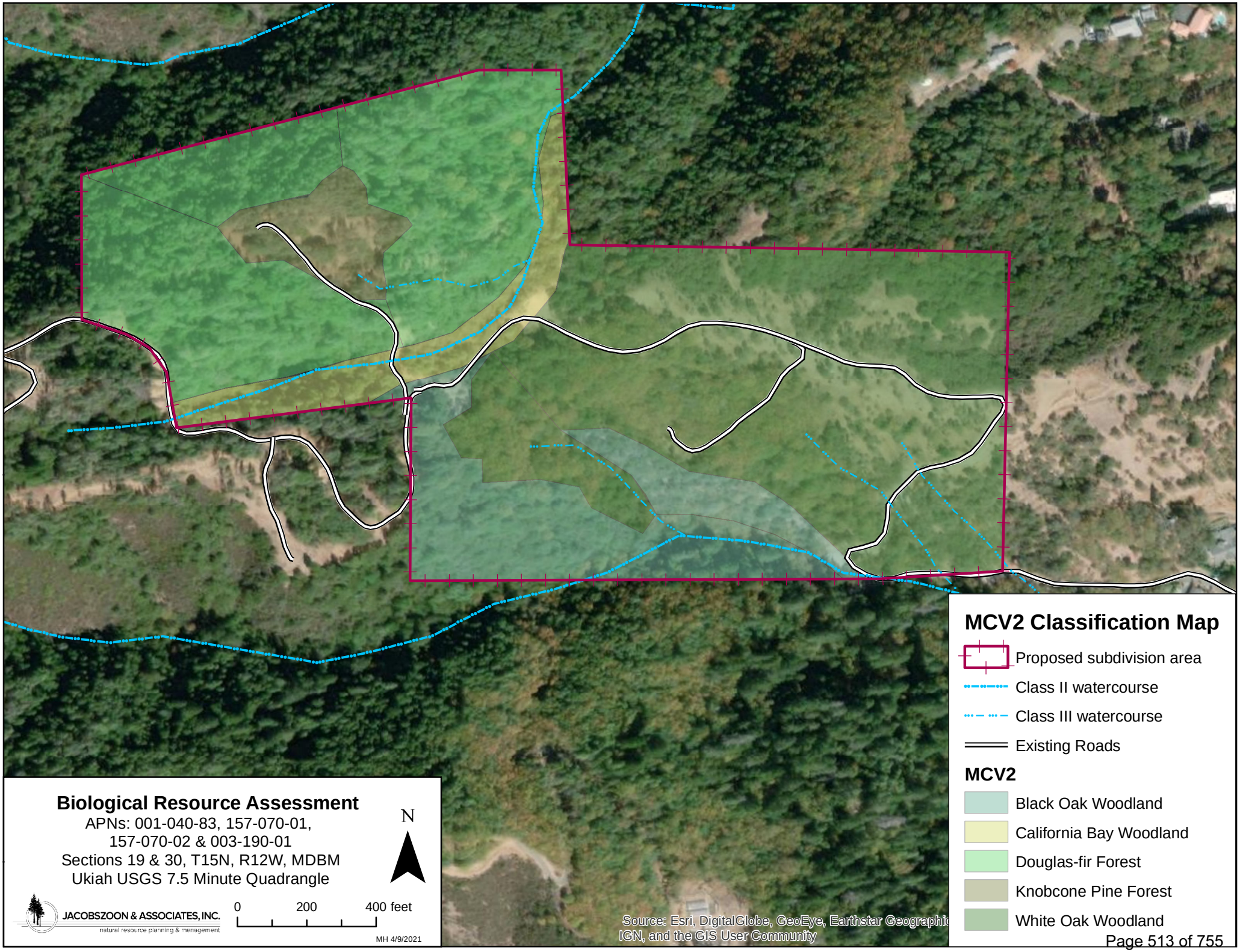
natural resource planning & management

0 150 300 feet
1 inch = 300 feet AIR 03/05/2021

Source: Esri, DigitalGlobe, GeoEye, Earthstar IGN, and the GIS User Community

CALVEG Classification Map

- Proposed subdivision area
- Black Oak
- Chamise
- Douglas-Fir - Ponderosa Pine
- Interior Live Oak
- Interior Mixed Hardwood
- Oregon White Oak
- Pacific Douglas-Fir


MCV2 Classification Map
Proposed subdivision area
Class II watercourse
Class III watercourse
Existing Roads
MCV2
Black Oak Woodland
California Bay Woodland
Douglas-fir Forest
Knobcone Pine Forest
White Oak Woodland
Biological Resource Assessment
APNs: 001-040-83, 157-070-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle
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JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management
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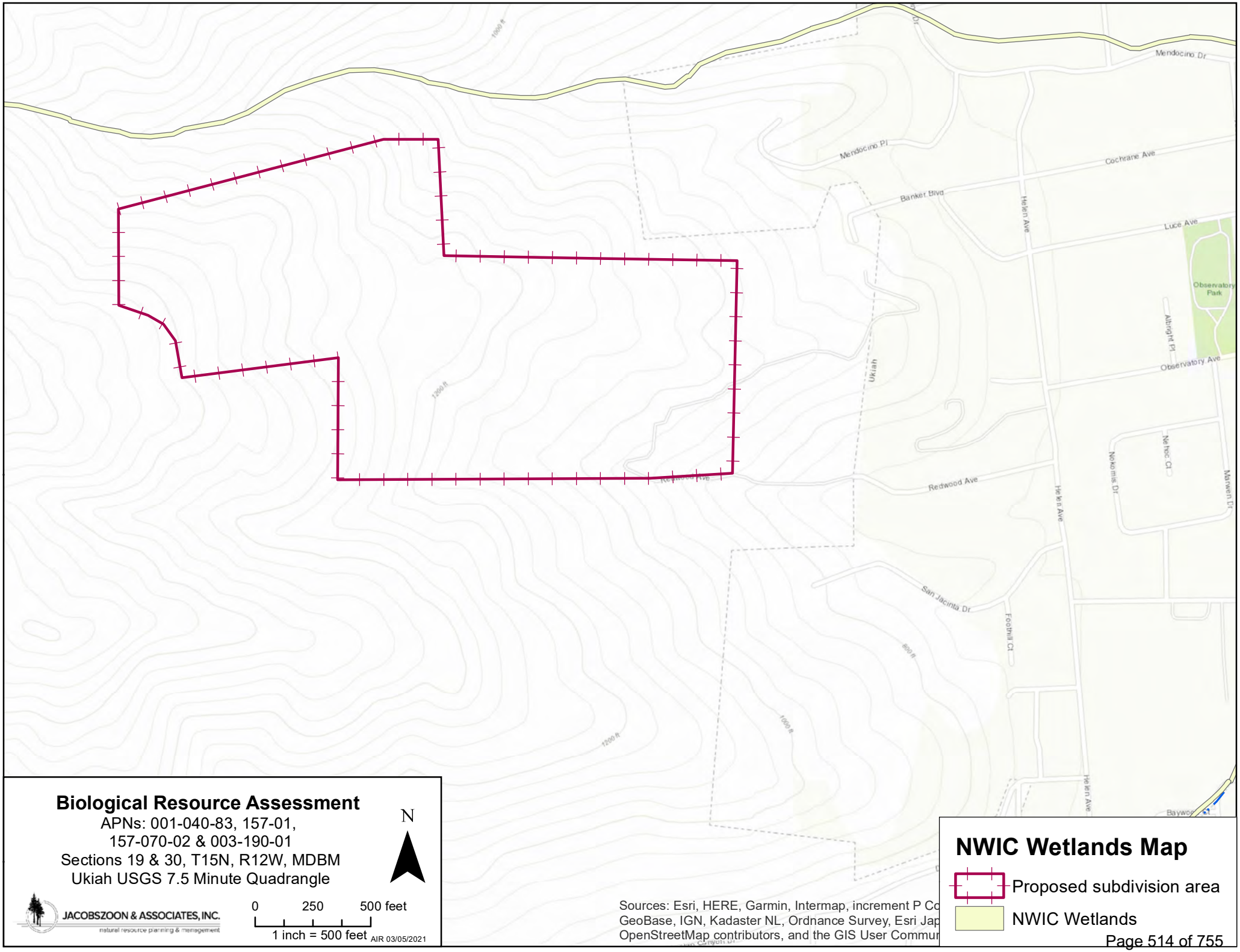
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographi
IGN, and the GIS User Community



Biological Resource Assessment

APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

N

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natural resource planning & management

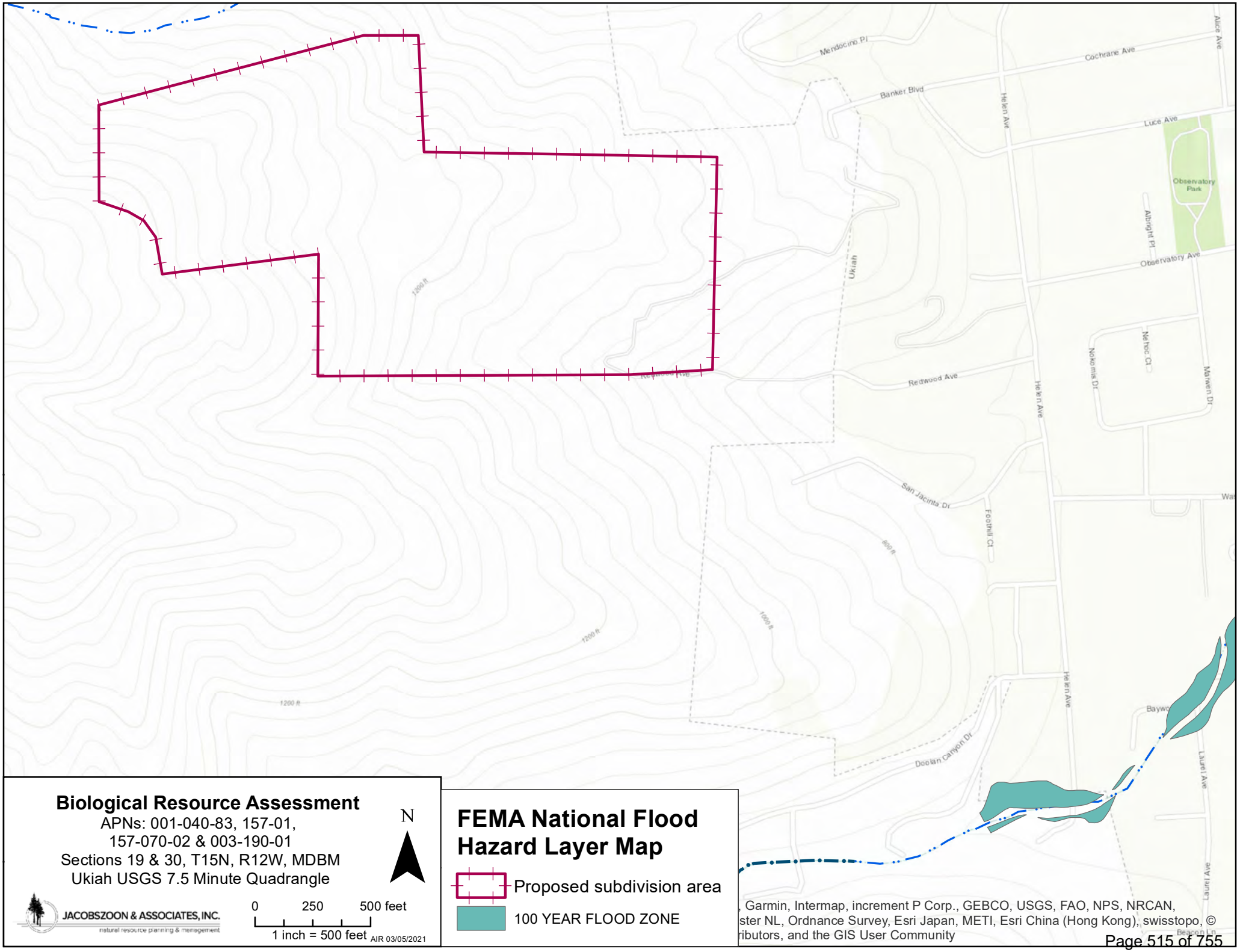
0 250 500 feet
1 inch = 500 feet AIR 03/05/2021

Sources: Esri, HERE, Garmin, Intermap, increment P Co
GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Jap
OpenStreetMap contributors, and the GIS User Commun

NWIC Wetlands Map

Proposed subdivision area

NWIC Wetlands



Biological Resource Assessment
APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01
Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

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1 inch = 500 feet AIR 03/05/2021

FEMA National Flood Hazard Layer Map

Proposed subdivision area

100 YEAR FLOOD ZONE

, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN,
ster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, ©
ributors, and the GIS User Community

Appendix E: Supporting Documents

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Arcata Fish And Wildlife Office
1655 Heindon Road
Arcata, CA 95521-4573
Phone: (707) 822-7201 Fax: (707) 822-8411

In Reply Refer To:
Consultation Code: 08EACT00-2021-SLI-0169
Event Code: 08EACT00-2021-E-00382
Project Name: City of Ukiah

February 23, 2021

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Arcata Fish And Wildlife Office
1655 Heindon Road
Arcata, CA 95521-4573
(707) 822-7201

This project's location is within the jurisdiction of offices which do not participate in IPaC's automated species list delivery. Please contact the following offices directly for more information:

Red Bluff Fish And Wildlife Office
10950 Tyler Road
Red Bluff, CA 96080-7762
(530) 527-3043

Project Summary

Consultation Code: 08EACT00-2021-SLI-0169
Event Code: 08EACT00-2021-E-00382
Project Name: City of Ukiah
Project Type: LAND - ACQUISITION
Project Description: Parcel line adjustment to create 7 lots within approximately 55 acres
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@39.13734495,-123.22381603736494,14z

Counties: Mendocino County, California

Endangered Species Act Species

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Northern Spotted Owl *Strix occidentalis caurina* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1123	Threatened
Western Snowy Plover *Charadrius nivosus nivosus* Population: Pacific Coast population DPS-U.S.A. (CA, OR, WA), Mexico (within 50 miles of Pacific coast) There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/8035	Threatened
Yellow-billed Cuckoo *Coccyzus americanus* Population: Western U.S. DPS There is **proposed** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog *Rana draytonii* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened

Flowering Plants

NAME	STATUS
Burke's Goldfields *Lasthenia burkei*	Endangered
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4338	
Contra Costa Goldfields *Lasthenia conjugens*	Endangered
There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7058	
Showy Indian Clover *Trifolium amoenum*	Endangered
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6459	

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

CNDDB 9-Quad Species List 185 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	Dicamptodon ensatus	California giant salamander	AAAAH01020	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Amphibians - Dicamptodontidae - Dicamptodon ensatus
Animals - Amphibians	Rana aurora	northern red-legged frog	AAABH01021	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Amphibians - Ranidae - Rana aurora
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912333	LAUGHLIN RANGE	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912332	REDWOOD VALLEY	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912331	POTTER VALLEY	Mapped	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912323	ORRS SPRINGS	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912322	UKIAH	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912321	COW MOUNTAIN	Mapped	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912313	BOONVILLE	Mapped	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912312	ELLEDGE PEAK	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912311	PURDYS GARDENS	Mapped	Animals - Amphibians - Ranidae - Rana boylii
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912313	BOONVILLE	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912312	ELLEDGE PEAK	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912321	COW MOUNTAIN	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912322	UKIAH	Mapped and Unprocessed	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912323	ORRS SPRINGS	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912333	LAUGHLIN RANGE	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Birds	Accipiter gentilis	northern goshawk	ABNKC12060	None	None	SSC	-	3912331	POTTER VALLEY	Mapped	Animals - Birds - Accipitridae - Accipiter gentilis

Animals - Birds	Aquila chrysaetos	golden eagle	ABNKC22010	None	None	FP , WL	-	3912321	COW MOUNTAIN	Unprocessed	Animals - Birds - Accipitridae - Aquila chrysaetos
Animals - Birds	Aquila chrysaetos	golden eagle	ABNKC22010	None	None	FP , WL	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Birds - Accipitridae - Aquila chrysaetos
Animals - Birds	Circus hudsonius	northern harrier	ABNKC11011	None	None	SSC	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Birds - Accipitridae - Circus hudsonius
Animals - Birds	Elanus leucurus	white-tailed kite	ABNKC06010	None	None	FP	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Birds - Accipitridae - Elanus leucurus
Animals - Birds	Ardea herodias	great blue heron	ABNGA04010	None	None	-	-	3912322	UKIAH	Unprocessed	Animals - Birds - Ardeidae - Ardea herodias
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBXB0020	None	Threatened	SSC	-	3912331	POTTER VALLEY	Mapped	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Birds - Icteriidae - Icteria virens
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Birds - Icteriidae - Icteria virens
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912322	UKIAH	Unprocessed	Animals - Birds - Icteriidae - Icteria virens
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912321	COW MOUNTAIN	Unprocessed	Animals - Birds - Icteriidae - Icteria virens
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Birds - Icteriidae - Icteria virens
Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3912311	PURDYS GARDENS	Mapped	Animals - Birds - Pandionidae - Pandion haliaetus
Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3912322	UKIAH	Mapped	Animals - Birds - Pandionidae - Pandion haliaetus
Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3912331	POTTER VALLEY	Unprocessed	Animals - Birds - Pandionidae - Pandion haliaetus
Animals - Birds	Baeolophus inornatus	oak titmouse	ABPAW01100	None	None	-	-	3912322	UKIAH	Unprocessed	Animals - Birds - Paridae - Baeolophus inornatus
Animals - Birds	Baeolophus inornatus	oak titmouse	ABPAW01100	None	None	-	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Birds - Paridae - Baeolophus inornatus
Animals - Birds	Baeolophus inornatus	oak titmouse	ABPAW01100	None	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Birds - Paridae - Baeolophus inornatus
Animals - Birds	Setophaga petechia	yellow warbler	ABPBX03010	None	None	SSC	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Birds - Parulidae - Setophaga petechia
Animals - Birds	Setophaga petechia	yellow warbler	ABPBX03010	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Birds - Parulidae - Setophaga petechia
Animals - Birds	Ammodramus savannarum	grasshopper sparrow	ABPBXA0020	None	None	SSC	-	3912311	PURDYS GARDENS	Mapped	Animals - Birds - Passerellidae - Ammodramus savannarum

Animals - Birds	Melanerpes lewis	Lewis' woodpecker	ABNYF04010	None	None	-	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Birds - Picidae - Melanerpes lewis
Animals - Birds	Melanerpes lewis	Lewis' woodpecker	ABNYF04010	None	None	-	-	3912322	UKIAH	Unprocessed	Animals - Birds - Picidae - Melanerpes lewis
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912313	BOONVILLE	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912323	ORRS SPRINGS	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912331	POTTER VALLEY	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912332	REDWOOD VALLEY	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912333	LAUGHLIN RANGE	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Fish	Lavinia symmetricus navarroensis	Navarro roach	AFCJB19023	None	None	SSC	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Cyprinidae - Lavinia symmetricus navarroensis
Animals - Fish	Lavinia symmetricus ssp. 4	Clear Lake - Russian River roach	AFCJB19029	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Cyprinidae - Lavinia symmetricus ssp. 4
Animals - Fish	Hysterocarpus traskii lagunae	Clear Lake tule perch	AFCQK02013	None	None	SSC	-	3912321	COW MOUNTAIN	Mapped	Animals - Fish - Embiotocidae - Hysterocarpus traskii lagunae
Animals - Fish	Hysterocarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912321	COW MOUNTAIN	Unprocessed	Animals - Fish - Embiotocidae - Hysterocarpus traskii pomo
Animals - Fish	Hysterocarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Fish - Embiotocidae - Hysterocarpus traskii pomo
Animals - Fish	Hysterocarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912322	UKIAH	Unprocessed	Animals - Fish - Embiotocidae - Hysterocarpus traskii pomo
Animals - Fish	Hysterocarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Embiotocidae - Hysterocarpus traskii pomo
Animals - Fish	Hysterocarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Embiotocidae - Hysterocarpus traskii pomo
Animals - Fish	Hysterocarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Fish - Embiotocidae - Hysterocarpus traskii pomo
Animals - Fish	Hysterocarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Fish - Embiotocidae - Hysterocarpus traskii pomo
Animals - Fish	Hysterocarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Fish - Embiotocidae - Hysterocarpus traskii pomo

Animals - Fish	Entosphenus tridentatus	Pacific lamprey	AFBAA02100	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Petromyzontidae - Entosphenus tridentatus
Animals - Fish	Entosphenus tridentatus	Pacific lamprey	AFBAA02100	None	None	SSC	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Petromyzontidae - Entosphenus tridentatus
Animals - Fish	Oncorhynchus kisutch pop. 2	coho salmon - southern Oregon / northern California ESU	AFCHA02032	Threatened	Threatened	-	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus kisutch pop. 2
Animals - Fish	Oncorhynchus kisutch pop. 4	coho salmon - central California coast ESU	AFCHA02034	Endangered	Endangered	-	-	3912322	UKIAH	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus kisutch pop. 4
Animals - Fish	Oncorhynchus kisutch pop. 4	coho salmon - central California coast ESU	AFCHA02034	Endangered	Endangered	-	-	3912313	BOONVILLE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus kisutch pop. 4
Animals - Fish	Oncorhynchus mykiss irideus pop. 16	steelhead - northern California DPS	AFCHA0209Q	Threatened	None	-	-	3912313	BOONVILLE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 16
Animals - Fish	Oncorhynchus mykiss irideus pop. 16	steelhead - northern California DPS	AFCHA0209Q	Threatened	None	-	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 16
Animals - Fish	Oncorhynchus mykiss irideus pop. 16	steelhead - northern California DPS	AFCHA0209Q	Threatened	None	-	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 16
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912321	COW MOUNTAIN	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912313	BOONVILLE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8

Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912322	UKIAH	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	AFCHA0205S	Threatened	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha pop. 17
Animals - Fish	Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	AFCHA0205S	Threatened	None	-	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha pop. 17
Animals - Fish	Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	AFCHA0205S	Threatened	None	-	-	3912322	UKIAH	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha pop. 17
Animals - Fish	Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	AFCHA0205S	Threatened	None	-	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha pop. 17
Animals - Insects	Bombus caliginosus	obscure bumble bee	IIHYM24380	None	None	-	-	3912311	PURDYS GARDENS	Mapped	Animals - Insects - Apidae - Bombus caliginosus
Animals - Insects	Bombus occidentalis	western bumble bee	IIHYM24250	None	Candidate Endangered	-	-	3912321	COW MOUNTAIN	Mapped and Unprocessed	Animals - Insects - Apidae - Bombus occidentalis
Animals - Mammals	Arborimus pomo	Sonoma tree vole	AMAFF23030	None	None	SSC	-	3912313	BOONVILLE	Mapped and Unprocessed	Animals - Mammals - Cricetidae - Arborimus pomo
Animals - Mammals	Arborimus pomo	Sonoma tree vole	AMAFF23030	None	None	SSC	-	3912333	LAUGHLIN RANGE	Mapped and Unprocessed	Animals - Mammals - Cricetidae - Arborimus pomo
Animals - Mammals	Arborimus pomo	Sonoma tree vole	AMAFF23030	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Cricetidae - Arborimus pomo
Animals - Mammals	Erethizon dorsatum	North American porcupine	AMAFJ01010	None	None	-	-	3912313	BOONVILLE	Mapped and Unprocessed	Animals - Mammals - Erethizontidae - Erethizon dorsatum
Animals - Mammals	Erethizon dorsatum	North American porcupine	AMAFJ01010	None	None	-	-	3912312	ELLEDGE PEAK	Mapped	Animals - Mammals - Erethizontidae - Erethizon dorsatum
Animals - Mammals	Erethizon dorsatum	North American porcupine	AMAFJ01010	None	None	-	-	3912322	UKIAH	Mapped and Unprocessed	Animals - Mammals - Erethizontidae - Erethizon dorsatum

Animals - Mammals	Erethizon dorsatum	North American porcupine	AMAFJ01010	None	None	-	-	3912311	PURDYS GARDENS	Mapped	Animals - Mammals - Erethizontidae - Erethizon dorsatum
Animals - Mammals	Eumops perotis californicus	western mastiff bat	AMACD02011	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Mammals - Molossidae - Eumops perotis californicus
Animals - Mammals	Pekania pennanti	Fisher	AMAJF01020	None	None	SSC	-	3912332	REDWOOD VALLEY	Mapped	Animals - Mammals - Mustelidae - Pekania pennanti
Animals - Mammals	Pekania pennanti	Fisher	AMAJF01020	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Mustelidae - Pekania pennanti
Animals - Mammals	Pekania pennanti	Fisher	AMAJF01020	None	None	SSC	-	3912311	PURDYS GARDENS	Mapped	Animals - Mammals - Mustelidae - Pekania pennanti
Animals - Mammals	Taxidea taxus	American badger	AMAJF04010	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Mammals - Mustelidae - Taxidea taxus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3912321	COW MOUNTAIN	Mapped	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3912311	PURDYS GARDENS	Mapped	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3912332	REDWOOD VALLEY	Mapped and Unprocessed	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Lasiurus blossevillii	western red bat	AMACC05060	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Lasiurus blossevillii
Animals - Mammals	Lasiurus cinereus	hoary bat	AMACC05030	None	None	-	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Lasiurus cinereus
Animals - Mammals	Myotis lucifugus	little brown bat	AMACC01010	None	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Mammals - Vespertilionidae - Myotis lucifugus

Animals - Mammals	Myotis yumanensis	Yuma myotis	AMACC01020	None	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Mammals - Vespertilionidae - Myotis yumanensis
Animals - Mollusks	Gonidea angulata	western ridged mussel	IMBIV19010	None	None	-	-	3912321	COW MOUNTAIN	Mapped	Animals - Mollusks - Unionidae - Gonidea angulata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912321	COW MOUNTAIN	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912313	BOONVILLE	Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912312	ELLEDGE PEAK	Mapped	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912322	UKIAH	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912331	POTTER VALLEY	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912332	REDWOOD VALLEY	Mapped	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912333	LAUGHLIN RANGE	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912311	PURDYS GARDENS	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Community - Terrestrial	Northern Interior Cypress Forest	Northern Interior Cypress Forest	CTT83220CA	None	None	-	-	3912311	PURDYS GARDENS	Mapped	Community - Terrestrial - Northern Interior Cypress Forest
Community - Terrestrial	Serpentine Bunchgrass	Serpentine Bunchgrass	CTT42130CA	None	None	-	-	3912311	PURDYS GARDENS	Mapped	Community - Terrestrial - Serpentine Bunchgrass
Plants - Bryophytes	Entosthodon kochii	Koch's cord moss	NBMUS2P050	None	None	-	1B.3	3912311	PURDYS GARDENS	Mapped	Plants - Bryophytes - Funariaceae - Entosthodon kochii
Plants - Bryophytes	Grimmia torenii	Toren's grimmia	NBMUS32330	None	None	-	1B.3	3912312	ELLEDGE PEAK	Mapped	Plants - Bryophytes - Grimmiaceae - Grimmia torenii
Plants - Bryophytes	Grimmia torenii	Toren's grimmia	NBMUS32330	None	None	-	1B.3	3912321	COW MOUNTAIN	Mapped	Plants - Bryophytes - Grimmiaceae - Grimmia torenii
Plants - Lichens	Usnea longissima	Methuselah's beard lichen	NLLEC5P420	None	None	-	4.2	3912323	ORRS SPRINGS	Mapped	Plants - Lichens - Parmeliaceae - Usnea longissima

Plants - Vascular	Perideridia gairdneri ssp. gairdneri	California Gairdner's yampah	PDAPI1N062	None	None	-	4.2	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Apiaceae - Perideridia gairdneri ssp. gairdneri
Plants - Vascular	Blennosperma bakeri	Sonoma sunshine	PDAST1A010	Endangered	Endangered	-	1B.1	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Asteraceae - Blennosperma bakeri
Plants - Vascular	Hemizonia congesta ssp. calyculata	Mendocino tarplant	PDAST4R063	None	None	-	4.3	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Asteraceae - Hemizonia congesta ssp. calyculata
Plants - Vascular	Hemizonia congesta ssp. calyculata	Mendocino tarplant	PDAST4R063	None	None	-	4.3	3912323	ORRS SPRINGS	Unprocessed	Plants - Vascular - Asteraceae - Hemizonia congesta ssp. calyculata
Plants - Vascular	Hemizonia congesta ssp. calyculata	Mendocino tarplant	PDAST4R063	None	None	-	4.3	3912321	COW MOUNTAIN	Unprocessed	Plants - Vascular - Asteraceae - Hemizonia congesta ssp. calyculata
Plants - Vascular	Hemizonia congesta ssp. calyculata	Mendocino tarplant	PDAST4R063	None	None	-	4.3	3912322	UKIAH	Unprocessed	Plants - Vascular - Asteraceae - Hemizonia congesta ssp. calyculata
Plants - Vascular	Hemizonia congesta ssp. tracyi	Tracy's tarplant	PDAST4R067	None	None	-	4.3	3912313	BOONVILLE	Unprocessed	Plants - Vascular - Asteraceae - Hemizonia congesta ssp. tracyi
Plants - Vascular	Hemizonia congesta ssp. tracyi	Tracy's tarplant	PDAST4R067	None	None	-	4.3	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Asteraceae - Hemizonia congesta ssp. tracyi
Plants - Vascular	Lasthenia burkei	Burke's goldfields	PDAST5L010	Endangered	Endangered	-	1B.1	3912322	UKIAH	Mapped	Plants - Vascular - Asteraceae - Lasthenia burkei
Plants - Vascular	Layia septentrionalis	Colusa layia	PDAST5N0F0	None	None	-	1B.2	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Asteraceae - Layia septentrionalis
Plants - Vascular	Lessingia hololeuca	woolly-headed lessingia	PDAST5S030	None	None	-	3	3912313	BOONVILLE	Unprocessed	Plants - Vascular - Asteraceae - Lessingia hololeuca
Plants - Vascular	Tracyina rostrata	beaked tracyina	PDAST9D010	None	None	-	1B.2	3912332	REDWOOD VALLEY	Unprocessed	Plants - Vascular - Asteraceae - Tracyina rostrata
Plants - Vascular	Tracyina rostrata	beaked tracyina	PDAST9D010	None	None	-	1B.2	3912311	PURDYS GARDENS	Mapped and Unprocessed	Plants - Vascular - Asteraceae - Tracyina rostrata
Plants - Vascular	Plagiobothrys lithocaryus	Mayacamas popcornflower	PDBOR0V0P0	None	None	-	1A	3912332	REDWOOD VALLEY	Mapped	Plants - Vascular - Boraginaceae - Plagiobothrys lithocaryus
Plants - Vascular	Plagiobothrys lithocaryus	Mayacamas popcornflower	PDBOR0V0P0	None	None	-	1A	3912331	POTTER VALLEY	Mapped	Plants - Vascular - Boraginaceae - Plagiobothrys lithocaryus
Plants - Vascular	Streptanthus glandulosus ssp. hoffmanii	Hoffman's bristly jewelflower	PDBRA2G0J4	None	None	-	1B.3	3912321	COW MOUNTAIN	Mapped	Plants - Vascular - Brassicaceae - Streptanthus glandulosus ssp. hoffmanii

Plants - Vascular	Brasenia schreberi	watershield	PDCAB01010	None	None	-	2B.3	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Cabombaceae - Brasenia schreberi
Plants - Vascular	Viburnum ellipticum	oval-leaved viburnum	PDCPR07080	None	None	-	2B.3	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Caprifoliaceae - Viburnum ellipticum
Plants - Vascular	Carex comosa	bristly sedge	PMCYP032Y0	None	None	-	2B.1	3912321	COW MOUNTAIN	Mapped	Plants - Vascular - Cyperaceae - Carex comosa
Plants - Vascular	Arctostaphylos stanfordiana ssp. raichei	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912321	COW MOUNTAIN	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos stanfordiana ssp. raichei
Plants - Vascular	Arctostaphylos stanfordiana ssp. raichei	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912312	ELLEDGE PEAK	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos stanfordiana ssp. raichei
Plants - Vascular	Arctostaphylos stanfordiana ssp. raichei	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912322	UKIAH	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos stanfordiana ssp. raichei
Plants - Vascular	Arctostaphylos stanfordiana ssp. raichei	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912323	ORRS SPRINGS	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos stanfordiana ssp. raichei
Plants - Vascular	Arctostaphylos stanfordiana ssp. raichei	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos stanfordiana ssp. raichei
Plants - Vascular	Astragalus breweri	Brewer's milk-vetch	PDFAB0F1J0	None	None	-	4.2	3912331	POTTER VALLEY	Unprocessed	Plants - Vascular - Fabaceae - Astragalus breweri
Plants - Vascular	Trifolium buckwestiorum	Santa Cruz clover	PDFAB402W0	None	None	-	1B.1	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Fabaceae - Trifolium buckwestiorum
Plants - Vascular	Monardella viridis	green monardella	PDLAM180Q2	None	None	-	4.3	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Lamiaceae - Monardella viridis
Plants - Vascular	Fritillaria agrestis	stinkbells	PMLIL0V010	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Liliaceae - Fritillaria agrestis
Plants - Vascular	Fritillaria purdyi	Purdy's fritillary	PMLIL0V0H0	None	None	-	4.3	3912322	UKIAH	Unprocessed	Plants - Vascular - Liliaceae - Fritillaria purdyi
Plants - Vascular	Fritillaria purdyi	Purdy's fritillary	PMLIL0V0H0	None	None	-	4.3	3912331	POTTER VALLEY	Unprocessed	Plants - Vascular - Liliaceae - Fritillaria purdyi
Plants - Vascular	Fritillaria purdyi	Purdy's fritillary	PMLIL0V0H0	None	None	-	4.3	3912332	REDWOOD VALLEY	Unprocessed	Plants - Vascular - Liliaceae - Fritillaria purdyi
Plants - Vascular	Fritillaria roderickii	Roderick's fritillary	PMLIL0V0M0	None	Endangered	-	1B.1	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Liliaceae - Fritillaria roderickii
Plants - Vascular	Lilium rubescens	redwood lily	PMLIL1A0N0	None	None	-	4.2	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Liliaceae - Lilium rubescens
Plants - Vascular	Limnanthes bakeri	Baker's meadowfoam	PDLIM02020	None	Rare	-	1B.1	3912322	UKIAH	Mapped	Plants - Vascular - Limnanthaceae - Limnanthes bakeri

Plants - Vascular	Hesperolinon adenophyllum	glandular western flax	PDLIN01010	None	None	-	1B.2	3912321	COW MOUNTAIN	Mapped	Plants - Vascular - Linaceae - Hesperolinon adenophyllum
Plants - Vascular	Hesperolinon adenophyllum	glandular western flax	PDLIN01010	None	None	-	1B.2	3912331	POTTER VALLEY	Mapped	Plants - Vascular - Linaceae - Hesperolinon adenophyllum
Plants - Vascular	Hesperolinon adenophyllum	glandular western flax	PDLIN01010	None	None	-	1B.2	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Linaceae - Hesperolinon adenophyllum
Plants - Vascular	Malacothamnus mendocinensis	Mendocino bush-mallow	PDMAL0Q0D0	None	None	-	1A	3912312	ELLEDGE PEAK	Mapped	Plants - Vascular - Malvaceae - Malacothamnus mendocinensis
Plants - Vascular	Cypripedium californicum	California lady's-slipper	PMORC0Q040	None	None	-	4.2	3912312	ELLEDGE PEAK	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium californicum
Plants - Vascular	Cypripedium californicum	California lady's-slipper	PMORC0Q040	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium californicum
Plants - Vascular	Cypripedium montanum	mountain lady's-slipper	PMORC0Q080	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium montanum
Plants - Vascular	Cypripedium montanum	mountain lady's-slipper	PMORC0Q080	None	None	-	4.2	3912323	ORRS SPRINGS	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium montanum
Plants - Vascular	Cypripedium montanum	mountain lady's-slipper	PMORC0Q080	None	None	-	4.2	3912312	ELLEDGE PEAK	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium montanum
Plants - Vascular	Piperia candida	white-flowered rein orchid	PMORC1X050	None	None	-	1B.2	3912323	ORRS SPRINGS	Mapped	Plants - Vascular - Orchidaceae - Piperia candida
Plants - Vascular	Kopsiopsis hookeri	small groundcone	PDORO01010	None	None	-	2B.3	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Orobanchaceae - Kopsiopsis hookeri
Plants - Vascular	Erythranthe nudata	bare monkeyflower	PDSCR1B200	None	None	-	4.3	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Phrymaceae - Erythranthe nudata
Plants - Vascular	Gratiola heterosepala	Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	-	1B.2	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Plantaginaceae - Gratiola heterosepala
Plants - Vascular	Pleuropogon hooverianus	North Coast semaphore grass	PMPOA4Y070	None	Threatened	-	1B.1	3912323	ORRS SPRINGS	Mapped and Unprocessed	Plants - Vascular - Poaceae - Pleuropogon hooverianus
Plants - Vascular	Pleuropogon hooverianus	North Coast semaphore grass	PMPOA4Y070	None	Threatened	-	1B.1	3912312	ELLEDGE PEAK	Mapped	Plants - Vascular - Poaceae - Pleuropogon hooverianus
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912312	ELLEDGE PEAK	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis

Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912331	POTTER VALLEY	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912323	ORRS SPRINGS	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912332	REDWOOD VALLEY	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon	PDPLM09150	None	None	-	4.3	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon latisectus
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon	PDPLM09150	None	None	-	4.3	3912323	ORRS SPRINGS	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon latisectus
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon	PDPLM09150	None	None	-	4.3	3912331	POTTER VALLEY	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon latisectus
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon	PDPLM09150	None	None	-	4.3	3912322	UKIAH	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon latisectus
Plants - Vascular	Navarretia leucocephala ssp. bakeri	Baker's navarretia	PDPLM0C0E1	None	None	-	1B.1	3912322	UKIAH	Mapped	Plants - Vascular - Polemoniaceae - Navarretia leucocephala ssp. bakeri
Plants - Vascular	Navarretia leucocephala ssp. bakeri	Baker's navarretia	PDPLM0C0E1	None	None	-	1B.1	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Polemoniaceae - Navarretia leucocephala ssp. bakeri
Plants - Vascular	Navarretia leucocephala ssp. bakeri	Baker's navarretia	PDPLM0C0E1	None	None	-	1B.1	3912332	REDWOOD VALLEY	Mapped	Plants - Vascular - Polemoniaceae - Navarretia leucocephala ssp. bakeri
Plants - Vascular	Ranunculus lobbii	Lobb's aquatic buttercup	PDRAN0L1J0	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Ranunculaceae - Ranunculus lobbii
Plants - Vascular	Ranunculus lobbii	Lobb's aquatic buttercup	PDRAN0L1J0	None	None	-	4.2	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Ranunculaceae - Ranunculus lobbii
Plants - Vascular	Ceanothus confusus	Rincon Ridge ceanothus	PDRHA04220	None	None	-	1B.1	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Rhamnaceae - Ceanothus confusus
Plants - Vascular	Horkelia bolanderi	Bolander's horkelia	PDROS0W011	None	None	-	1B.2	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Rosaceae - Horkelia bolanderi

CNPS California Native Plant Society

Inventory of Rare and Endangered Plants

*The database used to provide updates to the Online Inventory is under construction. View updates and changes made since May 2019 here.

Plant List

36 matches found. *Click on scientific name for details*

Search Criteria

Found in Quads 3912333, 3912332, 3912331, 3912323, 3912322, 3912321, 3912313 3912312 and 3912311;

Modify Search Criteria Export to Excel Modify Columns Modify Sort Display Photos

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Arctostaphylos stanfordiana ssp. raichei	Raiche's manzanita	Ericaceae	perennial evergreen shrub	Feb-Apr	1B.1	S2	G3T2
Astragalus breweri	Brewer's milk-vetch	Fabaceae	annual herb	Apr-Jun	4.2	S3	G3
Blennosperma bakeri	Sonoma sunshine	Asteraceae	annual herb	Mar-May	1B.1	S1	G1
Brasenia schreberi	watershield	Cabombaceae	perennial rhizomatous herb (aquatic)	Jun-Sep	2B.3	S3	G5
Carex comosa	bristly sedge	Cyperaceae	perennial rhizomatous herb	May-Sep	2B.1	S2	G5
Ceanothus confusus	Rincon Ridge ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Jun	1B.1	S1	G1
Cuscuta jepsonii	Jepson's dodder	Convolvulaceae	annual vine (parasitic)	(Jun)Jul-Sep	1B.2	S1	G1
Cypripedium californicum	California lady's-slipper	Orchidaceae	perennial rhizomatous herb	Apr-Aug(Sep)	4.2	S4	G4
Cypripedium montanum	mountain lady's-slipper	Orchidaceae	perennial rhizomatous herb	Mar-Aug	4.2	S4	G4
Entosthodon kochii	Koch's cord moss	Funariaceae	moss		1B.3	S1	G1
Fissidens pauperculus	minute pocket moss	Fissidentaceae	moss		1B.2	S2	G3?
Fritillaria roderickii	Roderick's fritillary	Liliaceae	perennial bulbiferous herb	Mar-May	1B.1	S1	G1Q
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	1B.2	S2	G2

Grimmia torenii	Toren's grimmia	Grimmiaceae	moss		1B.3	S2	G2
Hemizonia congesta ssp. congesta	congested-headed hayfield tarplant	Asteraceae	annual herb	Apr-Nov	1B.2	S2	G5T2
Hesperolinon adenophyllum	glandular western flax	Linaceae	annual herb	May-Aug	1B.2	S2S3	G2G3
Horkelia bolanderi	Bolander's horkelia	Rosaceae	perennial herb	(May)Jun-Aug	1B.2	S1	G1
Kopsiopsis hookeri	small groundcone	Orobanchaceae	perennial rhizomatous herb (parasitic)	Apr-Aug	2B.3	S1S2	G4?
Lasthenia burkei	Burke's goldfields	Asteraceae	annual herb	Apr-Jun	1B.1	S1	G1
Layia septentrionalis	Colusa layia	Asteraceae	annual herb	Apr-May	1B.2	S2	G2
Lilium rubescens	redwood lily	Liliaceae	perennial bulbiferous herb	Apr-Aug(Sep)	4.2	S3	G3
Limnanthes bakeri	Baker's meadowfoam	Limnanthaceae	annual herb	Apr-May	1B.1	S1	G1
Malacothamnus mendocinensis	Mendocino bush-mallow	Malvaceae	perennial deciduous shrub	May-Jun	1A	SX	GXQ
Monardella viridis	green monardella	Lamiaceae	perennial rhizomatous herb	Jun-Sep	4.3	S3	G3
Navarretia leucocephala ssp. bakeri	Baker's navarretia	Polemoniaceae	annual herb	Apr-Jul	1B.1	S2	G4T2
Perideridia gairdneri ssp. gairdneri	Gairdner's yampah	Apiaceae	perennial herb	Jun-Oct	4.2	S3S4	G5T3T4
Piperia candida	white-flowered rein orchid	Orchidaceae	perennial herb	(Mar)May-Sep	1B.2	S3	G3
Plagiobothrys lithocaryus	Mayacamas popcornflower	Boraginaceae	annual herb	Apr-May	1A	SH	GH
Pleuropogon hooverianus	North Coast semaphore grass	Poaceae	perennial rhizomatous herb	Apr-Jun	1B.1	S2	G2
Ranunculus lobbii	Lobb's aquatic buttercup	Ranunculaceae	annual herb (aquatic)	Feb-May	4.2	S3	G4
Sanguisorba officinalis	great burnet	Rosaceae	perennial rhizomatous herb	Jul-Oct	2B.2	S2	G5?
Streptanthus glandulosus ssp. hoffmanii	Hoffman's bristly jewelflower	Brassicaceae	annual herb	Mar-Jul	1B.3	S2	G4T2
Tracyina rostrata	beaked tracyina	Asteraceae	annual herb	May-Jun	1B.2	S2	G2
Trifolium buckwestiorum	Santa Cruz clover	Fabaceae	annual herb	Apr-Oct	1B.1	S2	G2
Usnea longissima	Methuselah's beard lichen	Parmeliaceae	fruticose lichen (epiphytic)		4.2	S4	G4
Viburnum ellipticum	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	2B.3	S3?	G4G5

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JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

Re: Biological Resource Assessment Addendum
Rare Plant Assessment and Botanical Survey

Prepared for:

City of Ukiah
Department of Community Development
300 Seminary Avenue Ukiah, CA 95482

APN: 001-040-83, 157-070-01, 157-070-02, 003-190-01

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07/9/2021

Survey Objectives:
Rare plant assessments and botanical surveys are conducted to maximize the likelihood of locating rare, threatened, or endangered plants and plant communities that may be present within a Study Area. Survey findings are useful in assessing the potential for significant adverse impacts on botanical resources and critical in mitigating those impacts. If special-status plant species are located during a survey, mitigation measures will be recommended to avoid or minimized damage to the species.

The Rare Plant Assessment and Botanical Survey for the City of Ukiah constitutes a seasonally appropriate floristic survey and was conducted during appropriate blooming periods for all potentially occurring rare plant species within a nine-quad scoping range of the project area. Every plant taxon encountered during the survey was identified to the taxonomic level necessary to determine rarity and listing status. Habitat requirements for special-status species and their potential to occur within the Study Area are discussed in Appendix A: Table of Potential for Special-Status Plants and Wildlife within the Study Area, of the Biological Resource Assessment.

The survey employs the methods and guidance outlined in the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018). The Study Area referred to in this report includes areas shown in the Biological Resource Assessment Figure 2: Biological Assessment Map, Aerial.

Botanical Survey Results:
Field surveys within the Study Area were conducted on 03/30/2021 by Miles Hartnett, Staff Biologist/Botanist and Becca Cosmero, Environmental Technician. Jacobszoon and Associates Environmental Technician, Becca Cosmero conducted field surveys on 5/17/2021 and 7/9/2021. Survey protocol was based on *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018). An intuitively controlled, seasonally appropriate, floristic survey was performed, which was moderate in coverage density (60-80%) in the potential rare plant habitat areas.

A complete list of all plant species observed within the Study Area during the Botanical Survey is included in Table 1: List of Observed Taxa within the Study Area. Plants listed in Table 1 were identified using The Jepson Manual: Vascular Plants of California 2nd Edition (Baldwin et al. 2012) to the taxonomic level necessary to determine rarity. The names provided in the Rare Plant Assessment and Botanical Survey follow The Jepson Flora Project.

The Rare Plant Assessment and Botanical Survey identified a total of 96 plant taxa within the Study Area including both native and introduced species. (Table 1: List of Observed Taxa). Of the 96 species observed, none were special-status, rare, threatened, or endangered species.

Table 1: List of Observed Taxa within the Study Area

Species name	Common name
Acer macrophyllum	bigleaf maple
Acmispon brachycarpus	Short-podded lotus
Adenostoma fasciculatum	chamise
Adiantum jordanii	maiden hair fern
Aesculus californica	California buckeye
Arbutus menziesii	Pacific madrone
Arctostaphylos canescens ssp. canescens	hoary manzanita
Arctostaphylos glandulosa	Eastwood manzanita
Arctostaphylos glandulosa ssp. glandulosa	Eastwood manzanita
Arctostaphylos glauca	Bigberry manzanita
Arctostaphylos manzanita ssp. manzanita	common manzanita
Arctostaphylos patula	greenleaf manzanita
Baccharis pilularis	coyote bush
Calochortus tolmiei	pussy ears
Cardamine californica	milk maids
Cardamine hirsuta	hairy bittercress
Cardamine oligosperma	Idaho bittercress
Ceanothus cuneatus var. cuneatus	buckbrush
Ceanothus foliosus var. foliosus	wavyleaf ceanothus
Centaurea melitensis	Maltese star-thistle
Cerastium glomeratum	mouseear chickweed
Cercocarpus betuloides	mountain mahogany
Chlorogalum pomeridianum	Wavy leaf soaproot
Claytonia perfoliata	miner's lettuce
Collomia heterophylla	variable leaf collomia
Crocanthemum scoparium	peak rushrose
Cynoglossum grande	Pacific houndstongue
Cynosurus echinatus	bristly dogtail
Delphinium nudicaule	red larkspur
Dichelostemma capitatum	blue dicks
Dichelostemma ida-maia	firecracker flower
Diplacus aurantiacus	sticky monkeyflower
Dittrichia graveolens	stinkwort

Species name	Common name
Dryopteris arguta	California wood fern
Elymus glaucus	blue wild rye
Eriophyllum lanatum	common woolly sunflower
Erythronium californicum	California fawn lily
Euphorbia oblongata	eggleaf spurge
Festuca arundinacea	tall fescue
Festuca microstachys	small fescue
Festuca perennis	Italian rye
Festuca temulenta	darnel
Galium aparine	cleavers
Galium bolanderi	Bolander's bedstraw
Gastridium phleoides	nit grass
Genista monspessulana	french broom
Geranium molle	woodland geranium
Hesperolinon	dwarf-flax
Heteromeles arbutifolia	toyon
Hieracium spp	hawkweed
Holodiscus discolor	oceanspray
Hordeum brachyantherum	common barley
Hypericum concinnum	goldwire
Iris macrosiphon	ground iris
Lithophragma affine	common woodland star
Lonicera hispidula	pink honeysuckle
Luzula comosa	hairy wood rush
Lysimachia latifolia	Pacific star flower
Madia gracilis	grassy tarweed
Marrubium vulgare	white horehound
Micranthes californica	Greene's saxifrage
Micropus californicus	Q tips
Nemophila heterophylla	small baby blue eyes
Notholithocarpus densiflorus	tanoak
Pedicularis densiflora	warrior's plume
Pentagramma triangularis	goldenback fern
Phacelia imbricata	mountain phacelia
Pinus attenuata	knobcone pine
Plagiobothrys tenellus	slender popcorn flower
Polygala californica	California milkwort
Polypodium glycyrrhiza	licorice fern
Polystichum munitum	western sword fern
Primula hendersonii	Henderson's shooting star
Pseudotsuga menziesii	Douglas-fir

Species name	Common name
Pteridium aquilinum var. pubescens	bracken fern
Quercus berberidifolia	scrub oak
Quercus garryana	Oregon white oak
Quercus kelloggii	California black oak
Quercus parvula var. shrevei	Shreve oak
Quercus wislizeni var. wislizeni	interior live oak
Ranunculus occidentalis	western buttercup
Rosa gymnocarpa	wood rose
Sanicula crassicaulis	Pacific sanicle
Scutellaria tuberosa	blue skullcap
Sequoia sempervirens	redwood
Sidalcea diploscypha	fringed checkerbloom
Symphoricarpos albus	snowberry
Tauschia spp.	umbrellawort
Torreya californica	California nutmeg
Toxicodendron diversilobum	poison oak
Trifolium hirtum	rose clover
Trifolium microcephalum	small headed clover
Umbellularia californica	bay laurel
Vicia americana	American vetch
Whipplea modesta	modesty
Wyethia glabra	smooth mule ears

No special status plant species were observed during the Rare Plant Assessment and Botanical Survey.

Recommendations:
No special status plant species were observed during the Rare Plant Assessment and Botanical Survey.

There are no recommendations for special status plant species at this time.

Report Author:

Becca Cosmero

Becca Cosmero is an environmental technician at Jacobszoon and Associates Inc. with three years of professional experience in fisheries management, biological monitoring, and ecological restoration. She received a Bachelor's of Science in Biology with an emphasis in Ecology and Evolutionary Studies from the University of California, Merced in 2018. Prior to working with Jacobszoon and Associates Inc., Ms. Cosmero has worked with FISHBIO to monitor and study predator populations threatening salmonids within the Stanislaus and Tuolumne Rivers, Sequoia Ecological Consulting as an on-call biologist conducting compliance monitoring, and Grassroots Ecology as an AmeriCorps intern. She received a Rare Plant and Vegetation Sampling certificate from the California Native Plant Society in March 2019 and holds a Rare Plant Voucher Collecting Permit through CDFW (No. 2081 a-21-076-V).

Sincerely,

Becca Cosmero (she/her)

Environmental Technician
Jacobszoon & Associates, Inc.

ATTACHMENT C

UKIAH WESTERN HILLS (HULL PROPERTIES) OPEN LAND ACQUISITION AND LIMITED DEVELOPMENT AGREEMENT
TRIBAL CONTACT LIST FOR AB52

Notices were sent to the following Tribes on December 15, 2020:

California Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

EPA Director Emily Luscombe
Coyote Valley Band of Pomo
PO Box 39
Redwood Valley, CA 95470

Tribal Chair Michael Hunter
Coyote Valley Band of Pomo
PO Box 39
Redwood Valley, CA 95470

EPA Director Meyo Marrufo
Guidiville Indian Rancheria of Pomo Indians
PO BOX 339
Talmage, CA 95481

Tribal Chair Merlene Sanchez
Guidiville Indian Reservation of Pomo Indians
PO Box 339
Talmage, CA 95481

EPA Director Zack Sampsel
Pinoleville Pomo Nation
500 B Pinoleville Dr.
Ukiah, CA 95482

THPO Angela James
Pinoleville Pomo Nation
500 B Pinoleville Dr
Ukiah, CA 95482

Tribal Chair Leona Williams
Pinoleville Pomo Nation
500 B Pinoleville Dr
Ukiah, CA 95482

Tribal Chair Romaine Daniels
Yokaya Tribe
PO Box 362

Talmage, CA 95481

Tribal Chair Debra Ramirez
Redwood Valley Little River Band of Pomo Indians
3250 Road I
Redwood Valley, CA95470-9526

THPO Ramon Billy, Jr.
Hopland Band of Pomo Indians
3000 Shanel Road
Hopland, CA 95449-9809

Tribal Chair Salvador Rosales
Potter Valley Rancheria
2251 S. State Street
Ukiah, CA 95482-6723

Tribal Chair Shawn Davis
Scotts Valley Band of Pomo Indians
1005 Parallel Dr.
Lakeport, CA 95453

Habemetolel Pomo of Upper Lake
Sherry Treppa, Chair Person
Po Box 516
Upper Lake, Ca 95485

On January 14, 2021, notices were sent to the following additional tribes per NAHC's recommendation:

Manchester Band of Pomo Indians of the Manchester Rancheria
Jaime Cobarrubia, Chairperson
P.O. Box 623 Point Arena, CA, 95468
Phone: (707) 882 - 2788 Fax: (707) 882-3417
Linda.lawson@mpatribaloffice.com

Noyo River Indian Community
P. O. Box 91
Fort Bragg, CA, 95437

Yokayo Tribe
Chairperson
P.O. Box 362
Talmage, CA, 95481

Round Valley Reservation/ Covelo Indian Community
James Russ, President
77826 Covelo Road
Covelo, CA, 95428
tribalcouncil@rvit.org

ATTACHMENT D

Response to Comments Received on the Draft Initial Study and Mitigated Negative Declaration (ISMND) for the Ukiah Western Hills Open Land Acquisition and Limited Development Project

Public Review. CEQA Guidelines Sections 15201 and 15204 discuss public participation regarding the review and evaluation of Environmental Impact Reports (EIRs) and Negative Declarations. Specifically, Section 15204 states the following:

> ñ*(a) In reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commentors. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR*.
>
> *(b) In reviewing negative declarations, persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant. (c) Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence*.ò

Notice of Intent. The Notice of Intent to adopt the ISMND and conduct a public hearing was provided in the following manner, in accordance with Ukiah City Code (UCC) Ä9267 and California Environmental Quality Act (CEQA) Guidelines Section 15073:

- Provided to property owners within 300 feet of the project parcels, as well as agencies and departments with jurisdiction or interest over the project on April 16, 2021, June 1, 2021 and August 13, 2021;
- Provided to members of the public, agencies, and interested parties who submitted written comments on the Draft ISMND during the public review period on August 13, 2021;
- Published in the Ukiah Daily Journal on April 24, 2021, June 5, 2021 and August 14, 2021;
- Posted on the Project site on May 3, 2021, June 1, 2021, and August 11;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing;

- Noticed for continuance at the May 26, 2021 Planning Commission hearing to a date certain of June 9, 2021; and
- Notice for continuance at the June 9, 2021 Planning Commission to a date uncertain.

In addition, based on the amount of interest in the Project and to receive as much public input as possible, additional public noticing was conducted in the following manner:

- Posted on the City of Ukiah website on April 16, 2021 and August 16, 2021;
- Emailed to Planning Commissioners and City Councilmembers on April 16, 2021 and August 13, 2021;
- Hand-delivered to all residences (in addition to and beyond the 300-foot requirement) on Redwood Avenue on May 13, 2021 and mailed to all residences on Redwood Avenue on August 11, 2021.

Revisions and Clarifications. The below list includes a summary of changes and/or clarifications that have been made to the Project since the Draft ISMND was circulated for public review. These revisions have been made either by the developer, in response to comments, or are corrections and clarifications identified by staff. The below list is meant to highlight the larger changes and does not include all minor changes such as grammatical errors or minor clarifications. Information provided in the Response to Comments section below has also been incorporated into the Final Draft ISMND as appropriate.

Development Parcels- The original Project Description included a Development Agreement to allow Hull Properties to individually sell seven Development Parcels for development of one single-family home (and the possibility for one Accessory Dwelling Unit) per parcel upon annexation and Planning Commission approval of a Use Permit to construct individual homes within the Single-Family Residential-Hillside (R1-H) Overlay District. However, Hull Properties is choosing to retain the right to sell and develop Development Parcels 1-3 prior to annexation. The Development Parcels are located within the County of Mendocinoôs jurisdiction within the Upland Residential, 40-acre minimum (UR:40) zoning district. Construction of the single-family homes within the Countyôs jurisdiction would be by-right and not require discretionary approval, environmental review, nor the development standards contained within the Cityôs R1-H zoning district. However, Hull Properties is choosing to require the single-family homes to be constructed to R1-H standards by including them in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Development Parcels 1-3. In addition, although not required, the mitigation measures contained within the ISMND for residential development will also be included in the CC&Rs. Development Parcels 1-3 will still be included in the application for annexation and prezoned to R1-H. As described in the original Project Description, the remaining Development Parcels (4-7) will not be developed until annexation is complete and each home receives Planning Commission approval of a Use Permit for construction within the Cityôs R1-H zoning district.

Lot Line Adjustment- The original Project Description proposed a lot line adjustment to reconfigure the existing parcels into seven Development Parcels, ranging from 5 to 10 acres in size, in accordance with the R1-H zoning district. Draft ISMND Table 1 identified the existing and proposed parcels, while Figure 2 showed the existing parcel configuration and Figure 3 showed the proposed configuration. Hull Properties will complete sequential lot line adjustments in both the Cityôs and Countyôs jurisdiction in accordance with the

Subdivision Map Act to ultimately reach the proposed configuration identified in Figure 3. Although the final configuration of the Development Parcels may vary slightly, the footprint of the resulting configuration for the Development Parcels (54 acres) and number of parcels will remain the same (identified in yellow on Figure 1, Location Map). A copy of the final recorded Lot Line Adjustments will be submitted to the Community Development Department prior to submittal of a Use Permit for single family housing within the Development Parcels.

In accordance with Ukiah City Code Section 8296(f), which states ñ*Concurrent Permit Processing: when a lot line adjustment is part of a project that requires one or more discretionary planning entitlements and the applicant does not want the lot line adjustment unless the entire project is approved, then the lot line adjustment shall be reviewed as part of the discretionary planning application. In that event, all permits and approvals, including the lot line adjustment, shall be combined into one application, processed concurrently, and acted upon by the highest review authority required by this code based on the entitlements included in the application. (Ord. 1138, §2 (Exh. A), adopted 2012)*.ò Hull properties has indicated that they wish to record the Lot Line Adjustments, regardless of whether or not the overall Project gets approved. As such, the Lot Line Adjustments remain ministerial and do not require approval by the highest review authority (City Council, in this case).

Prezoning- Previously lands intended for open space that are located outside of the Cityôs current Sphere of Influence (SOI) were not proposed for prezoning. However, based on comments received from the Mendocino County Local Agency Formation Commission (LAFCo) these open space lands are proposed to be prezoned Public Facilities, consistent with the remaining open space land (see Master Response 2 below for more information).

Access Road- The existing access road width was previously generally described as being 18 ft wide. However, the access road width ranges from 18 ft to 35 ft, with the majority of it being a minimum of 20 ft wide. The sections that are 18 ft wide are approximately 100 ft long and have wider turn-outs immediately before or after them. Both the California Department of Forestry and Fire Protection (Cal Fire) and the Ukiah Valley Fire Authority (UVFA) have reviewed the Project and conducted a site visit. Proposed road improvements will be in accordance with all applicable fire codes and access standards. See Master Response 1 below for more information.

Utilities- Previously City water utilities were proposed to be extended to the Development Parcels. In addition, one (1) 150,000-gallon tank was proposed for additional water storage and fire protection. However, water will now be provided on-site by the land owner/developer and water will be stored in two (2) 65,000-gallon water tanks. The tanks will be located in the same location as the previously proposed single 150,000-gallon tank. The developer proposes to supply the tanks with water from the on-site wells rather than constructing new booster pump stations to pump water up to the tanks from the Cityôs existing wells. The tanks will be maintained by the future Homeownerôs Association. The plan for an on-site community septic system remains as originally proposed. Previously the City was proposing to extend electric utilities to the Development Parcels, but now electric utilities will be extended by both the City and/or the property owner/developer. Ultimately, upon annexation, the City will own and maintain the electric infrastructure. All utilities would be located within the same footprint as previously proposed.

Biological Resources- As noted in ISMND Section 5.4, Biological Resources, botanical surveys are required to be conducted in accordance with U.S. Fish and Wildlife (USFWS) survey protocols, which requires several surveys through different times of the year, in relation to different speciesô blooming periods. At the time of circulation of the Draft ISMND, the two of three required surveys completed had resulted in negative findings. Per USFWS protocols one additional survey was required during the blooming period (March-July); and as noted in Draft ISMND Mitigation Measure BIO-1, this survey would occur prior to any ground disturbing activities at the recommendation of the Biologist. However, since the circulation of the Draft ISMND, the final botanical survey was completed on July 9, 2021. The survey did not result in the identification of any sensitive botanical species (see the Biological Resources Assessment Addendum for Rare Plant Assessment and Botanical Survey included as Attachment B1 of the Final Draft ISMND). As such, no further botanical surveys are required. However, if trees are proposed for removal, preconstruction surveys and coordination with California Department of Fish and Wildlife (CDFW) shall be required. Mitigation Measure BIO-1 has been revised as follows. In addition, Mitigation Measure BIO-2 has been clarified as follows to encompass all sensitive amphibian species, consistent with findings in the Biological Resources Assessment. Deleted text is shown in ~~strikethrough~~ font, while added text is shown in underline font.

BIO-1: ~~Special-Status Plants~~ Sensitive Trees. ~~Full USFWS protocol-level sensitive plant species surveys for Mendocino tarplant, congested-headed hayfield tarplant, bristly leptosiphon, broad-lobed leptosiphon, redwood lily, green monardella, white-flowered rein orchid, Mayacamas popcornflower, beaked tracyina, showy Indian clover, and oval-leaved viburnum within the blooming period (generally March-August) shall be conducted prior to any ground disturbing activities to verify the presence of special status plants and identify additional mitigation if needed, to ensure that the Project will not result in a significant impact.~~ If trees are proposed for removal, preconstruction surveys shall be conducted by a qualified biologist to identify Oregon white oak forest and woodland, as well as California bay forest and woodland habitat; removal of sensitive habitat shall be conducted in accordance with California Department of Fish and Wildlife (CDFW) regulations.

BIO-2: **~~Red-belly newt~~ Sensitive Amphibian Species**. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly newt, or other sensitive amphibian species, and identify additional avoidance measures, if needed. A qualified biologist shall be on-site for any dewatering event to address the potential for the presence of sensitive amphibian species such as foothill yellow-legged frog (Rana boylii).

Per CEQA Guidelines Section 15073.5(a), ña *lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.*

(b) A "substantial revision" of the negative declaration shall mean:

(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or

(2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

(c) Recirculation is not required under the following circumstances:

(1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.

(2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.

(3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

(4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration."

Because the changes described above, and others made in response to public comments (as discussed below) are for clarification purposes and/or do not result in a new significant effect that was previously not analyzed within the Draft ISMND, recirculation of the ISMND is not required.

Response to Comments. The City of Ukiah received comments on the Draft Initial Study and Mitigated Negative Declaration (ISMND) from the individuals and entities listed in Table 1 below during the public comment period (April 16, 2021-May 20, 2021). Individual comments can be found in **Attachment 6** of the Staff Report.

CEQA Guidelines Section 15073 (Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration) does not require a Lead Agency to provide written responses to public comment, with the exception of those raised by a Responsible or public agency. However, the City of Ukiah has chosen to review and respond to all written public comments received on the Draft ISMND.

Table 1, Comments Received on the Draft Initial Study and Mitigated Negative Declaration

Comment Letter #	Commenter	Date Received
1	Margo Frank	May 3, 2021
2	Crispin B. Hollinshead	May 6, 2021
3	Ulla Brunnberg Rand	May 12, 2021
4	Allie Duggan	May 13, 2021
5	Western Hills Fire Safe Council	May 14, 2021
6	Chris Watt	May 18, 2021
7	Jeanne Wetzel Chinn	May 19, 2021
8	Andrea Vachon	May 19, 2021
9	Michael Maynard	May 19, 2021
10	Sharron Thomas (via email from Emily Thomas)	May 19, 2021
11	Andrea Davis	May 20, 2021

12	Margo Frank	May 20, 2021
13	Heather Seggel	May 20, 2021
14	Thomas Hunt (via email from Chris Watt)	May 20, 2021
15	Steve and Jean Lincoln	May 20, 2021
16	North Coast Regional Water Quality Control Board	May 20, 2021
17	John and Delynne Rogers,	May 20, 2021
18	Pinky Kushner	May 20, 2021
19	Mendocino County Local Agency Formation Commission (LAFCo)	May 20, 2021
20	Helen Sizemore	May 20, 2021

The majority of the comments received expressed concerns regarding wildfire risk. In addition, many commenters appear to be of the opinion that the Project includes a public park with planned public access within the open space area, which is not a part of this project. Because of the nature of these repeated topics of comment, responses to these comments have been addressed through Master Responses as identified below. Responses to individual comment letters regarding other issues are provided below according to the numbering system identified above in Table 1. Other comments expressed general opposition of the project but do not raise issues related to the analysis or adequacy of the Initial Study that require a formal response under CEQA.

Information contained within the below response to comments has been incorporated into the ISMND for clarification purposes, as applicable. Supporting information, including a topographical map letters submitted by Mendocino Cal Fire Unit Fire Captain Vallerga and Ukiah Valley Fire Authority (UVFA) Chief Hutchison, and Jacobszoon and Associates, Inc. in response to comments received, can be found in Response to Comments **Attachment A**.

Master Responses

1. **Wildfire.** The majority of the commenters concerns are largely associated with existing conditions and concerns regarding construction of future single-family homes within the Western Hills, which is identified by the California Department of Forestry and Fire Protection (Cal Fire) as a Very High Fire Hazard Severity Zone. Zone. Commenters also express concerns regarding the existing shaded fuel break and emergency access.

   Response: Geographical areas are designated and classified by Cal Fire through their Fire Hazard Severity Zone Mapping program as Very High, High, or Moderate in State Responsibility Areas. These zones are based on factors such as fuel, slope, fire weather, etc. Consistent with other lands designated Very High Fire Hazard Severity Zones within Mendocino County's jurisdiction, the Project area is currently located within a Cal Fire State Responsibility Area (SRA). Once annexed into the City, the responsibility will be transferred to the Ukiah Valley Fire Authority (UVFA) and become a Local Responsibility Area. The UVFA has indicated it has capacity to serve the Project area and will ensure that all applicable regulations are met.

Construction and Access. Requirements for construction are directly related to Fire Hazard Severity Zone Mapping and heavily regulated, pursuant to California Public Resources Code and the California Building Code. Specifically, construction methods, access standards, and hazardous vegetation and fuels management requirements intended to mitigate wildfire exposure are contained within the following:

- California Building Code, Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure, including Wildland Urban Interface regulations);
- California Residential Code, Section R337 (Materials and Construction Methods for Exterior Wildlife Exposure);
- California Referenced Standards Code, Chapter 12-7A (Fire Resistive Standards);
- California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3 (Fire Hazard Reduction Around Buildings and Structures); and
- California Government Code, Section 51182 (Very High Fire Hazard Severity Zones).

Although not located within an SRA, the City of Ukiah (UCC Ä5200) has adopted the SRA regulations for lands within the City limits located in High or Very High fire areas. In addition, Public Resources Code Sections 4290 and 4291 contain additional requirements for lands within Very High Fire Severity Zones. These include, but are not limited to, the following which are designed to provide defensible space and fire protection for new construction and ensure adequate emergency access: increased property line setbacks for all applicable construction; on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000lb vehicles; maximum slope of 16%; turnout requirements; gate requirements and setbacks, parking standards, fuels reduction regulations, etc.

The existing gravel access road will be improved with asphalt and a cul-de-sac, in accordance with all current fire and safety codes applicable to the Project. The Project also includes installation of water tanks and fire hydrants to add new water storage and fire protection facilities in the Western Hills. Per the California Fire Code, a portion of the water (varies based on size and number of homes) will be required to be allotted for fire protection services and cannot be used for residential use; this will be accomplished by a float switch inside the tank. Both Cal Fire and the UVFA have reviewed the Project and conducted a site visit to ensure the access road and proposed improvements are adequate. This information has been incorporated into the Final Draft ISMND. Comments submitted by Mendocino Cal Fire Unit Fire Captain Vallerga and UVFA Fire Chief Hutchison are included in Response to Comment Attachment A.

Similarly, all future construction and roadways associated with the Project (including future residential construction in both the Cityôs and Countyôs jurisdiction) must adhere to the aforementioned regulations, in addition to all other local, state and federal regulations relating to access and safety. All construction requiring a Building Permit

will be reviewed by the Building Official and Fire Marshall, as well as other City and County departments and agencies, as applicable, for consistency with life safety and access requirements.

However, prior to obtaining Building Permits, all future residential construction within the proposed Single-Family Residential-Hillside Overlay District will require discretionary review. Specifically, once the parcels are annexed into the City, the Development Parcels would not be developed until an applicant submits a project-specific site plan with a Use Permit application and receives Planning Commission approval for development of a home, in accordance with the Hillside Overlay Zoning District regulations.[1] The Hillside Overlay District includes strict development standards relating to fire hazards including increased setbacks, minimum required natural areas, restrictions on the use of combustible roof materials, water and fire hydrant requirements and slope requirements.

The Use Permit process for construction within the Hillside Overlay District will provide another layer of review for safety standards related to wildfire that may not otherwise be required for ñby-rightò housing- i.e. construction of housing requiring a ministerial building permit- within the Western Hills. As noted above, Development Parcels 1-3 may be developed within the Countyôs jurisdiction prior to annexation by-right, but will be required to be developed to R1-H standards. The Cityôs ultimate acquisition of the property will enable the preservation and maintenance of 640 acres of land for open space and enhanced fire mitigation assets, while limiting development to seven single-family homes (with the possibility of seven accessory dwelling units) within 54 acres.

Fuel Break. The fuel break, also known as a shaded fuel break, is a fire prevention and mitigation measure implemented in the Ukiah Valley for the Western Hills bordering City limits. A shaded fuel break is a forest management strategy used for mitigating the threat of wildfire. The goal of a shaded fuel break is to thin the surface vegetation, conduct selective thinning, remove dead and downed woody material, and remove ladder fuels to prevent a catastrophic fire and loss of structures.

As supported by Comment Letter 9 submitted by Cal Fireôs former Battalion Chief Michael Maynard (2010 to 2020), who was responsible for fuel reduction efforts in the State Responsibility Area of the Ukiah Valley and surrounding areas, the Proposed Project parcels are among ñthe most criticalò properties from a firefighter perspective. The parcels are located in the middle of the Western Hills and represent the key that holds all three elements of the fire prevention work done by Cal Fire together, including fire breaks, fuel breaks and prescribed burning. The Project location provides access to the top of the Western Hills for fire resources that did not exist prior to 2018 and is one of the few bisecting fire breaks, natural or man-made, on the western side of Ukiah

Although the Proposed Project may result in a limited number of single-family homes to the west of the shaded fuel break, these new homes would not take away from the validity of the fuel break, as the break still provides a layer of protection to the urban interface and a defensible space for firefighting staging if needed. As noted by Mr. Maynard, ñThe consolidation of the parcels under City guidance will allow for a single

[1] The Hillside Overlay District Regulations can be found online at: https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1100.html#art11

entity to manage the fuel reduction work, manage the watershed and reduce risk to the community.ò

Having the majority of the lands under City ownership will also allow for cohesive planned maintenance of the fuel break. Future homeowners will be required to maintain their property to fire standards as part of their membership in the Homeowners Association. In the memorandum provided by UVFA Chief Hutchison (Response to Comments Attachment A), Chief Hutchison states that the limited number of structures resulting from the Project would have minimal, if any, impacts on the fuel breakôs effectiveness. The Chief also states that fire hazards in the Project area are not greater than other areas similar to the Project location, and that the defensible spaces created by the home sites could even enhance its effectiveness in that limited area.

The water storage tanks will serve the Development Parcels and for fire protection. The future Homeownerôs Association will own the tanks and provide all maintenance on the tanks and its associated equipment. Per the California Fire Code, a portion of the water (varies based on size and number of homes) will be required to be allotted for fire protection services and cannot be used for residential use. Fire hydrants are also required to be installed with the residential development.

2. **Prezoning and Open Space.** Some commenters erroneously stated that the open space parcels will be a public park. Some commenters expressed concern regarding public access to the open space area. Lastly, there were several questions related to the prezoning approach for parcels within and outside of the Cityôs Sphere of Influence.

   Response: There are many different ways to preserve land as open space. The Project Description within the Draft Initial Study and Mitigated Negative Declaration proposes two methods:

   i. The portion of the proposed parcels within the current Sphere of Influence (a portion of Parcels 8 and 10, totaling approximately 343 acres, referred to as the ñInside Conservation Parcelsò) will be preserved as open space and is proposed to be prezoned ñPFò (Public Facilities) which specifically identifies public or quasi-public uses, including, but not limited to, natural resource conservation areas and parks and recreation.

   ii. The City will preserve the portion of the Conservation Parcels located outside of the Sphere of Influence (ñOutside Conservation Parcels,ò consisting of approximately 296 acres), as open space through City Council resolution or other means, rather than prezoning them ñPFò. Proposed Parcels 8 and 10 would effectively be ñsplit zonedò; i.e., the portion within the SOI would be prezoned PF, while the remaining portion outside of the SOI would not be prezoned, but would be made subject to a conservation easement or other City Council action prohibiting development and preserving it as open space.

   The Mendocino County Local Agency Formation Commission (LAFCo), which is the Responsible Agency under CEQA and will ultimately consider the Cityôs annexation and prezoning application, submitted comments (see Comment Letter 19) stating that the ñOutside Conservation Parcelsò must be included in the prezoning application, per

Government Code Section 56375(a)(7) which states *"the decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and prezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be prezoned."*

Accordingly, and to incorporate LAFCo's comments the City of Ukiah proposes to prezone the entirety of the "Conservation Parcels" (approximately 640 acres) as PF. See revised Figure 3, Proposed Parcel Configurations and Prezoning and revised Table 1 of the Staff Report, which contains a summary of parcel and prezoning information associated with the Proposed Project.

In response to comments received regarding public access to the open space areas, the Project site(s) is accessed via a gated private road and no public parking is proposed. The Project does not propose a public park, nor does it propose to allow public access to the open space lands. Although the City does not currently have a stand-alone Open Space zoning designation, the City's existing Public Facilities (PF) zoning designation encompasses lands within the City that contain open space and natural areas, parks, as well as other public facilities.

The proposed Development Parcels (approximately 54 acres) will remain prezoned for Single-Family Residential Hillside (-H) Overlay District, which is intended to support planning, design, and development activities in harmony with natural physical features and minimize potential safety, water runoff and soil erosion concerns associated with the natural terrain.

The Project will acquire and preserve open space for several reasons, including sourcewater preservation, fire mitigation, scenic resources, and biological preservation. This approach will allow the City to preserve and protect the collective Conservation Parcels (640 acres total), while permitting limited, orderly, clustered low-density single-family housing development within the Development Parcels (54 acres).

COMMENT LETTER 1: MARGO FRANK

Comment: The commenter expresses concerns regarding wildfire.

Response: See Master Response 1.

COMMENT LETTER 2: CRISPIN B. HOLLINSHEAD

Comment: The commenter expresses concerns regarding wildfire.

Response: See Master Response 1.

COMMENT LETTER 3: ULLA BRUNNBERG RAND

Comment: The commenter expresses concerns regarding wildfire.

Response: See Master Response 1.

Comment: The commenter suggests that the project be revised to only allow one dwelling per parcel and less Development Parcels.

Response: Under the County's General Plan and Zoning Ordinance, the entirety of the 707 acres has the potential to be developed with up to one dwelling per 40 acres, for a total of 17 primary dwellings. In addition, in accordance with state law, an Accessory Dwelling Unit ADU may be constructed as of right on each parcel, resulting in the potential for up to 34 total units to be developed. By-right development does not include public or discretionary review, nor does it include in-depth environmental review.

The Proposed Project and Development Agreement would restrict development to one single family dwelling per parcel and one ADU (as required by law, except in cases where the slope exceeds 50 percent, per the City's Hillside Overlay Ordinance), for a total of up to14 potential units. Due to these constraints, as well as other restrictions within the Hillside Overlay Zoning District, after the parcels are annexed into the City, the development of single-family homes on the Development Parcels would only occur if individual applicants/owners purchase the home sites from the developer, submit a complete project-specific site plan and Use Permit application, and receive approval from the Ukiah Planning Commission. As noted above, Development Parcels 1-3 may be developed within the County's jurisdiction prior to annexation by-right, but will be required to be developed to R1-H standards through CC&Rs.

Summarizing, the Project would result in a reduction in the number of units that are currently allowed. Under existing conditions, there is potential for up to 34 units to be developed by right. If the Project is approved, this number would be reduced to a maximum of up to 14 units.

COMMENT LETTER 4: ALLIE DUGGAN

Comment: The commenter expresses opposition to the Project.

Response: This comment is noted and is included in the public record for Planning Commission and City Council consideration.

Comment: The commenter expresses concerns regarding traffic on Redwood Avenue.

Response: As noted in Section 5.17, Transportation, of the ISMND, 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. As noted in the ISMND, the Project would not conflict with a local plan or ordinance related to traffic, and is required to be in compliance with all Fire and Building codes related to emergency access and safety. Minor increases to traffic on adjacent streets (specifically Redwood Avenue and Helen Avenue) could occur from heavy equipment required for road and utility improvements, but would be considered temporary (1-2 months). In addition, the adjacent streets will not be closed to through traffic during construction of the road and utility improvements with the exception of the potential to have temporary (five to ten minute) closures when specialty

equipment may be delivered to the job site. Further, it is unlikely that all of the single family homes would be developed at the same time, and impacts to traffic would be analyzed on a project-level basis. For the aforementioned reasons, in addition to those discussed in the ISMND, traffic impacts associated with the Project would be less than significant.

Comment: The commenter states that wildlife exists in the area and that development would destroy their habitat. The commenter further states that any impact to wildlife should be analyzed prior to development.

Response: As noted in Section 5.4, Biological Resources, of the ISMND a Biological Resources Assessment (BRA) titled ñBiological Assessment Reportòwas prepared for the Project by Jacobszoon & Associates, Inc. The BRA is designed to identify sensitive communities within the study area and determine the existence or potential occurrence for special-status species, as well as impacts to biological resources associated with the Project. The BRA found that all impacts to biological resources would be reduced to less than significant with implementation of Mitigation Measures BIO-1 through BIO-5, which require pre-construction surveys for nesting birds and sensitive species. Please refer to Section 5.4 and Attachment B of the ISMND for more information.

Comment: The commenter references a Mendocino Voice news article from January 15, 2021 that states that the Donation Parcel was donated for open space and fire mitigation, and development of the parcel was never mentioned.

Response: Consistent with the January 15, 2021 news article and as discussed in the Project Description, the Donation Parcel will be protected as open space and is not proposed for development. The City will cooperate with Cal Fire and other entities to continue efforts for fire mitigation work.

As is common with other open space conservation projects, the scope of the Ukiah Western Hills Open Land Acquisition & Limited Development Project has evolved since its inception into the current proposal. The City of Ukiah has not yet acquired any land in the proposed project area but did receive a donation of 188 acres (referred to as the ñDonation Parcelò). The donation of the land that was completed in 2020 was not part of the Proposed Project and, in fact, was done in part with the hopes of strengthening future grant applications.

Under the County of Mendocinoôs jurisdiction, portions of the Project sites, specifically the proposed Development Parcels, have been under consideration for development for the past several years, as Mr. Hull intended to develop portions with residential development at some point in the future. These improvements were not done in relation to the Proposed Project, or in coordination with the City of Ukiah. The Cityôs involvement with the property included efforts to secure grant funding in 2018 and 2019 for acquisition of the entire project site, but these efforts were unsuccessful. In the meantime, the property owner held the property for the possible grant acquisition but also continued property improvements during that time.

The City was approached by Mr. Hull after the Cityôs last unsuccessful grant application and began to look at other solutions to acquiring the property. To complete the acquisition, the City will enter into a Property Exchange and Development Agreement (ñDevelopment Agreementò) with the current owner of the Hull Properties subject to the annexation

application. Under the Development Agreement, the current owner will convey the Annexation Parcels to the City in exchange for real property owned by the City and a payment from the City of an amount to make up the difference between the fair market value of the exchanged properties.

The only portion of the project that includes the potential for development is the 54 easternmost acres located directly adjacent to the current City limits. As noted in response to Comment Letter 3, currently the lands proposed for annexation could be developed by-right under less restrictive zoning than what is currently proposed in the Development Agreement. The Cityôs acquisition of the property will enable the preservation and maintenance of the non-developed land for open space and enhanced fire mitigation assets, while limiting development to seven single family homes (with the possibility of seven ADUs) within 54 acres.

Comment: The commenter express concerns regarding wildfire.

Response: See Master Response 1**.**

Comment: The commenter erroneously states that ñthis project started on April 16, 2021 and the homeowners on Redwood Avenue, who would be majorly impacted, were given printed notice of it on May 13, 2021, nearly a month after this process has started.ò

Response: The City has followed noticing procedures in compliance with City noticing requirements and the Government Code. Specifically, the Notice of Intent to adopt the ISMND and conduct a public hearing was provided in the following manner, in accordance with Ukiah City Code (UCC) Ä9267 and CEQA Guidelines Section 15073:

- Provided to property owners within 300 feet of the project parcels, as well as agencies and departments with jurisdiction or interest over the project on April 16, 2021, June 1, 2021 and August 13, 2021;
- Provided to members of the public, agencies, and interested parties who submitted written comments on the Draft ISMND during the public review period on August 13, 2021;
- Published in the Ukiah Daily Journal on April 24, 2021, June 5, 2021 and August 14, 2021;
- Posted on the Project site on May 3, 2021, June 1, 2021, and August 11;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing;
- Noticed for continuance at the May 26, 2021 Planning Commission hearing to a date certain of June 9, 2021; and
- Notice for continuance at the June 9, 2021 Planning Commission to a date uncertain.

In addition, based on the amount of interest in the Project and to receive as much public input as possible, additional public noticing was conducted in the following manner:

- Posted on the City of Ukiah website on April 16, 2021 and August 16, 2021;
- Emailed to Planning Commissioners and City Councilmembers on April 16, 2021 and August 13, 2021;
- Hand-delivered to all residences (in addition to and beyond the 300-foot requirement) on Redwood Avenue on May 13, 2021 and mailed to all residences on Redwood Avenue on August 11, 2021.

COMMENT LETTER 5: Western Hills Fire Safe Council

Comment: The commenter references a December 11, 2020 Ukiah Daily Journal news article regarding the donation of the Donation Parcel to the City by Mr. Hull and states that it did not mention the acquisition and annexation of the remaining properties proposed under the Project.

> **Response:** See response to Comment Letter 4 regarding the Donation Parcel and evolution of the Proposed Project.

Comment: The commenter states that on April 16, 2021, the Notice of Intent was sent to a few Redwood Avenue and San Jacinta Drive property owners.

> **Response:** See response to Comment Letter 4 regarding noticing.

Comment: ñThe majority of the property is zoned PF, public facilities. It [is] possible to change this zoning designation in the future to R1-H zoning (single family residential), should there be interest in further development. Is it possible to change the zoning on the inside conservation PF zoned parcels (ISMND map p.13) to a Conservation Easement in perpetuity along with the outside conservation parcels for a Ukiah Wildlife Sanctuary?ò

> **Response:** There are many different ways to preserve land as open space. As noted in Master Response 2, the Project proposes to prezone the entire 640 acres for open space as ñPFò. In accordance with the Government Code, parcels included in the prezone cannot be rezoned for a period of two years after adoption. In addition, because the parcels will be under City ownership, the City will have control over the use of the parcels. The Cityôs long-term goals for the parcels include open space and do not include residential development.

Comment: The commenter asks the following questions regarding the proposed water tank: ñWhat are the plans for the new water storage tank besides fire protection measures? Who will be responsible for maintaining the 150,000 gallon tank, pump, and well that supports the water tank? Is the water in this tank dedicated for fire department use or also for use of potential domestic purposes for the buildout? Will there be hydrants on the city water main extending up from Redwood Avenue?ò

> **Response:** The new water storage tanks will be used to serve the Development Parcels. In addition, they will be used for fire protection. The tanks will be owned and maintained by the HOA. Per the California Fire Code, a portion of the water (varies based on size and number of homes) will be required to be allotted for fire protection services and cannot be used for residential use. Fire hydrants are also required to be installed with the residential development.

Comment: The commenter states ñNeil Davisô[s] responses to WHFSC questions to Mr. Sangiacomo regarding the Hull Properties Limited Development Agreement included a question on water resources. Mr. Davis stated, ñé this project provides sourcewater protection and will benefit the entire Ukiah Valley by protecting the sourcewater and ensuring that it reaches its maximum potential.ò How does Mr. Davis define ñsourcewater protection?ò

> **Response**: Acquisition of headwater properties in the Western Hills of the Ukiah Valley provides source water (headwater) protection because securing these properties will provide preservation of headwater properties in the Western Hills that will help ensure that

natural runoff and groundwater recharge patterns will continue in perpetuity. Benefits will include preserving the current hydrology of the Western Hills which are a major driver for the recharging of Ukiah Valleyôs aquifer. Preserving these properties will ensure that there is no adverse change to these important resources and is consistent with the goals of section 15 of the State of Californiaôs 2020 Water Resilience Portfolio in that it will ñprotect water quality and supplyò

Comment: In addition to expressing concerns regarding wildfire and the shaded fuel break, the commenter asks if the residential development of the 54 easternmost acres can be taken out of the Development Agreement. In addition, the commenter asks if the lower elevation properties west of the shaded fuel break that remain in Mr. Hullôs possession will be considered for future buildout.

Response: See Master Response 1 and Comment Letter 9 regarding wildfire and the shaded fuel break.

As noted in response to Comment Letter 4, in order to complete the acquisition, the City will enter into a Property Exchange and Development Agreement (ñDevelopment Agreementò) with the current owner of the Hull Properties subject to the annexation application. Under the Development Agreement, the current owner will convey the Annexation Parcels to the City in exchange for real property owned by the City and a payment from the City of an amount to make up the difference between the fair market value of the exchanged properties; the City does not have the funding to purchase the entire project area without this component.

As noted in the Project Description, the only portion of the project that includes the potential for development are the 54 easternmost acres located directly adjacent to the current City limits. See response to Comment Letter 3 for more information regarding the discretionary review process for future development. The remaining acreage will be preserved as open space.

COMMENT LETTER 6: CHRIS WATT

Comment: The commenter asks if the annexation requires a tax-sharing agreement with the County of Mendocino, and if so, what actions have been taken by the City to secure an agreement.

Response: A tax-sharing agreement will be required as a part of the annexation application.

Comment: The commenter asks if the parcels proposed for development to be prezoned as Single-Family Residential-Hillside Overlay District (R1-H) have been sized consistently with the Hillside Development Standards, and if not, further comments the parcels should be sized in accordance with the Hillside Development Standards and Subject to the Use Permitting Process and the Hillside Development Standards.

Response: The Development Parcels included in the original preliminary Lot Line Adjustment proposed to be prezoned Single-Family Residential-Hillside Overlay District have been adequately sized and designed in accordance with the Hillside Overlay District regulations. See Response to Comments Attachment A which includes a topographical map and the average slope of the Development Parcel area, in accordance with the Hillside Overlay District lot size requirements. As noted above in the Revisions and Clarifications section, the final resulting configuration may vary, but the number of parcels

and Development Parcel area footprint will not. Additionally, the final parcel configuration and future single family residential development is required to be in accordance with the Hillside Overlay District regulations. For Development Parcels 4-7 this includes obtaining Planning Commission approval of a Use Permit for development of a single-family housing unit. As noted in Condition of Approval 3, a copy of the final recorded Lot Line Adjustment shall be submitted to the Community Development Department prior to submittal of a Use Permit for single family housing. Development Parcels 1-3 may be developed within the Countyôs jurisdiction prior to annexation by-right, but will be required to be developed to R1-H standards through CC&Rs if developed prior to annexation.

Comment: The commenter asks if Landslide Hazard Identification Map No. 24 published in 1991 by the California Geological Survey was consulted to determine the potential presence of landslide hazards with the parcels proposed for development and the access roads to the development. This report should be consulted and included as a reference in the ISMND.

Response: As noted in the References section, and Section 7, Geology and Soils, of the ISMND, information related to soils and geology, including landslides, was compiled using a variety of resources including the Background Report for the County of Mendocino General Plan Update (prepared by P.M.C., 2003), as well as the California Geological Survey, U.S. Landslide Inventory Web Application and Earthquake Fault Map, Ukiah. These resources do not identify the Development Parcels nor the access road as having a high landslide hazard potential.

Comment: The commenter states that it seems imprudent to not perform a preliminary soils report to determine if the parcels proposed for development have soils or landslide hazards which would preclude development or at a minimum severely limit the development potential. The commenter also states that the Geology and Soils section should also reference the requirement in the California Building Code to submit a Geotechnical Report for each lot.

Response: The Project does not include approval of any entitlements for development of homes. After the parcels are annexed into the City, Development Parcels 4-7 would not be developed until an applicant submits a project-specific site plan with a Use Permit application and receives Planning Commission approval for development of a home, in accordance with the Hillside Overlay Zoning District regulations. As stated in the Geology and Soils Section of the ISMND (Pg. 34), the Hillside Overly District regulations (UCC Ä9139 (c)), a soils engineering report completed by a professional engineer registered in the state of California is required to be submitted during the discretionary review period for development, including future single family residential, within the Hillside Overlay District. Additionally, a Building Permit is required for residential construction, which will ensure all activities are in compliance with building and seismic safety codes. As noted above, although Development Parcels 1-3 may be developed within the Countyôs jurisdiction prior to annexation by-right, they will be required to be developed to R1-H standards through CC&Rs. In addition, mitigation measures identified for residential development in the ISMND will be applied to all Development Parcels. This information has been added to the Final Draft ISMND.

Comment: The commenter states that the Wildfire section of the ISMND indicates that fuel breaks are developed in the project area and states that the ISMND does not describe how the fuel breaks will be maintained. The commenter also asks the following questions: ñIf the Ukiah Valley Fire District have capacity to defend the proposed development areas against wildfire given the Extremely High Fire Risk for the lands adjacent to the proposed development area? Why not

subject these parcels to Wildland Urban Interface requirements? Perhaps include a benefit zone to pay for vegetation management and fire protection which is quite different from the urban parcels of the City.ò

Response: See Master Response 1.

COMMENT LETTER 7: JEANNE WETZEL CHINN

Comment: The commenter states the following: ñI donôt take issue with transferring several of his individual parcels to be annexed to the City of Ukiah. However, there are concerns regarding how the additional acreage is planning to be utilized: 296ac for Conservation Lands on the most western area, 343ac for Recreational (zoned PF-Public Facilities) Lands in an odd shaped ñCò pattern, and 54ac as Development Parcels (zoned R1-H) on the northeastern corner, as shown and stated in the ISMND map legend on p.13. Who owns the 5 parcels between the ñCò Recreational Lands, and what are the plans for these parcels?ò

Response: The commenter erroneously states that the 343 acres within the Cityôs Sphere of Influence for open space would be classified as ñRecreational Landsò. These parcels are proposed to be prezoned ñPublic Facilitiesòand used for open space and conservation. It is unclear what Parcels the commenter is referring to when they ask ñwho owns the 5 parcels between the ñCò Recreational Lands, and what are the plans for these parcels?ò, as the Project Description does not classify any of the proposed parcels for annexation in such a way. Instead, as discussed in Master Response 2, the City proposes to prezone the entire 640 acres of open space lands as ñPFò. The commenter is referred to Table 1 of the Staff Report which contains a summary of parcel and prezoning information associated with the Proposed Project.

Comment: The commenter expresses concerns regarding wildfire risk, the project being located within the Wildland-Urban Interface area, as well as comments regarding the shaded fuel break that are also expressed in other comment letters.

Response: Please refer to Master Response 1 related to wildfire concerns.

Comment: The commenter erroneously states that the communityôs tax dollars would be paying for the utility extensions to the Development Parcels, and asks who would pay for the maintenance of the 150,000-gallon water storage and fire facilities tank, pump, and well.

Response: The project involves City acquisition of property with most of the utility infrastructure completed by the developer and in place prior to any potential development. The property owner/developer will be responsible for the road improvements, installation and maintenance of the sewer system, water storage tanks and its associated equipment. Electric utilities will be installed by the City and/or the developer, but ultimately will be owned and maintained by the City.

Comment: The commenter states that at the most recent Paths, Open Space, and Creeks Commission (POSCC) meeting, Commissioners were told there will be no infrastructure on the recreation lands, including no public bathroom facilities or parking areas for potential hikers & bikers, and asks who would be responsible for patrolling those areas to pick up cigarette butts and other trash, and keep transients from establishing camps.

Response: As clarified above, there are no lands that would be classified as ñrecreational landsò and the Proposed Project does not include allowing public access to the open space areas. If public access to open space areas is contemplated in the future, additional environmental review will be required, as applicable.

Comment: The commenter states that there is significant wildlife and biologic resources documented in the Western Hills and they would like to see all of the open space lands annexed together as ñUkiahôs Wildlife Sanctuaryòand conserved in perpetuity.

Response: The City of Ukiah agrees and recognizes the importance of the biological resources within the Ukiah Western Hills. One of the City of Ukiahôs goals of the Proposed Project is to preserve and protect important source water and biological resources and open space within the Ukiah Western Hills. Accordingly, approximately 640 acres are proposed for open space and conservation. The City is proposing to annex the entire 707 acres (including the 640 acres for open space). See Master Response 2 for more information regarding prezoning.

COMMENT LETTER 8: ANDREA VACHON

Comment: The commenter makes statements and asks questions regarding public parking and access under the assumption that the open space areas will be a public park.

Response: The Project site(s) is accessed via a gated private road at the terminus of Redwood Avenue and no public parking is proposed. The Project does not propose a public park, nor does it propose to allow public access to the open space lands at this time.

Comment: The commenter asks questions regarding proposed access improvements and requirements within the Fire Code.

Response: See Master Response 1.

Comment: The commenter erroneously states that the City is paying for the extension of utilities and asks if the developer should be paying for them.

Response: See response to Comment Letter 7.

Comment: The commenter asks why the Inside Conservation parcels would not be a part of the City Council resolution or action to preserve them as open space.

Response: See Master Response 2 and response to Comment Letter 5.

Comment: The commenter expressed concerns regarding wildfire.

Response: See Master Response 1.

COMMENT LETTER 9: Michael Maynard

Comment: The commenter states that he was the Cal Fire Battalion Chief from November 2010 to December 2020 and was responsible for fuel reduction efforts in the Western Hills. The commenter provides an overview of information relating to past fuel management practices and expresses support for the project.

Response: This comment is noted and is included in the public record for Planning Commission and City Council consideration

COMMENT LETTER 10: Sharron Thomas

Comment: The commenter expresses concerns regarding wildfire that are included in other comment letters.

Response: See Master Response 1.

COMMENT LETTER 11: ANDREA DAVIS

Comment: The commenter expresses concerns regarding the access road in relation to its slope, topography, erosion and runoff.

Response: Please refer to ISMND Section 5.7, Geology and Soils, as well as Section 5.10, Hydrology and Water Quality which addresses these comments. To summarize, Mitigation Measure GEO-1 is proposed and requires submittal of sediment and erosion plans identifying BMPs to reduce soil erosion and water runoff to reduce or avoid impacts to geology and soils to be submitted prior to any ground disturbance, in accordance with Ukiah City Code (ñUCCò) Division 9, Chapter 7, Erosion and Sediment Control. In addition, Hillside Overlay District development standards require submittal of Geotechnical Reports, Grading Plans, Hydrology Reports, etc. In regards to the access road, slope is also regulated by the Hillside Overlay District and the Fire Code, as discussed in Master Response 1.

Comment: The commenter expresses concerns that the Development Parcels are adjacent to a small canyon that traps dust and smoke. The commenter asks what regulations for burning on the lower elevations of annexed properties be and what will be done to enforce speed limits to decrease dust.

Response: Air Quality and burning permits are regulated by the Mendocino County Air Quality Management District (MCAQMD) and Cal Fire. As noted in ISMND Section 5.3, Air Quality, the MCAQMD enforces regulations pertaining to air quality, including fugitive dust. Impacts associated with construction would be considered temporary and paving of the existing gravel access road will ultimately reduce dust emissions in the area. 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 (including Regulation 1 relating to fugitive dust). As noted in the ISMND, Mitigation Measures AIR-1 through AIR-3 incorporate BMPs suggested by the MCAQMD to regulate air quality and dust emissions. Specifically, in regards to the question regarding the speed limit, AIR-2(b) states ñ*All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph."* With incorporation of BMPs and mitigation measures identified within the ISMND, impacts to Air Quality were found to be less than significant.

Comment: The commenter expresses concerns regarding traffic on Redwood Avenue and the potential for increased noise from vehicles traveling up the road.

Response: As noted in Section 5.17, Transportation, of the ISMND, 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. As noted in the ISMND, the Project would not conflict with a local plan or ordinance related to traffic, and is required to be in compliance with all Fire and Building codes related to emergency access and safety. Minor increases to traffic on adjacent streets (specifically Redwood Avenue and Helen Avenue) could occur from heavy equipment required for road and utility improvements, but would be considered temporary (1-2 months). In addition, the adjacent streets will not be closed to through traffic during the road and utility improvements with the exception of the potential to have temporary (five to ten minute) closures when specialty equipment may be delivered to the job site. Further, it is unlikely that all of the single family homes would be developed at the same time, and impacts to traffic would be analyzed on a project-level basis. For the aforementioned reasons, in addition to those discussed in the ISMND, traffic impacts associated with the Project would be less than significant.

Similarly, noise impacts associated with traffic would be considered temporary during construction. Upon future construction of single-family homes, sources of noise would be consistent with other noise sources typical of residential uses (e.g., mechanical equipment, dogs/pets, landscaping activities, cars parking, etc.). Additionally, as noted in Section 5.13, Noise, of the ISMND the City's Noise Ordinance (Division 7, Chapter 1, Article 6) establishes ambient base noise level standards that apply to specific zoning districts within the City of Ukiah. In addition, to reduce potential noise impacts to nearby sensitive receptors, Mitigation Measure NOI-1 would require compliance with the City's allowed hours of construction (7:00 a.m. to 7:00 p.m.), include Best Management Practices (BMPs) for reducing construction noise, and require construction equipment to be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. Operation of the Proposed Project would result in stationary noise sources associated with typical residential land uses These noise sources are typically intermittent and short in duration, and would be comparable to existing sources of noise experienced at surrounding residential uses. Noise impacts associated with the Project would be less than significant with mitigation implemented.

Comment: The commenter states that the greenhouse gas emissions discussion should consider that the development will encourage vehicle fuel consumption due to the location of the housing.

Response: As discussed in ISMND Section 5.8, Greenhouse Gas Emissions, Construction activities associated with the Project and 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. Operational GHG emissions would result from energy emissions from natural gas usage and automobile emissions.

As discussed in Section 5.3, Air Quality, of the ISMND, the Project (both construction and operation) would not result in a significant negative impact to air quality. Similarly, as discussed in Section 17, Transportation, the Project would not produce significant amounts of traffic or vehicle miles traveled that would in turn result in a significant increase in GHG emissions. Individual residential development projects constructed under the

Development Agreement will be reviewed on a project by project basis to analyze GHG emissions and will be required to follow all building codes and policies including those intended to reduce emissions. Specifically, future residential uses constructed would be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 standards. Compliance with Title 24 Building Energy Efficiency Standards would 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 the Title 24 standards significantly reduces energy usage, as well as GHG emissions.

Lastly, the Project includes annexation and conservation of approximately 640 acres, which will have no impact (or a beneficial impact) on GHG, given that the Project is located within a non-attainment area the Project is rural in nature, and the Project has a small development footprint. The Project, including infrastructure improvements and other temporary construction activities, is not expected to significantly increase GHG in the area. With implementation of the aforementioned regulations, impacts to GHG emissions would be less than significant.

Comment: The commenter suggests that the required botanical surveys are inadequate and be completed prior to finalization of the ISMND.

Response: As noted in ISMND Section 5.4, Biological Resources, botanical surveys are required to be conducted in accordance with U.S. Fish and Wildlife (USFWS) survey protocols, which requires several surveys through different times of the year, in relation to different speciesôblooming periods. At the time of circulation of the Draft ISMND, the two of three required surveys completed (March 30, 2021 and May 17, 2021) had resulted in negative findings. Per USFWS protocols one additional survey was required during the blooming period (March-July); as noted in Draft ISMND Mitigation Measure BIO-1, this survey would occur prior to any ground disturbing activities at the recommendation of the Biologist. However, since the circulation of the Draft ISMND, the final botanical survey was completed on July 9, 2021. The survey did not result in the identification of any sensitive botanical species. As such, no further botanical surveys are required and Mitigation Measure BIO-1 has been revised accordingly. This information has been incorporated into the Biological Resources section of the Final Draft ISMND accordingly; the Biological Resources Assessment Addendum for Rare Plant Assessment and Botanical Survey is included as Attachment B1 of the Final Draft ISMND.

Comment: The commenter expresses concerns regarding biological resources and water courses and culverts within the Project vicinity. The commenter also expresses concerns related to wildlife movement.

Response: As noted in the response to comments received from Jacobszoon & Associates, Inc. (Response to Comments Attachment A), and in the Biological Resources Survey for the Project, the creeks within the Study Area were surveyed during the Biological Resource Assessment and first botanical survey, but no special status amphibian species were observed; however, Mitigation Measure BIO-2 requires pre-construction surveys prior to work in or around the drainages or water courses to protect sensitive amphibian species. No modifications to existing culverts are proposed. However, as noted in Condition of Approval 6, the Developer shall obtain regulatory permits,

including but not limited to a 401 Water Quality Certification, California Department of Fish and Wildlife Lake and Streambed Alteration Agreement, etc., if work is proposed in the future, in accordance with existing regulatory requirements.

As discussed in ISMND Section 5.4, Biological Resources, there are no established native resident or migratory wildlife corridors, or native wildlife nursery sites within the Project area. Because the Project includes preservation of approximately 640 acres, the Project will preserve existing habitat and opportunity for movement for wildlife species.

COMMENT LETTER 12: MARGO FRANK

Comment: The commenter expresses concerns regarding wildfire and expresses opposition to the project.

Response: This comment is noted and is included in the public record for Planning Commission and City Council consideration.

See Master Response 1 related to wildfire.

COMMENT LETTER 13: HEATHER SEGGEL

Comment: The commenter expresses concerns regarding wildfire and expresses opposition to the project.

Response: This comment is noted and is included in the public record for Planning Commission and City Council consideration.

COMMENT LETTER 14: THOMAS HUNT

Comment: The commenter expresses concerns that the criteria for lot line adjustments is not being met and that each qualifying parcel of a lot line adjustment must have a recorded certificate of compliance that the lot is a viable conforming lot. The commenter also states that ñreconfiguration of parcels using the lot line adjustment method becomes a violation of the Subdivision Map Act if greater than Four parcel reconfigurations (LLA) are performed. A development of this nature should be required to prepare a tentative subdivision map, preliminary engineering of the access road, lot layout in conformance with the hillside slope ordnance, and provide a slope analysis study in conformance with the Hillside ordinance using accurate topographic mapping.ò

Response: See response to Comment Letter 6. Each lot has valid Certificate of Compliances and any lot line adjustments are to be done in accordance with the Subdivision Map Act and all County and City codes, as applicable. Government Code section 66412 specifies circumstances and processes that are excepted from the Subdivision Map Act. The exception found in subdivision (d) to that section concerns lot line adjustments ñbetween four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby createdé .ò A lot line adjustment meeting these criteria renders the Subdivision Map Act ñinapplicableò to the application. (*San Dieguito Partnership v. City of San Diego* (1992) 7 Cal. App. 4th 748, 756 & 761 [Gov. Code Ä 66412, subdivision (d), does not limit the size of the area subject to a lot line adjustment].) Sequential lot line adjustments involving the same (or some of the same) properties does not run afoul of these criteria and are permitted to be completed upon completion of the

preceding adjustment. (*Sierra Club v. Napa County Bd. of Sup'rs* (2012) 205 Cal. App. 4th 162.)

The Cityôs review of applications is limited and ministerial in nature. It may only determine whether the lot line adjustment conforms to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. The City can require the prepayment of real property taxes prior to the approval of the lot line adjustment, and it may facilitate the relocation of existing utilities, infrastructure, or easements. So long as the adjustment does not exceed the referenced criteria, the application may not be denied. (Gov. Code, Ä 66412 (d); *Sierra Club v. Napa County Bd. of Sup'rs, supra,* 205 Cal. App. 4th at pp. 177ï 180; *San Dieguito Partnership v. City of San Diego, supra,* 7 Cal. App. 4th at p. 760.) Other than those describe above, no other conditions and exactions on approval of a lot line adjustments may be imposed. In short, ñthe regulatory function of the approving agency is strictly circumscribed by the Legislature in a lot line adjustment, with very little authority as compared to the agency's function and authority in connection with a subdivision.ò (*Ibid*.)

Please refer to response to Comment Letter 6 and responses below regarding development in conformance with the Hillside Overlay District.

Comment: The commenter expresses concerns that the new road will not meet Fire Safety Road Standards and is concerned about how the road will be maintained.

Response: As mentioned in Master Response 1 the existing access road will be improved in accordance with all applicable fire and safety codes.

All future construction and roadways associated with the Project (including future residential construction) must adhere to the aforementioned regulations, in addition to all other local, state and federal regulations relating to access and safety. The road will be privately owned and maintained by a Homeowners Association.

Comment: The commenter expressed concerns that the ISMND does not address the capacity for of the existing City utility to support the proposed homes and questions who would maintain the infrastructure.

Response: The project involves City acquisition of property with most of the utility infrastructure completed by the developer and in place prior to any potential development. The property owner/developer will be responsible for the road improvements, installation and maintenance of the sewer system, water storage tanks and its associated equipment; these components will be maintained by the HOA. Electric utilities will be installed by the City and/or the developer, but ultimately will be owned and maintained by the City. Please refer to ISMND Section 5.19, Utilities and Service Systems for an analysis of service capacity. Additional information is also provided in response to Comment Letter 19.

Comment: The commenter expressed concerns regarding wildfire and access requirements. In addition, the commenter expresses concerns regarding development regulations in the Hillside Overlay District related to slope.

Response: See Master Response 1 and response to Comment Letter 6 and 11 regarding slope and development within the Hillside Overlay District.

Comment: The commenter states that impacts to hydrology from potential future development and replacements of culverts were not adequately discussed in the ISMND.

> **Response**: See response to Comment Letters 6,11 and 16. As discussed in ISMND Section 5.10, Hydrology and Water Quality, the project, including improvement of the access road and future residential construction, would result in impervious surfaces that could result in an impact to water quality. However, as noted in Mitigation Measures GEO-1 and HAZ-1, prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works Department and Community Development Department for review and approval and shall include Best Management Practices (BMPs) to address soil erosion and stormwater runoff. Also, R1-H development regulations require submittal of the following: soil and geological reports, subsurface investigations, grading plans, vegetation reports, grading plans, hydrology reports, to ensure development is being properly designed to avoid impacts to geology, soils and hydrology. Additionally, construction projects that would disturb more than one acre of land, would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to reduce the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff.
>
> The proposed Development Agreement does not include specific development designs or proposals, nor does it grant any entitlements for development. Future single-family housing development for all Development Parcels will be subject to the City's R1-H development standards, building and safety codes, including review of stormwater management practices, where applicable. If future work in or adjacent to any of the other watercourses or culverts are proposed, the developer is required to obtain necessary regulatory permits form the California Department of Fish and Wildlife and the Regional Water Quality Control Board, as necessary. As noted in the ISMND impacts associated with erosion and stromwater runoff would be less than significant with mitigation incorporated.

COMMENT LETTER 15: STEVE AND JEAN LINCOLN

Comment: The commenter expresses concerns regarding wildfire and expresses opposition to the project.

> **Response:** This comment is noted and is included in the public record for Planning Commission and City Council consideration.

COMMENT LETTER 16: NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD (NCRWQCB)

Comment: The commenter states that information regarding sensitive biological communities, Waters of the State and wetlands is conflicting within the Biological Resources Assessment. The NCRWQCB also states that if Waters of the State will be impacted by the project, regulatory permits will be required.

Response: As noted in the responses prepared by Jacobszoon and Associates, Inc. (included in Response to Comments Attachment A), ñNo wetlands were observed within the Study Area during the biological assessmentòand ñBiological Resources Assessment (Attachment B to the ISMND) Section 3.4.2, (3) Field Survey Methodology, (.4) Biological Communities, (.2) Sensitive Communities-Aquatic Resources (page 8) is not a result or account of what we observed on site and is meant to describe our methodology in defining and describing wetlands for the purposes of the assessment. Generally, if a suspected wetland is observed during our biological assessment, it is referred to as a ñwet areaòuntil a wetland delineation is performed to determine whether the ñwet areaômeets the criteria of wetlands as described by the USACE 1987 Manual. The NWI database is consulted at a reconnaissance level before our site visit and is not intended to substitute on-the-ground field assessments for wetlands.ò Please refer to section 5.1.2, (5) Field Survey Results, (.1) Biological Communities, (.2) Sensitive Biological Communities-Sensitive Aquatic Resources (page 16), for the results of the assessment concerning sensitive aquatic resources including wetlands.

The Study Area contains two (2) Class II watercourses and four (4) Class III watercourses that were observed and mapped on-site. The closest watercourse is a Class II watercourse located on APN 001-040-83 (existing Parcel 1 and proposed Parcel 8) of the study area. This Class II watercourse is mapped on the USFWS National Wetland Inventory as a riverine habitat classified as R4SBC. R4SBC is a riverine intermittent system with a streambed and is seasonally flooded. Riverine systems are considered watercourses for the purposes of this assessment. The Proposed Project will not impact this watercourse, as it would be included in proposed Parcel 8, which will be preserved as open space. The project doesnôt propose modification of existing culverts. For the reasons discussed above, the Project would not result in a significant impact to sensitive biological communities or wetlands. If future work in or adjacent to any of the other watercourses or culverts are proposed, the Developer is required to obtain necessary regulatory permits form the California Department of Fish and Wildlife and the Regional Water Quality Control Board, as necessary.

The Biological Resources Assessment identifies the following two sensitive tree communities in the Study Area: *Quercus garryana* Forest & Woodland Alliance: Oregon white oak forest and woodland and *Umbellularia californica* Forest & Woodland Alliance: California bay forest and woodland. Both communities are classified as having a California Department of Wildlife State Rarity Rank of S3 (Vulnerable). No trees are proposed for removal. However, if, future development of single-family homes propose removal of trees, pre-construction surveys identified in Mitigation Measure BIO-2 shall include identification of these species and removal shall be in accordance with the California Department of Fish and Wildlife regulations and the City of Ukiah Tree Management Guidelines.

If trees are proposed for removal, surveys will also include identification of Oregon white oak forest and woodland, as well as California bay forest and woodland habitat; removal of sensitive habitat shall be conducted in accordance with the California Department of Fish and Wildlife regulations. See revisions to Mitigation Measures BIO-1 and BIO-2 for consistency with the Biological Resources Assessment.

COMMENT LETTER 17: JOHN AND DELYNNE ROGERS

Comment: The commenter expresses concerns regarding wildfire.

Response: See Master Response 1.

Comment: The commenter states that once City utilities are extended to the Development Parcels, that there is increased potential for further development.

Response: See Section 5.14, Population and Housing, regarding a discussion on potential growth inducing impacts. The residential component of the proposed Development Agreement would be located within 54 acres of the total 707 acres proposed for annexation. Development would be restricted to a total of 14 units (seven single family homes and the potential for an ADU to each home) compact and clustered in order to maximize the preservation of open space. This housing cluster will be contiguous and similar to existing urbanized areas within the Western Hills under City jurisdiction. If the property were to remain unincorporated housing units could be developed on each parcel throughout the total area, albeit in a more widely disbursed configuration. These proposed jurisdictional changes would not engender ôSprawlô On the contrary, viewed as a whole, the proposed annexation will reduce potential sprawl and concentrate urban services (water, sewer, electricity, solid waste collection and public and private roads) in the area already developed for single family housing and receiving urban services. The contiguous properties to the northeast are already under City jurisdiction and zoned R1-H. Services would only be extended to the residential sites and would not induce growth throughout the larger Western Hills.

COMMNET LETTER 18: PINKY KUSHNER

Comment: The commenter raises concerns and questions related to the prezone approach identified in the Project Description.

Response: Please refer to Master Response 2 for clarification.

Comment: The commenter refers to the following text: ñCity-owned parcels can be located anywhere in the County as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation applicationò and states ñIt is not clear how this project satisfies any of those limitations. In fact, it seems clear that none of the provisions are satisfied. The property that is proposed to be designated PF, will not be for municipal purposes in the ordinary legal meaning of the word ñmunicipal.ò

Response: As discussed in Master Response 2, the approximately 296 acres of property located outside of the Cityôs current Sphere of Influence will be preserved as open space and prezoned PFò (Public Facilities), consistent with all of the remaining ñConservation Parcelsò totaling 640 acres, in response to comments submitted by the Local Agency Formation Commission (LAFCo). All of this property will be owned and maintained by the City of Ukiah. As noted in the Project Description and Master Response 2, PF specifically identifies public or quasi-public uses, including, but not limited to, natural resource conservation areas and parks and recreation.

Comment: The commenter states the following: ñThe City should demand a codicil to the private road access that will require that a keyed entrance gate be built on the road at the entry to the developed (housing) area and also at the distal end of the developed (housing) area. Furthermore, no third party, other than the owners of the developed housing and the City, can be given rights

to trespass those two gates. Without such a codicil, it is obvious that this proposed development will be able to leapfrog further development into the County property that lies further to the west along the roadway. These further lying parcels are designated County lands, and any development/construction will not be subject to City of Ukiahôs reviews and will be without City limitations (as mentioned in the neg dec in the argument for the present annexation). It is egregious that the potential for leapfrogged development is not even mentioned in the óneg dec.ôo

> **Response:** The existing access road is a private road and is currently accessed by a gate with a code. See response to Comment Letter 17 for information that addresses the comment regarding the potential for ñsprawlò

Comment: the commenter expresses concerns regarding visual impacts related to the water tank, ñnew access roadsò, and potential single-family homes.

> **Response:** As discussed in ISMND Section 5.1, Aesthetics, the Project site(s) consists of mostly undeveloped parcels with firebreaks and private access roads. No new access roads are proposed. The parcels have been subject to vegetation management and grading practices, including clearing areas for potential water tank pad sites and house sites, over the last several years through the Countyôs permitting process.
>
> No trees are proposed for removal as a part of the Project. The Project proposes to acquire and preserve open space for several reasons, including sourcewater preservation, fire mitigation, scenic resources, and biological preservation. Approximately 640 acres would remain open space, while 54 acres would be potentially developed with up to 14 units (one single-family dwelling and one ADU per lot). Although the Project does not include specific development proposals for construction of the homes, the Development Agreement allows the potential for the homes to be built at some point in the future. However, the location of potential homes (within the Development Parcels) are all proposed in the lowest elevation of the Project area, therefore limiting visual impact from the valley floor.
>
> In addition, as outlined in the Cityôs Zoning Ordinance (UCC Section 9018), the Cityôs Single Family Residential (R1) zoning district contains development standards including a 30-foot height limitation for single-family homes. This scale of potential development would be similar to residential development in the area east of the site. While the easternmost portion of the Project that could be developed with homes, development of these homes would not substantially degrade a scenic vista or the visual character of the area, as it is assumed they would be constructed within the existing house sites and not require a substantial amount of vegetation removal.
>
> One of the intentions of the ï H District is to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, etc. Allowing the development of homes on the easternmost portion of the site, while preventing residential development on the remaining 640 acres, will ensure orderly development patterns to prevent sprawl and visual degradation within the Western Hills. The assumed low-density development pattern is consistent and contributes to the rural ñsmall townò character of the Ukiah Valley and consistent with proposed City zoning for the sites. It is also consistent with the purposes and intentions of the Ukiah Valley Area Plan. In addition, future residential development of Development Parcels 4-7 would be subject to discretionary and environmental review, and be required to comply with City regulations for height, setbacks, and other development standards established to protect natural

features and scenic resources within the Western Hills. Although Development Parcels 1-3 may be developed within the County's jurisdiction prior to annexation by-right, they will be required to be developed to R1-H standards through CC&Rs. In addition, all mitigation measures identified for residential development in the ISMND will be applied to Development Parcels 1-3. Therefore, the potential residential development associated with the Project would not conflict with applicable zoning and other regulations governing scenic quality.

Sewer and electric utilities would be extended from Redwood Avenue to the house sites, but would be located underground within the existing roadway to avoid visual impacts. The two proposed water tanks (34 ft x 34 ft, 10.5 ft high) would be colored a shade of green to blend in with the landscape. The water tank site has already been cleared of vegetation and is surrounded by trees, making it less visible to the public. Due to the location and topography of the site, and distance from public views, such as those in adjacent residential areas or views from the valley floor, the proposed water tank would not significantly impact scenic resources on the site or in the area.

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.

Comment: The commenter states that "According to the ISMND the project should evaluate "forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board."No data have been provided. CO2 levels continue to increase in the Ukiah Valley. The removal of forests will add to the carbon increases. This effect cannot be said to be less than significant unless carbon measurements are established. In order to "neg dec" the project, current, pre-project baseline data must be measured. The heat effect of forest removal must be evaluated."

Response: The language the commenter refers to is included in the CEQA Guidelines Appendix G checklist for Agriculture and Forestry Resources. It is provided in the checklist as a tool for measuring the conversion of forest land. As noted in Section 5.2, Agriculture and Forestry Resources of the ISMND, according to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the Project area does not contain Unique Farmland, or Farmland of Statewide Importance. Additionally, the Project does not contain timberland. 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, the analysis the commenter refers to is not applicable to the Project. Please refer to ISMND Section 5.3, Air Quality for a discussion of air quality impacts.

Comment: The commenter expresses the opinion that the Biological Resource Assessment for the Project is inadequate because not all of the botanical surveys had been completed at the time of the Draft ISMND. In addition, the commenter states that the entire 707 acres associated with the Project should be surveyed.

Response: See response to Comment Letter 16. In addition, it should be clarified that surveys and the Biological Resources Assessment was conducted on 55 acres of the Project site and limited to areas that would include ground disturbance; this includes the

55 acres encompassing the proposed Development Parcels, in addition to the access road (extended out to 100 ft on either side), and the water tank pad site. No development or ground disturbance would occur on the reaming approximately 640 acres, as it will be preserved as open space. Accordingly, additional biological surveys are not warranted.

Comment: The commenter expresses concern regarding wildfire and asks several questions regarding wildfire, insurance, soil moisture, drought, feasibility of the Project, and housing needs.

Response: Please refer to Master Response 1 regarding wildfire. Regarding the remaining questions raised by the commenter, ISMND Section 5.20, Wildfire, provides an analysis of wildfire impacts, as required by CEQA. Information relevant to this analysis regarding the Cityôs Housing Element and Regional Housing Needs Allocation can be found in ISMND Section 5.14, Population and Housing. An analysis of the Cityôs service and utility capacity (including water) can be found in ISMND Section 5.19, Utilities and Service Systems and also in response to Comment Letter 19.

The remaining comments raised by the commenter include questions that are hypothetical in nature and/or do not require analysis in accordance with CEQA Guidelines Section 15204 which states ñ*reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR*.ò

Comment: The commenter is of the opinion that the figures included in the ISMND are inadequate and states that a topographical map was not included. In addition, the commenter states that the photographs in the Biological Resource Assessment do not note the ñgeographical or topographical whereabouts.ò

Response: Topographical maps, as well as many other resources listed in the References Section of the ISMND, were reviewed during the preparation of the ISMND. A topographical map is not required to be included in the ISMND. However, one is included in Response to Comments Attachment A for reference.

Comment: The commenter states that ñan EIR is required to have alternative, including a no project alternative and other alternatives that achieve the same or equal provisions.ò

Response: The commenter is correct, in that according to CEQA Guidelines Section 15126, in preparation of an EIR, alternatives must be provided. However, the commenter erroneously identifies the ISMND as an EIR; ISMNDs are not required to provide alternatives.

Comment: The commenter states that alternative sites for the water tank must be included and raises concerns regarding the water analysis.

Response: Although not required, alternative water tank locations were considered in the preliminary planning process of this Project. As noted in ISMND Section 5.10, Hydrology and Water Quality, as well as Section 5.19, Utilities and Service Systems, water will be

provided on-site by the developer via two (2) 65,000-gallon water tanks. According to the water tank planning study memorandum, prepared by GHD (December 10, 2020), the existing wells produce approximately 50,000 gallons per day and are located adjacent to the proposed tanks. As a result, the developer proposes to supply the tanks with water from the well rather than constructing new booster pump stations to pump water up to the tanks from the Cityôs existing wells. As noted in the GHD memorandum, the potential development in this area could be served with adequate pressure by a tank at the proposed location. This information has been added to the Final Draft ISMND.

COMMENT LETTER 19: MENDOCINO COUNTY LOCAL FORMATION COMMISSION (LAFCo)

Comment: LAFCo states that ñin order to fully address the annexation component of the proposed project, the Initial Study needs to further analyze the change in development potential of the annexation area from current conditions.

This involves identifying and comparing the maximum development potential under current conditions (County General Plan/Zoning and Ukiah Valley Sanitation District service) and the proposed project development potential (Boundary Line Adjustment, City General Plan/Prezoning, and City services).

The proposed project development potential of 7 Single-Family Dwelling Units and 7 Accessory Dwelling Units identified for the Development Parcels appears appropriate based on the Development Agreement, and may result in an overall reduction of environmental impacts or environmental benefits from the clustered development design, when compared with the current conditions.

Since there is no development anticipated for the Noguera properties, the development potential of these parcels would be the maximum development potential under both current conditions (County General Plan/Zoning and Ukiah Valley Sanitation District service) and the proposed project (City General Plan/Prezoning and City services).

The comparison of current and proposed development potential for the Conservation Parcels may result in an overall reduction of environmental impacts or environmental benefits from long-term conservation and associated natural resource and land management activities.ò

Response: An analysis of impacts associated with current development potential and development potential under the Proposed Project is provided throughout the ISMND, as appropriate. Specifically, Section 5.14, Population and Housing states the following:

> ***"Discussion: (a) Less than significant impact.*** *As previously discussed in the Project Description and Land Use Section (11) of this Initial Study, the Proposed Project would annex approximately 707 acres into the City. Once annexed, 54 acres could be developed with up to 14 residential units (seven single family homes and one associated ADU per lot) through the proposed Development Agreement. 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 on the site.*
>
> *Under the County's General Plan and Zoning Ordinance, the entirety of the 707 acres has the potential to be developed with up to one dwelling per 40 acres, for a*

total of 17 primary dwellings. In addition, an ADU may be constructed as of right on each parcel, resulting in the potential for up to 34 total units to be developed. The City of Ukiah's General Plan land use designation of Low Density Residential (LDR) allows for a density of six dwelling units per acre. Under these regulations, the 54 acres for residential development could conceivably be developed with up to 330 units. However, the proposed Development Agreement would restrict development to one single family dwelling per parcel and one ADU (except in cases where the slope exceeds 50 percent, per the City's Hillside Overlay Ordinance), for a total of up to14 units. Although Development Parcels 1-3 may be developed within the County's jurisdiction prior to annexation by-right, they will be required to be developed to R1-H standards through CC&Rs. All Development Parcels would be prezoned to R1-H (with a Low Density Residential General Plan land use designation) and are located within the 95' General Plan's Unincorporated Planning Area, as well as the current UVAP/SOI boundary. The proposed Development Parcels are consistent with the density and intent of the LDR land use designation and R1H zoning. Additionally, the 14 units that could be developed under the Development Agreement would fulfil a portion of the moderate to above moderate income units required by the City's RHNA for the 2019-2027 Planning Cycle.

As a part of the Project, utilities would be extended to the area. However, because the extension of utilities would be limited to the seven Development Parcels that are currently zoned for rural residential development, the Project, including development of up to 14 units, would not directly induce substantial unplanned development and population growth in the area. The remaining 640 acres that would be preserved as open space would not be developed with residential uses that could result in an increase in population. 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.****"*

Because the "Noguera Properties" would be used for (existing) access only and are not included in the Development Agreement, as no development is proposed. Therefore, the parcels were not included in the development assumptions, and a detailed "maximum buildout" scenario is not appropriate. As noted in LAFCo's previous comment, all parcels must be included in the prezoning application. These parcels lay in between existing R1-H parcels immediately to the east within city limits, and the proposed Development Parcels immediately to the west that are proposed to also be prezoned R1-H. Therefore, prezoning these parcels any other zoning district would create "spot zoning" and would not be consistent with existing land use patterns.

The City agrees that preservation of the "Conservation Parcels" (640 acres total) as open space greatly reduces environmental impacts when compared to the existing development potential within the County's jurisdiction. In addition, by limiting development within the proposed Development Parcels beyond what is currently allowed within the County's zoning code through the City's R1-H zoning district, the Project would result in an overall reduction of environmental impacts when compared to current conditions.

Comment: LAFCo states that parcels outside of the SOI must be included in the prezoning in Govt. Code 56375(a)(7).

Response: After further review of Government Code Section 56375(a)(7), City of Ukiah proposes to prezone the entirety of the ñConservation Parcelsò (approximately 640 acres) of as ñpublic Facilitiesòfor open space purposes. See Master Response 2 for more information. The Final Draft Initial Study has be updated with this information. Because the proposed use associated with these parcels remains the same, no additional environmental impact that was not previously addressed in the Initial Study would occur.

Comment: LAFCo states the following: ñIn order to fully address the annexation component of the proposed project, the Initial Study needs to further analyze the provision of municipal services.

This involves a comparison of current system capacity, anticipated service demand of the proposed project based on development potential, and the Cityôs ability to serve the proposed project based on available capacity and project demand. While not necessarily applicable to the proposed project, in situations where service expansions or improvements are needed to address the proposed project, the potential environmental impacts of such expansion and/or improvements should also be analyzed.ò

Response: An analysis of utility service systems is included in ISMND Section 5.19, Utilities and Service Systems. A detailed Plan for Services will be included in the application for annexation. However, the following information has been added to the Final Draft ISMND for clarification.

Sewer, water and electric utilities would be provided to the Development Parcels. Sewer and water will be developed by the property owner, while electric infrastructure will be developed by the property owner and/or the City. All utilities would be owned and maintained by the HOA, with the exception of electric, which will be ultimately maintained by the City.

Water will be provided by the property owner/developer on-site via two (2) 65,000 gallon water tanks. According to the water tank planning study memorandum, prepared by GHD (December 10, 2020), the existing wells produce approximately 50,000 gallons per day and are located adjacent to the proposed tank. As a result, the developer proposes to supply the tanks with water from the wells rather than constructing new booster pump stations to pump water up to the tanks from the Cityôs existing wells. As noted in the GHD memorandum, the potential development in this area could be served with adequate pressure by a tank at the proposed location.

The City of Ukiah 2020 Urban Water Management Plan (UWMP) was adopted by City Council on June 2, 2021. The UWMP considers several growth scenarios including additional 2500 and 5000 hookups and there is capacity thru the 2045 planning horizon.

The Cityôs Waste Water Treatment Plant (WWTP) was upgraded in 2008. This upgrade included the addition of 2,400 equivalent sanitary sewer units (ESSUs). An ESSU is approximately what is used by a single family dwelling unit. This project has seven building sites that could have seven additional Accessory Dwelling Units (ADUs). This project is anticipated to use 14 ESSUs. The WWTP currently has available, between the City of Ukiah and the Ukiah Valley Sanitation District (UVSD), 1,571 ESSUs.

Comment: LAFCo states that the Proposed Project should include detachment of the annexation area from the Ukiah Valley Sanitation District, to address jurisdictional overlap and duplication of

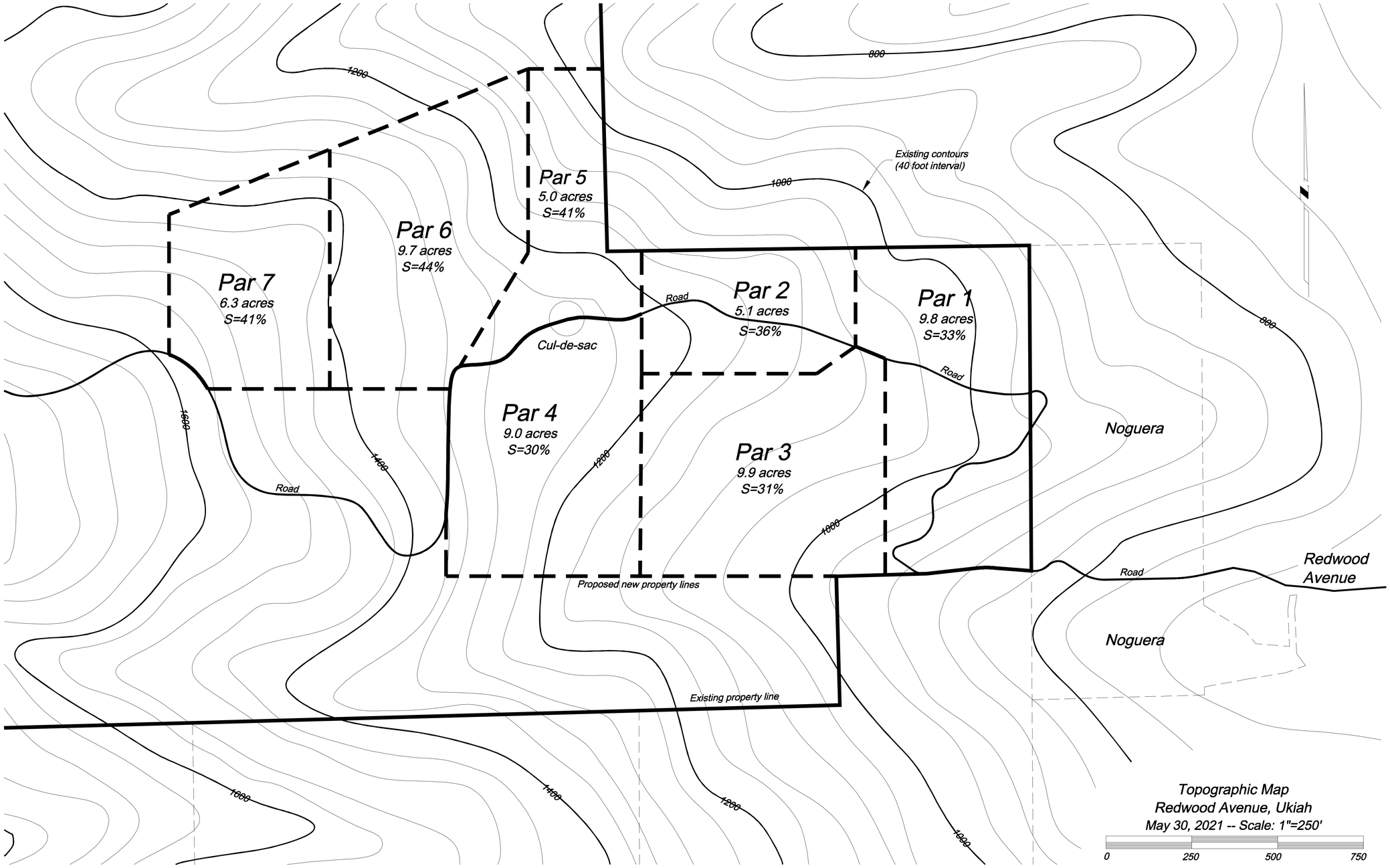
municipal service issues, and potentially County Service Area 3 if duplication of municipal services is applicable.

> **Response:** The City of Ukiah will submit an application for detachment of the Ukiah Valley Sanitation District concurrently with the application for annexation.

COMMENT LETTER 20: HELEN SIZEMORE

Comment: The commenter expresses concerns regarding the small gated community and would recommend multifamily structures.

> **Response:** This comment is noted and is included in the public record for Planning Commission and City Council consideration.


800
1200
1000
Existing contours
(40 foot interval)
Par 5
5.0 acres
S=41%
Par 6
9.7 acres
S=44%
Par 7
6.3 acres
S=41%
Par 2
5.1 acres
S=36%
Par 1
9.8 acres
S=33%
Road
Cul-de-sac
Road
800
Par 4
9.0 acres
S=30%
Par 3
9.9 acres
S=31%
1600
1400
Road
1200
1000
Noguera
Redwood
Avenue
Road
Proposed new property lines
Noguera
Existing property line
1600
1400
1200
1000
Topographic Map
Redwood Avenue, Ukiah
May 30, 2021 -- Scale: 1"=250'
0
250
500
750

UKIAH VALLEY FIRE AUTHORITY

1500 SOUTH STATE STREET
UKIAH, CA 95482-6709
Phone: (707)462-7921 Fax: (707)462-2938 Email: uvfd@sonic.net

MEMORANDUM

Date: 27 May 2021

To: Michelle Irace, Community Development Manager

From: Doug Hutchison, Fire Chief

Subject: Western Hills Annexation, aka "the Hull Properties"

This memo is in regards to fire safety concerns that have been raised regarding the potential annexation of the Hull Properties in the Western Hills are of Ukiah.

The largest issue for the Fire Authority will be the administration and oversight of the project area for fire prevention once it is annexed. Per State law, once the area is annexed into the city it will be re-designated from "State Responsibility Area" (SRA) to "Local Responsibility Area" (LRA), but will retain its classification as a Very High Fire Hazard Zone. As such, the city, through the Fire Authority, will be required to enforce the State's fire safety standards on those lands.

It is our understanding that the proposal includes the possibility of very limited future development of seven (7) parcels in the lower, mid-slope portion of the property.

I performed a site visit with the property owner and went over the proposed development plans and believe that with the widening and paving of the road, and the installation of the water tank and fire hydrants we will be able to comply with the State's fire safety regulations in that area. This is not to say that the area does not present challenges, but they are no different than many other areas that we currently protect, and in many cases the conditions currently present and proposed would be better than those other areas.

In regards to the recently re-established shaded fuel break in the area, the addition of the small amount of structures would have minimal if any impact on its effectiveness. The

defensible spaces created by the home sites could even enhance its effectiveness in that limited area.

Please do not hesitate to reach out if you need more information or have other questions or concerns.

DEPARTMENT OF FORESTRY AND FIRE PROTECTION
17501 N. Hwy 101
Willits, CA 95490
(707) 459-7414
Website: www.fire.ca.gov

May 21, 2021

Michelle Irace, Planning Manager
Department of Community Development
300 Seminary Avenue
Ukiah, CA 95482

Subject: Western Hills Project

Ms. Irace,

This letter is a follow-up of the meeting on May 18th, 2021 with respect to the City of Ukiah's Western Hills Annexation Project.

The scope of the project entails the City of Ukiah to acquire 707 acres of land that is currently in the County of Mendocino's jurisdiction. Additionally, there is a possibility of future subdivision of parcels, as well as potential construction of residential units once the acquisition and annexation are complete.

This acquisition and eventual annexation of land into the City of Ukiah will have two significant effects from the Unit's perspective:

First, the land being acquired and annexed is currently within the State Responsibility Area. Under Public Resources Code Section 4125(a), CAL FIRE has the financial responsibility of preventing and suppressing fires on State Responsibility Area land. Under the proposed annexation, this land will be removed from the State Responsibility Area and will come under the purview of the City of Ukiah.

Public Resources Code Section 4127(b) requires that land inside an incorporated city be designated as being within the Local Responsibility Area. As this project's intent is to annex County land into the City, it will be then reclassified as being within the Local Responsibility Area. Therefore, the City of Ukiah will be financially responsible for the prevention and suppression of fires that occur on the acquired land once the annexation is complete as required in Public Resources Code Section 4125(a).

The second significant issue deals with new construction in Very High Fire Hazard Severity Zones in the Local Responsibility Area. Public Resources Code Section 4290, as amended by Assembly Bill 1823, requires lands classified and designated as Very High Fire Hazard Severity Zones in the Local Responsibility Area to comply with the requirements of the State Fire Safe Regulations beginning July 1st, 2021. In addition, Public Resources Code Section 4290 requires the local jurisdiction, not CAL FIRE, to implement and enforce the State Fire Safe Regulations on these lands.

As outlined in Public Resources Code Sections 4202 and 4203, the land involved with this annexation proposal is currently classified by the Director of the Department of Forestry and Fire Protection as being within a Very High Fire Hazard Severity Zone. Once annexed into the city, it will become the responsibility of the City of Ukiah to review, inspect and enforce the State Fire Safe Regulations on this land, as well as any other land that is classified as being within a Very High Fire Hazard Severity Zone within the Local Responsibility Area within the city's boundaries.

To summarize, once annexed into the City of Ukiah, the parcels in question will be transferred out of the State Responsibility Ara into the Local Responsibility Area. Once in the Local Responsibility Area, the City of Ukiah will be financially responsible for fire prevention and fire protection efforts on this land, as well as ensuring that any future improvements conform to the State Fire Safe Regulations.

If there are any questions regarding this issue, please feel free to contact me at (707) 459-7423, or by email at chris.vallerga@fire.ca.gov.

Chris A. Vallerga
Fire Captain/ Pre-Fire Planning
Mendocino Unit

Cc: MEU PRC 4290 File
Maya Simerson, Project Administrator, City of Ukiah
Doug Hutchison, Fire Chief, Ukiah Valley Fire District
Mendocino County Planning and Building Department

Reference: Public Resources Code Sections 4125-4127, "Responsibility for Fire Protection"
Public Resources Code Sections 4202-4204, "Fire Hazard Severity Zones"
Public Resources Code Section 4290, "Fire Safety Standards for State Responsibility Area Lands"
California Government Code Section 51177(i), "Very High Fire Hazard Severity Zones"
Title 14 California Code of Regulations, Division 1.5, Chapter 7, Sub-chapter 2, Article 2, "State Fire Safe Regulations"

JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

May 31, 2021

Catherine Iantosca
Environmental Scientist
Southern 401 Water Quality Certification Unit
North Coast Regional Water Quality Control Board
5550 Skylane Blvd, Ste. A
Santa Rosa, CA 95403

RE: Response to 5/20/21 Regional Water Board Comments: City of Ukiah Western Hills Open Land Acquisition & Limited Development Agreement

Dear Catherine,

Thank you for commenting on the Biological Resource Report for the City of Ukiah Western Hills Open Land Acquisition & Limited Development Agreement.

With regards streams and riparian habitat Section 5.1.2, (5) Field Survey Results, (.1) Biological Communities (.2) Sensitive Biological Communities – Sensitive Aquatic Resources (page 16) states that six watercourses were observed and mapped in the Study Area. It additionally states that two sensitive biological communities, *Quercus garryana* Forest & Woodland Alliance (S3) and *Umbellularia californica* Forest & Woodland Alliance (S3) were observed within the Study Area.

Please refer to section 6.1, (6) Assessment Summary and Recommendations, (.1) Biological Communities (page 27-28), for recommended mitigations to reduce the impact of the project to streams and sensitive biological communities including riparian habitat. For proposed work within watercourses, such as stream crossings, our recommendations include obtaining a CDFW LSA Agreement but should include obtaining a SWRCB 401 permit as well.

With regards to wetlands, Section 3.4.2, (3) Field Survey Methodology, (.4) Biological Communities, (.2) Sensitive Communities-Aquatic Resources (page 8), is not a result or account of what we observed on site and is meant to describe our methodology in defining and describing wetlands for the purposes of the assessment. Generally, if a suspected wetland is observed during our biological assessment, it is referred to as a “wet area” until a wetland delineation is performed to determine whether the “wet area’ meets the criteria of wetlands as described by the USACE 1987 Manual. The NWI database is consulted at a reconnaissance level before our site visit and is not intended to substitute on-the-ground field assessments for wetlands.

Please refer to section 5.1.2, (5) Field Survey Results, (.1) Biological Communities, (.2) Sensitive Biological Communities-Sensitive Aquatic Resources (page 16), for the results of the assessment concerning sensitive aquatic resources including wetlands. No wetlands were observed within the Study Area during the biological assessment. We will make these results clearer for future reporting.

117 Clara Ave. Ukiah, California 95482
707-485-5544 www.jaforestry.com fax: 707-485-5577

If you have any questions, please do not hesitate to contact me.

Sincerely,

Alicia Ives Ringstad
Senior Wildlife Biologist
Jacobszoon & Associates, Inc.

JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

August 8, 2021

RE: Response to 5/20/21 Public Comments: City of Ukiah Western Hills Open Land Acquisition & Limited Development Agreement

To whom it may concern,

Thank you for commenting on the Biological Resource Report for the City of Ukiah Western Hills Open Land Acquisition & Limited Development Agreement.

With regards to the following comments:

"I encourage the City to complete the botanical studies as planned. The study states that at least one more site visit was recommended. I recommend that this be completed before CEQA is finalized. That may mean waiting another year as many plants bloomed early this year and have already withered."

As noted in the Draft ISMND, botanical surveys were completed on 03/30/2021 and 5/17/2021. As noted in Draft ISMND Mitigation Measure BIO-1, the third botanical survey was required to be completed within the blooming period (March –July) and prior to any ground disturbing activities. The third and final botanical survey was completed and 7/9/2021. The surveys were conducted in accordance with "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities" (CDFW 2018). No special status species plants were observed during the surveys. The botanical surveys are now completed for the project and no further recommendations for sensitive plants are required. Please refer to the Biological Resources Assessment Addendum for Rare Plant Assessment and Botanical Survey for more information.

"There are year-round springs adjacent to the road and I have heard that there are others in the area. We have found giant pacific salamanders on our property that must be residents of the springs. I don't think the salamanders are a protected species but they are very unusual in the Ukiah Valley. I have found native snails that I think are also unusual, if not protected, and I wonder what other species might be residents of these springs? I hope the biological surveys included the areas around the creek drainage."

The creeks within the Study Area were surveyed during the biological assessment and first botanical survey and no special status species were observed; however, it is recommended in biological assessment report in Section 6 that if any work is proposed within the streams to conduct pre-construction surveys for sensitive amphibian species.

"The unnamed creek drainage that runs along Redwood Avenue should be treated as a wildlife corridor and a seasonal creek. The springs along the creek are an important water source for wildlife. I have this drainage affected by sediment flows from improper grading, poor culvert placement, bright lights, tree removal in the creek corridor, and recently, fencing of the creek, prohibiting wildlife passage. I am concerned that these trends will continue if there is not educated oversight. Some of this has been on county land and some within the city limits."

117 Clara Ave. Ukiah, California 95482
707-485-5544 www.jaforestry.com fax: 707-485-5577

It is recommended in the Biological Assessment report in Section 6 that all earthwork within or adjacent to the watercourse adhere to standard methods of erosion and sediment control and, if possible, to complete all work while the channel is dry to reduce sediment load downstream. It is also recommended that a qualified biologist be on site for any dewatering event to address the potential for the presence of sensitive aquatic species such as foothill yellow-legged frog (*Rana boylii*).

If you have any questions, please do not hesitate to contact me.

Sincerely,

Alicia Ives Ringstad
Senior Wildlife Biologist
Jacobszoon & Associates, Inc.

Comments Received on the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project Draft ISMND
Public Review Period April 16, 2021- May 20, 2021

Comment Letter #	Commenter	Date Received
1	Margo Frank	May 3, 2021
2	Crispin B. Hollinshead	May 6, 2021
3	Ulla Brunnberg Rand	May 12, 2021
4	Allie Duggan	May 13, 2021
5	Western Hills Fire Safe Council	May 14, 2021
6	Chris Watt	May 18, 2021
7	Jeanne Wetzel Chinn	May 19, 2021
8	Andrea Vachon	May 19, 2021
9	Michael Maynard	May 19, 2021
10	Sharron Thomas (sent via email from Emily Thomas)	May 19, 2021
11	Andrea Davis	May 20, 2021
12	Margo Frank	May 20, 2021
13	Heather Seggel	May 20, 2021
14	Thomas Hunt (via email from Chris Watt)	May 20, 2021
15	Steve and Jean Lincoln	May 20, 2021
16	North Coast Regional Water Quality Control Board	May 20, 2021
17	John and Delynne Rogers	May 20, 2021
18	Pinky Kushner	May 20, 2021
19	Mendocino County Local Agency Formation Commission (LAFCo)	May 20, 2021
20	Helen Sizemore	May 20, 2021

From: Margo Frank
To: Michelle Irace
Subject: Commenting on draft for Western hills open land
Date: Monday, May 3, 2021 7:17:20 PM

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

Hi Michelle,
I read the lengthy and detailed draft of the initial study for the Western Hills development. We moved to Gardens Ave last fall after living at the top of Deerwood in the Eastern hills of the Ukiah Valley. While living there we were very aware of the danger of living in a high fire zone and having only one road for egress. It seems to me that this proposed Western Hills development would create a similarly dangerous situation. Many people I know who now live on the far western edge of Ukiah, up against the hills, are very concerned about fire risk. I don't understand how development on those hills makes any sense!

Thank you,
Margo Frank
180 Gardens Ave. Ukiah

From: Crispin B. Hollinshead
To: Michelle Irace
Subject: comments of proposed Western Hills annexation
Date: Thursday, May 6, 2021 12:23:36 PM

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

Members of the Planning Commission,

My name is Crispin B. Hollinshead. I am a neighborhood representative on the Western Hills FireSafe Council, and the proposed Western Hills annexation was a topic of discussion at our recent meeting.

California is now headed into another drought, and the fire seasons over the last few years keep exceeding previous records. The proposed annexation includes 7 parcels for residential development, allowing up to 14 new homes. Emerging fire safe understanding suggests this kind of Wildland Urban Interface development is bad public policy, very risky for the potential home owners, and expensive for the community trying to protect that property.

Historic fires in the area burned down to the valley floor as far a Todd Grove Park in the 1950's. There is no reason to believe that the projected development wouldn't be completely destroyed by such fires happening in the future. The projected development is to the west of the recently completed Shaded Fuel Break, putting it in the expected sacrifice zone. The single road access will be a problem in a fire emergency, and will likely violate emerging CalFire regulations.

I urge you to take a serious look at the fire hazard being created, and revise the plans.

Sincerely,

Crispin B. Hollinshead
960m Dominican Way
Ukiah, CA 95482

Gratitude, Love, and Global Awakening
May All Beings Awaken From The Illusion Of Separation
May You Awaken With This Breath

From: Ulla Brunnberg Rand
To: Michelle Irace
Subject: Comments of proposed Western Hills annexation
Date: Wednesday, May 12, 2021 2:08:58 PM

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

Members of the Planning Commission,

My name is Ulla Brunnberg Rand. I am a neighborhood representative on the Western Hills Fire Safe Council, and the proposed Western Hills annexation was a topic of discussion at our recent meeting.

California is now headed into another drought, and the fire seasons over the last few years keep exceeding previous records. The proposed annexation includes 7 parcels for residential development, allowing up to 14 new homes. Emerging fire safe understanding suggests this kind of Wildland Urban Interface development is bad public policy, very risky for the potential homeowners, and expensive for the community trying to protect that property.

Historic fires in the area, one of them started by boys playing with matches, burned down to the valley floor as far as Todd Grove Park in the 1950's. There is no reason to believe that the projected development would not be completely destroyed by such fires happening in the future. The projected development is to the west of the recently completed Shaded Fuel Break, putting it in the expected sacrifice zone. The single road access will be a problem in a fire emergency. It will likely violate emerging CalFire regulations.

I urge you to take a serious look at the fire hazard being created. Please revise the plans to only allow one dwelling per parcel and possibly less parcels.

In addition, please consider, allowing this Western Hill Development can become a precedent for future developments in the WUI area. I do not want to see any more developments in the hills. I am concerned that having more people living in high fire prone zones creates more possibilities for accidental fires and could potentially endanger the entire Ukiah Valley.

Sincerely,

Ulla Brunnberg Rand

109 Giorno Ave.

Ukiah, CA 95482

Michelle Irace

From: Allie Duggan <allie@studio4forty.com>
Sent: Thursday, May 13, 2021 9:52 AM
To: Michelle Irace
Subject: Ukiah Western Hills Open Land Acquisition

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

I am writing to express my strong opposition to the development of homes on the Ukiah Western Hills Open Land Acquisition. This development would be detrimental to the area, nearly all residents in on Redwood Avenue are completely opposed to the development of homes that will cause traffic on a road not equipped for any more than it already sees, safety problems, and destroy local wildlife habitat. Additionally, I was under the impression that this land was originally donated for fire mitigation and recreation, not development.

Traffic and safety of children on the street are major areas of concern. We don't need any more cars and trucks going up and down this tiny street and we did not sign up for months of construction equipment going up and down the street on a daily basis. Most of the time with cars parked on the street it is a one lane road and not equipped to handle the high traffic this will cause.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat which should be investigated by the appropriate agency prior to approving development.

Among the impacts stated on the notice we got, wildfire is my, and should be the cities main concern. We do not need any more catalysts that could potentially cause a wildfire in this are, especially a high risk zone like the proposed land. This land was originally acquired for fire mitigation so this is completely going against what the land was originally donated for. Quoted from a news article from January 15, 2021 "the local government hopes to use the land to create and maintain fuel breaks to protect the city from fire, for conservation, and for recreation." Link Absolutely no mention of development, so it is extremely discouraging to know that has been added to the plan now.

I was disappointed that this project started on April 16, 2021 and the homeowners on Redwood Avenue, who would be majorly impacted, were given printed notice of it on May 13, 2021, nearly a month after this process has started. That is completely inconsiderate to all of us on this street who will have to deal with the issues that development will cause.

I urge you to disapprove the proposed development, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

ALLIE DUGGAN | CREATIVE DIRECTOR

916.539.9395 | allie@studio4forty.com | studio4forty.com

STUDIO
4forty
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To the Ukiah Planning Commission and City Council Members:

The Western Hills Fire Safe Council (WHFSC) is a FSC project under The Mendocino County Fire Safe Council (MCFSC), a 501.C3 organization. WHFSC has eighteen neighborhood sub-groups in and along the Western Hills that actively work on fire preparedness, prevention, emergency measures, and environmental protections.

The ISMND states that Mr. Hull generously donated 188.57 acres (ISMND, Figure 2, parcel 10) to the City in December 2020. On December 11, 2020, there was an article in the Ukiah Daily Journal by Justine Frederiksen praising the gift from Mr. Hull. There was no mention of the annexation and acquisition of 693 acres (ISMND, p.2) or 740 acres (ISMND, p.4, para 2) or 640 acres (ISMND, p.4, para 6) ("Hull Properties") when she interviewed City Manager Sangiacomo. On April 16, 2021, Notice of Intent was sent to a few Redwood Avenue and San Jacinta Drive property owners, and the scope of the project goes well beyond a land donation.

The improvements Mr. Hull has made to his property go back at least to 2015 (ISMND, page 3, #3-Background – road improvements were made throughout 2015-2017 and the road extended further west in 2018). Changes included widening, improving, and extending the westward access road, vegetation management on proposed construction sites, and preparation of the water tank site. These improvements were followed by the December 2020, 188.57 acre land donation, followed by the current proposed annexation and acquisition agreement.

The majority of the property is zoned PF, public facilities. It possible to change this zoning designation in the future to R1-H zoning (single family residential), should there be interest in further development. Clearly, the property was being prepared years ahead for development, as documented in the ISMND. Is it possible to change the zoning on the inside conservation PF zoned parcels (ISMND map p.13) to a Conservation Easement in perpetuity along with the outside conservation parcels for a Ukiah Wildlife Sanctuary?

Regarding the proposed water tank, in the ISMND, page 8, it is stated, "…the City desires to add new water storage and fire protection facilities in the Western Hills." What are the plans for the new water storage tank besides fire protection measures? Who will be responsible for maintaining the 150,000 gallon tank, pump, and well that supports the water tank? Is the water in this tank dedicated for fire department use or also for use of potential domestic purposes for the buildout? Will there be hydrants on the city water main extending up from Redwood Avenue? Neil Davis' responses to WHFSC questions to Mr. Sangiacomo regarding the Hull Properties Limited Development Agreement included a question on water resources. Mr. Davis stated, "…this project provides sourcewater protection and will benefit the entire Ukiah Valley by protecting the sourcewater and ensuring that it reaches its maximum potential." How does Mr. Davis define "sourcewater protection?"

Historical wildland fires in the Western Hills includes the substantial 1945 Hayworth Fire that took out all the vegetation. The Fire Department came to the edge of development and set backfires that halted the fires. The Strong Mountain Fire occurred in 1950, and another scare

about a decade ago was from 150 lightening fires to the west that didn't result in fire in the Western Hills. The proposed buildout area is in the CalFIRE designated Highest Fire Severity Zone, as well as in a Wildland-Urban-Interface (WUI) area. It would be prudent to keep this landscape free of human habitation for the safety of citizens and to not further overburden our fire resources. "One of the first and most important considerations is how the location itself influences exposure to wildfire and potential for future losses of life and property." (Moritz, Max, Butsic, Van, Building to Coexist with Fire: Community Risk Reduction Measures for New Development in California. UC ANR Publication 8680, April 2020, page 8)

The potential development parcels buildout of 14 units (ISMND, p.7, para 3) are west of the fire break thus defeating the purpose of the Shaded Fuel Break for wildfire protection measures. Can the residential development of the 54 easternmost acres be taken out of the Development Agreement, or are they inextricably linked to acquiring the conservation lands? Will the lower elevation properties also west of the shaded fuel break that remain in Mr. Hull's possession be considered for future buildout?

Thank you for your attention to these matters. We look forward to your responses.

The Western Hills Fire Safe Council
Chair, Jeanne Wetzel Chinn, M.S.
395 San Jacinta Drive, Ukiah
JeanneChinn@gmail.com

From: Christopher Watt
To: Michelle Irace
Subject: Ukiah Western Hills Open Land Acquisition and Limited Development Agreement
Date: Tuesday, May 18, 2021 11:25:40 AM

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

Hi Michelle - here are my comments/questions on the IS/MND. Please include in the record and provide responses.

1. Does the annexation require a tax-sharing agreement with the County of Mendocino? If so, what actions have been taken by the City to secure an access agreement?
2. Have the parcels proposed for development to be pre-zoned as Residential with Hillside Overlay been sized consistently with the Hillside Development Standards? If not, the parcels should be sized in accordance with the Hillside Development Standards and Subject to the Use Permitting Process and the Hillside Development Standards.
3. In 1991, the California Geological Survey prepared a report titled Landslide and Engineering Geology of the Western Ukiah Area, Central Mendocino County, California, Landslide Hazard Identification Map No. 24. Was this map consulted to determine the potential presence of landslide hazards with the parcels proposed for development and the access roads to the development? This report should be consulted and included as a reference in the IS/MND.
4. The California Building Code requires a Preliminary Soils Report for any subdivision of land. This project seeks to create parcels for development by lot line adjustment thus avoiding the requirements for subdivisions; however, given the known landslide hazards within the Western Hills as documented in the 1991 CGS Report, it seems imprudent to not perform a preliminary soils report to determine if the parcels proposed for development have soils or landslide hazards which would preclude development or at a minimum severely limit the development potential.
5. The Geology and Soils section of the IS/MND should also reference the requirement in the California Building Code to submit a Geotechnical Report for each lot.
6. The Wildfire section of the IS/MND indicates that fuel breaks are developed in the project area. However, fuel breaks requirement ongoing maintenance. The IS/MND does not describe how the fuel breaks will be maintained. Also does, the Ukiah Valley Fire District have capacity to defend the proposed development areas against wildfire given the Extremely High Fire Risk for the lands adjacent to the proposed development area? Why not subject these parcels to Wildland Urban Interface requirements? Perhaps include a benefit zone to pay for vegetation management and fire protection which is quite different from the urban parcels of the City.

Sincerely,
Chris Watt

690 Mendocino Drive, Ukiah

From: Jeanne Chinn
To: Michelle Irace
Subject: Comments on proposed Western Hills Annexation
Date: Wednesday, May 19, 2021 1:36:38 PM

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

To Ukiah's Planning Commission:

I applaud David Hull for donating 188 acres of wildlands to the City of Ukiah.

I don't take issue with transferring several of his individual parcels to be annexed to the City of Ukiah. However, there are concerns regarding how the additional acreage is planning to be utilized: 296ac for Conservation Lands on the most western area, 343ac for Recreational (zoned PF-Public Facilities) Lands in an odd shaped "C" pattern, and 54ac as Development Parcels (zoned R1-H) on the northeastern corner, as shown and stated in the ISMND map legend on p.13. Who owns the 5 parcels between the "C" Recreational Lands, and what are the plans for these parcels?

The role of land use planning in communities with very high and high fire severity zones is to create wildfire resilience for protection of the community. CalFIRE has already supported this in calling out Ukiah's Western Hills as one of their 35 top projects in 2017. That alone tells us these Western Hills are fragile and at risk. CalFIRE's follow-through was exemplary in dozering the ridge tops and working with the County/City to re-establish and extend the Shaded Fuel Break from Low Gap Road to Robinson Creek Road.

The Western Hills is in a Wildland-Urban-Interface (WUI) area. Given the recent uptick in wildfires and drought years, to be further exacerbated by climate change into the future, it is counter-intuitive to plan a buildout of [up to 14] any more homes in the WUI/highest fire severity zone. Further, this buildout would be west of the Shaded Fuel Break, creating additional risk and expense to fire fighting resources and potentially life-threatening to the residents. These homes would be exclusive and a gated community. I'm not opposed to gated communities, and the City is also working on additional low and moderate income housing. However, in this case it is the Ukiah community whose tax dollars would pay for undergrounding plumbing and utility lines up to this area for the benefit of a few in a higher income category. And, who would pay for the maintenance of the 150,000 gal. water storage and fire facilities tank, pump, and well? It would be more appropriate to plan this gated community in a non-WUI area with a lower fire hazard zone rating where wild lands are not being developed.

In 2005, the Mendocino County Fire Safe Council (MCFSC) co-sponsored a report, the Mendocino County Wildfire Protection Plan. On page 86 in reference to the western hills of Ukiah, the report states the following:

> *"These hills have experienced large-scale fires since the turn of the century, with major fires occurring in 1950 and 1959. The City of Ukiah's encroachment into these hills since then has created the significant probability of a very destructive wildland interface fire."* (https://firesafemendocino.org/wp-content/uploads/2015/02/CWPP-FINAL.pdf)

At the most recent Paths, Open Space, and Creeks Commission (POSC) meeting, we were told there will be no infrastructure on the recreation lands, including no public bathroom facilities or parking areas for potential hikers & bikers. Who would be responsible for patrolling those areas to pick up cigarette butts and other trash, and keep transients from establishing camps?

As a Commissioner for POSC, I support protection of open space for wildlife. There is documented wildlife in the Western Hills that City Manager Sangiacomo mentioned at a POSC meeting over a year ago from footage taken on wildlife cameras. These wildlife include a mountain lion and her cub, bobcat, bear, fox, occasional coyote, many deer, and smaller mammals. In addition, Doolan Creek is a Class I watercourse that has steelhead trout and frogs, and there are Class II and Class III watercourses that likely have other aquatic species. These different wildlife species have overlapping territories and need landscape level space for their survival. I would like to see the Conservation and Recreational Lands be annexed together and retained as "Ukiah's Wildlife Sanctuary" and conserved in perpetuity. That would be a feather in the cap for Ukiah and our wildlife! Rather than further fragmenting the lands with hiking trails and e-bike paths, the accompanying noise, and recreation lands that can in the future be rezoned for housing, let's protect this area for nesting, denning, fawning, and a place for wildlife.

Sincerely,

Jeanne Wetzel Chinn, M.S.
Commissioner, POSC

May 19, 2021

TO: Michelle Irace, Planning Manager, City of Ukiah Community Development Department
and Ukiah City Council Members

RE: UKIAH WESTERN HILLS OPEN LAND ACQUISITION AND LIMITED DEVELOPMENT AGREEMENT PROJECT

Here are comments and questions regarding the Draft Initial Study and Mitigated Negative Declaration (ISMND).

Traffic on Redwood Avenue This is a quiet cul-de-sac of approx. 20 properties.

• Additional traffic from fourteen (14) more residences would **significantly** negatively affect the quality of life of existing residents.

• Additional volume of traffic due to a 300+ acre Public Facility (park) accessible to the public according to Division 1, Chapter 12 of Ukiah City Code (see ISMND p. 42) would **severely** impact existing residents' quality of life. https://www.codepublishing.com/CA/Ukiah/#!/Ukiah01/Ukiah0112.html

• In what circumstances are secondary access roads required by the Fire Code? Is a secondary access road available or planned for the proposed housing development?

Parking

If a Public Facility is established on the 343-acre Inside Conservation Parcels, where are its users expected to park their motor vehicles?

Utilities

Numerous statements in the ISMND suggest uncertainty that housing will be developed on the 54 acres (examples below). In view of this uncertainty, why is the City proposing to pay for extension of utilities to the site? And should this not be the future developer's responsibility?

"The Project does not propose any residential development at this time..." (p7)
"...sites would not be developed until an applicant submits a project site plan..." (p7)
"However, no purchasers have been identified, and the timing of the sale and development of the properties is unknown." (p7)
"It is unknown whether all of the single family homes, and ADUs in particular, would be developed..." (p12)

Protected Open Space

If the City is going to preserve the Outside Parcels via a Council resolution (ISMND pp 5, 42-43), why not include the Inside Parcels also? This would effectively create valuable local wildlife habitat, and perhaps allow limited public access seasonally or by permit. (As an avid hiker and mountain bicyclist, I welcome new opportunities for recreation, but do not think this project is an appropriate location for a large public park.)

Wildfire Risk

Section V 11 of the ISMND (particularly p 43) discusses how the 14 housing units would constitute a portion of the City's Regional Housing Needs Allocation (RHNA). It is my understanding that the development site lies to the west (i.e., the "wrong side") of the shaded fuel break, as well as being in a zone of highest fire risk. How can this be considered a wise location for new housing?

Thank you for your attention.

Sincerely,

Andrea Vachon
537 Redwood Ave.
Ukiah, CA 95482
avachon1@mindspring.com

Ukiah City Planning Commission
300 Seminary Drive
Ukiah CA 95482

5/18/2021

Subject: Ukiah Western Hills Open Land Acquisition and Limited Development Agreement

Honorable Members,

From November 2010 to December 2020, I was the CAL FIRE Battalion Chief for the Ukiah Valley area. During this period, I was responsible for the fuel reduction efforts in State Responsibility Area of the Ukiah Valley and surrounding areas.

I write to support the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement and hope to provide some history and context to the fuel reduction efforts in the western hills of Ukiah and how it relates to this project.

Beginning in 2012 I began working with representatives from the City of Ukiah and private owners to discuss, plan and reduce the fire hazard and improve public safety in the Ukiah Valley. The westside was chosen for several reasons. There was no recent fire history, and little had been done to address the fuel loading. Access was limited with more residents in the wildland-urban-interface at risk. The western hills were nearly inaccessible to firefighting resources.

In the subsequent eight years we planned, funded and completed multiple projects that were too big for any one individual to complete on their own and met the standard of ‘good for the community’. Through these projects multiple access routes have been developed for firefighting vehicles to use during a fire, landing zones constructed for helicopters to land, 435 acres of prescribed burn were completed, twelve miles of fire breaks constructed in 2015 and again in 2018. Nine miles of shaded fuel breaks were cut from Low Gap to Highway 253 continuing the work completed in 2002 and 2004.

These accomplishments were the result of three levels of government; City, County and State, dropping boundaries and jurisdictions, working in concert on a singular goal to reduce the risk of a catastrophic fire that have become all too frequent in the State. The fourth critical component that made it all possible was the property owners that allowed the work to be completed for the good of the community. The common denominator was the conclusion that vegetation fires were now a Ukiah community problem, not an individual problem, that put the entire community at risk.

Among the nearly one hundred properties that participated, one of the most critical properties is the “Hull Properties”. From a firefighter perspective, they are kind of a key in middle that holds the three elements of the prevention work together- fire breaks, fuel breaks and prescribed burning. The Hull Properties provide access to the top of the western hill of Ukiah for fire resources that did not exist prior to 2018. This property is one of the few bisecting fire breaks, natural or man-made, on the western side of Ukiah. The roads and fire breaks are the foundation for future prescribed burns that reduce the fuel loading on the hills that have not burned since the late sixties.

All the work done since 2002 needs to be maintained and the work continue. I believe that the best way to maintain the roads, continue fuel reduction projects and reduce the risk of a catastrophic fire in Ukiah Valley, to have the City of Ukiah acquire the Hull Properties. The consolidation of the parcels under City guidance will allow for a single entity to manage the fuel reduction work, manage the watershed and reduce risk to the community.

It is my opinion that the proposed mid-slope development of the parcels would not add any additional risk to the community and may even reduce risk. There are many narrow, steep streets on the west side of Ukiah that present far greater risk due to development without wildland fires in mind. This development would benefit from the knowledge and experience in the current fire environment. Developed parcels are more likely to be maintained versus being converted to open space and dependent on the CAL FIRE funding and time to maintain.

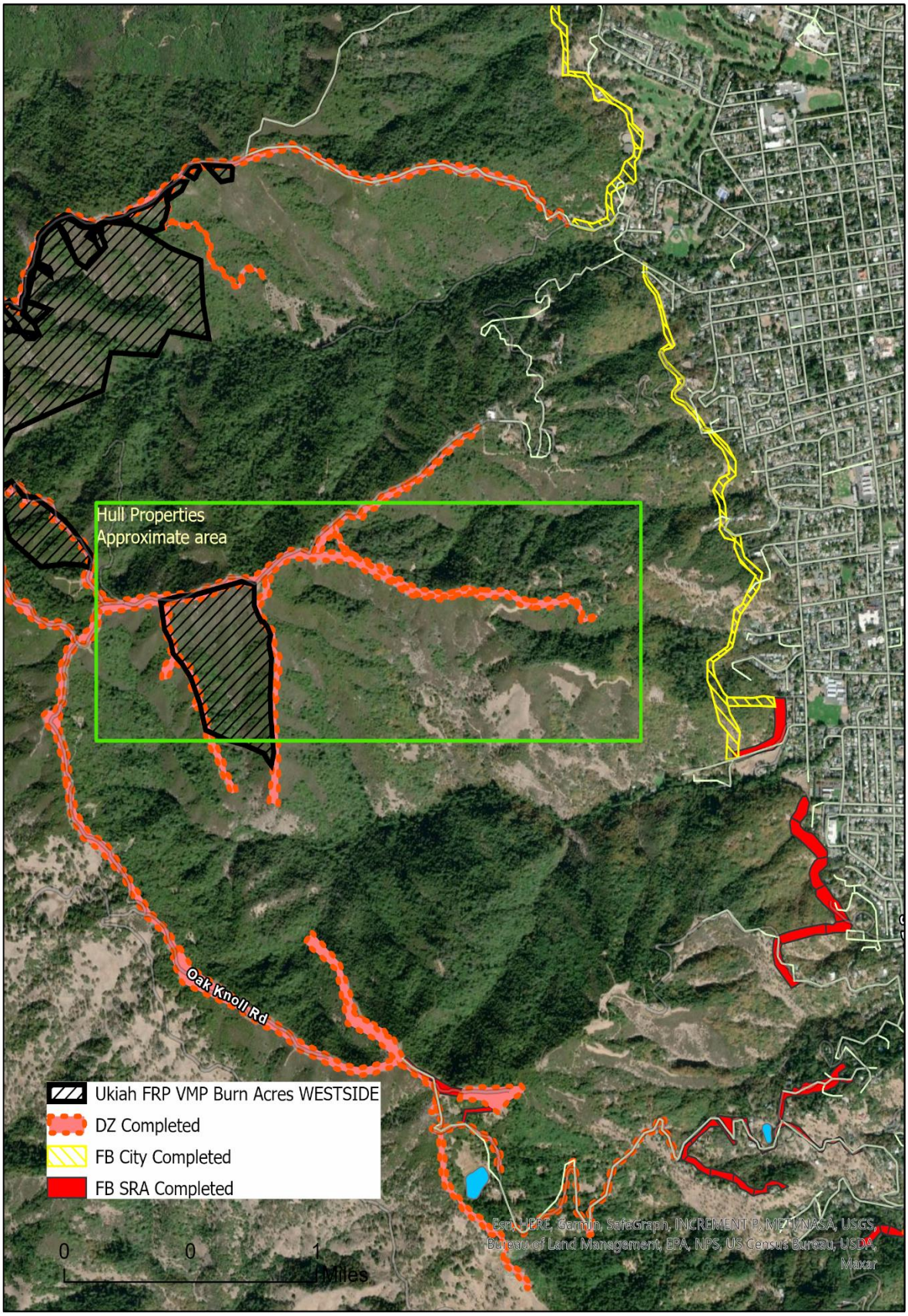
A homeowner would have a vested interest to maintain the property to a defensible space standard. Any improved road surfaces in the development would provide a permanent fire break and development of a water system could be critical to fire extinguishment on the west side of Ukiah. This development could be a model for the future that combines modern pre-fire planning with rural development at the landscape level expanding the current shaded fuel break.

There will be challenges and new responsibilities with annexation and I would hope the City would adopt road and clearance standards like PRC 4290 and 4291 for any development off the valley floor. The City would become the stewards for a large portion of the western hills and would be challenged to manage it appropriately. Based on my interaction with the City of Ukiah over the years and the community attention and concern, I believe the City is up to the task and I appreciate a new, local approach. We must think outside the box find new ways to engage at all levels to change the trend of the fires.

It is critical that the work to reduce the risk of a catastrophic fire continue to be a top community priority and worked on at the community level, not at the individual parcel or owner level. It is not realistic to expect individual owners to maintain what has been done. The City acquiring the Hull Properties will keep the western hills fuel reduction a viable community level project and will provide the best chance of continued success.

Thank you for your time and please do not hesitate if you have any question.

Michael Maynard


Hull Properties
Approximate area
Oak Knoll Rd
Ukiah FRP VMP Burn Acres WESTSIDE
DZ Completed
FB City Completed
FB SRA Completed
0
0
1
Miles
Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

From: EMILY THOMAS
To: Kristine Lawler; Michelle Irace
Subject: Proposed Western Hills Annexation and Development
Date: Wednesday, May 19, 2021 1:46:24 PM

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

Subject: comments of proposed Western Hills annexation

Date: May 19, 2021

TO: Members of the Planning Commission & City Council Members

My name is Sharron Thomas. I am a neighborhood representative on the Western Hills FireSafe Council, and the proposed Western Hills annexation was a topic of discussion at our recent meeting.

California is now headed into another drought, and the fire seasons over the last few years keep exceeding previous records. The proposed annexation includes 7 parcels for residential development, allowing up to 14 new homes. Emerging fire safe understanding suggests this kind of Wildland Urban Interface development is bad public policy, very risky for the potential home owners, and expensive for the community trying to protect that property.

Historic fires in the area burned down to the valley floor as far as Todd Grove Park in the 1950's. There is no reason to believe that the projected development wouldn't be completely destroyed by such fires happening in the future. The projected development is to the west of the recently completed Shaded Fuel Break, putting it in the expected sacrifice zone. The single road access will be a problem in a fire emergency, and will likely violate emerging CalFire regulations. Turnouts are unlikely to mitigate congestion for fleeing residents in such an emergency.

I urge you to take a serious look at the fire hazard being created, and revise the plans.

Sincerely,

Sharron Thomas

May 20, 2021

Dear Ms. Irace and members of the City of Ukiah Planning and Building Department,

I am writing to express my concerns and questions regarding the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project. I have been a resident of Redwood Avenue for 11 years. During the last 4 years, I have seen many changes to our neighborhood.

The road that extends from the end of Redwood Avenue (first graded in 1960 per the draft study) should never have been constructed. It is overly steep, approaching slopes of 30% for much of its length. I realize that much of what has occurred up to this point in time was under Mendocino County's jurisdiction and we are now stuck with their poor planning. When I first saw this road, it was overgrown with vegetation, much of it native grasses, shrubs and forbs. The road bed was stable due to the vegetation that prevented erosion. When the new property owners started grading the road, there was significant erosion, sometimes resulting in mud running down Redwood Avenue and often resulting in significant mud on the road tracked by vehicle tires. The topography in this area prevents road widening or contouring to decrease the steepness of the road bed. It also prevents best practices in disconnecting the hydrology from road to creeks.

Redwood Avenue is in a small canyon that traps dust and smoke. There have been several times that I've looked outside, or have been returning home, and thought that the canyon was on fire only to realize that dust was thick in the air from travel on the dirt road. Burning in the lower canyon likewise results in smoke trapped between the ridges and there have been winter days when I'm sure our air quality and the ash floating in the air was as bad as some of our worst summer wildfire days.
Any plans should acknowledge this aspect of the topography. What will be the regulations for burning on the lower elevations of annexed properties? What will be done to enforce speed limits to decrease dust? The study indicates that with development, the first ½ mile of the road would be paved, but I'm not sure how much activity will continue on the road before that would happen.

Steep topography increases the noise from vehicles traveling up the road. Noise is likely amplified by the encompassing ridges, but I think it is mostly the result of the low gearing needed to go up the steep hill. Trucks are often loud enough to wake us up at night. I am not sure how this can be mitigated. Traffic on narrow, short Redwood Avenue is already surprisingly heavy. I am disappointed to see plans that will cause an increase. When I first moved here, children commonly played on the street and it felt safe for them to do so.

The CEQA study indicates that the increased costs of providing fire and police coverage will be covered by development fees. I wonder about the logistics of the coverage when this will essentially be a locked gate community located on a very steep, very narrow road? I don't think we have a precedent for this in Ukiah?

Included in the Energy and Green House Gas Emission discussions in the study should be the consideration that the development will encourage vehicle fuel consumption due to the location of the housing. I disagree with the statement in the study that "The assumed low-density development pattern is consistent and contributes to the rural 'small town' character of the Ukiah Valley."

I encourage the City to complete the botanical studies as planned. The study states that at least one more site visit was recommended. I recommend that this be completed before CEQA is finalized. That may mean waiting another year as many plants bloomed early this year and have already withered.

There are year-round springs adjacent to the road and I have heard that there are others in the area. We have found giant pacific salamanders on our property that must be residents of the springs. I don't think the salamanders are a protected species but they are very unusual in the Ukiah Valley. I have found native snails that I think are also unusual, if not protected, and I wonder what other species might be residents of these springs? I hope the biological surveys included the areas around the creek drainage.

I worry about enforcement of some of the practices recommended in the report. In the last few years, I have seen trees removed during nesting periods without nesting surveys and wildlife corridors fenced; 2 practices that the study states will be prohibited.

The unnamed creek drainage that runs along Redwood Avenue should be treated as a wildlife corridor and a seasonal creek. The springs along the creek are an important water source for wildlife. I have this drainage affected by sediment flows from improper grading, poor culvert placement, bright lights, tree removal in the creek corridor, and recently, fencing of the creek, prohibiting wildlife passage. I am concerned that these trends will continue if there is not educated oversight. Some of this has been on county land and some within the city limits.

I believe this project has many desirable aspects if implemented as planned, primarily in protecting the views of western hills as well as protecting open space and watersheds. I recommend that information about the project be presented in a form that will be easier for the public to understand, with pros and cons transparently written out. I sincerely believe that if development is inevitable, it will be better managed by the City of Ukiah than the County of Mendocino while at the same time believing that the area is unsuitable for road building and development and that the county should never have allowed it to proceed.

Thank you for your consideration,

Andrea Davis
607 Redwood Ave
Ukiah, CA 95482

From:	Kristine Lawler
To:	Michelle Irace; Maya Simerson
Cc:	Craig Schlatter
Subject:	FW: Western Hill Development
Date:	Thursday, May 20, 2021 11:22:14 AM

From: Margo Frank <margo@margofrank.com>
Sent: Thursday, May 20, 2021 11:04 AM
To: Kristine Lawler <klawler@cityofukiah.com>
Subject: Fwd: Western Hill Development

Begin forwarded message:

From: Margo Frank <margo@margofrank.com>
Subject: Western Hill Development
Date: May 20, 2021 at 8:48:36 AM PDT
To: lauraem@sbcglobal.net
Cc: mshilliker@comcast.net, roody@pacific.net

Dear Ukiah Planning Commission Members,

I am at a loss to understand how the Ukiah Planning Department could even consider building homes with only one egress/access route in the Western Hills at this time. We know that this area is at high risk of fire devastation. Having homes in a gated community in heavily wooded hill land seems incredibly short-sighted.

As the planet warms and droughts in the West become the norm, we will all be at risk. When the City builds housing in vulnerable areas with only one way out, we mislead home purchasers, implying they will be safe. I also do not understand why this development would be a gated community, one that shouts “We are special, we need protection from the rest of Ukiah”.

Please do not approve this development. If I am correct that the current landowner is demanding this development in order to create/donate the nature conservancy. parkland in the Western Hills then we are all being held hostage by him.

I urge you to look at the bigger picture, to consult with local fire chiefs before seriously considering approval of this project.

Thank you for serving on the Planning Commission.

Margo Frank
180 Gardens Ave.
Ukiah, CA.
463-1834

From:	Kristine Lawler
To:	Michelle Irace
Subject:	FW: cc-ing you my note to the planning commission
Date:	Thursday, May 20, 2021 11:46:30 AM

From: Heather Seggel <heatherlseggel@gmail.com>
Sent: Thursday, May 20, 2021 11:26 AM
To: Kristine Lawler <klawler@cityofukiah.com>
Subject: cc-ing you my note to the planning commission

Ms. Lawler,

I should have copied you on this at the time, but here it is, for inclusion in the public record of comments. Thanks very much,

Sincerely,
Heather Seggel

From: Heather Seggel <heatherlseggel@gmail.com>
Date: 5/20/21 6:36 AM (GMT-08:00)
To: lauraem@sbcglobal.net, mshilliker@comcast.net, roody@pacific.net
Subject: western hills development

Dear members of the planning commission,

I'm writing to voice my concern about a planned development in the western hills of Ukiah. While I know the need for housing is dire, I have also lived through more stress and peril than I ever thought possible due to the wildfires that have ravaged our county. The location of this development seems like a double-whammy of negatives--it's beyond the reach of our fire breaks and in the path of potential fires, which means resources that can be used to save more populated areas will have to choose what to prioritize in the very literal heat of the moment. Let's create housing in areas that are easier to protect, and let the land rest where and whenever we can.

Thanks for your consideration,
Heather Seggel
306A W. Church St
Ukiah CA 95482
707-467-9067

From: Christopher Watt
To: Michelle Irace
Subject: Fwd: Western Hills Open Space / Land Development Agreement
Date: Thursday, May 20, 2021 12:36:50 PM

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

Michelle - see below. Another comment for you. -Chris

Sent from my iPhone. Forgive the brevity, typos and lack of nuance.

Begin forwarded message:

From: Thomas Hunt <thomashuntpe@gmail.com>
Date: May 19, 2021 at 9:11:50 AM PDT
To: mirace@cityofukiah.org
Subject: Western Hills Open Space / Land Development Agreement

Michelle- Here are some additional comments prepared as a local resident in the vicinity of this project:

1. The proposed IS/MND appear to not comply with the criteria for lot line adjustments is that each qualifying parcel of a lot line adjustment must have a recorded certificate of compliance that the lot is a viable conforming lot, and was created prior to the Subdivision Map Act of in compliance with the Subdivision Map Act. To qualify for a Certificate of Compliance the existing parcel has to comply with Map Act and local development ordinances. The reconfiguration of parcels using the lot line adjustment method becomes a violation of the Subdivision Map Act if greater than Four parcel reconfigurations (LLA) are performed. A development of this nature should be required to prepare a tentative subdivision map, preliminary engineering of the access road, lot layout in conformance with the hillside slope ordnance, and provide a slope analysis study in conformance with the Hillside ordinance using accurate topographic mapping. If the proposed project is to be approved a final subdivision map would be required per the California Subdivision Map Act and improvements would be in conformance with subdivision standards.

2. The proposed IS/MND appears to lack an analysis of the geologic slope stability

effects of a new road that meets Fire Safety Road Standards for width and turning radius, turnouts, and turnarounds on the existing hillside slopes. If the Road is to be private how is it to be maintained, or would the City except the roadway for public use and maintenance.

3. The proposed IS/MND does not address whether the existing City Utilities provide adequate sewer and water capacity for the proposed homes. The IS does not identify "Who" would own and maintain the water storage tank and booster pump(s) stations to serve the development, or what fire agency will protect these homes.

4. The proposed IS/MND does not address the following issues: The clearing limits of the Fire Safety zone around the homes, it is typically recommended by CalFire to clear a 100 foot radius, that is approximately a minimum of 1.2 acre per home. The proposed homes sites, plus roads, would clear over 10 acres of the last remaining unimprovement scenic hillside area left surrounding the Ukiah valley, and convert the scenic view of the native trees into homes and roads. This same area burned approximately 60 years ago in a wildfire and will continue to be a hazardous area even if developed. Allowing this development regardless of the fire safe clearing requirements around these proposed buildings would be unsafe for future residences, including the existing residences at the toe of the hillside, and irresponsible of a public agency to allow. Once you build homes in this area it will become increasing more difficult to control fuel loads because of the potential danger to the homes. The potential increase in the drainage runoff and erosion impacts of converting 10 plus acres of vegetated watershed into roof tops, driveways, roads and areas of cleared vegetation is not considered in the IS as any increase in runoff will end up in Mendocino creek drainage and the Redwood Avenue. The impact on these drainages may be significant to require the repair of failing culverts particular on Mendocino Creek at Mendocino Drive, the capacity of the Redwood Creek downstream drainage structures should analyzed as most of this drainage has be placed in culverts east of Helen Avenue.

Thank you for considering these issues.

Sincerely,

Thomas Hunt
420 Cochrane Ave
Ukiah Ca 95482
Email: thomashuntpe@gmail.com
Cell: 707-499-0152

From:	Steve & Jean Lincoln
To:	Michelle Irace
Subject:	opposition to more residences high in Ukiah"s western hills
Date:	Thursday, May 20, 2021 2:10:23 PM

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

To: Ukiah City Planning Commission

We wish to express our strong oppostion to the proposed residential property parcels on the Hull property in the western foothills. It is our very great concern that it is simply too dangerous to build more residences in this area which is ripe for burning - especially as we experience an increase in the length of wildfire season with increased temperatures and reduced soil and vegetation moisture. We live at the base of these hills and, every day, see the tremedous fuel load that has accumulated on them since the last wildfires there in the 1950's. Not only would these new homes be in a very vunerable position with the shaded fuel break downhill from them, but, during a wildfire, they will take a large amount of firefighing efforts at a time when the higher density of homes downhill will probably also need much firefighting effort.

We trust you to make the wisest decision for Ukiah.

Thank you for your consideration,

Steve and Jean Lincoln
104 North Highland Ave, Ukiah

From:	Iantosca, Catherine M.@Waterboards
To:	Michelle Irace
Cc:	Filak, Jordan@Waterboards
Subject:	Regional Water Board Comments: City of Ukiah Western Hills Open Land Acquisition & Limited Development Agreement
Date:	Thursday, May 20, 2021 2:53:38 PM

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

Dear Michelle Irace,
Thank you for providing staff of the North Coast Regional Water Quality Control Board (Regional Water Board) the opportunity to comment on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project, SCH #2021040428. We offer the following comments based on our review of the IS/MND.

Our comments are focused on the planned infrastructure improvements and construction components of the proposed project, including plans to pave/improve existing roadways, construct new roads for access to the development parcels, extend underground utilities, and construct a City water tank, and how these activities might impact waters of the state.

California Water Code defines waters of the state as "any surface water or groundwater, including saline waters, within the boundaries of the state" (Water Code §13050 (e)). Projects that adversely impact waters of the state require permits from the Regional Water Board in the form of 401 Water Quality Certifications or Waste Discharge Requirements.

Regarding waters of the state in the IS/MND study area, the IS/MND's Biological Resources section contains information that conflicts with Attachment B, the Biological Assessment Report. IS/MND Biological Resources Discussion Section b-c (IS/MND page 25) says "no sensitive biological communities, including riparian habitat or wetlands, were observed within or immediately adjacent to the study area." However, the Biological Assessment Report (Assessment) identified six watercourses in the study area and did not definitively determine the presence or absence of wetlands in the study area.

With regard to wetlands, Assessment Section 3.4.2 Sensitive Biological Communities – Aquatic Resources states that a wetland delineation has not been performed in the study area (Assessment page 8). Instead, the Assessment referenced the United States Fish and Wildlife Service National Wetlands Inventory (NWI), which does not provide sufficient detail to determine the presence or absence of wetlands on at a property-specific level. The Assessment states that any wet areas onsite (which the Assessment defines as areas with hydrophytic vegetation and/or other hydrologic indicators) should be given the same protections as wetlands "until a wetland delineation is conducted to confirm the presence and extent of wetlands" (Assessment page 8). Please note that these hydrologic indicators are often difficult to identify during the summer and fall, particularly during a drought year. If the City of Ukiah determines that wetlands are present in the study area and that wetlands will be impacted by the project, a permit from the Regional Water Board will be required.

With regard to streams and riparian habitat, Assessment Section 5.1.2 Sensitive Biological Communities – Sensitive Aquatic Resources states that six watercourses were observed and mapped in the study area (Assessment page 16). These watercourses are depicted in the Assessment on a map titled "MCV2 Classification Map." These watercourses are considered waters of the state. The MCV2 Classification Map shows existing roads crossing several of the watercourses. The IS/MND states that the existing gravel access road will be paved to serve the future development sites, and new access roads may be constructed. Work within watercourses or in their riparian areas, e.g. installation of new culverts or replacement of existing culverts during road improvement/construction, requires permits from the Regional Water Board. If other construction activities, such as utility installation or water tank construction, will impact waters of the state, those activities will require permits too.

If you determine that the proposed project will impact waters of the state, please contact the Regional Water Board prior to starting work to obtain the required permits. Impacts to waters of the state should be avoided or minimized as much as possible, and any unavoidable impacts will require compensatory mitigation. More information about the Regional Water Board's permitting can be found on our website: https://www.waterboards.ca.gov/northcoast/water_issues/programs/water_quality_certification/.

Thank you. Please contact me if you have any questions.

Catherine Iantosca
Environmental Scientist
Southern 401 Water Quality Certification Unit
North Coast Regional Water Quality Control Board
5550 Skylane Blvd, Ste. A
Santa Rosa, CA 95403
P: (707) 576-2501
E: catherine.iantosca@waterboards.ca.gov

City of Ukiah Community Development Department May 20, 2021
ATTN: Michelle Irace
300 Seminary Avenue
Ukiah, CA 95482

Subject: Initial Study and Mitigated Negative Declaration for Western Hills Open Land Acquisition and Limited Development Agreement Project

Dear Ms. Irace,

We are very concerned about potential fire impacts from the proposed land development project in the western hills of Ukiah. The City of Ukiah would annex and acquire land for open space preservation in exchange for allowing the developer to develop seven residential parcels with the potential for two houses per parcel or 14 total houses. While the project has fire protection benefits (open space preservation), the potential for residential development raises serious fire safety concerns in the western hills of Ukiah.

The project area is in a very high fire hazard severity zone. With an increased frequency of drought conditions and impacts from climate change, the probability of a major wildland fire increases in the western hills of Ukiah. In 2005, the Mendocino County Fire Chiefs' Association, including the California Department of Forestry and Fire Protection (now Cal Fire) published a report, the Mendocino County Wildfire Protection Plan. On page 86 in reference to the western hills of Ukiah, the report states the following:

> *"These hills have experienced large-scale fires since the turn of the century, with major fires occurring in 1950 and 1959. The City of Ukiah's encroachment into these hills since then has created the significant probability of a very destructive wildland interface fire."*

The parcels currently lie outside the city limits and city utilities are not available – power, sewer, water. Once annexed, the parcels will have access to city utilities with the ability for new development to connect to those utilities, increasing the likelihood for future residential development in the western hills.

We live at the end of San Jacinta Drive and adjoin one of the parcels in the project. We are in close proximity to the project and with the increased number of wildland fires in northern California over the last several years, we are very concerned about the increased potential of a wildland fire in our area. We urge you to take a serious look at the potential fire hazard created by the proposed project and the potential for future development beyond the current project.

Sincerely,

John and Delynne Rogers,

Members of the Western Hills Fire Safe Council

Comments on the ISMND May 20, 2021

Submitted by Pinky Kushner
504 N. Oak St., Apt #1
Ukiah, CA

I thank you for allowing me to comment on the environmental assessment document for the Western Hills project.

1. For the portion of the Conservation Parcels located outside of the SOI ("Outside Conservation Parcels," consisting of approximately 296 acres), the City will ensure that they remain preserved as open space through City Council resolution or other means, rather than prezoning them PF. Proposed Parcels 8 and 10 would effectively be "split zoned"; the portion within theSOI would be prezoned PF, while the remaining portion outside of the SOI would not be prezoned, but subject to a conservation easement, or other City Council action prohibiting development and preserving it as open space.

The language in the underlined section is weak and/or unclear. The land "will be subject to …easement or other City Council action." The document should specify that this land will be dedicated open space in perpetuity by the City. By saying it 'could be' put into a conservation easement implies that the ownership of the property will not be the City and could be a private party. Thus the city might not be gaining the proposed proposed promise of open space with approx. 640 acres, only approx 340 acres.

2. "City-owned parcels proposed for annexation are not required to be located within the City's SOI. City-owned parcels can be located anywhere in the County as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application."

It is not clear how this project satisfies any of those limitations. In fact it seems clear that none of the provisions are satisfied. The property that is proposed to be designated PF, will not be for municipal purposes in the ordinary legal meaning of the word "municipal." In order to be designated as 'municipal', the City should assign the area, the entire 640 acres, as a protected natural area in perpetuity. The proposed designation of PF could be changed by the current or any future City Council.

3. Leapfrog development: The City should demand a codicil to the private road access that will require that a keyed entrance gate be built on the road at the entry to the developed (housing) area and also at the distal end of the developed (housing) area. Furthermore, no third party, other than the owners of the developed housing and the City, can be given rights to trespass those two gates.

Without such a codicil, it is obvious that this proposed development will be able to leapfrog further development into the County property that lies further to the west along the roadway. These further lying parcels are designated County lands, and any development/construction will not be subject to City of Ukiah's reviews and will be without City limitations (as mentioned in the neg dec in the argument for the present annexation). It is egregious that the potential for leapfrogged development is not even mentioned in the 'neg dec.'

4. Aesthetics: The view shed of the City of Ukiah is unique and beautiful. Ukiah, derived from native language meaning 'deep valley,' indeeds lies in a narrow deep trough, approximately 2 miles wide and 20 miles long. Standing in the flat mid-point, one sees these 20 miles of wooded hillsides on either side. This project will affect this view in a deleterious manner, removing native vegetation, adding roads, lights and paved areas, in the south-western hills, in addition to a large 30' high water tank. This project for up to 14 dwellings, presumably large imposing houses with large, turn-around driveways, and lights, will be a significant blow to Ukiah's unique view shed. The potential damage is not "less than significant." Moreover, painting a house 'earth-tones' is not adequate mitigation for forest removal.

5. Forestry Resources: According to the ISMND the project should evaluate "forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board." No data have been provided. CO2 levels continue to increase in the Ukiah Valley. The removal of forests will add to the carbon increases. This effect cannot be said to be less than significant unless carbon measurements are established. In order to 'neg dec' the project, current, pre-project baseline data must be measured. The heat effect of forest removal must be evaluated.

6. Air Quality: The removal of forest and the on-going and continuing increase in carbon may contribute significantly to the atmospheric inversions that occur routinely in the Ukiah Valley. This issue cannot be said to be less than significant unless data about the Valley's atmospheric inversions are calculated. No data are found in the 'neg dec.'

7. Biological Assessment: This report is inadequate and cannot be said to evaluate the biological features of the project. At the beginning of the document prepared for the assessment, Jacoobzooms and Associates state, "A site visit was conducted on February 5, 2021. A botanical survey was conducted on March 30, 2021. Additional botanical survey results will be amended in once completed." This statement is clear—the biological assessment at the present is inadequate to support the neg. dec. Interspersed in the document, the authors admit that they did not evaluate the plants and animals sufficiently. For example, birds of interest may be nesting, but not during February; plants of interest may appear but not be observable on March 30. And so on. The neg dec is incomplete since the biological assessment has not been completed.

I believe the assessment only reviewed the 55 acres for housing development. Am I wrong? What about the rest of the acreage in the annexation project? The large acreage, described as 640 acres at one point but not consistently, has not been

surveyed. Yet the project will *allow* (some might say promote) the roadway to access not only the area proposed for development, but also the further Western Hills. This is not a mere city lot with only traffic and noise to worry about on a small acreage. The acreage of the project is almost as large as Golden Gate Park in San Francisco and deserves a thorough biological assessment done in various seasons of the year for the entire project area.

8. Fire: It appears that a portion of the area proposed for housing lies beyond a fire-break. How is it justified to propose development beyond the fire-break?

Relative to this project are the following questions for a neg dec analysis:

What is the potential for a firestorm in the Western Hills? What is the history of firestorms in the Western Hills?

What is the state of drought in the Ukiah Valley? Has this drought increased the fire potential in the Western Hills?

Does the proposed development, occurring in a naturally wooded area increase, decrease or have no effect on the potential for fires? On the potential for a fire storm?

What is the moisture content of the soil annually in the summer and fall months? Will the roadway increase or decrease the moisture content of the surrounds?

What will be the speed of the fire's path were there to be a Western Hills fire originating in the project area?

9. Feasibility: What is the likelihood of any home development in a fire-prone acreage in the Western Hills? Will there be fire insurance for the developers/new home-owners? How will this development project be different from the homes in Deerwood that cannot get fire insurance?

10. Location and site plan: The maps are inadequate and not well integrated into the context of the document. There are no topographical maps. This is in spite of the fact that the site has very steep slopes. The slopes should be described precisely with the various grades of the roadway and possible driveways included. For fire management and the water tank accessibility these data are very important in an environmental assessment. The maps should have better satellite over-lays, with more indications of where the roadway and driveways will be located, complete with fire vehicle turn-arounds, etc. The photos included in the biological assessments are described only as "to the south" or "to the west", with no indication as to geographical or topographical whereabouts.

11. Land Use Planning: The goal of the City of Ukiah is densification, not suburban sprawl. This project is suburban sprawl. What is the mitigation? What is the justification?

12. Alternatives: an EIR is required to have alternatives, including a no project alternative and other alternatives that achieve the same or equal provisions.

a. Housing: Recently, the Ukiah Planning Department sponsored a public review of housing possibilities within the current boundaries of the City of Ukiah.

Where are the results of that review in this environmental evaluation and why don't the areas identified satisfy the needs for housing/development, even at all ends of the housing market? The Western Hills proposed project is clearly for the high end market. What is the need for high end housing in a fire prone area when those needs can be met within the existing boundaries of the City where the infrastructure improvements exist with good roads, good sidewalks, bike paths, trees, and parks?

b. Water: The water tank is said to help with supplying water to the southwestern portion of the City.

Alternative sites for the water tank must be identified, sites that are more accessible to more developed areas of south Ukiah and to a larger population of residents. The proposed site must be evaluated for efficiency and sufficiency in providing water to the urban population and for its use should a fire in south Ukiah occur, relative to other sites closer to the already built-out urban area.

MENDOCINO
Local Agency Formation Commission
Ukiah Valley Conference Center | 200 South School Street | Ukiah, California 95482
Telephone: (707) 463-4470 | E-mail: eo@mendolafco.org | Web: http://mendolafco.org

May 20, 2021

Michelle Irace
Planning Manager, City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

RE: Responsible Agency Comments regarding the City of Ukiah Draft Initial Study and Mitigated Negative Declaration for Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project

Dear Ms. Irace,

We have reviewed the Draft Initial Study and Mitigated Negative Declaration for the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project and identified the following items as a Responsible Agency related to the annexation component of the proposed project.

Further Growth Inducing Analysis for Annexation Component
In order to fully address the annexation component of the proposed project, the Initial Study needs to further analyze the change in development potential of the annexation area from current conditions.

This involves identifying and comparing the maximum development potential under current conditions (County General Plan/Zoning and Ukiah Valley Sanitation District service) and the proposed project development potential (Boundary Line Adjustment, City General Plan/Prezoning, and City services).

The proposed project development potential of 7 Single-Family Dwelling Units and 7 Accessory Dwelling Units identified for the Development Parcels appears appropriate based on the Development Agreement, and may result in an overall reduction of environmental impacts or environmental benefits from the clustered development design, when compared with the current conditions.

Since there is no development anticipated for the Noguera properties, the development potential of these parcels would be the maximum development potential under both current conditions (County General Plan/Zoning and Ukiah Valley Sanitation District service) and the proposed project (City General Plan/Prezoning and City services).

The comparison of current and proposed development potential for the Conservation Parcels may result in an overall reduction of environmental impacts or environmental benefits from long-term conservation and associated natural resource and land management activities.

Further Municipal Service Analysis for Annexation Component
In order to fully address the annexation component of the proposed project, the Initial Study needs to further analyze the provision of municipal services.

This involves a comparison of current system capacity, anticipated service demand of the proposed project based on development potential, and the City's ability to serve the proposed project based on

available capacity and project demand. While not necessarily applicable to the proposed project, in situations where service expansions or improvements are needed to address the proposed project, the potential environmental impacts of such expansion and/or improvements should also be analyzed.

Prezoning
The Outside Conservation Parcels are subject to Prezoning pursuant to GOV §56375(a)(7) and should be addressed in the Initial Study.

Concurrent Detachment
Please modify the proposed project to include detachment of the annexation area from the Ukiah Valley Sanitation District, to address jurisdictional overlap and duplication of municipal service issues, and potentially County Service Area 3 if duplication of municipal services is applicable.

Based on interest expressed from City of Ukiah staff in support of a proposed Ukiah Valley Fire District annexation of City Limits, per LAFCo Pre-application No. P-2020-03, concurrent detachment from the Ukiah Valley Fire District does not appear appropriate at this time.

By addressing the above items in the Initial Study, the Mendocino Local Agency Formation Commission will be able to rely on the City's CEQA Determination in consideration of the annexation proposal. Please note that we are available to assist in modifying the Initial Study to address these items.

Please feel free to contact me if you need additional information or have any questions.

Sincerely,

Uma Hinman
Executive Officer

Cc: Craig Schlatter, City of Ukiah Community Development Director

From:	Kristine Lawler
To:	Michelle Irace; Maya Simerson
Subject:	FW: ISMND and proposed project
Date:	Friday, May 21, 2021 7:44:27 AM

From: Helen Sizemore <helensize@gmail.com>
Sent: Thursday, May 20, 2021 9:55 PM
To: Kristine Lawler <klawler@cityofukiah.com>
Cc: Laura Christensen <lauraem@sbcglobal.net>; Mark Hilliker <mshilliker@comcast.net>; roody@pacific.net
Subject: ISMND and proposed project

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

Kristine - please forward to City Council Members. TY

To the Planning Commission and the City Council:

I am very concerned to hear about the development of a small gated development in the western hills, at Redwood Avenue.
There is a housing shortage in California and in Ukiah. It would be so much more appropriate to construct condominium
housing. Your future vision must consider our climate changing, drought emergency prone times. Continuing the economic and
cultural division in our town is not vision it is backward thinking.
A gift of land to the city does not have to be given back to the wealthy. The clustering of a condo project would be more easily defended from fire threat and be less damaging to the hillside when putting in utilities.

Ukiah can be the change we need. Single family housing is so last century.

Thank you,
Helen Sizemore

Agenda Item No: 12.a.
MEETING DATE/TIME: 9/15/2021
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: 12.b.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1033

AGENDA SUMMARY REPORT

SUBJECT: Presentation of Findings to Improve the Efficiency and Productivity of the Paths, Open Space and Creeks Commission (POSCC) and the Parks, Recreation, and Golf Commission (PRGC); and Seeking Direction from Council Regarding the Reformation of the Commissions as a Single Public Spaces Commission.

DEPARTMENT: Community Services

PREPARED BY: Neil Davis, Community Services Administrator, Craig Schlatter, Community Development Director

PRESENTER: Neil Davis, Community Services Director; Craig Schlatter, Community Development Director

ATTACHMENTS:
None

Summary: Staff will present a report related to the Paths, Open Space and Creeks Commission (POSCC) and the Parks, Recreation, and Golf Commission (PRGC) and seek direction from Council regarding the reformation of the Commissions as a single Public Spaces Commission.

Background: In late 2020, the Council directed Staff to create a new Diversity and Equity Commission with the understanding that other commissions might need to be merged or eliminated. In January of 2021, due to concerns related to workload created by staffing both the POSCC and PRGC, Staff requested and received direction from Council to "develop a recommendation, or alternatives, to merging the Paths, Open Space and Creeks Commission (POSCC) and Parks, Recreation, and Golf Commission (PRGC), including developing a new charter and name for the commission."

To complete the research and analysis directed by Council, Staff initiated conversations with Commissioners, reviewed meeting minutes and other historical documents, and completed a survey of current and former commissioners. The Discussion section that follows presents this research for Council's review and provides recommendations for Council consideration.

Discussion: The City of Ukiah currently maintains 14 permanent commissions and boards, 31 special assignments, and nine ad hoc groups to provide research, gather public input, and provide policy and procedure recommendations to the City Council. Commissioners and board members of the 14 permanent commissions and boards are appointed by the City Council and hold public meetings in accordance with the Brown Act. Many of the boards and commissions have certain functions and responsibilities outlined in Ukiah City Code. Commissioners and board members may also respond to requests from the Council and/or the public as well as pursue interests they determine among themselves as requiring attention.

Creation and Early History of the PRGC and POSCC

The PRGC was created in 1999. Per the Ukiah City Code (UCC), the PRGC has the power and duty to recommend and advise on: policies to be adopted and enforced for the operation, use and management of all recreation activities and facilities, parks and parkways; policies for the planning of recreation and parks programs for the inhabitants of the city, promote and stimulate public interest therein, and to that end, solicit to

the fullest extent possible the cooperation of school authorities and other public or private agencies interested therein; policies for the acquisition, development and improvement of parks, playgrounds and facilities for recreation. Although not codified, the PRGC has traditionally had one member who specifically represents the golfing community.

The POSCC was created in 2003 due to an increased interest in the preservation of open space, the creation and maintenance of trails, and concern for the environmental state of the City's creeks. Per the UCC, the POSCC has the power and duty to recommend and advise regarding: the efficient implementation of the open space and conservation element of the 1996 Ukiah general plan; the efficient implementation of the pathway sections of the transportation element of the 1996 Ukiah general plan, and the procedures and funding mechanisms for acquisition, preservation; effective stewardship of city paths, open space, and creeks.

In the early 2000s, the POSCC and PRGC developed policies and provided input that proved to be significant contributions to the community. The POSCC was a leader in identifying the opportunity to build City View Trail and helped guide the City through the construction process. The POSCC conducted studies on creek health and created creek care guidance documents. The PRGC was useful in giving feedback to the City's recreation team and an important resource as the City has transitioned through various management strategies with the Golf Course.

Recent PRGC and POSCC History and Role

Due to Brown Act requirements, coordination, posting of the agenda, updating the website, keeping minutes, etc. there is a cost to the City to maintain these advisory Commissions. Although there is a cost, the enhancement in higher quality work product and more responsive governmental services is, in Staff's opinion, a worthwhile investment for the City. However, when Commissions are not productive and/or do not assist in the development of higher quality work product, such as what has occurred in the last six to seven years, it is appropriate to re-analyze and investigate how effectiveness may be improved.

Survey Results and Analysis

At the direction of Council, Staff attempted to initiate discussions with the POSCC and PRGC on the potential benefits of a merger of the two groups, or other options that might improve efficiency and productivity of the commissioners and staff assigned to support them. However, after over three dozen emails attempting to convene a joint meeting, efforts were discontinued. Staff then conducted a review of POSCC and PRGC minutes and historical information, interviewed staff who have at various times worked in a support role to the commissions, and provided commissioners a survey to solicit their input on an evaluation of the Commissions' work.

These investigations and survey results revealed the following:

1) Vacancies on the commissions are chronic and absences are common. From January 2019 to June 2021 each Commission has had only two meetings with all five commissioners in attendance.
2) The average commissioner attendance for both groups is 3.5. There is a high staff to commissioner ratio at meetings: POSCC = 2.5 staff present to 3 commissioners in attendance; PRGC = 1.5 staff present to 3.7 commissioners in attendance.
3) The PRGC provides comment on staff activities but has not produced recommendations that require Council attention. Since January 2019 there have been no action items that required a vote of the commissioners and no reports or recommendations have been forwarded to Council.
4) POSCC has provided four opinion letters to Council in the last three years. Two of these were on issues with no technical input provided to council.

5) Staff typically prepares reports for at least one agenda item for each POSCC meeting.
6) Preparation of agendas, meeting minutes, and reports, along with website updates and communications with Commissioners take a minimum of 3-8 hours of staff time per meeting. A staff member recently spent 12 hours preparing one report for the POSCC meeting.
7) 75% of commissioners spend less than three hours of preparation for the monthly meetings, and half of those commissioners spend less than one hour per month preparing for meetings.
8) Five of eight respondents disagreed with the statement: “This commission's work has led to substantive changes in city policies and procedures related to our mission.” 70% of commissioners disagreed with the statement: “The City Council has taken action on our commission's written recommendations.”

In conclusion, the review suggests the commissions are duplicative, produce little substantive work product, and display a high rate of dissatisfaction with both staff and commissioners.

Staff Recommendations

Staff recommends Council direct the reforming of the two commissions into one "Public Spaces Commission." Staff would suggest Council consider appointing current commissioners to the new Commission, as well as encouraging commissioners to use ad hoc working groups to address specific areas of interest in collaboration with staff and/or Councilmembers. Staff also recommends Public Spaces Commission meetings be held four times a year- in February, April, July, and November- and that community forums be convened twice per year.

Should Council approve the recommended actions, Staff will return at a future meeting with a proposed ordinance for introduction.

Recommended Action: Receive report and approve staff initiation of processes to reform the Paths, Open Space and Creeks Commission (POSCC) and the Parks, Recreation into a combined Public Spaces Commission.

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

Agenda Item No: 12.c.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1057

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution of the City Council of the City of Ukiah Opposing the Application from the North Coast Railroad Company and Encouraging the Surface Transportation Board to Support Railbanking Between Willits and Humboldt County.

DEPARTMENT: City Manager / Admin

PREPARED BY: Shannon Riley, Deputy City Manager

PRESENTER: Shannon Riley, Deputy City Manager

ATTACHMENTS:

1. Proposed Resolution

Summary: The City Council will consider adopting the Resolution of the City Council of the City of Ukiah Opposing the Application from the North Coast Railroad Company and Encouraging the Surface Transportation Board to Support Railbanking Between Willits and Humboldt County.

Background: After decades of failed attempts to restart freight service on over 300 miles of the Northwestern Pacific Railroad, which at one point ran from Marin County to north of Eureka, State Sen. Mike McGuire, D-Healdsburg, in February 2018 introduced the Great Redwood Trail Act (SB1029), a bill to convert the publicly owned line into a destination for bikers and hikers.

That bill was passed, and the process of unraveling the North Coast Railroad Authority (NCRA) and its holdings began. In the meantime, the City of Ukiah obtained grants to construct a rail trail in several segments that spanned the city limits; that trail would become the first official segment of the Great Redwood Trail.

In an effort to facilitate the further development of that trail, NCRA has recently submitted an application to the federal Surface Transportation Board to railbank the section of rails between Willits and Humboldt County. Railbanking allows for the removal of tracks if necessary to facilitate trail development, but also preserves the rail corridor for future transportation-related uses, including the restoration of rail travel/freight transport.

Discussion: City Staff has recently been made aware of an application that could potentially prevent the railbanking effort, even though it is largely without substance and would face a number of significant obstacles and offers no visible plans for mitigation.

An anonymous corporation called North Coast Railroad Company, based in Wyoming, has submitted paperwork to the federal Surface Transportation Board objecting to the railbanking for the Great Redwood Trail, saying they intend to purchase the railroad. The proposed use is suspected to be for the transportation of coal that is mined in the Wyoming region and bound for Asian nations.

The North Coast Rail line was built on notoriously unstable ground, leading to erosion and washouts on a regular basis. This instability is significant, given the proximity to the Eel River and the possible impacts to the drinking water supply for nearly one million people in Northern California. The necessary repairs are widely regarded as cost prohibitive, hence the lack of use in recent decades.

An additional part of the suspected plan from North Coast Railroad Company involves the Humboldt Bay, necessary for shipments by barge. This facility would also require significant modifications, subject to local and Coastal Commission approval, in order to accommodate the proposal.

Finally, the City of Ukiah and other agencies have invested significantly in the development of the Great Redwood Trail and support the concept of railbanking in order to preserve the rail corridor for viable, beneficial transportation uses.

Therefore, Staff presents the attached resolution for Council's consideration (Attachment #1) and requests Council's discussion and direction on the matter.

Recommended Action: Adopt Resolution opposing the application from the North Coast Railroad Company and encouraging the Surface Transportation Board to support railbanking between Willits and Humboldt County.

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

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH OPPOSING THE APPLICATION FROM THE NORTH COAST RAILROAD COMPANY AND ENCOURAGING THE SURFACE TRANSPORTATION BOARD TO SUPPORT RAILBANKING BETWEEN WILLITS AND HUMBOLDT COUNTY

WHEREAS:

1. The North Coast Railroad Authority has recently sought permission from the federal Surface Transportation Board to abandon failed, unused rail segments between Willits and Humboldt County and have them railbanked for the development of the Great Redwood Trail; and

2. A corporation, whose principals have not been made public, called North Coast Railroad Company and based in Wyoming, has recently submitted paperwork to the federal Surface Transportation Board objecting to the railbanking for the Great Redwood Trail and saying they intend to purchase the railroad; and

3. The proposed use is suspected to be for the transportation of coal that is mined in the Wyoming region and bound for Asian nations; and

4. The North Coast Rail line was built on unstable ground, leading to erosion and washouts on a regular basis, with possible impacts to the drinking water supply for nearly one million people in Northern California, with the necessary repairs widely regarded as cost prohibitive; and

5. The Humboldt Bay, necessary for shipments by barge, would require significant modifications, subject to local and Coastal Commission approval, in order to accommodate the proposal; and

6. The City of Ukiah and other agencies have invested in the development of the Great Redwood Trail and support the concept of railbanking in order to preserve the rail corridor for viable, beneficial transportation uses.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City of Ukiah hereby notifies the Surface Transportation Board of our strong opposition to this application and declare that should be rejected outright;

2. Be it further resolved that we encourage the Surface Transportation Board to grant the request of the North Coast Railroad Authority to railbank their rail line from Willits to Humboldt Bay.

PASSED AND ADOPTED this 15th day of September, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Juan V. Orozco, Mayor

ATTEST:

Kristine Lawler, City Clerk

Agenda Item No: 13.a.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1043

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Award Professional Services Agreement to GHD Inc. in the Amount of $312,491 to Prepare the Plans, Specifications, and Estimate for the Great Redwood Trail Phase 4 Project.

DEPARTMENT: Public Works
PREPARED BY: Andrew Stricklin, Associate Engineer
PRESENTER: Tim Eriksen, Director of Public Works / City Engineer

ATTACHMENTS:

1. Great Redwood Trail Phase 4 Proposal_GHD - Council

Summary: The City Council will consider awarding a professional services agreement to GHD Inc. for preparation of plans, specifications, and estimate for the Great Redwood Trail Phase 4 Project.

Background: This work involves the completion of the design and preparation of the plans, specification, and estimate for the Great Redwood Trail Phase 4 (GRT4) project. The GRT4 will extend the existing rail trail phase 2 from Commerce Drive south approximately 1.9 miles past Plant Road near the City's wastewater treatment plant. The new phase will provide connectivity from the Redwood Business Park to the Ukiah Animal Shelter, Plant Road. Staff obtained the same California Natural Resources Agency grant through the Urban Greening Program that provided funding to phase 3 of the trail. This funding will provide for both design and construction of this project.

Discussion: Staff issued a request for proposals (RFP) and sent it to six prospective consultants. In response to the City's RFP, one consulting firm, GHD, submitted a proposal with a separate fee proposal (Attachment 1). The City's consultant selection committee reviewed the proposal and found it to be very thorough in its response to the RFP. GHD has extensive knowledge of the project and has designed phases 1-3 of this trail project. The proposed fee of $312,491 is consistent with staff's estimate for providing services and within the grant budget for the design. Staff found the fee to be commensurate with the scope of work. Urban Greening Grant funding for this project will be provided to the City on a reimbursement basis. Staff recommends approval of a professional services agreement for this work.

Recommended Action: Award Professional Services Agreement to GHD Inc. in the Amount of $312,491 to Prepare the Plans, Specifications, and Estimate for the Great Redwood Trail Phase 4 Project.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: 51124210.80230.18253 $347,000

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Urban Greening Program Grant

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Tim Eriksen, Director of Public Works / City Engineer

Approved: _____
Sage Sangiacomo, City Manager

Specification No. 21-02

Great Redwood Trail Phase 4

City of Ukiah

September 2, 2021

→ The Power of Commitment

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→ 1. Cover Letter

GHD
Office Address
2235 Mercury Way Suite 150
Santa Rosa CA 95407

Mailing Address
PO Box 7967
Santa Rosa CA 95407

www.ghd.com

September 2, 2021

GHD Proposal No. 12557341

City of Ukiah
Andrew Stricklin, Associate Engineer
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(707) 463-6297

RE: Proposal for the Great Redwood Trail Phase 4 Project, Specification No. 21-02

Dear Mr. Stricklin and Members of the Selection Panel:

GHD is excited to submit the following proposal to the City of Ukiah for Phase 4 of the Great Redwood Trail project. Together with our teaming partner, Alta Planning + Design (Alta), we worked with the City to complete Phases 1, 2 and 3 of this important trail project and we hope to continue our service on this next phase.

During the Great Redwood Trail ribbon-cutting ceremony on January 31, 2020, attended by local notables (including Senator Mike McGuire), GHD was profoundly moved by the sense of community. It was clear what this legacy meant to the local residents and to the state, and the economic growth it would bring to the community. And it was then during this momentous occasion that City Director/Engineer, Tim Eriksen, announced the application for an Urban Greening Grant to extend the project from the terminus of Phase 2 (Commerce Drive) south toward the City's wastewater treatment plant. Here we are today, a year and a half later, realizing the dream as the Great Redwood Trail continues its journey into Phase 4 design and construction. GHD is honored to have been a part of the process thus far and we hope to continue our partnership with the City of Ukiah to see this project through to fruition.

WHY CHOOSE US?

GHD understands Phase 4 is a key section of the North Coast Great Redwood Trail corridor. Alta, is leading the feasibility study of this 200+ mile rail-to-trail and rail-with-trail multimodal facility under the guidance of Deven Young. The new phase will provide connectivity to the Redwood Business Park, the Ukiah Municipal Airport, the Ukiah Animal Shelter and nearby wineries. The design of Phase 4 will continue south eventually extending to the City of Hopland and other key landmarks and destinations. We rise to the challenge to complete Phase 4 on the City's fast-track schedule.

The GHD/Alta team knows the City of Ukiah and the Great Redwood Trail project better than any other consultant team.

- GHD has worked with the City on numerous projects over the years, providing design and engineering services primarily in the area of transportation improvements (Road Diet projects), sanitary sewer master plans, Letter of Map Revisions (Doolin Creek), and other multidisciplinary work.
- Alta's experience with the Great Redwood Trail dates back to the 1999 Bicycle and Pedestrian Master Plan, in which the need to implement the Northwestern Pacific Rail Trail project was first identified. Alta developed and delivered the Northwestern Pacific Rail Trail Feasibility Study, which included a preliminary design and cost estimates for the approximately 1.5-mile rail-with-trail (RWT) facility. Alta is currently leading the feasibility study for the North Coast Great Redwood Trail.
- GHD's involvement in this project began during the 2012 Mendocino County RWT Corridor Plan. This work set the stage for the Northwestern Pacific Rail Trail Phase 1 project, in which GHD and Alta teamed up to provide a full suite of environmental, engineering, permitting and SWPPP services for the North Coast Railroad Authority (NCRA) Railroad Corridor.

The GHD/Alta team brings unparalleled expertise in rail-with-trail planning, design and construction.

- We have highly qualified team members with vast RWT experience in Northern California and extensive knowledge of Planning and Project Approval, Public Outreach, RWT Design, CEQA and Environmental Permitting, California Public Utilities Commission (CPUC)/NCRA Coordination and Rail Crossings, Bridge Engineering, Rail Engineering, Active Transportation Program (ATP) Grant Requirements, and Construction Management.

- We have ample permitting experience with the NCRA, Northwestern Pacific Railroad (NWP), and the California Western Railroad (CWR).
- We are very familiar with both California Natural Resources Urban Greening Grant and Caltrans Local Assistance requirements after having completed several trail projects.
- GHD has worked on several RWT and Safe Routes for Schools projects for the Mendocino Council of Governments, SMART, and Northern California cities and counties including the City of Ukiah within the past five years.
- Alta led a major three-year study in 2002 for the Federal Highway Administration (FHWA) entitled ***Rails with Trails: Lessons Learned,*** which developed the ***best practices*** for RWT projects. Since then, Alta has worked on dozens of RWT projects across the nation and has partnered with GHD on several.

The GHD/Alta Team has the right Approach.

- We have an established relationship with City staff enabling us to focus on the project immediately and quickly move from the feasibility study into the detailed design phase.
- The GHD/Alta team will follow much of the same project-tested approach as developed in Phases 1, 2 and 3. Timing is key. To meet the accelerated schedule, it is critical that the approach be efficiently executed task by task. We will complete the topographic survey, right-of-way mapping and geotechnical analysis right away. The survey will be completed by GHD's in-house resources, reducing costs and allowing us to put our focus towards the Preliminary (30%) Design.
- GHD will coordinate with the City on the new CEQA exemption and other related environmental studies.
- In preparing for this proposal, GHD looked back on all three phases of design and construction to determine an effective and timely way to manage this project and get a good understanding of the required scope. GHD reviewed the Urban Greening Grant and how it outlines the trail improvements and landscaping elements. We have developed a few renderings for specific portions of the Phase 4 trail amenities, which are included in Section 2 of this proposal.
- GHD will assist the City and contractor with obtaining permits as soon as possible to avoid schedule delays.

Acknowledgments

- This proposal is signed by Matt Kennedy, Principal-in-Charge, who is authorized to negotiate and bind GHD contractually. Matt's address is 2235 Mercury Way, Suite 150, Santa Rosa, CA 95407. His telephone number is (707) 540-9687.
- This proposal is a firm offer for a minimum period of thirty (30) days after the submittal date of September 2, 2021.
- GHD acknowledges receipt of Addendum 1 to the RFP, dated August 11, 2021.

We look forward to your response and appreciate the opportunity to continue serving the City, both with the continuation of this vital trail project and for many years to come.

Sincere regards,

GHD, Inc.

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→ 2. Project Approach and Schedule

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The Great Redwood Trail Background *(formerly Northwestern Pacific Rail Trail)*

In 1999, the City of Ukiah began to plan a new Class I trail adjacent to the Northwestern Pacific (NWP) railroad tracks in the North Coast Railroad Authority (NCRA) right-of-way (R/W) corridor. The trail concept first appeared in the City's 1999 Bicycle Master Plan, completed by GHD's teaming partner Alta Planning + Design (Alta).

The planning for the overall NWP Rail Trail Project was further advanced in the 2002 Rail Trail Feasibility Study, completed by Alta. The project was ranked as the highest priority in the Bicycle Master Plan in the 2006 Mendocino County Regional Bikeway Plan.

The NWP Rail Trail project has experienced broad community support and the support of NCRA. Within the City of Ukiah, the NWP Rail Trail project was divided into three segments, to be implemented in three phases:

- Phase 1: Clara Street in the north to Gobbi Street in the south
- Phase 2: Gobbi Street in the north to Commerce Drive in the south
- Phase 3: Brush Street in the north to Clara Street in the south

In 2012, the City selected the GHD/Alta team to deliver Phase 1 of the project, which was the first rail-with-trail project to be designed and constructed within the NCRA R/W in Mendocino County. The project involved surveying and mapping, preparation of the Trail Corridor Management Plan, Safety Plan, and Trail Policy. Services provided by the GHD/Alta included a public workshop and engineering design. Construction of Phase 1 was completed in 2015, with GHD providing construction management and inspection services. In 2018, the GHD/Alta team was successively selected to prepare construction documents for both Phases 2 and 3 of the trail. Construction commenced in the winter of 2019.

GHD assisted the City in obtaining approvals from the California Public Utilities Commission (CPUC), California Department of Fish and Wildlife (CDFW), Caltrans and NCRA. In addition, GHD assisted with the development of a License Agreement between the City and NCRA for the further development of the NWP Rail Trail project, a 25-year agreement that is critical to the overall success of this four-phase endeavor.

Most of the detailed requirements referenced in the agreement are described in the NCRA Policy & Procedures Manual, §0907 Trail Projects on the NWP Line Rights-of-Way: Design, Construction, Safety, Operations, and Maintenance Guidelines (Rail-with-Trail Guidelines). These guidelines encompass requirements for licensing, permitting, and planning for trail projects in the NCRA R/W. Two of the key planning documents required by these guidelines are a feasibility study and safety plan. GHD incorporated the feasibility study and safety plan documentation in the Phase 1 Trail Corridor Management Plan, a document that addresses management issues throughout the study area relating to use and design of the facility. This study and documentation are also needed for Phase 4.

The **feasibility study** was required to demonstrate a project's comprehensive viability, as well as to present an alternatives analysis. The 2012 Mendocino County Rail with Trail Corridor Plan meets these requirements and identifies this Phase 4 project segment as Segment No. S8 and S9.

The **safety plan** lays out engineering standards, trespassing and crime prevention strategies, signage, access points, and methods/processed for coordination with police and fire protection. GHD and Alta have completed these documents for previous projects, including, as previously mentioned, the Phase 1, 2 and 3 portions of the Great Redwood Trail (NWP Rail Trail project).

Figure 1: Aerial of Phases 1 and 3

The Great Redwood Trail Assessment outlines plans for the corridor to be railbanked between Cloverdale and Samoa. With the passing of State Bill 69 (2021), NCRA has begun the preliminary steps to repurpose the valuable rail line as a recreation and active transportation corridor that will generate economic benefits for dozens of communities.

Railbanking allows railroad owners to preserve established rail lines by transferring them, through sale, donation, or lease, to a qualified public or private entity to manage the ROW as an interim trail. This entity becomes legally and financially responsible for managing the rail corridor ROW. The corridor can be used as a trail until the need for rail service resumes, at which point the ROW can be converted to, or shared with, the active rail.

Phase 4 Project Understanding

In May 2021 the City received an Urban Greening Grant from the state administered by California Natural Resources Agency to complete the Phase 4 segment of the Great Redwood Trail. The Urban Greening Grant supports projects that reduce Green House Gases (GHG), by enhancing, expanding and creating neighborhood parks, provide greening of public lands, mitigating urban heat islands, or developing non-motorized urban trails that provide safe routes to travel between residences, workplaces, commercial centers and schools.

In the summer of 2021, the City is expected to complete and file environmental documentation through a CEQA Notice of Exemption under Section 15304 (Class 4, construction of a bicycle/multi-use trail within an existing right-of-way).

The Phase 4 trail is approximately 1.9 miles long, which include three new roadway crossings (Airport Road, Norgard Lane and Plant Road), as well as two existing rail bridge enhancements to support the new trail. At this time it is not clear who will be removing the existing rail and wood ties, but once the existing rail and rail ties are removed, the trail will be placed on the existing ballast after minor repairs, localized widening and grading have been completed. The trail alignment will match the existing centerline of the existing rail. These opportunities and constraints are described below, under “Approach."

The City has established a schedule for the project, with the goal of completing design in March 2022 in order to comply with the Performance Period as indicated in the Urban Greening Grant Agreement. This schedule is an important goal for the City, as it will ensure that construction moves forward during spring and summer of 2022. Achieving this schedule is contingent on overcoming key project issues, which are also described below, under “Approach."

Developed over the past 15 years, the GHD/Alta team has a very deep understanding of this project. As a result, we are able to leverage our experience from Phases 1, 2 and 3, as well as other similar rail-with-trail projects *(described in Sections 3 and 6 of this proposal)* to successfully meet the ambitious schedule and deliver all project components to the satisfaction of the City.

Over the past five years, the GHD/Alta team has also worked directly with NCRA and NWPR/W staff on the development of numerous rail-with-trail projects in Northern California. Our trail designs have become the centerpiece of communities. As trails gain popularity, we recognize the potential for under-utilized land to increase in value, creating the potential for trail-front businesses.

In addition to our combined experience, Alta is also recognized as a nationwide leader in the development of trail projects within railroad rights-of-way. Alta has published reports in collaboration with the U.S. Department of Transportation that examine safety, design, and liability issues associated with the development of shared use paths and other trails within or adjacent to active railroad and transit rights-of-way.

Figure 2: Aerial of ADA ramp

Phase 4 Approach

In preparing for our proposal, we met with City staff multiple times to discuss specific details and potential challenges regarding Phase 4 of the project. We walked the site, photo-documented, and conducted a drone fly over to obtain video and aerial photos of the Phase 4 alignment. See figure 3.

Figure 3: Aerial image of existing rail corridor

We obtained and reviewed all background documentation, including NCRA R/W mapping and applicable policies, goals, and objectives outlined in the 2015 Ukiah Bicycle and Pedestrian Master Plan (prepared by Alta).

Through our historic understanding of the project and our recent investigative efforts, we have identified some key challenges within Phase 4. The following section identifies these key challenges and GHD's proposed approach to each.

Schedule Constraints

To meet the schedule established for this project, it is critical that the approach be efficiently executed with each task. As noted in *Section 3*, GHD's project management and design team has worked with the City on numerous projects, one of which is under construction. We have an established relationship with City staff, as well as with the City's Project Manager on this project (Andrew Stricklin), enabling us to focus on the project immediately and quickly move from the feasibility study into the detailed design phase, as outlined in the RFP (No. 21-02).

The GHD/Alta team is ready to start immediately in order to meet this ambitious schedule. The critical path is to complete the topographic survey and the right-of-way and geotechnical analyses.

GHD previously completed a portion of the base mapping at Commerce Drive, where the Phase 3 trail begins. This will allow us to build upon the existing base map and interconnect the base maps from previous projects. We propose to conduct a focused topographic survey along the existing rail extending out to the R/W to capture the existing ballast, drainage patterns, trees, road crossing, and railroad equipment. In order to quickly complete the survey, we will use a combination of aerial drone equipment with limited manual survey at specifically and strategically chosen locations, such as at the existing bridges, culvert crossings, and road crossings. The survey will be completed by GHD's in-house resources. This survey approach will minimize costs and allow us to quickly focus on the Preliminary (30%) Design.

Preliminary (30%) Design

Key goals of the Preliminary Design are to verify that the existing rail and rail ballast prism have adequate width and identify where the ballast may need to be widened to accommodate the Class I multi-use trail. The goal is to minimize the amount of ballast widening and impacts to the existing storm drainage swales, potential sensitive habitat and culvert crossings.

In addition, the new trees, native grasses, and native shrubs that are selected and planted by the North Coast Opportunities, will be incorporated by the GHD team in the preliminary design considering the plants functions, i.e., provide shade for the Family gathering area, existing storm water features, wetland enhancement, or simply decoration. GHD in conjunction with Alta will develop a preliminary plan for the outdoor family gathering space and its amenities, along with other site furnishings along the trail corridor.

The preliminary engineering or 30% design drawings will be utilized to begin conversations with CPUC and the systems needed for the road crossings. The site or street lighting for the Phase 4 trail will not contain trail lighting, but rather lighting only at the roadway crossing for public safety. The intent of the "No" trail lighting is to promote dark sky's and limit light pollution in the surrounding area.

Right-of-Way Impacts

Based on the current concept trail alignment, no R/W or easement acquisitions are needed. The concept drawings included in the City's RFP (21-02) show the trail alignment extending from Commerce Drive south to approximately 340 feet south of Taylor Drive on the existing rail ballast.

From our field review the only railroad equipment is at Commerce Drive, being a control cabinet, and at Norgard Lane being warning flashers. GHD measurements indicate there is adequate space between all these features to install the new trail and not affect the existing railroad equipment, utilities, or existing R/W.

Proposed Alignment

The proposed alignment or concept for this phase of Trail is to follow the existing centerline of the existing rail as feasible. The trail maybe offset from the existing centerline to avoid widening any areas beyond the existing ballast slope. The goal is to avoid importing fill material, reduce or eliminate temporary and/or permanent impacts to wetlands along the corridor. See figure 4.

Figure 4: Rendering of Phase 4 path along wetlands

Placing the trail on the existing ballast will minimize impacts to the environment and and prevent disturbance of drainage patterns. The trail will be sloped to allow stormwater runoff to drain toward the existing stormwater features and infrastructure that currently runs parallel along the corridor. The City of Ukiah adheres to the City of Santa Rosa Storm Water Low Impact Development Technical Design Manual for storm water quality and quantity improvements related to new projects. This project is exempt from providing storm water low impact improvements. We will include storm water features where feasible.

There are three existing short bridge crossings that need to be modified to support the construction of the trail. Provided the foundations and major structural components are adequate to support the loads from the new trail, GHD will explore possible modification to the existing bridges in an attempt to keep the major structural components as they are indicative of traditional rail construction. GHD's preliminary review and modifications include keeping the existing foundations and beams, while removing the existing cross beams and installing a new concrete deck with curbing and guardrails on both sides. See figure 5.

We will use the new data collected during the topographic survey and continue the approach of avoiding impacts as much as practical. This will reduce the need for costly drainage improvements and reduce the potential for having to revisit the City's CEQA analysis. Where the drainage options in the project area are limited, we will seek to balance the runoff created by the construction of the trail with vegetated buffers to improve the infiltration adjacent to the trail to avoid any increase in the amount of runoff.

The estimated area of disturbance of the project is anticipated to be greater than two acres, resulting in the need to develop a Stormwater Pollution Prevention Plan (SWPPP) and the rest of the NPDES stormwater regulatory requirements.

Permitting

GHD will assist the city and the contractor, in obtaining and securing a right-of-way encroachment permit for the removal of the existing rail and construction of the trail crossing the public streets. An encroachment permit will be needed from Caltrans (where the trail crosses under the Redwood Hwy 101) and county roads at Norgard Lane and Plant Road. The city will process the encroachment for Airport Road internally. GHD will also coordinate with NCRA and their engineering representative in obtaining approval for this project and obtaining an encroachment.

Existing Bridges

GHD is assuming that the existing foundations and wooden beams will be reusable. This will be verified during the Preliminary (30%) Design. For preliminary design purposes, GHD will remove the existing rails and wood-cross ties and install and new concrete deck with handrails to support the new trail. If the wooden beams are inadequate, GHD will work with the city on a more efficient design to replace them.

Figure 5: Rendering of Phase 4 bridge

Recycled Water

GHD will investigate the location of the existing reclaimed water system during the Preliminary (30%) Design. GHD will recommend tie-in locations to provide irrigation for the Phase 4 trail planting areas.

GHD's Code of Conduct and Core Values

GHD's Code of Conduct establishes our behavior expectations and conduct requirements. We promote ethical business and personal behavior consistent with our core values of ***Safety, Teamwork, Respect and Integrity***. This coincides with City of Ukiah's core values of ***Professionalism, Service, Teamwork, Innovation and Safety***. We believe that the success of our projects with the City directly correlates. See figure 6.

Figure 6: GHD's Core Values

Phase 4 Scope of Work

The proposed scope of work to complete the planning and design of Phase 4 of the Great Redwood Trail project is described in the following tasks. We welcome the City's review of the proposed scope and are open to discussing any changes which may better suit the project needs.

Task 1. Project Management

GHD will be responsible for managing the coordinated effort of GHD, Alta Planning + Design, and Crawford staff. This task includes the efforts required for GHD's Project Manager, with administrative assistance, to manage the project contract, coordinate team personnel and sub-consultants, maintain the project schedule, coordinate, and perform quality assurance and quality control reviews, prepare invoicing, and attend field and deliverable review meetings.

GHD will organize and facilitate a kick-off meeting with the City, Alta, and other key members of the project team. The purpose of the kickoff meeting will be to:

- Discuss the project goals
- Discuss and refine the project's scope of work and schedule as needed
- Confirm roles and responsibilities
- Confirm the expectations of the City
- Confirm the schedule for project status meetings
- Confirm and request available background data.

Task 2. Review and Evaluate Existing Documents and Data

The GHD team will review and summarize existing data from the site visits, previous studies and plans, survey and record information, and relevant City planning documents. GHD will specifically review:

- Urban Greening Grant Application and agreement
- 2012 Mendocino County Rail with Trail Corridor Plan (prepared by GHD and Alta)
- NCRA Rail-with-Trail Guidelines
- License Agreement between the City and NCRA
- 1999 and 2015 Ukiah Bicycle and Pedestrian Master Plans (prepared by Alta)
- 2002 Ukiah NWP Rail Trail Feasibility Study (prepared by Alta)

GHD will also review other relevant zoning ordinances and General Plan policies, addressing data gaps with further field review and data collection from the City, NCRA, and local agencies, if necessary.

Specific items to be resolved for project context include:

- Adjacent land uses (both existing and future)
- Access points (vehicular and bike/pedestrian)
- Street crossing conditions/configurations
- Potential environmental impacts

Deliverables:

- No specific deliverables for this task; the results of this task will be reflected in other deliverables, below.

Assumptions:

- The City will provide access to relevant documents, GIS data, and other documents, as needed, to complete this task.

Task 3. Topographic Survey and Right-of-Way Determination

Right-of-Way and Easement Research and Review

The GHD team will complete research and review of City mapping and adjacent parcel boundaries, as well as of the NCRA R/W, to document the locations of the existing railroad R/W and City of Ukiah R/W, Mendocino County R/W and Caltrans R/W with the goal of designing the trail corridor improvements to be within either the railroad R/W or the City/County R/W. GHD is in receipt of the NCRA R/W mapping for the Phase 4 corridor, and has previously completed partial mapping of the R/W between Commerce Drive for the Transportation Improvements for Redwood Business Park project.

Project Control Survey

The GHD team will establish project survey control and prepare R/W mapping for the project. Our surveyors, Richard Maddock and Brian Howard, will set horizontal and vertical control points for project mapping in accordance with City of Ukiah horizontal and vertical control requirements, which also entails locating monuments on streets adjacent to the railroad R/W, if practical. A "Survey Control Data Sheet"—which will be semi-permanent in nature to serve as project control during construction, or subsequent survey activities—will exhibit these survey control points. Our surveyors will make field measurements using GPS and conventional survey methods on the same horizontal basis as the Transportation Improvements for Redwood Business Park project, which will allow the work to seamlessly be brought into the City's GIS system, which is based upon the California State Plane Coordinate System.

The horizontal datum will be based on the North American Datum 83 (NAD 83). The vertical datum will be based on the North American Vertical Datum of 1988 (NAVD 88), which is consistent with the most recent FEMA flood mapping in Ukiah. GHD will ensure that all surveying and mapping is in compliance with City of Ukiah standards, or with Caltrans standards when not otherwise specified by the City. All of the control can be located by GPS methods at one time.

Mobile LiDAR Topographic Mapping

The GHD team proposes mobile LiDAR topographic mapping that would cover the project site and immediate surrounding area.

GHD will set control using Global Positioning System (GPS) methods. GHD will map the project limits using a drone flyover with mounted mobile LiDAR system. A scalable point cloud of the project will be provided and georeferenced to the project datum. The LiDAR mapping will be suitable for compiling a topographic map with the following specifications:

- Finish mapping scale 1 inch = 20 feet
- Contours at 1-foot intervals

GHD will acquire data on all areas obstructed by tree cover or heavy vegetation via ground-based surveys. In addition to topography, the resultant map will show planimetric features such as roads, railroad tracks, crossing signals, buildings, fences, power poles, trees, brush, and other features according to standard practice. Accuracy will equal or exceed National Map Accuracy Standards for topographic maps compiled by mobile LiDAR methods.

Supplemental Topographic Field Surveys

The mobile LiDAR mapping will be supplemented with ground-based topographic surveys in obstructed areas and at conforms, utility features, and drainage. GHD will provide field verifications of topographic features, such as trees, fences, etc. This survey will, at a minimum, include:

- Cross sections of the trail corridor and crossing streets at 25' intervals (surface data will be sufficient to create a Triangular Irregular Network [TIN] for Civil 3D design)
- Surface evidence of the storm drain system (ditches, culverts, catch basins, drop inlets with flow line elevations)
- Surface evidence of utilities
- Power poles, rail equipment, guy wires, and overhead lines
- Fencing and gates
- Streetlights, signs, striping, pavement legends, and markings
- Mailboxes, driveway, and ramps
- Tree trunk locations and diameter

CAD file set-up and TIN

The GHD team will prepare computer files to include field control points, topographic surveys, utility data, property surveys, and preparation of the TIN used for three-dimensional calculations (i.e., earthwork, cross-sections, and profiles).

Vegetation/Tree Survey

Kristine Gaspar, GHD's environmental scientist, will oversee the identification of trees along critical segments of the NCRA R/W, compiling a description of the trees and identifying any potential constraints to the trail location created by trees. She will use a handheld GPS location device to map these vegetative resources as they are evaluated. The tree locations will be included in the base map.

Deliverables:

- Survey Control Base Map and Topographic Map in 2016 AutoCAD Civil 3D file format point files and the surface model (DTM)

Assumptions:

- No Record of Survey is required.
- All work will be within existing NCRA and City of Ukiah R/W and no additional property boundaries will be mapped except at roadway intersections.

Task 4. Geotechnical investigation and report

Limited Geotechnical Investigation

The objective of the GHD team's geotechnical investigation is to evaluate and understand the geology and geotechnical engineering properties of the site to provide geotechnical recommendations for foundation design, pavement design, retaining wall design, and earthwork. All work will be under the responsible charge of a Chris Trumbull, our team's licensed Geotechnical Engineer. Exploration will include up to four (4) borings drilled to depths of 10 to 50 feet in the pathway alignment (one south of Commerce Dr, one north of the Airport Road crossing, one by Norgard Lane, one south of Plant Road). Samples will be obtained for lithology development and laboratory testing. The borings will be drilled and backfilled with grout under the guidelines of the Mendocino County Environmental Health Department guidelines. GHD will facilitate laboratory testing for strength, corrosion, index, and pavement, as well as provide engineering analysis for soil compressibility, expansion, liquefaction, earthwork, foundations, retaining walls, and pavements. GHD will then summarize findings and conclusions in a design-level geotechnical investigation report, which will include characteristics of the soil and groundwater conditions, a plan showing boring locations, seismicity and geology, liquefaction potential, expansion potential, corrosivity, and lab test data. The report will also include recommendations for questionable soils (expansive, compressible, liquefiable), earthwork, trenches, foundation bearing and lateral capacities, settlement, CBC seismic design values, and flexible pavement section thickness alternatives.

Deliverables:

- Draft and Final Geotechnical Investigation Report

Assumptions:

- Access to the project site is provided to GHD for geotechnical exploration; encroachment permits or rights of entry are provided to GHD.
- Rail safety training or coordination is not required.
- Drill sites are accessible by a truck-mounted drill rig.
- Drill spoils may be left on site.

Task 5. Preliminary (30%) design

GHD will collaborate with Alta to review the preliminary plans included with the Urban Greening Grant application. GHD and Alta will prepare a preliminary trail design to meet the requirements of the local codes, AASHTO Guide for the Planning, Design and Operation of Pedestrian Facilities, Caltrans Highway Design Manual Chapter 1000 – Bicycle Transportation Design, FHWA, MUTCD-CA, the NCRA Rail-with-Trail Guidelines, the License Agreement between the City and NCRA, and the intended design and use of the trail and surrounding lands. Once developed, the GHD team will submit the preliminary plans with a cover letter to the following entities for their review:

- City of Ukiah
- NCRA
- Utility companies
- CPUC

We will request that the City, the NCRA, California Public Utilities Commission (CPUC), and the utility companies provide summarized, written comments on the preliminary plans. An engineer's opinion of probable construction cost will also be prepared and submitted.

Following completion of the Preliminary Design, GHD will review the CEQA Categorical Exemption (CatEx) for the project in the context of the Preliminary Design. The GHD team will also review the CEQA code sections cited that

were used to qualify the project as a CatEx. Based on past experience with similar projects, we have observed that the trail should have minimal environmental impacts. Therefore, it is the GHD team's assumption that the City's CatEx will be sufficient, and therefore we are not aware of any additional CEQA work that would be necessary. If additional CEQA efforts are needed, however, they cannot be quantified at this time. If determined to be necessary, we proposed to develop a supplemental CEQA scope during Preliminary Design.

Drainage Study

The GHD team will conduct field and office research to evaluate the drainage systems adjacent to the trail prior to beginning the mapping effort. Available drainage studies will be reviewed. Topographic mapping will include the structures and open ditch conveyances adjacent to the eastern side of the railroad. Runoff calculations for the 10-year design storm event will be performed and used to verify drainage system sizing. A brief, written drainage memorandum will summarize the constraints and recommendations for the drainage improvements necessary for the construction of the trail, including addressing flood zones and the three unnamed creek crossings at existing bridges. The GHD team will use this drainage study to guide the design to address drainage needs.

Preliminary Plans

The 30% concept level design plans will contain a conceptual level trail alignment, furnishings, and outdoor family gathering area.

Trail alignment, irrigation, furnishings and family gathering area:

- Intersection designs at the intersections of Commerce Dr, Airport Road, Norgard Lane and Plant Road
- Finalizing trail alignment
- Develop typical trail cross sections throughout project reach for each type of section
- Location and type of proposed bollards and barriers
- Family gathering area layout design, hardscape materials selection, site furnishings (benches, drinking fountains, waste receptacles, etc)
- Coordination with North Coast Opportunities (NCO) to integrate their plant selection into the overall design
- Coordination of landscape and site elements with trail lighting at intersections
- Irrigation connection to the existing reclaimed water system. Determine feasibility and complexing of system extension and serviceability.
- Identify locations for rainwater capture and use for irrigation.
- Wayfinding and interpretive sign locations (content not to be developed in this plan set)

Deliverables:

- Preliminary Plans
- Preliminary Opinion of Probable Construction Cost
- Preliminary Drainage Study

Assumptions:

- There are no meetings associated with this task.
- LID improvements are not required for the project.

Task 6. Engineering Design (60%, 90%, and final)

Once comments have been received by the City, NCRA, CPUC, and utility companies for the 30% design submittal, the GHD team will proceed with the development of the 60% design.

Depending on the timing of these comments, GHD may request authorization to proceed with the 60% design sooner in order to meet the City's deadline for design completion.

The engineering design will consider review comments received on the 30% design, which will be incorporated into the plans, technical specifications, and an opinion of probable construction cost. Submittals will be made to the City and NCRA for review at the 60% and 90% stages of completion. The final submittal will be the stamped and signed final bid documents for submission to NCRA, CPUC and California Natural Resources Agency for approval.

Engineering design will include:

- Trail alignment
- Design of trail cross sections throughout the corridor for each type of typical cross section
- Pavement section design
- Intersection designs at the intersections of Commerce Dr, Airport Road, Norgard Lane and Plant Road
- Location of trail amenities and amenity details to be included in the project

- Trail lighting at roadway intersections to comply with required safety lighting standards
- Grading and drainage
- Wayfinding and interpretive sign locations
- Location and type of proposed bollards and barriers
- Signing and striping
- Landscaping design

Construction Plans

The project will be designed using English Standard units in AutoCAD Civil 3D at a scale of 1 inch = 20 feet depicting the preferred alignment. Electronic copies of the graphic files will be provided in PDF and/or AutoCAD format using GHD's AutoCAD standards, including project folder structures, layer names, line styles and font resources, color tables, etc.

GHD will develop the Construction Plans 22" x 34" sheets that allow 50% scaled reduction to 11" x 17" sheets. Design plans will include the title sheet, sheet index, notes/symbols and abbreviations, typical cross sections, civil site plan and profiles, demolition, site and grading plans for each intersection design, civil and typical details, lighting, signing and striping, landscaping, erosion control, and other sheets and details as necessary for a constructible project and to convey the design intent. All final plans will be stamped and signed by a California Licensed Professional Civil Engineer. Construction plans will be submitted to the City for review at the 60% and 90% stages. Review comments received will be addressed in the 90% and Final submittals.

Specifications

GHD will prepare technical specifications using the City's standard format for technical specifications (Sections 12 and 13 of the City boilerplate construction contract). The technical specifications will be developed and submitted to the City for review at the 60% and 90% stages. Review comments received will be addressed in the 90% and final 100% submittals.

Engineers Opinion of Probable Construction Cost: GHD will prepare the Engineer's Opinion of Probable Construction Costs using standard engineering estimate procedures for each design submittal (30%, 60%, 90%, and Final). Actual construction costs may vary due to availability of labor, equipment, materials, or market conditions. Applicable review comments received will be addressed in the 90% and final 100% submittals. An appropriate contingency and qualifications will be included with each estimate.

Permitting and Agency Coordination

The project is a state funded project through the California Natural Resources Agency (CNRA) Urban Greening Grant Program and will require final review and approval from CNRA. GHD will coordinate with the city and provide plans for submittal to CNRA, as well as address any review comments. In addition to CNRA, plan approval will be required by CPUC and the NCRA. We will submit and coordinate plan review and approval with these agencies. If a SWPPP is required, we can develop the SWPPP (optional task) utilizing the California State Water Resources Board SMARTS (Stormwater Multiple Application and Report Tracking System) web-based interface. We have completed several recent projects on this web-based interface for the City.

Deliverables:

- 60% Submittal will include five (5) hard copies of 11" x 17" plans, specifications, and opinion of probable construction costs, submitted with electronic PDF files
- 90% Submittal will include five (5) hard copies of 11" x 17" plans, specifications, and opinion of probable construction costs, submitted with electronic PDF files
- 100% Submittal will include the final plans, specifications, and opinion of probable construction costs ready for bidding purposes, submitted as PDF electronic files, AutoCAD electronic files of the plans, one (1) set of stamped and wet-signed 22" x 34" reproducible mylar plans, one (1) copy-ready set of specifications, 10 copies of 22" x 34" plans on bond, 10 copies of 11" x 17" plans on bond, and 10 copies of bound specifications

Assumptions:

- The City will provide an electronic copy (MS Word format) of their current front end contract requirements, technical specifications, and bid forms.
- The project is anticipated to disturb more than 1 acre, therefore a SWPPP is needed. An optional task for SWPPP preparation is included.
- Landscaping will be minor and limited to areas near street crossings, based on the available budget. Related irrigation will be limited to drip irrigation, if necessary, at those locations.
- No trail lighting is included, only lighting at the road crossings will be provided.
- The trail design will conform to the following design standards where applicable:

- FHWA/FRA "Best Practices" for Planning and Designing Rails-with-Trails
- AASHTO Guide for the Development of Bicycle Facilities
- California Manual on Uniform Traffic Control Devices
- Caltrans Chapter 1000: Planning and Designing Bicycle Facilities
- American with Disabilities Act

Task 7. Supporting Biological Resources Surveys and Studies

Desktop Review of Available Biological Information

Prior to on-site surveys, GHD will review biological resource databases including the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB), the California Native Plant Society (CNPS) Rare Plant Inventory, and species lists provided by the U.S. Fish and Wildlife Service (USFWS) and/or National Marine Fisheries Service (NMFS). Pre-project scoping will include generation of a table showing each special status species' potential to occur in the project area and inform the optimal time period(s) for biological field surveys.

Deliverables *(all electronic PDFs)*:

– PDF table indicating potential for presence of sensitive biological resources within the project area

Sensitive Natural Community Mapping, and Habitat Assessment

Vegetation communities within the project area will also be documented in the field and classified at the alliance level according to the Manual of California Vegetation using the Rapid Assessment method. Rare plants and Sensitive Natural Communities will be mapped using GPS and aerial imagery. Potential habitat that may support sensitive wildlife species will also be evaluated at this time, based on an analysis of on-site habitats, known home ranges and/or distribution of target species, and other biological characteristics. Presence of these resources will be summarized in the project's Biological Resources Report, as described below along with supporting data forms, site photos, and a map.

Biological Resources Report

The Biological Resources Report (BRR) will summarize the potential for special status plants and wildlife, aquatic resources, and Sensitive Natural Communities to occur within the project area. The BRR will compile: data found during database surveys described above as well as any available maps, databases, literature specific to local ecology, and any additional information from the client pertaining to the site shall be reviewed. The BRR will also summarize the results of the rare plants surveys, Sensitive Natural Community mapping and wildlife habitat assessment. Recommendations for further actions or mitigation measures to protect biological resources during project implementation will conclude the report. The report will support the project's CEQA documentation and anticipated permits.

Deliverables *(all electronic PDFs)*:

– Draft and Final BRR (including maps of sensitive biological resources detected during surveys)

Aquatic Resources Delineation (Optional)

During a preliminary site visit, several swales and drainages were noted along the rail corridor which could potentially be jurisdictional features. Therefore, GHD recommends preparing an aquatic resources delineation to support the design engineers so they can avoid these features to the extend feasible. In addition, the City would need the aquatic resources delineation to support any resource agency applications that we understand will be prepared by the City. Therefore, we have included this as an optional task for the City's consideration.

GHD will conduct a delineation of potential wetlands and waters of the United States and/or State in accordance with the USACE 1987 manual, the Western Mountains, Valleys, and Coast Region Supplement, the 2020 Navigable Waters Protection Rule and the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State adopted by the State Water Resources Control Board on April 2, 2019. Field work for the delineation will be conducted on the same day as the initial habitat assessment described below.

A separate delineation report will be prepared that describes the findings of the delineation and can be submitted to USACE and RWQCB for their jurisdictional determination. The report will include a delineation map, data sheets, and supplemental information to support the delineation analysis. The delineation will include all the information required by USACE and Water Board to make a formal jurisdictional determination. As part of the report, the following information is required: a locality map; USGS quad sheet or copy with the project boundary outlined; and a delineation map on an aerial or topographic base. GHD will prepare the figures to support the delineation report.

Deliverables *(all electronic PDFs)*:

– Draft and Final Aquatic Resources Delineation

Task 8. Project Stormwater Pollution Prevention Plan (SWPPP) *optional*

The GHD team (featuring three State of California Qualified SWPPP Developers) will prepare a site-specific risk assessment to determine risk level for the SWPPP. The risk level is a function of the erosive potential of the soil and receiving water body risk during periods of soil exposure. Risk level 2 will require sampling of stormwater for pH and sediment, and significantly more effort than a Risk level 1 site. Risk level 3 sites may require bioassessment studies of the receiving water body, and active stormwater treatment systems. It is assumed the project will be a Risk level 2.

GHD will prepare the SWPPP document assuming the project is Risk level 2. The SWPPP will include site maps and water pollution control drawings, a Construction Site Visual Monitoring Program, a Sampling and Analysis Plan for non- visible pollutants, a Sampling and Analysis Plan for pH and sediment, a Construction Site Non-Visible Pollutant Sampling Program, selection of appropriate BMPs for Erosion and Sediment Control and for Construction Site Management, and preparation of a partial water pollution control schedule (WPCS).

Other required documentation will be provided partially complete, such as the Rain Event Action Plan (REAP), site inspection forms, and contractor or material suppliers notification forms. This documentation would be finalized following project bid. The project SWPPP will include certifications for GHD's SWPPP Developer.

GHD will provide Notice of Intent (NOI) information suitable to initiate the waste discharge permit process using the State's Stormwater Multiple Application and Report Tracking System (SMARTS). GHD will also provide assistance during the initial use of the SMARTS system via phone or email.

Deliverables:

– SWPPP document in electronic PDF format

Schedule

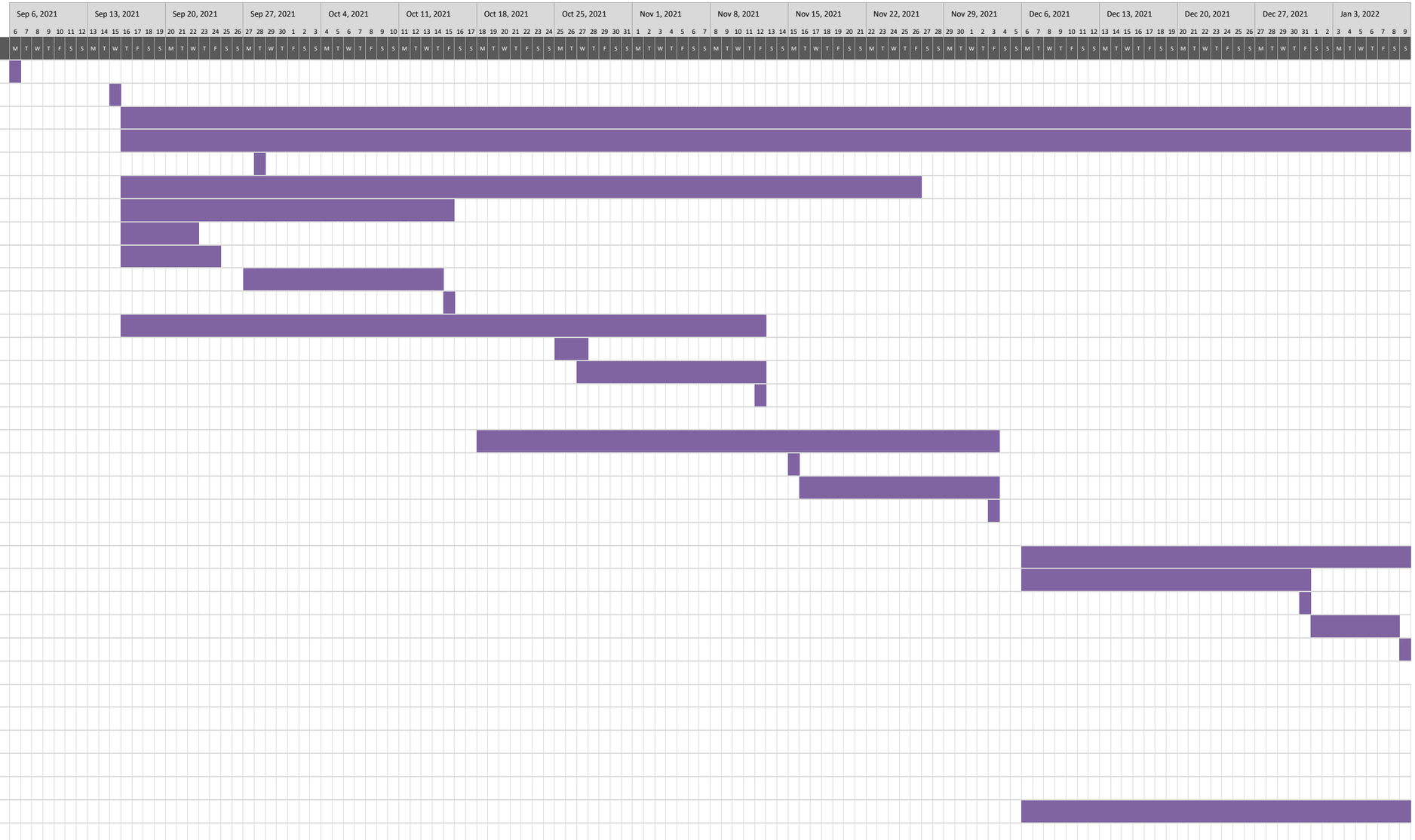
Please see our proposed project schedule on the following page.

GREAT REDWOOD TRAIL PHASE 4

Project Start: Mon, 9/6/2021

Display Week: 1

TASK	START	END
Consultant Selection	9/6/21	9/6/21
Council Award / Notice to Proceed	9/15/21	9/15/21
Task 1: Project Management	9/16/21	3/25/22
Project Mangament	9/16/21	3/25/22
Kick of Meeting	9/28/21	9/28/21
Task 2: Review Existind Documents and Data	9/16/21	11/26/21
Task 3: Topographic Survey and Right of Way	9/16/21	10/15/21
R/W and Easement Research	9/16/21	9/22/21
Field Data Collection (topography, drainage, vegetation, etc.)	9/16/21	9/24/21
Develop Base Mapping (topography and R/W resolution)	9/27/21	10/14/21
Submit Topographic Survey and Right of Way Mapping	10/15/21	10/15/21
Task 4: Geotechnical Investigation and Report*	9/16/21	11/12/21
Geotechnical Field Investigatoin (drilling Permit and Drilling)	10/25/21	10/27/21
Laboratory Testing and Report	10/27/21	11/12/21
Submit Geotechnical Investigation Report	11/12/21	11/12/21
Task 5: Preliminary (30%) Design	9/16/21	10/18/18
Prepare 30% plans	10/18/21	12/3/21
30% Design Review Meeting	11/15/21	11/15/21
Revise 30% Plans and Develop Cost Estimate	11/16/21	12/3/21
Submitt to CPUC and NCRA for review	12/3/21	12/3/21
Task 6: Engineering Design	12/6/21	3/25/22
Prepare 60% Plans, Specifications and Cost Estimate	12/6/21	12/31/21
Submit 60% Plans, Specifications and Cost Estimate	12/31/21	12/31/21
City & NCRA Review of 60% Design	1/1/22	1/8/22
60% Design Review Meeting	1/9/22	1/9/22
Prepare 90% Plans, Specifications and Cost Estimate	1/10/22	2/4/22
Submit 90% Plans, Specifications and Cost Estimate	2/4/22	2/4/22
City & NCRA Review of 90% Design	2/7/22	2/14/22
90% Design Review Meeting	2/7/22	2/7/22
Prepare Final Plans, Specifications and Cost Estimate	2/14/22	3/9/22
Submit Final Plans, Specifications and Cost Estimate	3/10/22	3/10/22
Task 7: Resource Agency Permitting (optional)	12/6/21	3/25/22
Task 8: Stormwater pollution prevention plan	2/14/22	3/9/22



* We anticipate permitting of the exploratory borings to take 2 weeks. Drilling will take place within one week of receipt of the drilling permit and should take no more than one day to complete. Laboratory testing would take about one week to complete. The geotechnical report will be issued within two weeks after completion of testing.

→ 3. Project Team

→ 3. Project Team

Qualifications and experience of GHD as related to the project

GHD is one of the world's leading engineering and environmental consulting companies. Established in 1928, GHD employs more than 10,000 people across five continents, serving clients in the markets of water, energy and resources, environment, property and buildings, and transportation. Wholly owned by its people, GHD is a global network of engineers, scientists, technicians, landscape architects, and planners collaborating to deliver international expertise and sustainable outcomes for local clients and regional communities. With a staff of over 450 professionals on the West Coast, GHD possesses deep local knowledge and experience but is able to expand on our regional capabilities by leveraging the expertise of our global network.

GHD has a deep history serving clients along the northern California Coastal Zone from our offices in Santa Rosa, Roseville, Eureka, San Francisco, Sacramento, Concord, Emeryville, and Cameron Park. This project will be led by our management staff in Santa Rosa, less than an hour's drive from the project.

GHD will be the lead firm on this project, coordinating a team that welcomes long-term partner Alta Planning + Design. Together, our two firms completed Phases 1, 2 and 3 of this section of The Great Redwood Trail for the City of Ukiah. We are able to begin immediately and without unnecessary delay regarding data collection or getting up to speed with project details.

Why GHD?

- GHD has worked on nearly all designed or completed sections of the Great Redwood Trail. We understand the larger context, vision, and benefits of this project.
- GHD has abundant rail-with-trail and rail-to-trail experience in Northern California. We have worked with California Public Utilities Commission (CPUC), North Coast Rail Association (NCRA) and Sonoma-Marin Area Rail Transit (SMART) and know how best to coordinate with and achieve permitting.
- We understand the City's goals for this trail as a community destination, economic stimulus, and neighborhood connector.
- Existng successful relationship with the City of Ukiah, the NCRA and CPUC
- Proven approach to meet your fast-tracked schedule

GHD's Trail and Transportation Experience

Since 1928, GHD has provided exceptional multi-disciplinary engineering, transportation, and environmental services to the public via projects for municipal, State, and federal clients. Our extensive experience in both Ukiah and throughout California providing holistic services makes us ideally suited to assess needed pedestrian and bicycle pathway improvements for the Ukiah community.

Working closely with our engineering staff are GHD's experienced traffic engineers who assist with all aspects of transportation planning. Our firm has managed numerous transportation studies and design projects, transforming travel corridors to serve more livable conditions, creating traffic calming schemes, and designing traffic control systems which favor local bicyclists and pedestrians. We specialize in designing active transportation improvements to create safer communities for motorists, cyclists, and pedestrians alike, as well as utilizing existing infrastructure to promote safety and non-motorized transportation. We have worked on several such rail-with-trail and Safe Routes for Schools projects for the Mendocino Council of Governments; SMART; the cities of Arcata, Eureka, Rio Dell, Cloverdale, Fortuna, San Jose, and Ukiah; and for Humboldt County, all within the past five years. Many of these projects are described, in detail, in *Section 6 References*.

In 2018 the City received an Urban Greening Grant from the state administered by the California Natural Resources Agency for the design and construction of Phase 3 segment of the Great Redwood Trail. For this project, GHD and the design team will support the City as it did with Phase 3 in processing the support documentation needed for project approvals and releasing funds at various stages of the project design and construction.

A short section of the Trail runs under the existing Redwood Highway (Hwy 101), requiring a Caltrans Encroachment Permit. GHD will make initial contact with Caltrans to assure

a smooth process when the contractor applies for the Encroachment Permit.

Effective environmental impact assessment, permitting, and monitoring requires a solid basis in science. Our staff of scientists is recognized for experience and expertise in wetland ecology, invasive species management, protected species, and habitat restoration. GHD's approach is to have scientists involved in projects early, to help identify possible environmental issues, and offer feedback on how to minimize impacts through design. GHD biologists and planners prepared biological reports, relevant regulatory permit applications, and a habitat mitigation and monitoring approach for Phase 2 and Phase 3 of the Great Redwood Trail. With input from our environmental team, GHD engineers were able to minimize impacts to the Orrs Creek and Doolin Creek crossings. This ultimately led to more productive engagements with the regulatory agencies, and a streamlined permitting process. For this project, GHD scientists will support the City by preparing necessary biological reports to support CEQA and regulatory permitting efforts lead by the City.

GHD's Experience with the City of Ukiah

GHD has been working with the City of Ukiah for over a decade, primarily in the context of transportation improvements, though our staff has also completed sanitary sewer master plans and Letter of Map Revisions (LOMR) on, notably, Doolin Creek (which has a bridge that is an important part of this Phase 2), amongst a wide variety of other multidisciplinary work. This includes Phase 1, 2 and 3 of the Great Redwood Trail projects, but also covers such experience as:

- Downtown Streetscape, Road Diet & Utilities Project
- Redwood Business Park Transportation Improvements
- Talmage Interchange Roundabout Conceptual Designs
- Perkins Street and Orchard Avenue Intersection Improvements
- Replacement Well #4 and New Well #9 Project

Additionally, GHD has completed County work located in Ukiah, furthering our understanding of both the region and the relationships therein between municipal and regional agencies and entities:

- Rail-with-Trail Corridor Plan | Mendocino Council of Governments (MCOG)
- Single Route Project, Mendocino County DOT
- Hill Road Bridge Project, Mendocino County DOT
- Comptche Road Slide, Mendocino County DOT
- Mendocino County Courthouse Infrastructure Project Phases 1, 2, and 3
- Transit Operations and Maintenance Facility, Mendocino Transit Authority (MTA)

This experience with and within the City, combined with our experience in trail related projects, transportation infrastructure, and environmental permitting, as well as with our first-hand, extensive knowledge of the project from inception through Phase 1, enables GHD to provide the City of Ukiah with unparalleled service—balancing budget, schedule, and the City's goals—regarding Phase 4 of the Great Redwood Trail project.

Subconsultants

Alta Planning + Design

Alta Planning + Design (Alta) is North America's leading multimodal transportation firm that specializes in the planning, design, and implementation of multimodal trail corridors and systems. Founded in 1996, Alta has more than 150 staff in 21 offices across North America and an international workload. Alta is committed to activating communities through innovative design, inclusive planning, and creative encouragement programs.

Alta's experience with trail projects spans a wide range of landscapes from urban to rural including sensitive natural resource areas, parks, rail and utility corridors, street right-of-ways, and suburban and industrial settings. Alta has managed trail projects large and small, from regional, federally-funded to locally-funded projects in small towns across North America. The team understands the complexities of trails and their regulations, funding partners, and politics. Alta also understands the specific needs of trail users including pedestrians, bicyclists, equestrians, mountain cyclists, and those with mobility impairments.

Alta employs an outreach process that is inclusive, interactive, and productive. The firm can provide for translation and interpretation to make sure that communities with multi-lingual residents have a voice. Alta's professionals are experts at listening to the public, conveying technical issues in a clear manner, and explaining trade-offs. Through Alta's straightforward communication style, ability to engage citizens, and Spanish-speaking team of consultants, the team is able to produce outreach strategies and successful designs and plans that meet the needs of the community.

GHD's Teaming Experience with Alta

Alta and GHD have worked together on several trail projects including the recent Ukiah Great Redwood Trail (Rail with Trail), Phases 1-3, the Humboldt Bay Trail North, and Humboldt Bay Trail South (Great Redwood Trail Segments) in Humboldt County, and the Guadalupe River Trail/Coleman Road Undercrossing in San Jose.

Crawford & Associates

Crawford & Associates, Inc. (Crawford) was established in 2012 and is a registered Small Business Geotechnical Engineering firm (Certification ID: 1744908) that specializes in large-scale public works projects. In 2016, Crawford merged with Taber Consultants, one of the nation's oldest Geotechnical Engineering companies. The principals of both firms bring significant geotechnical engineering experience on a wide variety of projects throughout Northern California. Crawford has experience working with various oversight agencies including Counties, Cities, Caltrans, AREMA, Regional Transit, Building Departments, Regional Water Quality Control Boards, FEMA, FHWA, Cal OES, DWR, USACE, DSA, UPRR, CA Fish and Wildlife, Water and Irrigation Districts, Utilities and Environmental Health Departments.

Crawford's Experience with the City of Ukiah

- Annual Stormwater Monitoring and Reporting - Ford Road Facility
- City of Ukiah - Hydroelectric Plant
- City of Ukiah Chloride Contact Basin Replacement
- City of Ukiah Country Manor Mobile Home Park
- City of Ukiah Courthouse Project
- City of Ukiah High School SWPPP NOT
- City of Ukiah Lake or Streambed Alteration for Three Creeks
- City of Ukiah On-Call Planning Services
- City of Ukiah Recycled Water Project
- City of Ukiah WTP Basin Rehabilitation Project
- East Hill Road Bridge over Davis Creek
- Ukiah Recycled Water Pipeline-Phase 4
- Industrial Stormwater Monitoring Services - Gobbi
- Coal Mine Quarry Closure and Reclamation
- North State Street Overcrossing Widening at Haul Road
- Hollow Tree Road Intersection at North State Street

GHD's Current and Previous Work with the City of Ukiah

- City of Ukiah, Great Redwood Trail Phases 1, 2 and 3
- City of Ukiah, Downtown Streetscape, Road Diet & Utilities Project Phase 1
- City of Ukiah, Downtown Streetscape, Road Diet & Utilities Project Phase 2
- City of Ukiah, Talmage Interchange Improvements
- City of Ukiah, Redwood Business Park Transportation Improvements
- City of Ukiah, Replacement Well #4 and New Well #9
- City of Ukiah, Perkins Street and Orchard Avenue Intersection Improvements

Though we have these current assignments, the team will be committed to the delivery of the Great Redwood Trail Phase 4.

Overview of GHD's Team

GHD has assembled a talented team with an emphasis on demonstrated technical ability and proven track records. The majority of our team members have worked together developing and delivering trail projects for numerous Northern California locations. A number of our team members have also worked with the City on various projects over the past decade.

The GHD team has developed valuable skills to efficiently complete complex, high-profile projects by integrating seamlessly and operating as an extension of agency staff. As illustrated in the Organizational Chart on the following page, we offer a comprehensive team and have access to a large network of additional resources to deliver a quality project, within budget and on schedule to help the City achieve its goals.

The team is streamlined to be responsive and efficient, yet dynamic, including technical expertise in civil engineering, bridge engineering, stormwater, drainage, grade crossings, utilities coordination, environmental documentation, environmental studies, and planning for environmental mitigation and monitoring. Our team also includes expertise in rail engineering, should it be needed. In addition, we have included subconsultants with expertise in planning and project approval, public outreach, geotechnical engineering, survey, stormwater compliance, and cultural resources. Our team's combination of experts and rail-trail-savvy individuals, provides the City an incomparable advantage for delivering a successful project with minimal impacts to City staff.

Availability

In addition to technical ability, our team members were also selected based on availability. Each team member has sufficient availability to commit the appropriate amount of time to your project.

Dedication

This team of individuals will be dedicated throughout the project, and no staffing changes will occur without prior approval from the City. This dedicated team approach will ensure project continuity and increased efficiency in project delivery, which will be critical to meeting your project goals.

Resumes

Following the organization chart, we briefly introduce our key personnel and the services they will provide. Full, detailed resumes can be found in the Appendix.

Humboldt Bay Trail North: This segment of the Great Redwood Trail in Humboldt County, California has been well received by the public. GHD's team, led by Josh Wolf, provided design and construction management.

GHD's key personnel bring unmatched value to your project

- Principal-in-Charge, Matt Kennedy has been a project manager on multiple projects with the City of Ukiah for years.
- Project Manager, Pat Tortora provided project management and/or design for the recently completed Great Redwood Trail Phases 1, 2 and 3.
- Bill Silva, QA/QC reviewer was the Principal-in-Charge on Phases 1, 2 and 3 of the Great Redwood Trail and will continue to work on Phase 4 as QA/QC oversight.
- GHD's Frank Penry has vast CPUC experience, having provided both on-call traffic engineering and Railroad At-Grade Crossing Design and Implementation Services to SMART.
- Alta's Brian Burchfield and Deven Young is currently working on the Great Redwood Trail Feasibility Study.

Proposed Team Organization

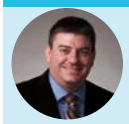
For Phase 4 of the Great Redwood Trail project, we propose the following team. The majority of this team worked together on Phases 1, 2 and 3. Additional staff may be called on if needed.

City of Ukiah

Principal-in-Charge

Matt Kennedy, PE, TE

Project Manager



Pat Tortora, PE, LEED AP

QA/QC Review

Bill Silva, PE, QSP/QSD

Agency Permitting

Lead
Josh Wolf, PE, QSD/QSP

Support
Brandon Tenney, PE, QSD/QSP

Civil Design

Lead
Jeremy Schmal, PE

Support
Haytham Daas, EIT
Alice Park, EIT

Stormwater/LID
Kat Harvey, PE, QSD/QSP

Traffic/CPUC Coordination
Frank Penry, PE, TE, PTOE
Byung Lee, PE, TE

Structural
Steve Burns, PE, SE, ME, LEED AP
Stephanie Gould, PE

Survey

Lead
Richard Maddock, PLS

Support
Brian Howard, PLS
Jackie Bohannon

Aerial Drone Survey
Harrison Hummel,
Part 107 UAV Pilot

Electrical

Lead
Rick Guggiana, EE, LEED AP

Support
Erick Osorno, EE**

Landscape Irrigation

Lucas Piper, LLA, QSD/QSP

Environmental Permitting*

Lead
Haley Cahill

Support
Kelsey McDonald
Elizabeth Meisman

Geotechnical

Crawford & Associates, Inc.

Lead
Chris Trumball, PE, GE, D.GE

Support
Keiko Lewis

Planning & Landscape Design

Alta Planning + Design, Inc.

Lead
Brian Burchfield, PLA

Support
Deven Young, PLA
Ryan Booth
Carmela Sambo

Public Outreach Support*

Alta Planning + Design, Inc.

Lead
Brian Burchfield, PLA

Support
Deven Young, PLA
Ryan Booth
Carmela Sambo

* *Optional Tasks To be provided, as needed*

** *EE license pending approval*

Team Member Qualifications

GHD provides the largest capacity and amount of resources available. GHD is fully staffed and capable of providing the right services to our clients in a timely fashion. The following qualifications are that of our lead staff. Full resumes for the entire project team are located in the Appendix.

Matt Kennedy, PE, TE | Principal-in-Charge

Matt is a principal engineer with 18 years of experience in delivering a wide variety of civil infrastructure projects. His project experience includes water and recycled water, sewer, drainage, traffic/transportation, buildings and sustainable site development. He is adept in the management and design of multi-discipline projects with medium to large teams and numerous stakeholders and including construction management. His projects involve planning, environmental compliance, design, permitting and construction. Project elements include water tanks, wells, water transmission/distribution, sewer collection, pump stations, stormwater conveyance, Low Impact Development (LID), grading and drainage, civil site design, traffic signals, roadways, retaining walls, pedestrian and bicycle facilities, and traffic control. His experience also includes a broad range of planning, modeling and analysis capabilities, including utility master planning, hydrologic and hydraulic modeling, water and wastewater process design, traffic and parking studies, and circulation studies. Matt is also experienced in land surveying and construction management. ***Matt has been managing engineering projects with the City of Ukiah for the past 10 years.***

Experience in supervising similar work:

- City of Ukiah Great Redwood Trail (Rail Trail) Phases 1-3, Ukiah, CA
- City of Ukiah Perkins Street and Orchard Avenue Intersection Improvements
- City of Ukiah Talmage Interchange Improvements
- City of Ukiah Replacement Well #4 and New Well #9
- City of Ukiah Redwood Business Park Transportation Improvements

Pat Tortora, PE, LEED AP | Project Manager

For more than 25 years, Pat has served as a project engineer or project manager on multidisciplinary projects providing planning, design, and construction engineering solutions to communities and public agencies, both large and developing, throughout the Western US, with an emphasis on K-12 schools site design. For school districts, municipal entities, and governmental organizations throughout the Portland Metro Area, Southeast Washington, California, and Guam, Pat has overseen civil site infrastructure improvements that attend to stormwater quality concerns, utility infrastructure, pedestrian and vehicular safety measures, and sustainably minded, comprehensive sewer, water, and civil site work. ***Pat was the Design Engineer for Phase 1 and the Project Manager for Phases 2 and 3.***

Experience in supervising similar work:

- City of Ukiah Great Redwood Trail (Rail Trail) Phases 1-3, Ukiah, CA
- SMART Various Non-Motorized Pathway Segments, Sonoma County, CA
- SMART Payran Street to Southpoint Boulevard Multi-Use Pathway, Petaluma, CA

Bill Silva, PE, QSD/QSP | QA/QC Review

With over 25 years of experience in public sector civil engineering, transportation, and pipeline design, Bill is highly skilled at CIP and Public Works project design, including: large-scale redevelopment, roadway and bridge design, railroad design, various water, sewer and storm drain projects, and a broad background in all phases of project planning and design through construction. Bill has been a County Public Works engineer, an Assistant City Engineer, and led development review services. In addition, he has managed multi-million dollar infrastructure improvement projects throughout Northern California.

Experience in supervising similar work:

- City of Ukiah Great Redwood Trail (Rail Trail) Phases 1-3, Ukiah, CA
- SMART Various Non-Motorized Pathway Segments, Sonoma County, CA
- SMART Payran Street to Southpoint Boulevard Multi-Use Pathway, Petaluma, CA
- Eureka Waterfront Trail (A great Redwood Trail Segment), Eureka, CA

Josh Wolf, PE, QSD/QSP | Agency Permitting Lead

Josh is a senior engineer with over 18 years of experience designing and managing a wide range of transportation infrastructure projects including both motorized and non- motorized improvements. He is an expert in leading the planning, environmental, design and construction oversight of federally-funded projects for local agencies in northern California. His project experience includes the design of public infrastructure projects that include roadway improvements, highway interchanges, intersection improvements, bicycle and pedestrian facilities, Class I trails, storm drainage improvements and stormwater treatment facilities.

Jeremy Schmal, PE | Civil Design Lead

Jeremy has over 15 years of experience in civil engineering working with the public sector. He has performed project management and project engineer duties on numerous multimillion dollar public works transportation improvement projects including roundabouts, trails, roadway widening, utility relocation, intersection improvements and traffic signals, and pedestrian improvement projects. Jeremy also has experience in construction management, where he has acted as Resident Engineer and Lead Inspector. Other experience includes traffic engineering, analysis and planning, federal aid funding, high-visibility pedestrian projects and construction and bid support.

Frank Penry, PE, TE, PTOE | CPUC/Traffic Coordination

A registered traffic engineer and civil engineer with certification as a professional traffic operations engineer, Frank Penry has 25-years of experience in transportation planning and traffic engineering design. He has managed numerous transportation studies and design projects over the years, from small development impact studies to major roadway improvements. Frank has served as the City Traffic Engineer for the Cities of Petaluma, Cotati, Sonoma, Windsor, and Fortuna, providing the administration and development of Municipal Traffic Engineering Programs. He is well-versed in a wide range of traffic engineering design standards and encroachment requirements, traffic signals, roundabouts, traffic calming and streetscapes, construction traffic handling, detour, and control plans for a variety of civil engineering projects. His experience includes traffic operations, traffic signal timing and design, Intelligent Transportation Systems (ITS), Transit Signal Priority (TSP), feasibility studies; environmental studies and documents; roadway and intersection design; signing and striping design; and traffic control plans.

Richard Maddock, PLS | Survey Lead

Richard is a California registered professional land surveyor. He has over 20 years of experience in all aspects of land surveying. He is an experienced party chief working on projects varying from winery construction staking to subdivisions. With the budget and time line in mind he delivers a superior product for the client. In the field he will be the Party Chief of the primary survey crew. Being the Party Chief will provide him with first-hand knowledge of the site, the condition of the existing monuments and other important information critical to producing an accurate survey performance areas.

Rick Guggiana, EE, LEED AP | Electrical Lead

Rick is a licensed electrical engineer with over 29 years of experience in the electrical, controls, and instrumentation fields, for federal, military, municipal, and private industrial clients. He has extensive experience with water treatment, storage, and pumping systems, wastewater collection and treatment systems, pumping controls, Supervisory Control and Data Acquisition (SCADA) systems, low and medium-voltage power generation, microgrids, and waterfront electrical distribution. Rick has led large-scale coordination and arc flash studies, desk-top radio path modeling, photometric analyses, forensic studies, feasibility studies, condition assessments, construction cost estimates, and engineering services during construction. He has also written design-build Requests for Proposal (RFP's) and has served as the client's representative, as well has served as the lead electrical engineer on contractor-led design-build teams.

Lucas Piper, LLA, QSD/QSP | Landscape Irrigation

Lucas is a registered landscape architect with over 14 years of private development, roadway / intersection related design, and habitat restoration experience. He is a certified Qualified SWPPP Developer/Practitioner (QSD/P) and has worked on a number of stormwater pollution management, stabilization, and Low-Impact Development (LID) projects. Lucas supports and provides landscape architectural services for a multitude of GHD consulting projects by providing an array of services including site analysis; site planning; geospatial analysis; conceptual design development; 3D renderings; construction document Plans, Specifications, and Estimates (PS&E); and SWPPP's.

Haley Cahill | Environmental Permitting Lead

Haley Cahill has five years of environmental planning experience, focusing on preparing documents in compliance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), as well as preparing permits for various regulatory agencies including: the Bay Conservation and Development Commission (BCDC), California Department of Fish and Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB), and the US Army Corps of Engineers (USACE). Haley has prepared environmental documentation and technical analysis on various project types including infrastructure, parks and trails, and residential developments.

Brian Burchfield, PLA | Planning & Landscape Design Lead/Outreach Support (optional), Alta Planning + Design

Brian is a registered landscape architect whose expertise includes management of complex construction documents, permit agency coordination, irrigation plans, planting and landscape plans, on-street bicycle and pedestrian facilities, and separated multi-use pathways. Brian's been heavily involved with all three previous phases on the Ukiah Rail Trail, including managing phases two and three. He's excited to have a part in the implementation the next phase. Seeing how the Ukiah community has embraced the trail has been one of the highlights of his 12-year career.

Chris Trumball, PE, GE, D.GE | Geotechnical Lead, Crawford & Associates

Chris has more than 32 years of experience with civil, geotechnical, and pavement engineering and project management services for a variety of clients throughout California and the western US. Chris also manages large and complex geotechnical projects, including pavements, transportation, public works, essential facilities, flood control, power, industrial, commercial, residential, and ports. His technical experience includes field exploration and testing, seismic analysis, liquefaction mitigation, geologic hazards, shallow and deep foundations, retaining walls, mass grading earthwork and testing, underground structures and utilities, tie backs, rock anchors, shoring, chemical treatment of soils, grouting, mitigation of expansive soils, surcharging compressible soils, rigid and flexible pavement design, slope evaluation and stabilization, and implementation of geosynthetics.

Man-Hours

The estimated man-hours below are an approximation for developing the total fee and could change as the design progresses.

Name	Role	Man-Hours Budgeted
Matt Kennedy, PE, TE	Principal-in-Charge	22
Pat Tortora, PE, LEED AP	Project Manager	176
Bill Silva, PE, QSD/QSP	QA/QC Review	22
Josh Wolf, PE, QSD/QSP	Agency Permitting Lead	4
Brandon Tenney, PE, QSD/QSP	Agency Permitting Support	12
Jeremy Schmal, PE	Civil Design Lead	136
Haytham Daas, EIT	Civil Design Support	208
Kat Harvey, PE, QSD/QSP	Stormwater/LID	40
Frank Penry, PE, TE, PTOE	Traffic/CPUC Coordination	32
Byung Lee, PE, TE	Traffic/CPUC Coordination	62
Steve Burns, PE, SE, ME, LEED AP	Structural	50
Stephanie Gould, PE	Structural	60
Richard Maddock, PLS	Survey Lead	30
Brian Howard, PLS	Survey Support	14
Jackie Bohannon	Survey Support	48
Harrison Hummel, Part 107 UAV Pilot	Aerial Drone Survey	60
Rick Guggiana, EE, LEED AP	Electrical Lead	46
Erick Osorno, EE**	Electrical Support	56
Lucas Piper, LLA, QSD/QSP	Landscape Irrigation	82
Haley Cahill	Environmental Permitting Lead	optional
Kelsey McDonald	Environmental Permitting Support	optional

Name	Role	Man-Hours Budgeted
Elizabeth Meisman	Environmental Permitting Support	optional
Chris Trumball, PE, GE, D.GE, Crawford & Associates	Geotechnical Lead	40
Keiko Lewis, Crawford & Associates	Geotechnical Support	62
Deven Young, PLA, Alta Planning + Design	Planning & Landscape Design	12
Brian Burchfield, PLA, Alta Planning + Design	Planning & Landscape Design Lead	80
Ryan Booth, Alta Planning + Design	Planning & Landscape Design Support	78
Carmela Sambo, Alta Planning + Design	Planning & Landscape Design Support	204

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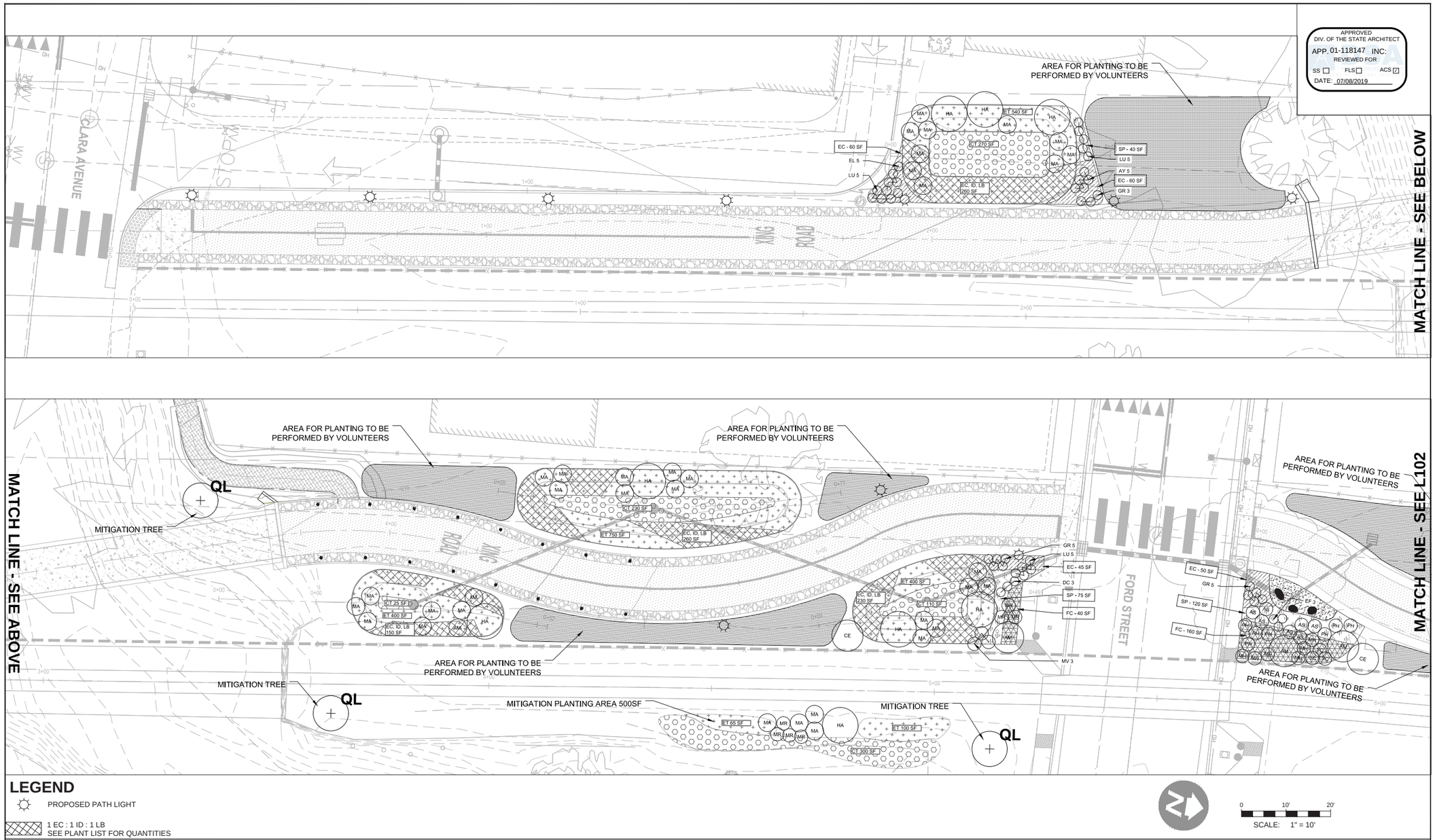
Sector specific rankings
#07 in international firms Canada
#10 in international firms US
#07 in water
#05 in sewer/waste
#04 in hazardous waste

→ 4. Example Work Product

Example Landscape Plan

→ 4. Example Work Product

As requested in the City of Ukiah's Request for Proposal Specification No. 21-02, please see the following example work products: example Landscape Plan, example Plan and Profile, and an example Pond Drainage Plan



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0	DSA SUBMITTAL	BHA	PRT	04/02/19

alta
PLANNING + DESIGN
www.altaplanning.com
100 Webster Street
Oakland, CA 94607
510.540.5008

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Project Manager	P. TORTORA	Date	04/02/2019
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Client	CITY OF UKIAH
Project	NORTHWESTERN PACIFIC RAIL TRAIL PROJECT - PH 3
Title	PLANTING PLAN 1 OF 3
Project No.	11183508
Original Size	ANSI D
Sheet No.	L101
Sheet	21 of 35

Plot Date: 26 June 2019 - 9:43 AM Plotted By: Brian Burchfield Filename: \\EgnyteDrive\altaplanning\Shared\PROJECTS\2018\00-2018-297 Ukiah, CA NW Pacific Rail Trail Phase 3\cad\18_297_L101.dwg

Example Plan and Profile

page 1 of 3

SHEET GENERAL NOTES

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2. SEE SHEET C202 FOR MASON STREET CURB PLAN AND PROFILE IMPROVEMENTS.
3. SEE SHEET C401 FOR CLARA AVENUE INTERSECTION IMPROVEMENT PLAN.

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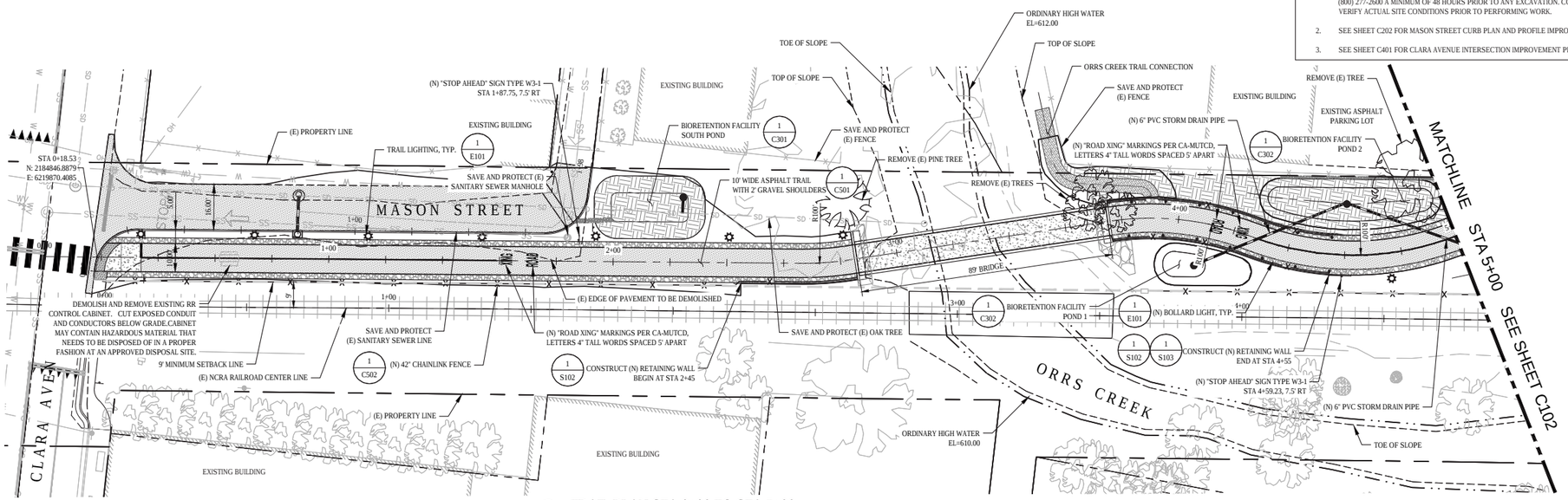
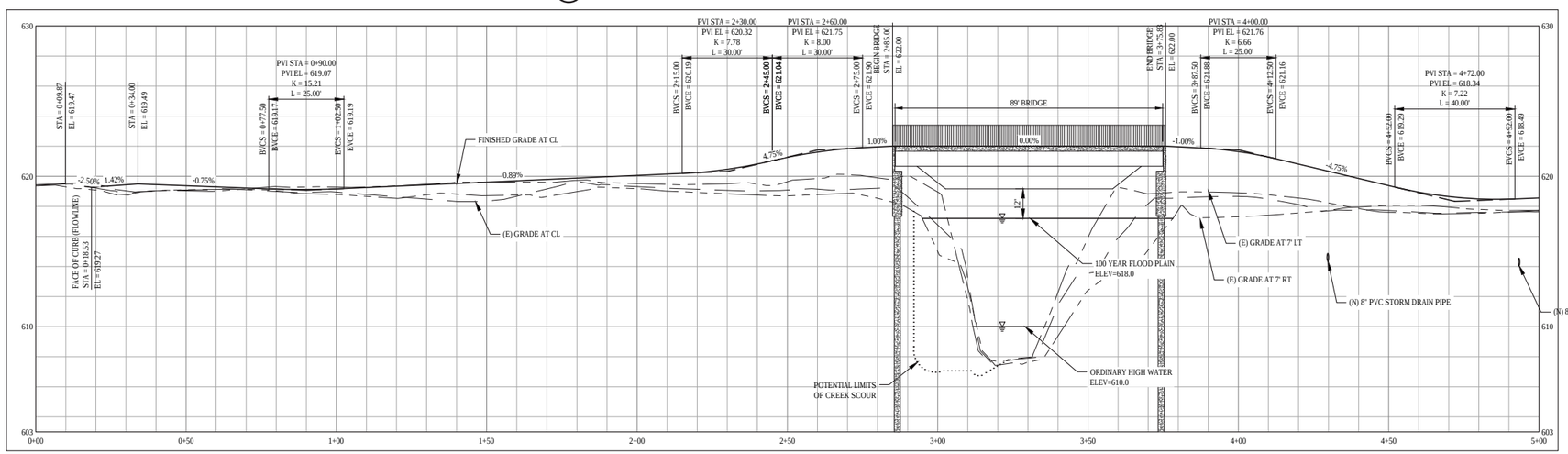
FLOOD PLAIN/HAZARD INFORMATION:

FLOOD ZONE DESIGNATION: FLOODWAY, ZONE AE, ZONE X
FLOOD INSURANCE RATE MAP PANEL: 1512 AND 1514
EFFECTIVE DATE OF FIRM: 6/2/2011
BASE FLOOD ELEVATION: 618
APPLICABLE COMMUNITY ORDINANCE SECTION: CITY OF UKIAH CODE CHAPTER 6 FLOODPLAIN MANAGEMENT



1 TRAIL PLAN STA 0+00 TO STA 5+00



2 TRAIL PROFILE STA 0+00 TO STA 5+00

N

0 20' 40' HORIZONTAL
0 4' 8' VERTICAL

No.	Issue	Drawn	Approved	Date
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0	DSA SUBMITTAL	BHA	PRT	04/02/19

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Project Manager	P. TORTORA	Date	04/02/2019
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Client CITY OF UKIAH
Project NORTHWESTERN PACIFIC RAIL TRAIL PROJECT - PH 3
Title TRAIL PLAN AND PROFILE STA 0+00 TO STA 5+00
Project No. 11183508
Original Size ANSI D
Sheet No. C101
Sheet 8 of 35

Plot Date: 2 July 2019 - 4:28 PM Plotted By: Briana Artita Filename: N:\US\Portland\Projects\111\11183508 Ukiah NWP Rail Trail Phase 3\06-CAD\Sheets\11183508_C101_PLAN AND PROFILES.dwg

Example Plan and Profile

page 2 of 3

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2. SEE SHEET C402 FOR FORD STREET INTERSECTION IMPROVEMENT PLAN.
3. SEE SHEET C303 FOR STORM DRAINAGE PLAN AND PIPE PROFILE DETAILS.

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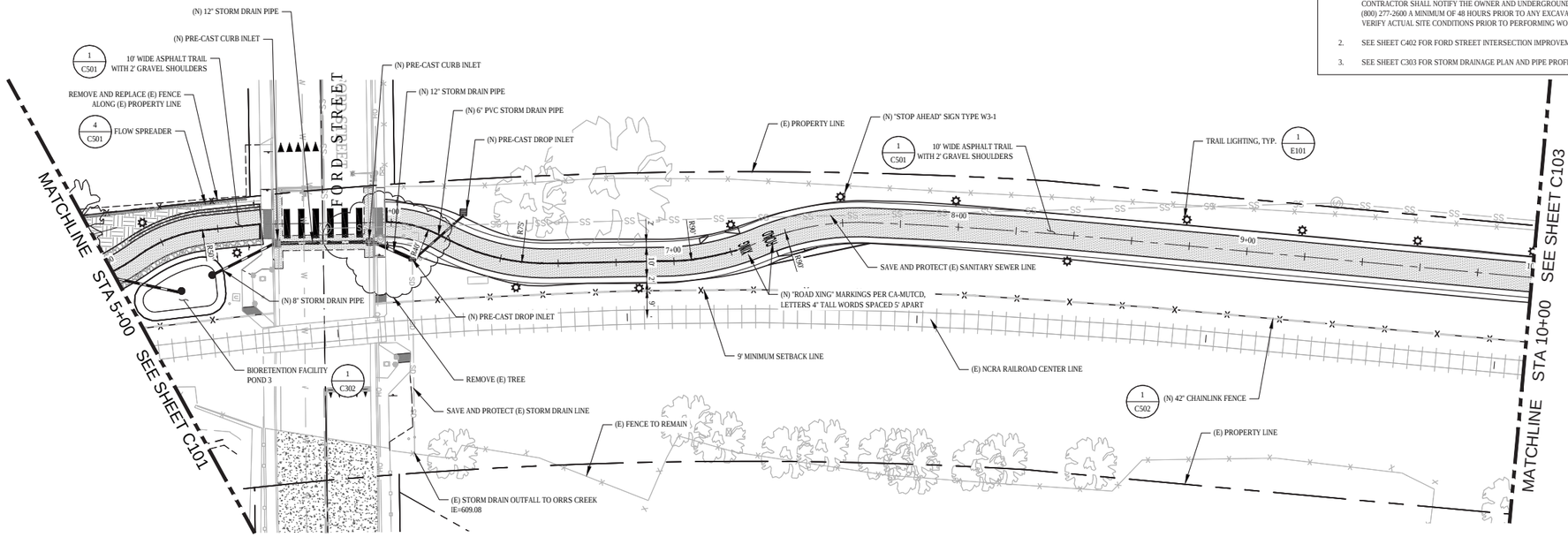
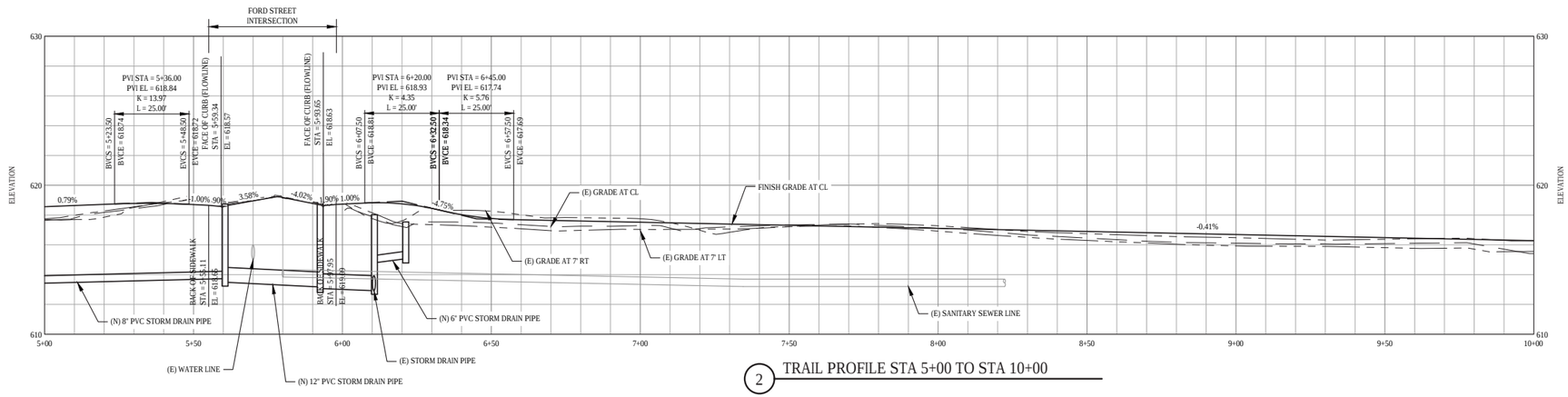


1 TRAIL PLAN STA 5+00 TO STA 10+00



2 TRAIL PROFILE STA 5+00 TO STA 10+00

N

0 20' 40' HORIZONTAL
0 4' 8' VERTICAL

No.	Issue	Drawn	Approved	Date
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Project Manager	P. TORTORA	Date	04/02/2019
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Client CITY OF UKIAH
Project NORTHWESTERN PACIFIC RAIL TRAIL PROJECT - PH 3
Title TRAIL PLAN AND PROFILE STA 5+00 TO STA 10+00
Project No. 11183508
Original Size ANSI D
Sheet No. C102
Sheet 9 of 35

Plot Date: 2 July 2019 - 4:28 PM Plotted By: Briana Artita Filename: N:\US-Portland\Projects\111\11183508 Ukiah NWP Rail Trail Phase 3\06-CAD Sheets\11183508_C101_PLAN AND PROFILES.dwg

Example Plan and Profile

page 3 of 3

SHEET GENERAL NOTES

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2. SEE SHEET C403 FOR BRUSH STREET INTERSECTION IMPROVEMENT PLAN.

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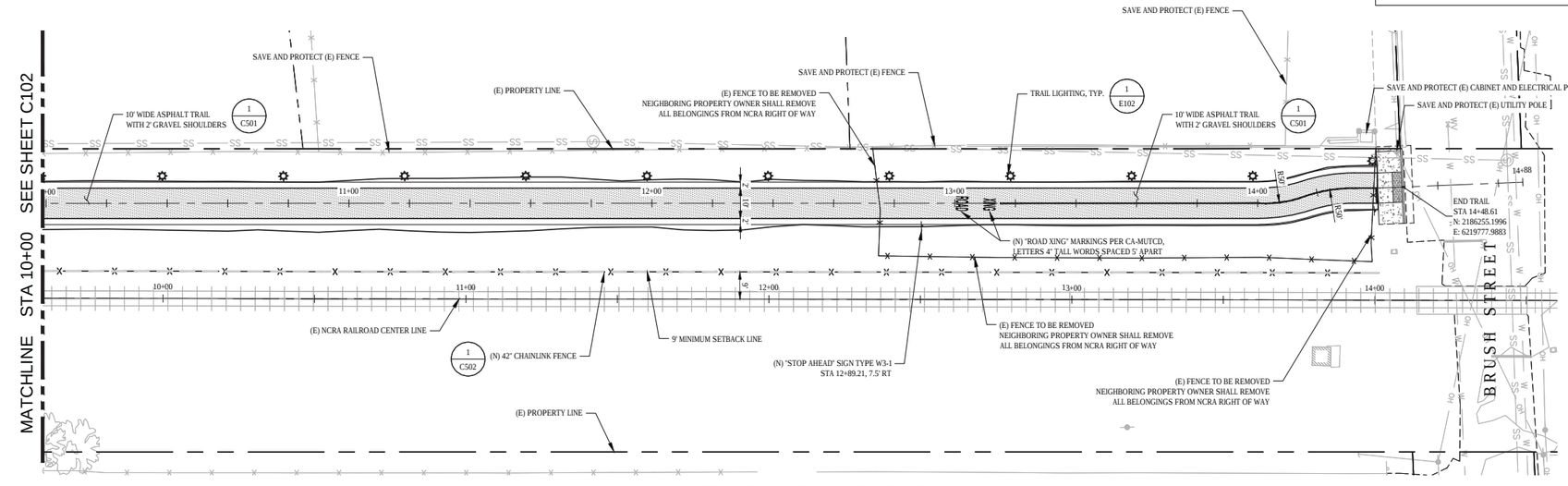
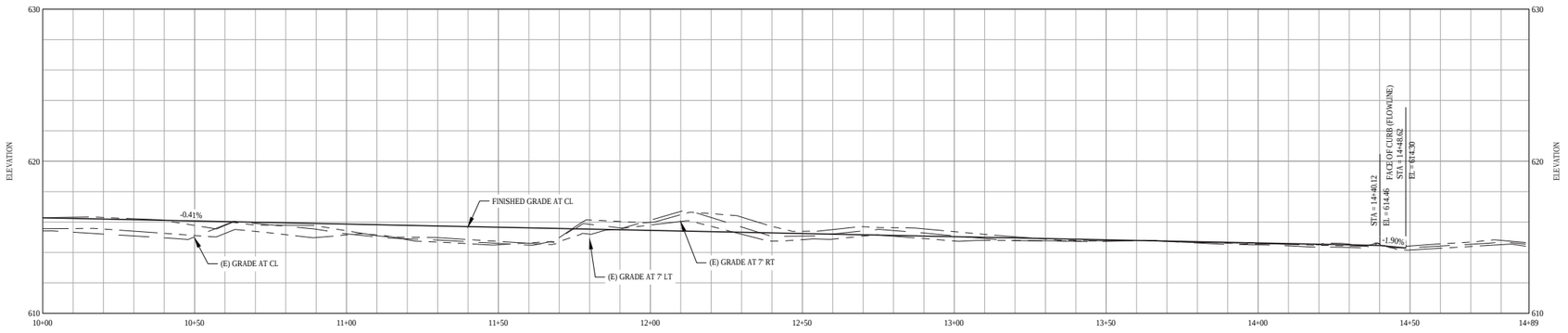


1 TRAIL PLAN STA 5+00 TO STA 15+00



2 TRAIL PROFILE STA 10+00 TO STA 15+00

N

0 20' 40' HORIZONTAL
0 4' 8' VERTICAL

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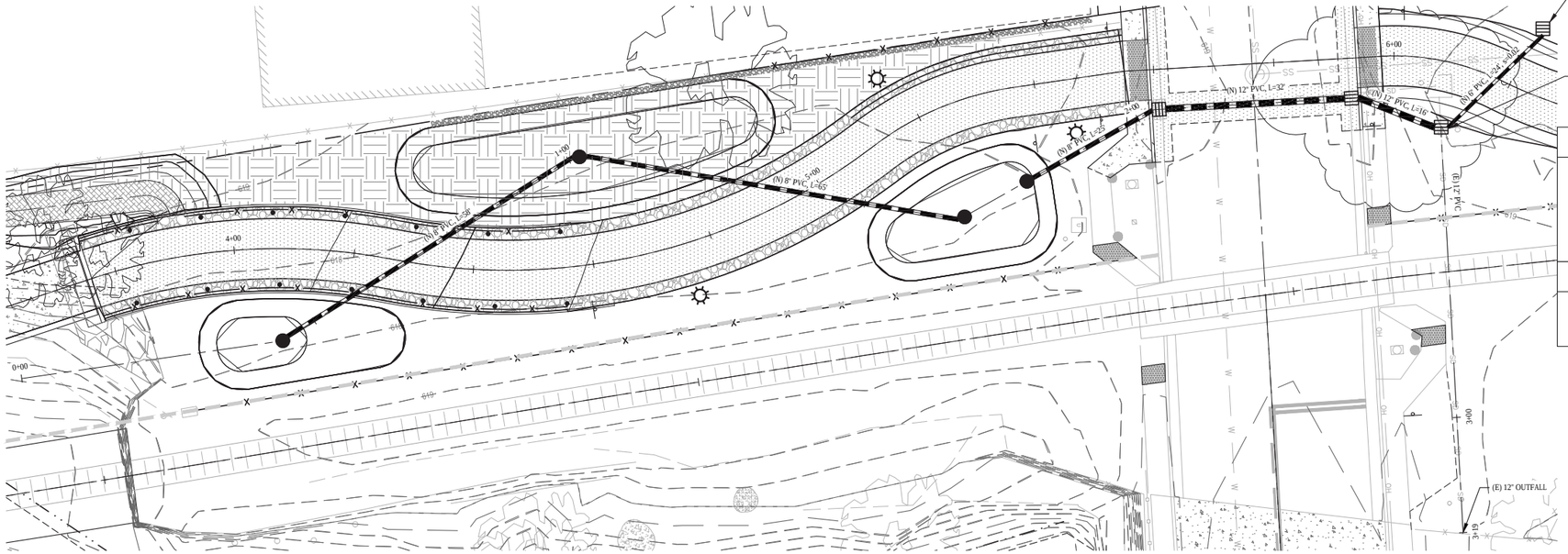
Project NORTHWESTERN PACIFIC RAIL TRAIL PROJECT - PH 3
Title TRAIL PLAN AND PROFILE STA 10+00 TO END
Project No. 11183508
Original Size ANSI D
Sheet No. C103
Sheet 10 of 35

Plot Date: 2 July 2019 - 4:28 PM Plotted By: Briana Arita Filename: N:\US\Portland\Projects\111\11183508 Ukiah NWP Rail Trail Phase 3\06-CAD\Sheets\11183508_C101_PLAN AND PROFILES.dwg

Example Pond Drainage Plan



INSTALL 24"x24" PRE-CAST DRAIN INLET MANUFACTURED BY JENSEN PRECAST (OR APPROVED EQUAL)
RIM = 617.50
IE = 615.30

INSTALL 24"x24" PRE-CAST DRAIN INLET MANUFACTURED BY JENSEN PRECAST (OR APPROVED EQUAL)

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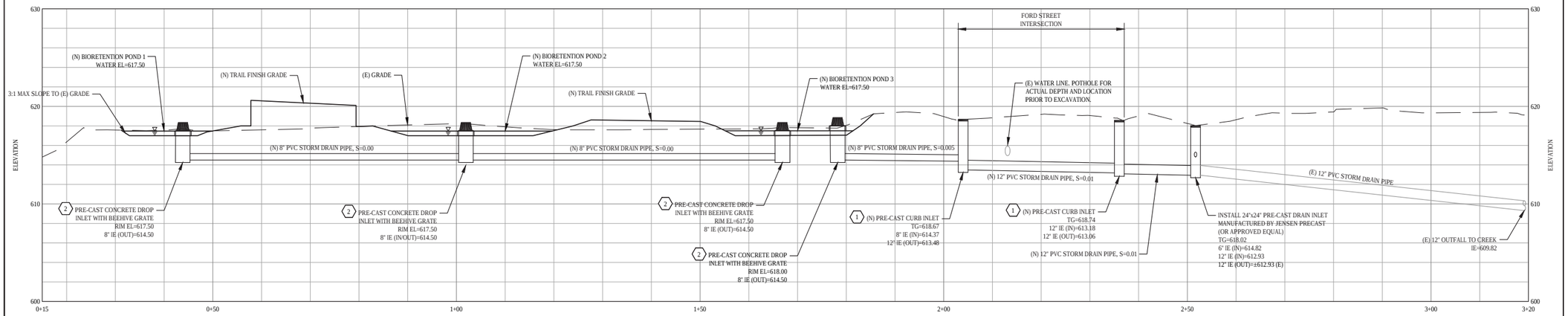
2. SEE SHEET C302 FOR BIORETENTION POND GRADING INFORMATION NOT SHOWN.

SHEET KEYNOTES

1. (N) PRE-CAST CURB INLET PER CITY OF UKIAH STANDARD DETAIL DWG 404.
2. (N) PRE-CAST DROP INLET WITH BEEHIVE GRATE. SEE DETAIL B ON SHEET C301.

1 STORM DRAIN PIPE PLAN
SCALE 1" = 10'-0"



1 STORM DRAIN PIPE PROFILE
SCALE 1" = 10'-0"

N

0 10' 20' HORIZONTAL
0 5' 10' VERTICAL

No.	Issue	Drawn	Approved	Date
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Project No. 11183508
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Sheet No. C303
Sheet 15 of 35

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→ 5. Fee Proposal

→ 5. Fee Proposal

As requested in the City of Ukiah's Request for Proposal Specification No. 21-02, the Fee Proposal has been provided in a separate email submission.

→ 6. References

Great Redwood Trail (Ukiah Rail with Trail), Phases 1 - 3

Ukiah, CA

Client

City of Ukiah, Public Works Department
Tim Eriksen, Director/City Engineer
1 707 463 6280
teriksen@cityofukiah.com

Relevant Scope Elements

Rail with Trail, environmental and engineering services, stakeholder coordination, at-grade crossings

Date

Phase 1: 2012-2013; Phase 2: 2017-2019; Phase 3: 2018-2019

Fees

Phase 1: $186,784; Phase 2: $232,960; Phase 3: $325,180

Team Members

Bill Silva, Pat Tortora, Subconsultant Alta

The challenge

The first southerly segment of the future Great Redwood Trail, this was also the first Rail-with-Trail (RWT) project to be designed and constructed in NCRA right of way in Mendocino County. GHD served as the Prime Consultant with Alta as a subconsultant on phases 2 and 3, providing a full suite of environmental, engineering, and permitting services (as well as SWPPP preparation), for a Class 1, ADA-accessible, non-motorized pathway along one (1) mile of the NCRA Railroad Corridor between Gobbi Street and Clara Avenue in the City of Ukiah.

Our response

While most the right of way is owned by the NCRA, NWP serves as the contract operator. Together, the two entities share responsibility for the safety, operation, and maintenance of the railroad segment. Since the NCRA, NWP, and the City of Ukiah have a vested interest in this project, it was critical for GHD to understand the needs of each stakeholder.

Regarding the SWPPP, GHD prepared a site-specific assessment to determine risk level, which is a function of the erosive potential of the soil and receiving water body risk during periods of soil exposure. Risk Level 2 will require sampling of stormwater for pH and sediment, and significantly more effort than a Risk Level 1 site. Risk level 3 sites may require Bioassessment studies of the receiving water

body, and active stormwater treatment systems. GHD determined Phase 1 to be Risk Level 2. GHD then prepared the SWPPP document as required for the calculated risk level, which featured site maps and water pollution control drawings, a construction site visual monitoring program, a sampling and analysis plan for non-visible pollutants, a sampling and analysis plan for pH and sediment, a construction site non-visible pollutant sampling program, selection of appropriate best management practices (BMPs) for erosion and sediment control and for construction site management, and a partial water pollution control schedule. GHD provided Notice of Intent (NOI) information suitable to initiate the waste discharge permit process using the State's Stormwater Multiple Application and Report Tracking System (SMARTS).

Construction began in 2013 with about 4,300 feet of new paved trail along the west side of the railroad tracks, encompassing three street crossings and several connections to other adjacent streets along the alignment. Because of GHD's familiarity with the design and challenges during construction, the City felt that GHD was best suited to perform construction management services.

Applicable Permits: NCRA Encroachment Permit; CPUC GO-88 Modification of Existing Rail Crossing; SWPPP; CDFW Lake or Streambed Alteration Permit; DSA Access Compliance Approval; Caltrans ATP Construction Allocation Request (which requires the listed permits.)

The outcome

This first Rail-with-Trail (RWT) project to be designed and constructed in NCRA right of way in Mendocino County garnered overwhelming community support; in addition to its inherent recreational value, it provides pedestrians and cyclists with safe access to amenities such as parks, a museum, restaurants, and a hospital.

This project received ACEC's 2021 Engineering Excellence Merit Award.

This project provides pedestrians and cyclists with safe access to amenities such as parks, a museum, restaurants, and a hospital.

Payran St. to Southpoint Blvd. Non-Motorized Pathway

Client/Reference Information

Sonoma-Marin Area Rail Transit (SMART)
John Riley, PE, Principal Engineer
5401 Old Redwood Hwy, Suite 200,
Petaluma CA 95954
D: 707.794.3070 | C: 707.478.7531
JRiley@sonomamarintrain.org

Date

July 2017-October 2019

Value

Contract: $127,000

The challenge

This project presented several project site and schedule challenges. For instance, the erection of the long-span bridge over sensitive habitat required two large cranes to lift it into place. In addition, the team assisted SMART to update the boilerplate specifications from 2006 Caltrans Standards to 2015. To find the optimal locations for the crane placements, GHD performed a siting analysis during the design stage and the additional areas were permitted for the required access.

Our response

As a subconsultant to Biggs Cardosa, GHD is an integral part of the team providing design and construction support for a 1.2-mile non-motorized pathway (NMP) segment from Payran Street to Southpoint Boulevard in Petaluma, California. This trail will provide an important pedestrian connection between East and West Petaluma and be part of SMART's larger pathway system connecting its stations to the surrounding communities.

The project team is collaborated to provide civil engineering design and construction support services for this NMP within SMART's Right of Way. The project was funded with an ATP grant and was administered through Caltrans

District 4 Local Assistance. The scope of work includes topographical survey, geotechnical studies, utility coordination, design development and full PS&E, permitting coordination, and Local Agency Funding coordination.

The Impact

The team assisted SMART in overcoming the project challenges to deliver this NMP segment, which opened to the public in October 2019.

This trail will provide an important pedestrian connection between East and West Petaluma and be part of SMART's larger pathway system connecting its stations to the surrounding communities.

Humboldt Bay Trail South (A Great Redwood Trail Segment)

Arcata to Eureka, CA

Client

Humboldt County Department of Public Works
Hank Seemann, Deputy Director - Environmental Services
1 707 268 2680
hseemann@co.humboldt.ca.us

Relevant Scope Elements

Class I multi-use trail design, biological assessment, CEQA, environmental permits, NCRA and Caltrans coordination

Date

2013 – Ongoing

Fees

$1.59 Million

Team Members

Misha Schwarz, Andrea Hilton, Josh Wolf, Matt Tolley and Bill Silva, Subconsultant Alta

The challenge

GHD has been involved with the Humboldt Bay Trail South (a segment of the Great Redwood Trail) project since 2013, selected by the Humboldt County Public Works Department to conduct a series of feasibility studies between Eureka Slough and Bracut Industrial Park on US 101 to determine the feasibility, costs and constraints of developing a multi-use trail. The project study area encompassed Caltrans facilities—entailing the south-bound shoulder, clear recovery zone, and edge of right of way along US 101—as well as the NCRA right of way, within which is a railroad prism and small levee that serves as the only barrier between US 101 and Humboldt Bay.

Our response

In order to conduct a thorough data collection process within the study area to determine all physical constraints, GHD coordinated closely with Caltrans staff to acquire all Caltrans assets within the study area and process the agency's survey data. GHD also conducted reconnaissance-level wetland and habitat surveys to determine environmental constraints and likely permitting requirements.

Next, GHD collaborated with the project's Technical Advisory Committee (TAC) to identify a range of segments, alignments and design options throughout the study area. From there, GHD analyzed these options, considering environmental impacts, cost implications and design constraints, ultimately presenting the studies' methodology and findings to the TAC and stakeholders.

With a thorough understanding of the constraints in developing future trail segments, in addition to climate change adaptation strategies in this area, GHD was contracted in 2016 by Humboldt County to move into design, providing the following services:

- Wetland and ESHA delineations
- NES/PES
- Biological Assessment
- CEQA
- NEPA
- Environmental permits
- Geotechnical investigations
- Topographic and boundary surveys
- NCRA coordination
- Caltrans coordination
- Coastal Development Permit
- GIS mapping
- Drainage study
- SWPPP
- Right-of-way evaluation
- Final Design (PS&E)

When completed, the Humboldt Bay Trail South Project will provide non-motorized (primarily pedestrian and bike) transportation and recreational access connecting the City of Eureka's Waterfront Trail (designed by GHD) to the City of Arcata's Humboldt Bay Trail North (also designed by GHD) and Arcata City Trail via a Class I multi-use trail. The project will connect to the existing Eureka Waterfront Trail, starting in Eureka along the NCRA railroad transportation corridor and will continue north towards Brainard Slough.

In addition to the proposed trail improvements between Eureka and Brainard Slough, the project extents involve cable railing installed between the existing Humboldt Bay Trail North Project and U.S. Highway 101. The project will reduce the potential for conflicts between bicyclists, pedestrians, and vehicles within the Highway 101 Corridor and increase mobility options in the communities of Arcata and Eureka.

This project will reduce the potential for conflicts between bicyclists, pedestrians, and vehicles within the Highway 101 Corridor and increase mobility options.

The Outcome

Completion of the Humboldt Bay Trail South will close a critical gap in pedestrian and bicycle transportation along the California Coastal Trail between Eureka and Arcata.

Eureka Waterfront Trail, Phases A, B & C

Client/Reference Information

City of Eureka
Miles Slattery, Parks and Recreation Director
1011 Waterfront Drive
Eureka, CA 95501
707.268.1858
mslattery@ci.eureka.ca.gov

Date

2012-2018

Value

Contract: $1M

The challenge

In addition to having great historical significance, the Eureka Waterfront is a rich ecological area with a substantial amount of natural beauty and economic potential. Since the late 1990s, the residents of Eureka have been researching opportunities to enhance this area through the development of a waterfront trail and promenade. To encourage an appreciation of the environment and history of the area, the City instituted the Eureka Waterfront Trail Project.

Our response

The Redwood Community Action Agency teamed with GHD to complete environmental compliance documents and engineering design for a Class 1, ADA Accessible, non-motorized 1-mile bicycle trail along Waterfront Drive in Eureka. Entirely in the Coastal Zone, this project aimed to enhance non-motorized/pedestrian connectivity and to increase public access to and along Eureka's Waterfront adjacent to scenic Humboldt Bay. GHD led the design and environmental teams, completing the following tasks:

- Topographic survey
- Intersection, trail, and park design
- Engineering construction documents and cost estimate
- Natural features inventory
- Analysis of environmental impacts
- Re-alignment analyses
- Corridor Phase I environmental site assessment
- CEQA Initial Study, NEPA Environmental Assessment
- California Coastal Commission CDP
- Agency coordination
- GIS mapping

GHD designed the final alignment to keep native habitat values wherever possible, avoid impacts to wetlands, and avoid impacts to special-status species. The team also identified restoration activities to enhance the project.

The Impact

GHD successfully completed the project on an accelerated schedule; all phases were completed within four months of project initiation.

This project was recognized by the American Society of Civil Engineers with the 2018 ASCE San Francisco Section Outstanding Bikeways and Trails Project of the Year Award.

This project was recognized by the American Society of Civil Engineers with the 2018 ASCE San Francisco Section Outstanding Bikeways and Trails Project of the Year Award.

Guadalupe River Trail/ Coleman Road Undercrossing

Client/Reference Information

City of San Jose
Yves Zsutty, Division Manager
408.793.5561

Date

2013 - 2017

Value

Contract: $155,000

The challenge

The City of San José has a goal of constructing 100 miles of trails by 2022. The Guadalupe River Trail – Coleman Road Undercrossing connects two segments of City trails at the intersection of Coleman Road and Almaden Expressway. Due to constraints of the existing undercrossing, footings and jurisdictional boundaries, the trail layout required the involvement of several local, state and federal agencies. GHD provided design, environmental compliance and permitting and construction support for this segment of the Guadalupe River Trail.

Our response

Since 2013, GHD has provided professional engineering services to support this goal, working on several trail segments including Thompson Creek Trail (Tully Road to Quimby Road), Thompson Creek Trail (Quimby Road to Aborn Court), Fisher Creek Trail Alignment Study, and currently the Coyote Creek Trail (Phelan Avenue to Tully Road) and Coyote Creek Trail (Brokaw Road to Union Pacific Railroad). Under the City's current on-call contract for trails, GHD moves towards the completion of the remaining 40 miles of trail design, construction and ribbon cutting. One successfully completed trail segment, completed under the previous on-call contract, which proved challenging, was the Guadalupe River Trail/ Coleman Road Undercrossing.

GHD's environmental planners coordinated early with the permitting agencies to understand concerns and work with engineering staff to develop ways to mitigate impacts. Steps taken to mitigate by design resulted in no impacts below ordinary high water and minimal impacts at and below top of bank. As a result, a Section 404 US Army Corps of Engineers permit was not required.

Key Points

- Design of 600 feet of trail under Coleman Road with multiple retaining walls
- GHD's early and proactive coordination with the permitting agencies ultimately reduced the permitting time lines.
- The winning bid came within 3% of engineering cost estimates with no change orders during construction due to the quality of the design documents.

Applicable Permits: CDFW Streambed Alteration Agreement; SF Bay RWQCB Notice of Applicability; USACE Preliminary Jurisdictional Map and Determination of no fill to jurisdictional waters

The Impact

GHD's inclusion of BMPs minimized the impacts to the "riparian" corridor to such an extent that the California Department of Fish & Wildlife Streambed Alteration Agreement was issued in near record time with no requirements to mitigate the riparian impacts.

→ 7. Exceptions

→ 7. Exceptions

GHD takes no exceptions to the City's insurance requirements nor the City's draft Professional Services Agreement in Attachment C.

→ Appendix: Resumes

GHD Principal

Matt Kennedy, PE, TE

Principal-in-Charge

Location

Santa Rosa, California

Experience

18 years

Qualifications/Accreditations

– MS, Environmental Engineering, University of Massachusetts, Amherst, MA 2003

– BS, Environmental Resources Engineering, Humboldt State University, Arcata, CA 2001

– Civil Engineer, CA #68304, OR #83450, NV #24172, NM #23032, HI #18171, GU #1337, CNMI #528

– Traffic Engineer, CA #2385

– Envision Sustainability Professional (ENV SP)

– United States Army Corps of Engineers (USACE)/Naval Facilities Engineering Systems Command (NAVFAC) Certified Design and Construction Quality Control Manager

– California Department of Transportation Resident Engineer Certification

– Construction Specifications Institute (CSI); Construction Documents Technologist (CDT)

Memberships

– American Society of Civil Engineers (ASCE); American Water Works Association (AWWA); Society of American Military Engineers

Relevance to the project

Matt Kennedy is a principal engineer with 18 years of experience in delivering a wide variety of civil infrastructure projects. Project types include water and recycled water, sewer, drainage, traffic/transportation, buildings and sustainable site development. He is adept in the management and design of multi-discipline projects with medium to large teams and numerous stakeholders and including construction management. Projects involve planning, environmental compliance, design, permitting and construction. Project elements include water tanks, wells, water transmission/distribution, sewer collection, pump stations, stormwater conveyance, Low Impact Development (LID), grading and drainage, civil site design, traffic signals, roadways, retaining walls, pedestrian and bicycle facilities, and traffic control. His experience also includes a broad range of planning, modeling and analysis capabilities, including utility master planning, hydrologic and hydraulic modeling, water and wastewater process design, traffic and parking studies, and circulation studies. He is also experienced in land surveying and construction management.

Ukiah Rail-Trail Phases 1, 2, and 3
Role: Assistant Construction Manager and Construction Engineer (Phase 1), QA/QC (Phases 2 and 3)
Client: City of Ukiah
Location: Ukiah, CA

GHD is the design engineer for three phases of a Class I trail along North Coast Railroad Authority (NCRA) Railroad Corridor in the City of Ukiah. The trail provides pedestrians and cyclists with safe access to amenities such as parks, a museum, and a hospital. The first phase was the first Rail-with-Trail project to be designed and constructed in NCRA right of way in Mendocino County. GHD provided a full suite of environmental, engineering, and permitting services, as well as Stormwater Pollution Prevention Plan (SWPPP) preparation.

Perkins Street and Orchard Avenue Intersection Improvements
Role: Traffic and Civil Engineer
Client: City of Ukiah
Location: Ukiah, CA

This project involved the design of traffic signal modifications and geometric improvements to add an additional right turn lane with a right turn overlap phase at this heavily utilized intersection near the on and off ramps for the U.S. 101 East Perkins Street interchange in Ukiah, CA. Other improvements included minor grading and storm drainage improvements, paving, striping for the new turn lane, curb, gutter, and sidewalk, and relocating signs from the demolished signal poles to the new signal poles. This project was completed in September 2009, modified in January 2012 to include federal Economic Development Administration funding requirements, and completed by 2012.

Talmage Interchange Improvements
Role: Project Manager
Client: City of Ukiah
Location: Ukiah, CA

The project involves the design of geometric modifications to the existing Caltrans-owned freeway interchange in Ukiah. The improvements are related to ongoing development of the Redwood Business Park and regional growth, specifically required to accommodate increased traffic. GHD prepared a detailed traffic impact study, biological assessment, hazardous materials assessment, and a noise study for the project in support of a CEQA EIR.

East Washington Pedestrian Crossing
Role: Traffic and Civil Engineer
Client: City of Petaluma
Location: Petaluma, CA

The purpose of the project is to enhance pedestrian visibility, crossing safety and ADA accessibility at East Washington Street on the Petaluma Ring Trail. The project includes a high-visibility overhead warning system (flashing yellow beacons and LED blankout sign), a pedestrian corral at the mid-point of the crossing, new sidewalks along East Washington Street, utility trenching, a new PG&E service, ADA curb ramps with truncated dome detectable warning panels, and striping and singing. GHD designed the new overhead warning system using standard details and equipment from Caltrans, including foundations, poles, mast arms, and one luminaire for safety lighting. New sidewalks provide connectivity for bicyclists and pedestrians between the Ring Trail on Skyranch Road and East Washington Street. The project was completed on-schedule and under budget. In additional to full design services, GHD provided construction support services during construction and worked with City staff and the contractor.

Replacement Well #4 and New Well #9
Role: Project Manager
Client: City of Ukiah
Location: Ukiah, CA

This project replaces existing and failing Well #4 with a new well, and a chlorination and control building. GHD provided related site improvements, and then constructed new Well #9. Well #4 is located on a parcel in a residential neighborhood.

Downtown Streetscape and Road Diet Project
Role: Project Manager
Client: City of Ukiah
Location: Ukiah, CA

This project includes the design of new streetscape and utility improvements along State Street from Mill Street to Henry Street, approximately 9 city blocks. The project also includes improvements on Perkins Street and Standley Street from School Street to Main Street. Specific components of the project include the following: sidewalk-widening, construction of curb ramps and bulb outs, relocation of drain inlets and pipes, construction of Low Impact Development (LID) storm water enhancement features, installation of new streetlights, and installation of street furniture. Sidewalks range in width from 8 feet to 15 feet, meet ADA accessible standards and include bulb-outs with RRFB flashing beacon at a mid-block crossing at Seminary Avenue, as well as stamped asphalt at each street intersection, intended to enhance pedestrian safety. New traffic control signal is installed at Mill Street, Perkins Street and Standley Street.

Redwood Business Park Transportation Improvements
Role: Project Manager and Construction Manager
Client: City of Ukiah
Location: Ukiah, CA

The project involves the design of improvements to an existing roadway system in a developing business park and retail area to repair a large section of under-designed and failed pavement, widen and improve roadways to accommodate increases in traffic and heavy trucks associated with planned future commercial and retail developments, and other associated improvements. Elements of the project include pavement design and roadway reconstruction, new and modified traffic signals, the addition of lanes and changes in roadway geometry, extensions of roadways and utilities, and pedestrian and bicycle improvements consistent with the City's Bicycle and Pedestrian Plan and development plan. Roadway widening improvements require coordination with PG&E for the relocation of a primary distribution power pole, and wetland delineation. Other project services include traffic analyses and planning assistance for future interchange improvements, and coordination with Caltrans. This project is currently in construction.

Transit Operations and Maintenance Facility
Role: Civil Engineer of Record
Client: Mendocino Transit Authority (MTA)
Location: Ukiah, CA

GHD provided civil, mechanical, electrical, and structural engineering design services for a new operation and maintenance building, fueling facility, bus clean detail, and related improvements, replacing MTA's existing outdated and undersized facilities. Site designs include new utility services, excavation, grading and paving, and stormwater improvements. The project required reconstruction of existing utilities to locate them within existing utility easements, removal and replacement of undocumented and unstable fill materials, and coordination with local agencies for approvals.

Pat Tortora, PE, LEED AP

Project Manager

Location

Portland, Oregon

Experience

25+ years

Qualifications/Accreditations

– BS, Civil Engineering, Oregon State University, Portland, OR 1993

– Civil Engineer, CA #80067, WA #42517, OR #50400, ID #17342, GU #1873

– LEED Accredited Professional

Membership

– American Society of Civil Engineers (ASCE)

Relevance to the project

For more than 25 years, Pat Tortora has served as a project engineer or project manager on multidisciplinary projects providing planning, design, and construction engineering solutions to communities and public agencies, both large and developing, throughout the Western US, with an emphasis on K-12 schools site design. For school districts, municipal entities, and governmental organizations throughout the Portland Metro Area, Southeast Washington, California, and Guam, Pat has overseen civil site infrastructure improvements that attend to stormwater quality concerns, utility infrastructure, pedestrian and vehicular safety measures, and sustainably minded, comprehensive sewer, water, and civil site work.

Ukiah Rail-Trail Phases 1, 2, and 3
Role: Project Manager
Client: City of Ukiah
Location: Ukiah, CA

GHD is the design engineer for three phases of a Class I trail along North Coast Railroad Authority (NCRA) Railroad Corridor in the City of Ukiah. The trail provides pedestrians and cyclists with safe access to amenities such as parks, a museum, and a hospital. The first phase was the first Rail-with-Trail project to be designed and constructed in NCRA right of way in Mendocino County. GHD provided a full suite of environmental, engineering, and permitting services, as well as Stormwater Pollution Prevention Plan (SWPPP) preparation.

Eureka Waterfront Trail, Phases A, B and C
Role: Quality Assurance/Quality Control (QA/QC) Reviewer
Client: City of Eureka
Location: Eureka, CA

Provided QA/QC oversight support for this multi-phase, multi-year planning and design project. In addition to developing construction ready Plans, Specifications, and Estimate (PS&E), GHD assisted with the Caltrans Project Approval/Environmental Documentation (PA/ED) phase, provided trail alignment analysis, and environmental compliance documents for a Class 1 segment of the non-motorized California Coastal Trail along the majority of the City of Eureka's water front. The project is primarily in the right of way of a city street and a railroad and is entirely within the California Coastal Zone. The project included wayfinding signage and interpretive signage.

Payran Street to Southpoint Boulevard Multi-Use Pathway
Role: Quality Assurance/Quality Control (QA/QC)
Client: Sonoma Marin Area Rail Transit (SMART)
Location: Petaluma, CA

Pat provided QA/QC oversight support for a 1.2-mile segment of pathway from Payran Street to Southpoint Boulevard in Petaluma, California, which will provide an important pedestrian connection between East and West Petaluma and be part of SMART's larger pathway system connecting its stations to the surrounding communities. The project's scope of work includes topographical survey, geotechnical studies, utility coordination, design development and full PS&E, permitting coordination, and Caltrans Local Agency Funding coordination.

North San Jose Trail Access and Ramp Study
Role: Civil Engineer and Construction Support
Client: City of San Jose
Location: San Jose, CA

Pat assisted in the preparation of the North San Jose Trail Access and Ramp Study to provide optimum connectivity to the Guadalupe River Trail and the Coyote Creek Trail by formalizing the location and design approach for additional access ramps. Public access ramps will be ADA accessible and bicycle friendly. The study is also intended to support a long-term relationship with the Santa Clara Valley Water District and U.S. Army Corps of Engineers for recreational trails by ensuring that public access does not unnecessarily impact the important flood control levees.

Downtown Pedestrian Connectivity Improvements
Role: Project Engineer
Client: City of Trinidad
Location: Trinidad, CA

Served as Design Engineer for the City of Trinidad's pedestrian connectivity project, which is intended to remove accessibility barriers and extend new safe and accessible pedestrian routes through the downtown area. Improvements included new accessible new sidewalks, curb ramps, driveway, and off-street parking improvements. The project is in the final design phase with constructed anticipated to begin in Spring 2021.

Main Street/SR1 Realignment
Role: Lead Civil Engineer
Client: City of Fort Bragg
Location: Fort Bragg, CA

Pat served as Project Engineer and worked on the design for the Main Street Realignment Project (between Oak Street and Pine Street). Improvements included the relocation of the existing merge/drop lanes; the addition of a bike lane; the addition of medians; the replacement of the existing cobra-head style street lights with new decorative street lights; the addition of right and left hand turn lanes at various intersections; decorative bulbouts, curb ramps, and crosswalks; and accessibility improvements to driveways and sidewalks.

Ukiah Downtown Streetscape and Road Diet, Phase 1
Role: Civil Engineer
Client: City of Ukiah
Location: Ukiah, CA

Served as Civil Engineer for this project, currently under construction, which included the design of new streetscape and utility improvements along State Street from Mill Street to Henry Street, approximately 9 city blocks. The project also includes improvements on Perkins Street and Standley Street from School Street to Main Street. Specific components of the project include the following: sidewalk-widening, construction of curb ramps and bulb outs, relocation of drain inlets and pipes, construction of Low Impact Development (LID) stormwater enhancement features, installation of new streetlights, enhanced pedestrian crossings with Rectangular Rapid Flashing Beacons (RRFB's) and stamped asphalt crosswalks, and installation of street furniture. A new traffic control signal will be installed at Mill Street, Perkins Street and Standley Street.

Transportation Improvements for Redwood Business Park
Role: Civil Engineer
Client: City of Ukiah
Location: Ukiah, CA

Pat assisted in construction submittal reviews.

Riley Creek Access Road Bridge Replacement
Role: Project Manager/Engineer
Client: US Fish & Wildlife Service
Location: Hagerman National Fish Hatchery, ID

Prepared alternatives analysis, concept design, and construction documents for the design and construction of the replacement bridge. The improvements included new access road approaching a 50-span voided concrete slab and pile supported foundation spanning over Riley Creek in at the Hagerman National Fish Hatchery.

Wapato Lake Bridge Replacement
Role: Project Manager/Engineer
Client: US Fish & Wildlife Service
Location: Wapato Lake Wildlife Refuge, OR

Prepared the alternatives analysis and concept design for four alternate locations to provide vehicular and pedestrian access to the Wapato Lake Levee. The vehicular bridge is a 91-foot-span steel girder bridge and access roads. The pedestrian bride consists of an 85-foot-span prefabricated aluminum truss bridge. Design includes new bridge designs, foundation, and levee improvements to support the new access roads.

Mendocino County Courthouse Infrastructure Project Phases 1, 2, and 3
Role: Civil Engineer
Client: County of Mendocino
Location: Ukiah, CA

Pat is currently preparing the SWPPP and process application on the State of California Water Resources Control Board Stormwater Multiple Application and Report Tracking System (SMARTS) online permitting.

Cotati-Rohnert Park Unified School District Measure C Various Projects
Role: Project Manager and Civil Engineer
Client: Cotati-Rohnert Park Unified School
Location: City of Cotati and City of Rohnert Park, CA

Served as the Civil Engineer for various campus upgrades, building additions and Modernizations. Campus upgrades involved the design of new concrete hardscape, parking areas, play areas and verifying path of travel were compliant with the California Building Code. Stormwater was install as needed for the project to be compliant with City and State regulations, new domestic water and fire lines were installed for the various additions and aging systems. The following schools were part the overall Measure C: Evergreen Elementary School, John Reed Elementary School, Lawrence Jones Middle School, Marguerite Hahn Elementary School, Monte Vista Elementary School, Rancho Cotate High School, Richard Crane Elementary School, Technology High School, Technology Middle School, Thomas Page Academy, University Elementary at La Fiesta.

GHD Principal

Bill Silva, PE, QSP/QSD

QA/QC Review

Location

Santa Rosa, California

Experience

28+ years

Qualifications/Accreditations

– BS, Civil Engineering, California State Polytechnic University, San Luis Obispo, CA 1993

– Licensed Civil Engineer, CA #C58235

– Construction Documents Technology (CDT) Certification

– Certified QSP/QSD, CA #22223

Memberships

– Member, Construction Specification Institute; Member, American Society of Civil Engineers; Member, American Public Works Association; Member, National Society of Professional Engineers; Member, South & West Area Business Association; Member, LSR XXV, Leadership Santa Rosa

Relevance to the project

With over 23 years of experience in public sector civil engineering, transportation, and pipeline design, Bill is highly skilled at CIP and Public Works project design, including: large-scale redevelopment, roadway and bridge design, railroad design, various water, sewer and storm drain projects, and a broad background in all phases of project planning and design through construction. Bill has been a County Public Works engineer, an Assistant City Engineer, and led development review services. In addition, he has managed multi-million dollar infrastructure improvement projects throughout Northern California.

The Great Redwood Trail (Ukiah Rail-Trail Phases 1 & 2)
Role: Principal-in-Charge
Client: City of Ukiah
Location: Ukiah, CA

GHD was the design engineer for a Class I trail along over two miles of the NCRA Railroad Corridor between Gobbi Street/ Clara Avenue and Commerce Drive/Talmage Road. The trail provides pedestrians and cyclists with safe access to amenities such as parks, a museum, and a hospital. This was the first Rail-with-Trail (RWT) project to be designed and constructed in NCRA right of way in Mendocino County. GHD provided a full suite of environmental, engineering and permitting services, as well as SWPPP preparation.

SMART Various Non-Motorized Pathways
Role: Principal-in-Charge
Client: SMART
Location: Sonoma County, CA

Provided oversight for the design of over 5-miles of Non-motorized pathway adjacent to active SMART rail beginning in Petaluma and ending in Santa Rosa, CA. Project included 3 bridges, numerous roadway crossings, and rail crossings. Work included collaboration with adjacent/stakeholder agencies.

Humboldt Bay Trail North (A Great Redwood Trail Segment)
Role: Principal-in-Charge
Client: City of Arcata
Location: Humboldt County, CA

As Principal-in-Charge, provided oversight for the final engineering design of a three-mile Class I trail through City, Caltrans, and railroad right of way. Improvements involving six non-motorized bridges and an at-grade trail-rail crossing. GHD's team prepared the engineering PS&E package, and coordinated design improvements to minimize environmental impacts and mitigation costs. The trail segment is part of the California Coastal Trail with much of the alignment located entirely within the California Coastal Zone.

Payran Street to Southpoint Boulevard Multi-Use Pathway
Role: Principal-in-Charge
Client: SMART
Location: Petaluma, CA

Managed design and construction support for a 1.2-mile segment of pathway from Payran Street to Southpoint Boulevard in Petaluma, California, which provided an important pedestrian connection between East and West Petaluma and be part of SMART's larger pathway system connecting its stations to the surrounding communities. The project's scope of work included topographical survey, geotechnical studies, utility coordination, design development and full PS&E, permitting coordination, and Caltrans Local Agency funding coordination.

Devlin Road Segment H and Vine Trail Extension
Role: Principal-in-Charge
Client: City of American Canyon
Location: American Canyon, CA

Responsible for overseeing all aspects of design of this roadway project through a Greenfield in the City of American Canyon. The nearly one mile-long new roadway included design of the extension of the Vine Trail, which is a multi use master-planned trail through Napa County. It also included right of way acquisition, design of a new box culvert, utility design and coordination, and LID storm water solutions, such as bio retention. The roadway cuts through areas of wetlands which required mitigations and coordination with multiple government agencies.

Eureka Waterfront Trail (A Great Redwood Trail Segment), Phase B
Role: Principal-in-Charge and QA/QC
Client: City of Eureka
Location: Eureka, CA

Oversaw the second phase of design, including construction-ready PS&Es and environmental compliance documents for a Class I segment of the non-motorized California Coastal Trail along one mile of Waterfront Drive in Eureka. The project is primarily in the right of way of a city street and a railroad and is entirely within the California Coastal Zone. Project tasks involved: topographic survey, wayfinding signage, interpretive signage, trailheads, intersection and trail design, engineering construction documents, cost estimates, natural features inventory, analysis of environmental impacts, re-alignment analyses, corridor Phase I environmental site assessment, CEQA Initial Study, stakeholder coordination, and Geographic Information System (GIS) mapping.

Coyote Creek Trail – Phelan Avenue to Tully Road
Role: Principal-in-Charge
Client: City of San Jose
Location: San Jose, CA

The 6,200-Linear-Foot (LF) trail provides critical gap closure and connectivity between two existing Coyote Creek Trail segments. The GHD team delivered plans, specifications and cost estimate and the design of retaining walls, formal trailheads, grading, utility relocation and erosion control design. The project included coordination and permitting with Santa Clara Valley Water District, Regional Water Quality Control Board, California Department of Fish and Wildlife, and USACE. Due to the site conditions, the trail extended below the 100-year flood elevations, which required an extensive hydraulic analysis to achieve a no-rise certificate. With an estimated construction completion date of 2021, the team will provide bid assistance and construction management services.

Doolittle Drive Bay Trail Segment
Role: Principal-in-Charge
Client: East Bay Regional Parks District (EBRPD)
Location: Oakland, CA

Bill provided project oversight for the design and environmental permitting for this 3,500-LF trail segment . The site has challenges as it is within the 100 year flood, a condition that will worsen with sea level rise. Numerous resource agencies are involved, including USACE, San Francisco Regional Water Quality Control Board, National Marine Fisheries Service, and Bay Conservation and Development Commission. Numerous technical reports in support of the Caltrans funding process were prepared.

Berryessa Creek Pedestrian Bridge and Bicycle Trail
Role: Project Engineer
Client: City of Milpitas/Santa Clara Valley Water District (SCVWD)
Location: Milpitas, CA

Project Engineer for the design for a pedestrian bridge and 4-mile bicycle trail, which was constructed under a cooperative agreement between SCVWD and the City of Milpitas. The trail integrates with the natural environment and provides recreation and alternative transportation benefits to businesses, schools, and neighborhoods. The trail and creek improvements feature over one mile of Caltrans Class I bicycle route through restored habitat.

Josh Wolf, PE, QSD/QSP

Agency Permitting Lead

Location

Eureka, California

Experience

17 years

Qualifications/Accreditations

– BS, Environmental Resources Engineering, Humboldt State University, Arcata, CA	2003
– Civil Engineer, CA #70358, OR #80613	
– Local Assistance Resident Engineers Academy,	March 2009 & January 2016
– Qualified SWPPP Developer/Qualified SWPPP Practitioner #00299	

Memberships

– Humboldt County Association of Governments (HCAOG), Technical Advisory Committee; City of Arcata, Transportation Safety Committee; City of Arcata, Transaction and Use Tax Committee Member; American Society of Civil Engineers (ASCE); California Stormwater Quality Association (CASQA); Caltrans' California Walk & Bike Technical Advisory Committee (CWBTAC)

Relevance to the project

Josh Wolf is a senior engineer with over 17 years of experience designing and managing a wide range of transportation infrastructure projects including both motorized and non- motorized improvements. He is an expert in leading the planning, environmental, design and construction oversight of federally-funded projects for local agencies in northern California. His project experience includes the design of public infrastructure projects that include roadway improvements, highway interchanges, intersection improvements, bicycle and pedestrian facilities, Class I trails, storm drainage improvements and stormwater treatment facilities.

Little River Trail PA/ED
Role: Project Manager
Client: Redwood Community Action Agency
Location: Westhaven, CA

Responsible for the development of the Little River Trail project. The project is a collaborative effort between the Redwood Community Action Agency (RCAA) and Caltrans District 1, intended to provide a one-mile-long Class I bike path along the west side of US Highway 101 in Humboldt County. Responsible for overseeing the environmental and preliminary design phases of work, including environmental and National Environmental Policy Act (NEPA) studies (wetland, EHSA and rare plant mapping, visual impact analysis, initial site assessment, natural environment study), California Environmental Quality Act (CEQA) documentation, topographic and right of way surveys, route selection, cost estimating, and coordination with and Caltrans oversight engineer. The Project Approval & Environmental Documentation (PA/ED) phase is funded by a California Coastal Conservancy grant.

Humboldt Bay Trail North
Role: Project Manager
Client: City of Arcata
Location: Arcata, CA

Responsible for final engineering design of a three-mile Class I trail through City, Caltrans, and railroad right of way. Improvements include six non-motorized bridges and an at-grade trail-rail crossing. Responsibilities included the preparation of the engineering PS&E package, and coordinating design improvements to minimize environmental impacts and mitigation costs. The trail segment is part of the California Coastal Trail with much of the alignment located entirely within the California Coastal Zone. Design was completed in 2016, and construction was completed in 2017. In 2018, the ASCE San Francisco Section selected the Humboldt Bay Trail North/Eureka Waterfront Trail as "Outstanding Bikeways and Trails Project".

Humboldt Bay Trail South
Role: Project Manager
Client: County of Humboldt
Location: Humboldt County, CA

The Humboldt Bay Trail South project is the final 4.2-mile-long segment of trail needed to complete the overall Humboldt Bay Trail system, linking northern Arcata to Southern Eureka. As project manager, Mr. Wolf is responsible for overseeing the environmental and design phases of work, which has included environmental and NEPA studies (wetland, EHSA and rare plant mapping, visual impact assessment, initial site assessment, sea level rise vulnerability and adaptation, natural environment study), CEQA IS/MND, topographic and right-of- way surveys, geotechnical investigations, route selection and preliminary design, cost estimating, SWPPP, drainage analysis, and

coordination with the County of Humboldt, Caltrans, and North Coast Railroad Authority (NCRA). Construction is anticipated to commence in 2022.

Eureka Waterfront Trail
Role: Project Director
Client: City of Eureka
Location: Eureka, CA

Served as Project Director for this multi-phase, multi-year planning and design project, including assisting with the Caltrans PA/ED phase, trail alignment analysis, developing construction-ready Plans, Specifications, and Estimate (PS&E), and environmental compliance documents for a Class 1 segment of the non-motorized California Coastal Trail along the majority of the City of Eureka's waterfront. The project is primarily in the right of way of a city street and a railroad and is entirely within the California Coastal Zone. Project tasks involved topographic survey, wayfinding signage, and interpretive signage.

Manila SR 255 Bike Path
Role: Project Manager
Client: County of Humboldt
Location: Humboldt County, CA

Project Manager for the development of the Manila Highway 255 Bike Path project. The project is a collaborative effort between the Humboldt County Department of Public Works and Caltrans District 1, intended to provide a one-mile-long Class I bike path along the west side of State Route (SR) 255 through the unincorporated community of Manila. The federally funded project is located entirely within the California Coastal Zone and required NEPA and CEQA clearance and numerous environmental permits. Responsible for overseeing the environmental and design phases of work, including environmental and NEPA studies (wetland, Environmental Health Site Assessment (EHSA) and rare plant mapping, visual impact analysis, initial site assessment, natural environment study), topographic and right of way surveys, route selection, engineering design, cost estimating, and coordination with the County of Humboldt and Caltrans oversight engineer.

Foster Avenue Extension and Trail
Role: Project Manager
Client: City of Arcata
Location: Arcata, CA

Provided project management for the design of this high-priority project, which significantly improved traffic circulation and non-motorized connectivity in the City. Project components included a road extension, a roundabout, LID landscaping features, and pedestrian/bicyclist safety improvements, including the extension of the Arcata Rail with Trail project from Eastern Avenue to Sunset Avenue. The project was selected as "2016 Bikeways and Trails Project of the Year" awarded by the San Francisco Section of ASCE.

US 101 Riverwalk Connectivity Study
Role: Project Manager
Client: City of Fortuna
Location: Fortuna, CA

Project Manager for the development of a planning study for bicycle, pedestrian, and traffic operational improvements to the Kenmar Road and 12th Street interchanges with US 101 in the City of Fortuna. The project identified ways to improve access to the Riverwalk area and improve safety for all users (motorized and non-motorized), improve operations, apply complete streets concepts and create an entry statement/gateway, and ready the project for next steps in project development. The study was primarily funded by a 2015 - 2016 Sustainable Communities Planning Grant awarded to the Humboldt County Association of Governments (HCAOG) and the City of Fortuna as a sub-recipient. Work also included the preparation of a Project Study Report (PSR) for the Kenmar Interchange improvements.

Safe Routes to Schools: South Fortuna Elementary
Role: Project Manager
Client: City of Fortuna
Location: Fortuna, CA

Responsible for the City of Fortuna's Safe Routes to Schools (SRTS) project that was focused on providing bicycle and pedestrian connectivity to South Fortuna Elementary School. The project includes bicycle and pedestrian improvements focused on providing a safe and continuous non-motorized route from adjacent neighborhoods to the school. The project will also improve the parking lot circulation and drop-off/pick-up areas at the school which are currently confusing and inefficient, and has led to congestion on Newburg Road and potentially unsafe conditions for students. Managing the delivery of environmental, design, and construction management services for the project. The project was constructed in summer of 2020.

Trinidad Downtown Pedestrian Connectivity Improvements
Role: Project Manager
Client: City of Trinidad
Location: Trinidad, CA

Responsible for the City of Trinidad's pedestrian connectivity project which is intended to remove accessibility barriers and extend new safe and accessible pedestrian routes through the downtown area. Improvements included new accessible new sidewalks, curb ramps, driveway and off-street parking improvements. Managing the delivery of environmental, design, and construction management services for the project, which is funded through the STIP. The Constructed is anticipated to begin in spring of 2021.

Brandon Tenney, PE, QSD/QSP

Agency Permitting Support

Location

Redding, California

Experience

14 years

Qualifications/Accreditations

– BS, Civil Engineering, California State University, Chico, CA	2007
– Civil Engineer, CA #83928	
– Qualified SWPPP Developer/Practitioner, CA #83928	

Certifications/Trainings

– Caltrans Resident Engineer Academy	2013
– National Pollutant Discharge Elimination System Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer/ Practitioner Training	2013
– Shasta College Erosion Control Best Management Practice (BMP) Summit	2015
– State and Federal Prevailing Wage Training	2010, 2016

Relevance to the project

Brandon Tenney has over 14 years of experience designing and managing the delivery of engineering projects. He has led nearly every aspect of engineering project delivery, from the planning phase, to surveying; design; Plans, Specifications, and Estimates (PS&E); construction management; and inspection services. Additionally, Brandon is experienced with all types of projects, both privately funded and local, state, and federally funded projects. His experience includes PS&E preparation, drainage and utility plans, complex traffic management and stage construction plans, profiles and super elevations, guard rail design and upgrades, and turnkey construction management and inspection services. He is also experienced with managing agency approvals, environmental requirements, and Caltrans and local assistance policies and procedures for state and federally funded projects.

Sutter County Bike Path Widening
Role: Project Engineer
Client: Sutter County
Location: Sutter County, CA

Lead designer in preparing the Plans, Specifications, and Estimates (PS&E) to widen an existing bike path to provide for additional safety of both bicyclists and pedestrians using the facility. The project included grading, base, and paving for widening on one or both sides of the existing path, including some drainage modifications, American with Disabilities Act (ADA) compliance at roadway crossings, and head wall modifications.

2013 Bikeway Improvements
Role: Design Engineer
Client: City of Shasta Lake
Location: Shasta Lake, CA

Assisted with preparation of the plans, estimates, and exhibits for the City of Shasta Lake's bikeway improvement project, which included installation of Class 2 Bikeway (bike lane) and Class 3 Bikeway (bike route) facilities along various roadway segments within the City. The work included the installation of new bikeway signing and striping on more than ten miles of major arterial roadways within the City of Shasta Lake. The project was constructed in 2013 at a construction cost of approximately $130,000.

1st Avenue Safe Routes to School Improvements
Role: Design Engineer
Client: City of Avenal
Location: Avenal, CA

Assisted with preparation of the PS&E for spot location upgrades of sidewalk and curb ramps along 1st Avenue in Avenal. Work included curb ramp construction, sidewalk conforms, and signing and striping installation adjacent to Avenal Elementary School. In addition, school zone sign upgrades were completed for a five-block area adjacent to the elementary school. The project was constructed in 2013 at a construction cost of approximately $130,000.

Cabello Avenue Safe Routes to School Improvements
Role: Design Engineer
Client: City of Shasta Lake
Location: Shasta Lake, CA

Assisted with preparation of the PS&E for half-mile of new sidewalk along Cabello Avenue in Shasta Lake. The design included roadway widening, driveway modifications, drainage improvements, utility relocations, and ADA facilities. Assisted with right of way acquisition coordination and environmental approvals. Successfully constructed in July 2012 at a construction cost of approximately $470,000.

SR 273 Bikeway
Role: Design Engineer
Client: City of Anderson
Location: Anderson, CA

Assisted with preparation of the PS&E for one+-mile-long mixed-use pedestrian and bicycle facility, along SR 273 in the City of Anderson. The project included some widening of the state highway roadways, segments with separated mixed-use path facilities, an arch culvert over an existing drainage facility, traffic signal modifications, retaining walls, and ADA compliance within the new and modified facilities. The project was successfully completed in May 2011 with a construction cost of approximately $550,000.

Montana Street Safe Routes to School Improvements
Role: Design Engineer
Client: City of Shasta Lake
Location: Shasta Lake, CA

Assisted with preparation of the PS&E for half-mile of new sidewalk along Montana Avenue in Shasta Lake. The work included roadway widening, driveway modifications, drainage improvements, utility relocations, and ADA facilities. Assisted with right of way acquisition coordination and environmental approvals. Successfully constructed in 2011 at a construction cost of approximately $540,000.

Bruce Street/Emily Drive Safe Routes to School Improvements
Role: Design Engineer
Client: City of Anderson
Location: Anderson, CA

Assisted with preparation of the grant application and project PS&E. Assisted with construction management and inspection. The project included some roadway widening, drainage modifications, driveway modifications, and ADA compliance at curb ramps and crosswalk locations. Successfully constructed in 2010 at a construction cost of approximately $430,000.

Mill Street Safe Routes to School Improvements
Role: Design Engineer
Client: City of Anderson
Location: Anderson, CA

Assisted with preparation of the grant application and project PS&E. Also assisted with construction inspection. The project included some roadway widening, drainage modifications, driveway modifications, and ADA compliance at curb ramps and crosswalk locations. Successfully constructed in 2009 at a construction cost of approximately $300,000.

Sutter County Bicycle and Pedestrian Master Plan
Role: Design Engineer
Client: Sutter County
Location: Sutter County, CA

Assisted with delivery of a countywide Bicycle Transportation Plan. Reviewed and assisted with preparation of the plan, including preparation of various exhibits and drawings.

Bicycle Transportation Master Plan
Role: Design Engineer
Client: City of Shasta Lake
Location: Shasta Lake, CA

Assisted with analysis and preparation of exhibits and data for the 2009 Bicycle Transportation Plan for citywide bicycle planning.

Jeremy Schmal, PE

Civil Design Lead

Location

Santa Rosa, California

Experience

15 years

Qualifications/Accreditations

– BS, Civil Engineering, California State University Fresno, Fresno, CA 2012

– Civil Engineer, CA #87192

Memberships

– American Society of Civil Engineers (ASCE); Association of Environmental Professionals (AEP), Central California Section, Member and Past Vice-President; Institute of Traffic Engineers (ITE)

Relevance to the project

Jeremy Schmal has over 15 years of experience in civil engineering working with the public sector. He has performed project management and project engineer duties on numerous multimillion dollar public works transportation improvement projects including roundabouts, trails, roadway widening, utility relocation, intersection improvements and traffic signals, and pedestrian improvement projects. Jeremy also has experience in construction management, where he has acted as Resident Engineer and Lead Inspector. Other experience includes traffic engineering, analysis and planning, federal aid funding, high-visibility pedestrian projects and construction and bid support.

Devlin Road Segment H and Vine Trail Extension
Role: Project Manager
Client: City of American Canyon
Location: American Canyon, CA

Responsible for managing all aspects of design of this roadway and trail project through a greenfield in the City of American Canyon. The nearly one-mile-long new roadway included design of the extension of the Vine Trail, which is a multi-use master planned trail through Napa County. It also included right of way acquisition, design of a new box culvert, utility design and coordination, and Low Impact Development (LID) stormwater solutions, such as bio-retention. The roadway cuts through areas of wetlands which required mitigations and coordination with multiple government agencies.

Ukiah Streetscape, Road Diet and Utilities
Role: Assistant Project Manager
Client: City of Ukiah
Location: Ukiah, CA

Served as Project Manager of this federally, state and locally funded project. The project includes a road diet through downtown Ukiah reducing the travel lanes, improving parking and pedestrian improvements, adding landscaping and rebuilding the roadway, for a half mile of State Street. The project also includes modification of three traffic signals and sewer and water main replacements.

Roadway Repair at Old Cazadero Road
Role: Project Manager
Client: County of Sonoma
Location: Guerneville, CA

Served as Project Manager on this slide repair project in Guerneville, CA. The project is federally funded by FEMA and consisted of repairing a roadway embankment failure in rural Sonoma County. The project included storm drainage design, roadway design and 3D modeling, as well as quantity takeoffs and construction cost estimate for the proposed civil improvements. It also included the design of a solider pile wall with tieback anchor piles under the roadway.

Lucas Valley Road Realignment
Role: Project Manager
Client: County of Marin
Location: Marin County, CA

Leading the design effort for this federally funded project in rural Marin County. Project components include constructing a CIDH soldier pile retaining wall with tie backs to correct a known slide around a tight radius curve and increasing the radius to improve safety and allow for larger vehicles to traverse this portion of the county. Other project components include drainage improvements and right of way acquisition. Design of the project is almost complete and construction went underway in 2018.

Grant Avenue Bridge Rehabilitation
Role: Project Manager
Client: City of Novato
Location: Novato, CA

Responsible for managing all aspects of this bridge rehabilitation and bridge widening project. The bridge, constructed in 1939, was listed by Caltrans as Functionally Obsolete due to scour and due to the width of the bridge did not contain pedestrian or bike facilities and was adjacent to an intersection with non-standard geometry. The project team evaluated four alternatives through the Type Selection Report and recommended modifying and armoring the existing structure, constructing a new span next to the existing bridge and reconfiguring the intersection with a more standard geometry. The final design implemented recommendations of the TSR and allowed for construction of pedestrian and bike improvements, rock slope protection to correct the scour problems with the existing structure and coordinated utility upgrades and improvements. As well as managing several subcontractors, served as lead designer and acted as the point person through the environmental permitting process. This project also includes environmental mitigation which was achieved through revegetation with native species both in Novato Creek and on its banks.

Airport Boulevard Rehabilitation
Role: Design Manager
Client: County of Napa
Location: American Canyon, CA

Responsible for oversight of the design and engineering of this roadway rehabilitation project, including the design memo and PS&E submittals. The project includes approximately 0.5 miles of full depth reclamation (FDR-C) for this four-lane roadway. The project also includes ADA compliance upgrades to multiple curb ramps and sidewalks, enhanced pedestrian markings and the addition of bike lanes. The project is adjacent to Caltrans right of way and includes detailed stage construction and traffic handling plans, as well as a Caltrans encroachment permit.

Farmersville Roundabouts Project (Federal Project No. HSIPL 5368 (0096) and CML 5368 (010)
Role: Project Engineer
Client: City of Farmersville
Location: Farmersville, CA

Responsible for the design and preparation of construction documents for this federally-funded roundabouts project, which provided for the construction of two roundabouts within state right of way, including the first roundabout at a ramp terminus in Caltrans District 6. Involved in the project from initial traffic analysis and feasibility through engineering support during construction. The design included roadway widening and realignment, retaining walls, box culvert modifications, new drainage facilities, street lighting, and landscaping. The project also included extensive staged construction and traffic management planning, right of way acquisition, utility coordination and relocation, and a Caltrans Encroachment Permit. It required coordination between the City of Farmersville, Caltrans project oversight, and the County of Tulare with the majority of the funding being supplied by the CMAQ and HSIP programs. Provided federal aid services including Caltrans Local Assistance coordination, certifications, and preparation of the E-76 award package. The project was constructed with a cost of $5.1 million. Also provided construction support throughout construction.

Healdsburg Five-Way Intersection
Role: Project Engineer
Client: City of Healdsburg
Location: Healdsburg, CA

The project included constructing a five-way roundabout, as well as extensive utility improvements. The project replaced the existing five-legged signalized intersection with a single-lane modern roundabout with an at-grade heavy rail crossing traversing through the center of the intersection. The project also replaced the sanitary sewer trunk main, water mains, storm drain and reconstructed a box culvert through the intersection. Responsible for finalizing the plans and specifications and assisting through the bid process through to contract award. Once in construction he assisted the construction manager handling design changes and clarifications, RFI's and submittals.

City Hall Campus Sidewalk Reconstruction
Role: Project Manager
Client: City of Santa Rosa
Location: Santa Rosa, CA

Responsible for this pedestrian facility improvement and reconstruction project located within a built out portion of downtown Santa Rosa. All ramps and driveways within the project area were non-ADA compliant, as well as most of the sidewalks. There were an extensive number of utility boxes and structures within the improvement areas, many of which required nonstandard designs and coordination with the utility owners. The project also included reconstruction of a portion of a parking garage to allow for compliant pedestrian facilities into the garage and across the driveway.

Fulton Road Widening PA/ED (Guerneville Road to Piner Road)
Role: Project Engineer
Client: City of Santa Rosa
Location: Santa Rosa, CA

Responsible for utilities engineering, including coordination, identification, location and relocation planning for the design phase of the widening of this major arterial roadway.

Haytham Daas, EIT

Civil Design Support

Location

Roseville, California

Experience

5 years

Qualifications/Accreditations

– BS, Civil Engineering, California State University, Sacramento, CA 2015

– Engineer-in-Training, CA #154447

Relevance to the project

Haytham Daas is our Regional Building Information Modeling (BIM) Manager and a project engineer who has been a part of designs for roadways, interchanges, complex intersections, rail crossings, and site development projects since he joined GHD in January of 2016. He works collaboratively with our staff in providing civil engineering design and traffic engineering support including feasibility studies, traffic reports, project reports, drainage reports, safety analyses, peer reviews, plan preparation, specifications, estimates, and construction support. He is an expert in assembling computer plans/exhibits using AutoCAD/Microstation software and BIM management. Haytham is well-versed in utility coordination, construction plan reviews, quantity, and cost calculations, and is knowledgeable of design codes such as the Caltrans Highway Design Manual (HDM), Americans with Disabilities Act (ADA)/Public Rights of Way Accessibility Guidelines (PROWAG), American Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide, and California Manual on Uniform Traffic Control Devices (MUTCD).

Trails

San Francisco Trail Extension on Doolittle Drive
Role: Project Engineer
Client: East Bay Regional Park District
Location: Oakland, CA

Wrote construction specifications for trail improvements plans that incorporated East Bay Regional Park District standards, Caltrans standards, and non-standard technical provisions. Performed technical review of project plans for the trail extension and improvement plan for the Doolittle Trail along the Airport Channel.

Electric Greenway Project
Role: Project Engineer
Client: City of Citrus Heights
Location: Citrus Heights, CA

Assisted with public outreach visual media such as informational videos and high-resolution 3D conceptual drawings for the proposed 2.9-mile-long bike trail that would connect residences, retail centers, city parks, and public schools in the City of Citrus Heights and Sacramento County. The project involves coordination between various subconsultants, City, County, two park districts, and Sacramento Municipal Utility District (SMUD).

SMART Trail Project
Role: Project Engineer
Client: Sonoma-Marin Area Regional Transport (SMART)
Location: Sonoma County, CA

Designed trail, retaining walls, drainage systems, and at-grade crossings for the proposed six-mile-long bike trail adjacent to the SMART mainline in the City of Petaluma, City of Penngrove, and Sonoma County.

Roundabouts

First Street and Second Street Roundabouts along California Boulevard ICE and PS&E
Role: Project Engineer
Client: City of Napa
Location: Napa, CA

Assisted with the 60%, 90%, 100%, and final PS&E preparation and engineer review for three roundabouts. Performed hydraulic analysis of proposed storm drain system. Design support for the project report, design drawings, estimates, utility relocations, and right of way acquisition.

S) 116/SR 121 Roundabout Intersection Improvements
Role: Project Engineer
Client: Parsons Transportation Group
Location: Sonoma County, CA

Modeled the improvements in 3D as basis for design. Set American with Disabilities Act (ADA) grades and ensured proper over-land drainage. Coordinated with multiple subconsultants to provide quality product to client.

SR 99/Eaton Road Roundabout Highway Safety Improvement Program (HSIP), Roundabout PS&E
Role: Project Engineer
Client: City of Chico
Location: Chico, CA

Modeled proposed improvements in 3D, which is used as basis of design. Graded SR 99 on-ramps and off-ramps to Caltrans Highway Design Manual criteria, including super elevation rates and grade breaks.

Windsor River Road/Windsor Road Roundabout
Role: Project Engineer
Client: Town of Windsor
Location: Windsor, CA

Provided roundabout concepts for at-grade road and rail intersection. Considered single-track alternative and double track alternative. Balanced design requirements of rail authority with Town's design parameters while maintaining safe roundabout design principles.

Soscol Ferry Road and Highway 12 Roundabouts
Role: Design Engineer
Client: Napa Valley Transportation Agency
Location: Napa, CA

Assisted with plan production, stage construction, traffic handling, and quantities for a dual-roundabout interchange off Highway 12.

Roadway/Corridor

East Joiner Parkway and Twelve Bridges Drive Pavement Rehabilitation
Role: Project Engineer
Client: City of Lincoln
Location: Lincoln, CA

Prepared PS&E package with project bidding support for the rehabilitation of East Joiner/Joiner Parkway between the south city limits and Jorgenson Drive/Twelve Bridges Drive, from Industrial Avenue to Stoneridge Boulevard.

Costco Wholesale on Bonnyview Road
Role: Project Engineer
Client: Costco Wholesale
Location: Redding, CA

Set horizontal geometry for 2020 improvements and future 2040 improvements. Provided signal and roundabout alternatives for design years. Generated cost estimates on intersection-by-intersection basis and divided costs to direct developer costs versus fair share cost.

New Fire Station 1 and Big Gun Quarry Entrance Intersection Design and Site Plan
Role: Project Engineer
Client: City of Rocklin
Location: Rocklin, CA

Assisting with the preliminary engineering, studies and reports, and roadway sections of earthwork for a new entrance for a fire station and the Big Gun Quarry entrance. Designed access road to new Quarry Adventure Park, including the park's parking lots and site work for a new fire station adjacent to the park.

Complete Streets/Multimodal

Main Street/Shenandoah Road Safe Routes to School Active Transportation Program Grant Application Assistance and PS&E
Role: Project Engineer
Client: City of Plymouth
Location: Plymouth, CA

Designed the sidewalk improvements and assisted with the probable cost and 65% PS&E preparation for a Safe Routes to School plan that involves an elementary and charter school.

La Quinta Village Complete Street, a Road Diet Project
Role: Project Engineer
Client: City of La Quinta
Location: La Quinta, CA

Assisted with preliminary estimates and design for three complete street corridors that will have five roundabouts and several road diet improvements consisting of five roundabouts, water quality infrastructure, pedestrian and bicycle facilities and landscape/beautification elements.

Grant Applications

Complete Street/Road Diet ATP Application
Role: Design Engineer
Client: City of La Quinta
Location: La Quinta, CA

Assisted with preliminary estimates, design for inclusion in the successful Active Transportation Plan (ATP) grant application, and project PS&E. The grant application covers three complete street corridors includes five roundabouts, a road diet, and various pedestrian crossing improvements. The preliminary analysis and design assisted the City to acquire ATP grant funding.

Safety

SR 49 Multimodal Corridor Study
Role: Project Engineer
Client: Nevada County Transportation Commission
Location: Nevada City, CA

[Analyzed SR 49 corridor in Nevada City for pedestrian and bicycle safety concerns. Designed viable alternatives for interim improvements and ultimate improvements including multi-use pathways, roundabouts, and advance warning features.

Kat Harvey, PE, QSD/QSP

Stormwater/LID

Location

Santa Rosa, California

Experience

9 years

Qualifications/Accreditations

– BS, Civil Engineering, California Polytechnic State University, San Luis Obispo, CA 2010

– Civil Engineer, CA #84798

– Qualified SWPPP Practitioner, SWPPP Developer, and Industrial SWPPP Practitioner #25793

Relevance to the project

Kat Harvey's attention to detail and organizational skills give clients confidence that their project will stay on track for schedule and budget. She has nine years of experience in transportation design, land development, stormwater permitting and design, and Stormwater Pollution Prevention Plan (SWPPP) development. Kat has acted as a project manager and project engineer on numerous large public works improvement and private sector projects. She enjoys finding innovative solutions, utilizing the latest technological advances for clients to keep up with ever changing regulations.

Fulton Road Widening
Role: Assistant Project Manager, Lead Civil Engineer
Client: City of Santa Rosa
Location: Santa Rosa, CA

Responsible for managing all aspects of this road widening project of this major arterial, including leading team members through design and coordinating deliverables with City staff. Also responsible for the production of construction documents, including Plans, Specifications, and Estimating (PS&E) and the design of the Low Impact Development (LID) improvements. This project incorporated road widening for approximately one mile of Fulton Road through partially built-out areas, utilizing as much existing infrastructure as possible, and the addition of ADA compliant sidewalks and pedestrian ramps. The project also included the extension of a box culvert, several retaining walls and right of way acquisition.

Fulton Rd Rule 20A Improvements
Role: Project Manager
Client: City of Santa Rosa
Location: Santa Rosa, CA

Responsible for coordination with the City of Santa Rosa, PG&E, and the on-site contractor during the undergrounding of PG&E's existing facilities. Coordinated with the contractor to locate the proposed PG&E improvements to verify no conflict with the future improvements for the City of Santa Rosa widening project.

Sonoma County ADA Signalized Intersections Phase II Project
Role: Project Manager
Client: County of Sonoma
Location: Santa Rosa, CA

Responsible for developing construction documents to bring existing non-compliant ADA ramps throughout the County into compliance. The project included ramps at nine intersections that all had unique challenges. Along with the design of the hardscape of the ramps, the traffic signals were modified to meet Accessible Pedestrian Signal (APS) and California Building Code requirements.

Hot Cherry Mill Slide Repair
Role: Project Manager
Client: County of Sonoma
Location: Cloverdale, CA

Responsible for these roadway repair projects and was responsible for the preparation of type selection reports and multiple design alternatives for roadway repairs. The reports included hydraulic analysis and drainage feature design and sizing to ensure these areas would not be susceptible to future slides. Due to right of way constraints all alternatives include proposed retaining walls.

Sutter Street Extension
Role: Assistant Project Manager
Client: City of Jackson
Location: Jackson, CA

Responsible for assisting in managing the design team and coordinating with the environmental, structural, and survey team to analyze multiple roadway alternatives and produce a recommendation memorandum. The design site contained widespread contamination from previous mining activity, as well as protected wetlands that had to be avoided with the proposed designs.

Ukiah Streetscape and Road Diet, Phase 1
Role: Project Engineer
Client: City of Ukiah
Location: Ukiah, CA

Responsible for design support of this roadway project, design of the LID and drainage features. As part of the LID design, responsible for ensuring compliance with the State MS4 Phase I permit. The project included a road diet through Downtown Ukiah, reducing the travel lanes, improving parking and pedestrian improvements, adding landscaping, and rebuilding the roadway, which includes sections of old concrete Highway 101 for a half mile of State Street. The project also included modification of three traffic signals and sewer and water main replacements.

Devlin Road Segment H and Vine Trail Extension
Role: Project Engineer, Lead Designer
Client: City of American Canyon
Location: American Canyon, CA

Responsible for design of the roadway project through a greenfield in the City of American Canyon. The nearly one-mile-long new roadway included design of the extension of the Vine Trail, which is a multi-use, master-planned trail through Napa County. It also included right of way acquisition, design of a new box culvert, utility design and coordination, and LID stormwater solutions, such as bioretention. The roadway cuts through areas of wetlands which required mitigations and coordination with multiple government agencies.

Stockrest Springs Roundabout
Role: Project Engineer
Client: Town of Truckee
Location: Truckee, CA

Responsible for the design of the storm drain and LID features and preparation of the associated calculations for the PS&E, which includes modifying the intersection into a roundabout with pedestrian and bicycle facilities, water quality features, underground drainage facilities, and utility coordination.

Windsor River Road/Windsor Road Intersection Improvements and Multi-Use Path Connector |
Role: Project Engineer
Client: Town of Windsor
Location: Windsor, CA

Responsible for design of the LID improvements and coordination with the Regional Water Quality Control Board to establish criteria for design exceptions and offset measures for stormwater compliance. The project involves redesign of an existing signalized intersection into a four-leg roundabout, as well as improvements to wet and dry utilities. The project will be required to comply with current stormwater regulations under the State's MS4 Phase I permit.

Grant Avenue Bridge Rehabilitation
Role: Project Engineer
Client: City of Novato
Location: Novato, CA

Responsible for preparation of Construction documents, specifications, and cost estimating (PS&E) for this bridge rehabilitation and bridge widening project. The project team evaluated four alternatives through the Type Selection Report and recommended modifying and armoring the existing structure, constructing a new span next to the existing bridge and reconfiguring the intersection with a more standard geometry. The final design implemented recommendations of the TSR and allowed for construction of pedestrian and bike improvements, rock slope protection to correct the scour problems with the existing structure, and coordinated utility upgrades and improvements. This project also includes environmental mitigation which was achieved through revegetation with native species both in Novato Creek and on its banks.

Development Review
Role: Project Manager
Client: Town of Windsor
Location: Windsor, CA

Responsible for coordination with the Town of Windsor to complete review of submitted improvement plans, stormwater (LID) reports, and WELO plans. Review of plans included confirming compliance with local and state regulations and standards.

2019 Street Rehabilitation
Role: Project Manager
Client: City of Sonoma
Location: Sonoma, CA

Responsible for coordination with the City of Sonoma and management of staff to develop Construction Documents for pavement rehabilitation of two street segments within the City limits. The project included an initial site visit, during which data was collected and then used to evaluate pavement condition and provide rehabilitation method recommendations.

Frank Penry, PE, TE, PTOE

Traffic/CPUC Coordination

Location

Santa Rosa, California

Experience

25 years

Qualifications/Accreditations

– BS, Civil Engineering 1996

Memberships

– Past President SF Bay Section, Institute of Transportation Engineers (ITE); Past President Redwood Empire Branch, American Society of Civil Engineers (ASCE); Registered Traffic Engineers of America (RTEA)

Relevance to the project

A registered traffic engineer and civil engineer with certification as a professional traffic operations engineer, Frank Penry has 25-years of experience in transportation planning and traffic engineering design. He has managed numerous transportation studies and design projects over the years, from small development impact studies to major roadway improvements. Frank has served as the City Traffic Engineer for the Cities of Petaluma, Cotati, Sonoma, Windsor, and Fortuna, providing the administration and development of Municipal Traffic Engineering Programs. He is well-versed in a wide range of traffic engineering design standards and encroachment requirements, traffic signals, roundabouts, traffic calming and streetscapes, construction traffic handling, detour, and control plans for a variety of civil engineering projects. His experience includes traffic operations, traffic signal timing and design, Intelligent Transportation Systems (ITS), Transit Signal Priority (TSP), feasibility studies; environmental studies and documents; roadway and intersection design; signing and striping design; and traffic control plans.

Ukiah Streetscape and Road Diet, Phase 1
Role: Traffic Engineering Lead
Client: City of Ukiah
Location: Ukiah, CA

Responsible for traffic engineering for this federally, state and locally funded project includes a road diet through downtown. The project reduced travel lanes, improving parking and pedestrian improvements, added landscaping and rebuilding the roadway.

Mendocino Council of Governments Rail with Trail Corridor Plan
Role: Senior Traffic Engineer
Client: Mendocino Council of Governments
Location: Ukiah, CA

Responsible for coordination and preliminary engineering design of trail crossings adjacent to railroad grade crossings. Developments of planned future improvements were coordinated with engineering design standards and probable future grade crossing improvements.

Town of Windsor Conde Lane/Johnson Street Pedestrian Enhancements
Role: Project Manager
Client: Town of Windsor
Location: Windsor, CA

Responsible for leading design of signing, striping, lighting, and an enhanced pedestrian crosswalk using RRFB at the realigned intersection of Johnson Street and Conde Lane in the Town of Windsor. The project will realign Conde Lane and remove all-way stop control to reduce delay and increase traffic flow between two adjacent traffic signals. The all-way stop control is currently a "T" intersection with traffic signals on two adjacent legs; morning and afternoon peak traffic from a nearby elementary school backs up from the stop controls to either signal. The project requires coordinating among the Town, the design team, and neighborhood stakeholders to build consensus for the final design.

City of Ukiah Clay Street At-Grade Crossing CPUC Application
Role: Traffic Engineer
Client: City of Ukiah
Location: Ukiah, CA

Responsible for coordination and preliminary engineering design of vehicle and pedestrian/bicycle at-grade railroad crossing and application to CPUC under Rule 3.7 “Public Road across Railroad.” Application resulted in decision authorizing the City to construct a new at-grade crossing.

Eureka Waterfront Trail
Role: Project Traffic Engineer
Client: City of Eureka, Redwood Coast Action Agency
Location: Eureka, CA

Responsible for traffic engineering of the project alternatives analysis, public outreach, and development of environmental compliance documents and engineering design for a Class 1, ADA accessible, non-motorized one-mile bicycle trail along Waterfront Drive in Eureka to serve as a portion of the California Coastal Trail network. The project included topographic survey, natural features inventory, analysis of environmental impacts, re-alignment analyses, and intersection and trail alternative development and final design.

East Washington Pedestrian Crossing
Role: Project Manager
Client: City of Petaluma
Location: Petaluma, CA

Responsible for transportation planning and traffic engineering of roadway and warning signal improvements to facilitate pedestrian safety at East Washington Street and the Urban Ring Trail. Included in the project was a new pedestrian-activated enhanced flashing crosswalk, pedestrian refuge area, pedestrian corral, ADA curb ramps, and vehicle channelization improvements. Served on staff at the City when the project was originally identified by the City as a high priority location for an enhanced crossing to alert drivers of pedestrian and bicycle cross traffic.

Jennings Avenue Bicycle and Pedestrian Crossing EIR
Role: Traffic Engineer
Client: City of Santa Rosa
Location: Santa Rosa, CA

Served as Traffic Engineer responsible for the development of the TIA and the associated Transportation Section of the EIR. The project was a result of a closure of an informal at-grade crossing per California Public Utilities Commission (CPUC) requirements under SMART operations. The analysis reviewed operational impacts associated with closing one of three potential at-grade crossings to retain the Jennings Ave pedestrian and bicycle at-grade crossing or provide a new overcrossing.

Railroad At-Grade Crossing Design and Implementation Services
Role: Senior Project Engineer
Client: North Coast Rail Authority (NCRA)
Location: Petaluma, CA

Responsible for the design of railroad at-grade crossing improvements across the SMART right of way at both East Washington Street and D Street for operation of freight trains by the North Western Pacific Railroad (NWPR) for NCRA. Project included analysis, engineering design, construction observation, pre-emption equipment development and implementation, and close coordination of operation with follow-up visits.

City of Arcata Rail-with-Trail Connectivity
Role: Project Traffic Engineer
Client: City of Arcata
Location: Arcata, CA

Responsible for coordination and preliminary engineering design of trail crossings adjacent to railroad at-grade railroad crossings. Developments of planned future improvements were coordinated with engineering design standards and probable future grade crossing improvements. Evaluated vehicle and pedestrian/bicycle interactions at trailheads, road crossings, and bike lanes along City streets for a siting study and public involvement process, environmental analysis, and engineering design for a Class 1, ADA-accessible, non-motorized five-mile bicycle trail.

Initial Operating Segment (IOS) At-Grade Crossing Improvements
Role: Senior Traffic Engineer
Client: SMART
Location: CA

Currently provides on-call traffic engineering service to SMART, which includes analysis, engineering design, construction observation, pre-emption equipment development & implementation, for the Initial Operating Segments (IOS). Work included jurisdictional coordination and railroad at-grade crossing diagnostic reviews from Guerneville Station to Marin County Civic Center.

SMART Windsor Rail Extension
Role: Project Manager
Client: Sonoma County, Town of Windsor
Location: Sonoma County, CA

Served as Project Manager providing civil and traffic engineering services to SMART for a three-mile railroad extension and parallel bicycle-pedestrian path along the publicly owned Northwestern Pacific Railroad right-of-way. Work included analysis, engineering design, diagnostic, supplemental safety measures, and pre-emption equipment development, for the extension project. Provided jurisdictional coordination and railroad at-grade crossing diagnostic reviews for all at-grade crossing within the extension.

Byung Lee, PE, TE

Traffic/CPUC Coordination

Location

Santa Rosa, California

Experience

15 years

Qualifications/Accreditations

– MS, Civil & Environmental Engineering, University of California, Berkeley, CA 1999

– Civil Engineer, CA, #90221

– Traffic Engineer, CA #2908

Membership

– Institute of Transportation Engineers, Bay Area Section

Relevance to the project

Byung Lee is registered as both traffic engineer and civil engineer in the state of California. He has over 15 years of experience providing traffic operations, traffic engineering design, and Intelligent Transportation System (ITS) engineering design for projects throughout the State. His experience covers a wide range of project types including signal design, lighting design, signing and striping plans, traffic operations, and safety analyses. Byung has extensive hands-on experience in traffic operations/micro simulation models, including Synchro, SimTraffic, and VISSIM.

California High-Speed Rail Initial Construction Segment 1
Role: Project Engineer
Client: TPZP Joint Venture
Location: Fresno, CA

Responsible for traffic signal modifications, temporary signals, and new signalized intersection improvements for this project, which includes 70 locations in the City of Fresno, and 19 miles of street lighting for 40 corridors within the project limits. The project also requires planning level signal warrant analysis for another 15 intersections and additional streetlight and signal designs, as required. Byung will also design interim and permanent ITS improvements to fiber optic facilities, wireless broadband radio, Changeable Message Signs (CMS), flashing beacons, intersection safety lighting, and vehicle priority systems within the City of Fresno and Caltrans right of way.

Mission Bay Project
Role: Traffic Engineer
Client: San Francisco Municipal Transportation Agency
Location: San Francisco, CA

Responsible for designing or modifying a total of 24 signals and preparing signing and pavement delineation for 34 city blocks, as well as a roundabout at Mission Bay Drive and Berry Street. Also designed or modified three traffic signals and provided signing and pavement delineation including a two-way cycle track in Blocks 29-32, the location of the new Golden State Warriors Arena. The 24 traffic signals include those along The Light Rail Transit (LRT) line on 3rd and 4th Streets, which require a signal priority system for the light rail trains. There are also at-grade Caltrain rail transit crossings at two intersections and three I-280 Caltrans signals. Byung coordinated the design of signals, intersection geometries, and the LRT signal priority system with several city, state, and regional agencies.

Dublin Kaiser Traffic Signal Modification
Role: Traffic Engineer
Client: Kaiser Permanente
Location: Dublin, CA

Responsible for modifying traffic signals for a new Kaiser hospital in Dublin. The traffic signal design includes preparing the required signal modification plans, signing/striping plans, specifications, and engineer's construction costs.

East Bay Bus Rapid Transit (BRT)
Role: Project Engineer
Client: Alameda-Contra Costa Transit District Transit
Location: Oakland, CA; San Leandro, CA

Served as Project Engineer to construct 33 raised-platform stations and dedicated bus lanes along the 9.5-mile International Boulevard corridor between downtown Oakland and the San Leandro Bay Area Rapid Transit (BART) station. Prepared PS&E for signing and striping and provided Maintenance-of-Traffic design schematics and schedule for project construction. Refined BRT station locations, pedestrian access to the stations, temporary relocation of bus stops, and traffic detours during the construction period.

Shattuck Avenue Improvements and Pedestrian Safety
Role: Traffic Engineer
Client: City of Berkeley
Location: Berkeley, CA

Served as Traffic Engineer for the Shattuck Avenue Reconfiguration project. The project consists of modifying traffic signals at four intersections: Center/Shattuck, University/Shattuck, Addison/Shattuck, and Allston/Shattuck. The project will convert the three-block segment of western/southbound Shattuck Avenue into a two-way street, and the eastern/northbound segment into a minor street for local traffic. The final design plans have been submitted and CHS Consulting Group will participate in the upcoming construction phase.

Oakland-Alameda Freeway Access Project Approval/ Environmental Document (PA/ED)
Role: Project Engineer
Client: Alameda County Transportation Commission
Location: Oakland, CA; Alameda, CA

Responsible for technical analyses for surface roadways that required extensive SYNCHRO and SimTraffic simulation model validation and calibration. Numerous detailed operations analyses were performed to test viability of changes in circulation patterns and connections for alternatives in the project vicinity to reduce impacts in Oakland's Chinatown. The traffic analysis included nine on- and off-ramps, 15 intersections, and five mainline segments.

Clement Avenue Complete Street
Role: Project Manager
Client: City of Alameda
Location: Alameda, CA

Responsible for preparing traffic signal modification to include bike signals; rectangular rapid flashing beacons; and Plans, Specifications, and Estimates (PS&E).

King & Southbound I-680 Off-Ramp Traffic Signal Design Rehabilitation
Role: Project Manager
Client: City of San Jose
Location: San Jose, CA

Responsible for preparing a safety analysis and signal design PS&E with the goal of reducing frequent damage and crash potential at the intersection. The plans are being prepared in accordance with City of San Jose and Caltrans standards.

BART North Berkeley Station Bicycle and Pedestrian Improvement Project
Role: Project Engineer
Client: City of Berkeley
Location: Berkeley, CA

Responsible for the design of traffic circulation around the North Berkeley BART Station, including vehicular, pedestrian, and bicycle circulation surrounding the station as well as within the parking lot. This also included a bicycle trail and cycle track connection into the BART parking lot.

Steve Burns, PE, SE, ME, LEED AP

Structural

Location

Santa Rosa, California

Experience

30 years

Qualifications/Accreditations

– MS, Structural Engineering, University of California, Berkeley, CA, 1991

– BS, Engineering, San Francisco State University, San Francisco, CA, 1980

– Civil Engineer, CA #51369

– Structural Engineer, CA #4229

– Mechanical Engineer, CA #26600

Qualifications/Accreditations

– Leadership in Energy and Environmental Design Accredited Professional (LEED AP), US Green Building Council

– Construction Documents Technologist (CSI)

Membership

– Structural Engineers Association of Northern California

Relevance to the project

Steve Burns is a professional engineer with over 30 years of experience in the design and analysis of building, civil, and bridge structures. Steve has extensive experience with structural design, both new construction and repair/retrofit. In the building industry, he has performed new building design, as well as seismic retrofit for concrete, steel, masonry, and wood structures.

Coyote Creek Trail – Brokaw Road to Union Pacific Railroad
Role: Senior Structural Engineer
Client: City of San Jose
Location: San Jose, CA

As Senior Structural Engineer, provided design of the structural features of this approximately one-quarter-mile-long multipurpose trail, which included retaining walls, guard rails and trail canopy structures. The trail is 12 feet wide and composed of asphalt concrete pavement with two-foot-wide compacted virgin base rock shoulders. The majority of the trail is on top of the existing levee or creek bank. A unique feature of the trail is that it passes beneath an existing railroad trestle. This necessitated the design of a canopy to protect trail users from falling debris that may be caused by a passing train. The canopy design was composed of steel incorporating a metal deck and tube steel structure, which included access hatches so that the train trestle could be inspected from below on top of the canopy. Additionally, the canopy was supported from one side of the trail only so it would not interfere with the view. Steve also designed conventional cast-in-place concrete retaining walls to support earth cut sections along the trail way.

Jennings Avenue Pedestrian Crossing
Role: Senior Structural Engineer
Client: City of Santa Rosa
Location: Santa Rosa, CA

As Senior Structural Engineer designed a pedestrian bridge to span 40 feet over the Smart Train rail crossing. To meet Americans with Disabilities Act (ADA) requirements the bridge contained multiple spans to achieve the required height for the crossing. The bridge consisted of prestressed concrete planks spanning between cast-in-place concrete bent columns supported on a cast-in-place concrete pile foundation system.

Repair of Nathanson Creek Retaining Wall
Role: Senior Structural Engineer
Client: City of Sonoma
Location: Sonoma, CA

As Senior Structural Engineer, investigated cause and designed repairs for a failing unmortared stacked rock retaining wall for the City of Sonoma, California. Retaining wall retained approximately 10 feet of earth, as well as the south side of Napa Street. Wall extended for over 60 feet along Napa Street adjacent to downtown Sonoma and was observed to be sliding into the creek. The concern was that it would eventually fail destroying a section of Napa Street.

241 Plant Road
Role: Senior Structural Engineer
Client: Mendocino Transit Authority
Location: Ukiah, CA

As Senior Structural Engineer, designed a maintenance facility, fuel storage pad with canopy and detail canopy for TLCD Architecture. The single-story maintenance facility with a mezzanine measured 76 feet by 170 feet. Its superstructure was

composed of steel moment frames supporting a metal roof deck utilizing a tension tie rod braced diaphragm. The roof was composed of metal decking supported by open web steel joists. Surrounding the perimeter of the building was a 10-foot-tall cantilever masonry wall. The fuel storage pad with canopy measured 44 feet by 52 feet. The canopy was composed of ordinary steel moment frames. The clean detail canopy measured 16 feet by 30 feet and was tie rod braced.

Hill Road Bridge
Role: Senior Structural Engineer
Client: County of Mendocino
Location: Mendocino County, CA

As Senior Structural Engineer designed foundations for a steel truss type bridge to replace an existing aging steel truss bridge built circa 1925. The project was funded from a grant from the Federal Highway Administration's Highway Bridge Program. The existing bridge met the eligibility requirements for replacement since it was rated "Structurally Deficient," having a sufficiency rating less than 50. The project was unique in that on one end of the bridge the abutment had to be designed using the Caltrans guidelines for liquefaction induced lateral spreading. The design lateral spread soil movement was 60 inches and the crust layer thickness were 17 feet thick over a 12-foot liquefiable layer.

Stony Point Road Widening
Role: [Role]
Client: City of Santa Rosa
Location: Santa Rosa, CA

As Senior Structural Engineer, modified an existing box culvert on Stony Point Road at Roseland Creek, Santa Rosa, California. Modifications included the inclusion of a new box culvert running parallel and adjacent to the existing, extension of the existing culvert to assist in road widening, wing wall design and miscellaneous retaining wall design. Modifications were made in accordance with the AASHTO LRFD bridge design specifications, sixth edition, with California amendments and Caltrans standard details.

Healdsburg Roundabout
Role: Senior Structural Engineer
Client: City of Santa Rosa
Location: Santa Rosa, CA

As Senior Structural Engineer, designed retaining walls and culvert replacements for the City of Healdsburg, CA. The culvert measured 104-feet in length by 10-feet in width by 14-feet in depth and extended under a roundabout. The retaining walls measured 56-feet in length and retained up to 12.5-feet of retained earth on both sides of a creek after exiting from the afore mentioned culvert. All structures were cast-in-place concrete designed in accordance with the 2013 California Building Code. Connections of the culvert to an existing culvert and various light pole foundation were also designed.

Fulton Road Widening Guerneville Road to Piner Road
Role: Senior Structural Engineer
Client: City of Santa Rosa
Location: Santa Rosa, CA

As Senior Structural Engineer, designed four retaining walls for the City of Santa Rosa. Three of the designs were unique in that in order to eliminate the need for excavating large quantities of soil and disrupting the existing roadway behind the wall during construction these walls were designed supported on cast-in-place concrete piles and functioned somewhat like a soldier pile wall. One 98-foot segment was designed as a conventional concrete retaining wall. The total length of walls was approximately 530 feet. The maximum retained earth height was 18 feet. A box culvert with transition segments one through the wall and the other to an existing junction box was also designed.

Stony Point Road Widening
Role: Senior Structural Engineer
Client: City of Santa Rosa
Location: Santa Rosa, CA

As Senior Structural Engineer, designed a culvert extension and various retaining walls for the Stony Point Road Widening project. Culvert extensions were designed for both a new precast concrete culvert and for extending an existing cast-in-place concrete culvert. Retaining walls were conventional cast-in-place retaining walls supporting up to nine feet of retained earth with vehicle and earthquake surcharges. Culvert headwalls were also designed.

Pine Flat Road
Role: Lead Structural Engineer
Client: City of Santa Rosa
Location: Santa Rosa, CA

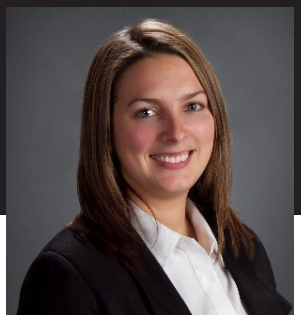
As Lead Structural Engineer, supervised the design of an emergency repair for a portion of bear canyon road that had sloughed away during a winter storm. Repair consisted of the design of a solder pile retaining wall. Soldier piles were made from W14x61 wide flange elements cantilevering from cast-in-drilled hole concrete piers. Lagging was composed of precast reinforced beam elements. Design was performed in accordance with the 2013 California Building Code.

Windsor River Road Pavement Repair
Role: Senior Structural Engineer
Client: City of Windsor
Location: Windsor, CA

As Senior Structural Engineer, designed a retaining wall to support a portion of Windsor River Road that was sloughing away, Windsor, California. Repair consisted of the design of a solder pile retaining wall. Soldier piles were made from HP12x53 wide flange elements cantilevering from cast-in-drilled hole concrete piers. Lagging was composed of precast reinforced beam elements. Design was performed in accordance with the 2013 California Building Code.

Stephanie Gould, PE

Structural



Location

Eureka, California

Experience

10 years

Qualifications/Accreditations

– BS, Civil Engineering, California State University, Chico, CA 2009

Relevance to the project

Stephanie is a civil engineer with eleven years of experience on structural and transportation projects involving retaining wall design, bridge/culvert design, fish passage structure design, building renovation structural design, hydraulic design and roadway design. Her professional area of focus is structural, retaining wall and bridge engineering, having designed several retaining walls and vehicular and pedestrian bridge sub- and super structures, concrete fish passage structures, and seismic and shear wall analyses of building rehabilitations. Mrs. Gould also has experience in civil site design including grading and earthwork/geotechnical design and she has experience in the design of water quality storm water systems, including the development of SWPPP and SWFP documents for various transportation projects. She is fluent in AutoCAD/Civil 3D, MSEW, Shoring Suite, and Enercalc.

Eureka Waterfront Trail Project, Phases A and C
Role: Project Engineer
Client: City of Eureka
Location: Eureka, CA

Structural design of bridge abutments and wingwalls for pedestrian bridges as well as boardwalk helical piles.

Storm Damage Repairs Briceland Thorne Road at PM 3.08
Role: Project Engineer
Client: County of Humboldt Department of Public Works
Location: Eureka, CA

Structural design of 22' tall soldier pile retaining wall with ground anchors. Performed structural calculations using Shoring Suite and Enercalc software, drafted plans using AutoCAD/Civil 3D, and wrote specifications.

Storm Damage Repairs Mattole Road at PM 13.67
Role: Project Engineer
Client: County of Humboldt Department of Public Works
Location: Eureka, CA

Structural design of soldier pile retaining wall with anchor piles and precast concrete lagging. Performed structural calculations using Shoring Suite and Enercalc software, drafted plans using AutoCAD/Civil 3D, and wrote specifications.

Storm Damage Repairs Mattole Road at PM 42.76
Role: Project Engineer
Client: County of Humboldt Department of Public Works
Location: Eureka, CA

Structure design of 20' tall welded wire mechanically stabilized earth (MSE) retaining wall. The wall was used as a permanent traffic-supported wall for a county road. Duties include performing local external stability and internal pullout and rupture stability calculations utilizing MSEW software, drafted plans using AutoCAD/Civil 3D, and specifications.

Lower Alameda Creek Fish Passage Improvement
Role: Project Engineer
Client: Alameda County Water District
Location: Fremont, CA

Structural design, as part of a structural team, complex, large-scale fish ladder/water intake structure. Performed structural calculations for reinforced concrete earth retaining structures, sheet pile retaining walls, structural steel appurtenances, catwalk beam sizing, and soil anchor tiebacks.

Jameson Creek Fish Passage Improvement
Role: Project Engineer
Client: City of Fortuna
Location: Fortuna, CA

Structural design and observation of reinforced concrete head/wing wall structures for the replacement of an existing CMP culvert with a precast box culvert to improve fish passage and aquatic habitat. Performed structural calculations, drafted plans using AutoCAD/Civil 3D, and wrote specifications.

Hillside & Rohner Creeks Minor Flood Control Improvements
Role: Project Engineer
Client: City of Fortuna
Location: Fortuna, CA

Structural design of several head/wing wall structures for the replacement of three (3) large steel arch culverts with aluminum structural plate pipe arch culvert to reduce wide-spread flooding and improve fish passage and aquatic habitat. The soils at the site were deemed corrosive so we had to work concurrently with corrosion engineers to incorporate measures to prolong the life of the concrete and culvert material.

Hillside Stabilization
Role: Project Engineer
Client: Big Rock Community Services
Location: Hiouchi, CA

Project engineer for the replacement and relocation of the town of Hiouchi's water storage tank. Designed foundations for structures, and soil nail retaining wall. Duties included structural design for the soil nail wall and foundations, developed the project technical specifications for the civil and structural project elements, and drafted the civil and structural plans.

Dominie & Rowdy Creek Fish Passage Improvement
Role: Project Engineer
Client: Tolowa Dee-Ni' Nation
Location: Smith River, CA

Worked on the design of a fish passage/creek improvement project. The project included several retaining wall structures, drilled piers, soil anchors, concrete fish ladder structures, and bridge stabilization of a demolished apron.

Bear Gulch Upper Division Fish Passage
Role: Project Engineer
Client: CalWater
Location: Woodside, CA

Structural design of a fish ladder/water intake structure that includes running structural calculations for earth retaining structures, drilled piers, calculating soil bearing pressures and interpreting geotechnical report to design a fully stable structure to resist strong seismic events given the location of the project is just one-half mile from the San Andreas Fault.

Kernen Construction Bridge Projects
Role: Project Engineer
Client: Kernen Construction
Location: Humboldt County, CA

Structural design and observation of numerous single lane, steel wide-flange girder precast concrete deck bridges fabricated by Kernen Construction. Several project have involved stream crossing work performed in conjunction with the USDA's Natural Resources Conservation Service.

Wastewater Treatment and Disposal System – Utility Infrastructure Replacement Seismic Strengthening
Role: Project Engineer
Client: College of the Redwoods
Location: Eureka, CA

Structural design of concrete structures for new wastewater system at a local community college that included a septic tank, recirculation tank, recirculating gravel filter, and a CMU maintenance building. Design included cast-in-place reinforced concrete underground walls for various structures.

Martin Slough Habitat Enhancement
Role: Project Engineer
Client: RCAA
Location: Eureka, CA

Structural design for a slough crossing that included sheet pile retaining walls and a precast, prestressed slab bridge.

Richard Maddock, PLS

Survey Lead

Location

Santa Rosa, California

Experience

20 years

Qualifications/Accreditations

– Professional Land Surveyor, CA #8131

– Solano Community College

Relevance to the project

Richard Maddock is a California registered professional land surveyor. He has over 20 years of experience in all aspects of land surveying. He is an experienced party chief working on projects varying from winery construction staking to subdivisions. With the budget and time line in mind he delivers a superior product for the client. In the field he will be the Party Chief of the primary survey crew. Being the Party Chief will provide him with first-hand knowledge of the site, the condition of the existing monuments and other important information critical to producing an accurate survey performance areas.

OBAG Project: 5039 (023) Safe Routes to School, Phase 2
Role: Land Surveyor
Client: City of Cloverdale
Location: Cloverdale, CA

This is a federally funded project that includes pedestrian pathway and sidewalk gap closures, ADA curb ramps, restriping for Class II bike lanes, including green markings. The project included preparation of legal plats and descriptions for new sidewalk easements for the project, coordinating with the City's right-of-way agent for acquisition of real property rights and assistance with the right of way certification for the project. In addition, GHD prepared the NEPA technical studies for the project for the project NEPA document and prepared the request for authorization and PS&E submittal for construction spending authorization.

Petaluma Complete Streets Project (STPL 5022(055)
Role: Land Surveyor
Client: City of Petaluma
Location: Petaluma, CA

This is a federally funded project, which limits include approximately 4,500 linear feet of Lakeville Street and East D Street, two heavily traveled arterials within the City. The project will rehabilitate the existing pavement section, reconstructed pedestrian curb ramps for ADA compliance, provide high visibility cross walks and/or rectangular rapid flashing beacons at pedestrian crossings, and incorporate Class II bike lines or shared lanes throughout the project limits.

Napa Road Rehabilitation Project (STPL-5114(017)
Role: Land Surveyor
Client: City of Sonoma
Location: Sonoma, CA

This is a federally funded project with limits include approximately 2,700 linear feet of Napa Road, an arterial roadway within the City. The project will rehabilitate the existing pavement section, reconstruct pedestrian curb ramps for ADA compliance and reconfigure the roadway for Class II bike lanes or shared lanes throughout the project limits. GHD provided full Federal Aid services to the project, including Caltrans Local Assistance coordination, field review, PES, NEPA technical studies, utility work, right-of-way certification and preparation of federal authorization for construction.

Stony Point Road Reconstruction and Widening (Phase 2)
Role: Land Surveyor
Client: City of Santa Rosa
Location: Santa Rosa, CA

The project included the design of traffic signal modifications and new traffic signal system designs at six locations for preparation of construction plans, specifications and estimate. The project included one new complete traffic signal system, two new RRFB installations mid-block pedestrian crossings, and modification of three existing traffic signal systems due to roadway widening and upgrades for ADA compliance. The Stony Point corridor utilize 2070 traffic controllers with SCATS traffic system programming. Mid-block pedestrian crossings were designed with pedestrian refuge islands for compliance with the

California Manual on Uniform Traffic Control Devices. Other design items include use of City standard video detection for limit line and intermediate detection and other provisions designed to meet the City Traffic Standards.

On-Call Engineering and Development Review Services
Role: Land Surveyor
Client: City of Sonoma
Location: Sonoma, CA

Richard provided map checking and survey services as needed for various assignments. GHD provided City engineering and development services for the City Public Works Department. Services included development plan review and final map review. Developments were residential and commercial.

On-Call Engineering and Development Review Services
Role: Land Surveyor
Client: City of Rio Dell
Location: Rio Dell, CA

GHD has served as Rio Dell's Contract City Engineer and engineering support staff for over 15 years. Richard has provided map checking and land survey services for review of proposed developments including subdivisions, lot line adjustments, and annexations, for compliance with the subdivision map act, and the City's subdivision and grading ordinances.

Eastside Trunk Sewer Phase 2
Role: Land Surveyor
Client: City of Rohnert Park
Location: Rohnert Park, CA

Land Surveyor for the completion of the design documents for $10 million 10,000-linear foot, 18- and 24-inch diameter PVC sanitary sewer main project.

Recycled Water Expansion Project
Role: Land Surveyor
Client: North Marin Water District
Location: Marin County, CA

Land Surveyor and Project Manager for surveying, right-of-way mapping, and field survey of the alignment to expand the North Service Area of their Recycled Water Project.

Sewer Interceptor/Outfall
Role: Land Surveyor
Client: City of Rohnert Park
Location: Rohnert Park, CA

Land Surveyor for the predesign and design for this 3.5-mile, 27-inch diameter, HDPE sewer force main. The pipeline is aligned through habitat areas for the California Tiger Salamander and vernal pool areas. This $8.5 million pipeline was constructed on a fast-track schedule and was just operational when the City experienced a 100-year storm event, avoiding potentially significant SSOs.

Napa River Park
Role: Land Surveyor
Client: City of Napa
Location: Napa, CA

Provided survey for this project using Lieca GPS and Lieca 1203 Total Station to map the upland and river bottom for design and pre-dredge earthwork calculations. Produced all in compassing map of the uplands and waterways including utilities and structures along top of bank for slope analysis.

San Francisco Marina Yacht Harbor
Role: Land Surveyor
Client: San Francisco Recreation and Parks
Location: San Francisco, CA

Provided survey for this project using Lieca GPS and Lieca 1203 Total Station to map the marina and harbor bottom for design and pre-dredge earthwork calculations.

Felix Creek Fish Passage and Dam Repair/Removal Project
Role: Land Surveyor
Client: City of Hopland
Location: Hopland, CA

Provided survey for this project using Leica GPS and Leica 1203 Total Station to provide topographical mapping for design of Fish Passage channel improvements. Detail topographic map verifying culvert design for hydraulic analysis.

Nathensen Creek Drainage Study
Role: Land Surveyor
Client: City of Sonoma
Location: Sonoma, CA

Provided survey for this project using Lieca GPS and Lieca 1203 Total Station to map the creek cross sections and uplands for the drainage study for the City of Sonoma.

Redwood Creek Drainage Study
Role: Land Surveyor
Client: Napa County
Location: Napa, CA

Provided survey for this project using Lieca GPS and Lieca 1203 Total Station to map the creek cross sections and uplands for the drainage study for the County of Napa.

San Anselmo Culvert Fish Passage Project
Role: Land Surveyor
Client: County of Marin,
Location: Marin, CA

Provided survey for this project using Leica GPS and Leica 1203 Total Station to provide topographical mapping for design of Fish Passage channel improvements. Detail topographic map verifying culvert design for hydraulic analysis.

Brian Howard, PLS

Survey Support

Location

Redding, California

Experience

35 years

Qualifications/Accreditations

– BS, Survey and Photogrammetry, California State University, Fresno, CA	1986
– AS, Engineering, College of the Siskiyous, Weed, CA	1982
– Professional Land Surveyor, CA #7250	

Membership

– California Land Surveyor Association

Relevance to the project

Brian manages the firm's Northern California surveying projects and supervises surveyors, scheduling field and office personnel. Throughout his over 35-year career, he has performed surveying and right of way engineering on a full range of surveying projects, serving as project manager and party chief. Brian has extensive experience with topographic, boundary, and construction surveying, as well as expertise with geodetic and photogrammetric control, hydrographic surveying, optical tooling and monitoring surveys. He has surveyed in all types of environments from the highly industrial settings of chemical plants, steel mills, and oil refineries to remote areas staking slide repairs and establishing boundary lines; including work in the vast majority of California's counties. Brian also has additional surveying experience in Nevada, Oregon, and Hawaii.

El Dorado Trail Project, Segments 1 & 2
Role: Surveyor
Client: City of Placerville
Location: Placerville, CA

Provided the topographic survey of proposed bicycle and pedestrian trail route along an old railroad grade. Resolved and mapped the right of way to avoid the need to acquire additional real property rights. The completed project added two missing segments of the El Dorado Trail system to provide key connections of the trail to historic downtown Placerville. The multi-use trail provides the community with public health, economic, and transportation benefits, as well as an increase of community pride and identity. The first segment was from Ray Lawyer Drive to Main Street and was constructed along an existing railroad right of way. The second segment was in the downtown area from Clay Street to Bedford Avenue adjacent to Hangtown Creek/US 50 interchange and required coordination with adjacent projects to ensure the designs conformed to each other.

E. Ninth Street Public Infrastructure Replacement
Role: Surveyor
Client: City of Lincoln
Location: Lincoln, CA

Prepared the topographic and right of way survey base for the design and PS&E of complete streets that include water/sewer improvements, street improvements, and sidewalks. Provided the boundary resolution, drafting/mapping, field surveying, topographic and right of way surveys, project control, utility investigation and evaluation, utility mapping, and utility coordination.

County Road 55 (Pencil Road) Topographic Survey
Role: Surveyor
Client: Modoc County
Location: Modoc County, CA

Prepared a topographic survey map of Pencil Road from SR 299 to Modoc National Forest boundary (four miles) using GPS to establish geodetic control and Real-Time Kinematic (RTK) field surveying. The map included all natural and man-made features within the right of way and a Digital Terrain Model (DTM).

Lassen National Park Road Reconstruction Road Widening and Slide Repair
Role: Surveyor
Client: Shasta, Tehama and Lassen Counties
Location: Shasta, Tehama and Lassen Counties, CA

Establish control, construction staking and topographic mapping at several park road locations. Roadway reconstruction at Sulpher Works, a stacked wall at a turn out, and slide repair all along Highway 89 through the park. Performed work in environmentally sensitive areas and provided slope staking in rugged terrain.

Beckwith and Westside Road Reconstruction
Role: Surveyor
Client: AEC Incorporated
Location: Calaveras County, CA

Performed the topographic survey, right of way resolution, and construction staking for two miles of this six-mile county road. Determined the locations of deeded and prescriptive rights of way.

Bear Creek at Pinnacles National Park
Role: Surveyor
Client: TL Peterson Construction
Location: San Benito County, CA

Provided the topographic mapping and layout of rock wall. Located existing features and prepared constructability drawings for a wire basket rock wall along Bear Creek at the park headquarters. Set grade stakes for the construction of the wall.

Wawona Road Tunnel Preservation at Yosemite National Park
Role: Surveyor
Client: T.L. Peterson Construction
Location: Mariposa County, CA

Responsible for tunnel construction exhibits to include cross-sections and drainage details. Data acquisition included topographic surveying and roadway deflections. Provided construction staking following field engineering determinations.

Electric Greenway Design and Environmental Services
Role: Surveyor
Client: City of Citrus Heights
Location: Citrus Heights, CA

Performed all surveys and base mapping required for the engineering, detailed design, conform requirements to existing topography, and infrastructure design of the three-mile trail project. Surveying and mapping included establishing a datum; setting vertical and horizontal control; drone based aerial photography and LiDAR mapping; detailed topographic and boundary surveys, and right of way determination. The mapping product was a digital base map with surface, digital rectified orthophotograph, and boundary lines. Project control and mapping met the Caltrans Orders of Survey Accuracy at a mapping scale of 1" = 20' and a one-foot contour interval. Aerial photography and mapping were accomplished with the use of a drone. Information gathered was used to map the route of the proposed trail and provide a scaled photograph as an overlay. Recorded map and deed data was compiled, and sufficient monuments were located to create a land net base map.

Land Park Water Meter Retrofit Survey
Role: Surveyor
Client: City of Sacramento
Location: Sacramento, CA

Prepared project control and the topographic survey. Performed the topographic surveying of 72,000 lineal feet of residential streets to support the City's design of a water meter retrofit project. Survey limits included all natural and man-made features to a line five feet beyond the back of the sidewalks on both sides of every street.

Trinity Knolls Water System Improvements
Role: Surveyor
Client: Water Works Engineers
Location: Trinity Center, CA

Performed the field and office work to complete the design-level topographic survey and mapping of the existing storage tanks site, set and survey project control sufficient for ground surveys and design level mapping along existing/proposed water pipeline, set semi-permanent survey control points suitable for future construction, well inspection and design, locate all of the existing improvements within the mapping limits, and prepare a topographic base mapping at a scale of 1"=20' with one-foot contours. The project included the boundary of the reservoir parcel and access road from Placer Drive.

Water Treatment Plant and Storage Tank Topographic Survey for Design
Role: Surveyor
Client: Lewiston Valley Water Company
Location: Lewiston, CA

Topographic surveying and right of way engineering for Lewiston Valley Water Company and involved in the preparation of boundary and topographic surveys, prepared legal descriptions and exhibits for easements, and right of way field checking for topographic mapping.

Shasta Lake Wastewater Treatment Plant Improvements Projects
Role: Surveyor
Client: City of Shasta Lake
Location: Shasta Lake, CA

Provided the topographic surveying of entire wastewater treatment facility to assist with the design of expansion facilities and numerous upgrades. Survey included determining the hydraulic profile of the plant system.

Jackie Bohannon

Survey Support

Location

Redding, CA

Experience

20 years

Qualifications/Accreditations

– AS, Mechanical Drafting, Pueblo Community College, Pueblo, CO	1991
– Surveying Certificate, Pueblo Community College, Pueblo, CO	

Relevance to the project

Jacqueline Bohannon is a lead survey technician and drafter. She has over 20 years of experience in legal descriptions, topographic mapping, monumentation, records of survey, right of way exhibits, public utility and temporary construction easements, and calculation of the points for construction staking for civil engineering, surveying, and engineering design on roadway, interchanges, roundabouts, residential, and commercial/office facilities projects for public agencies and private projects throughout Northern California. At the start of each project, she performs the project deed research, confirms property boundaries, prepares the necessary calculations, performs all field preparation duties, and confirms all aspects of the work to be provided.

Complete Street/Multimodal

Lowden Park Trail Right of Way and Surveying
Role: Survey Technician
Client: Trinity County
Location: Trinity County, CA

Assisted with the right of way engineering services and boundary surveys for the stand-alone bicycle and pedestrian trail in and adjacent to the park. The right of way engineering included boundary surveying, preparation of legal descriptions and plats, monumentation, and filing a Record of Survey.

2012 El Dorado Trail Project, Segments 1 & 2
Role: Survey Technician
Client: City of Placerville
Location: Placerville, CA

Assisted with the topographic survey of proposed bicycle and pedestrian trail route along an old railroad grade. Resolved and mapped the right of way to avoid the need to acquire additional real property rights.

Other Projects

- Survey Technician | Coyote Creek Trail (Phelan to Tully) Design and Construction | City of San Jose | San Jose, CA
- Survey Technician | Modoc Trail | T. L. Peterson | Modoc County, CA
- Survey Technician | Buenaventura Ten Bridges Trail Bridge Replacement | City of Redding | Redding, CA

Roadway

E. Ninth Street Public Infrastructure Replacement
Role: Survey Technician
Client: City of Lincoln
Location: Lincoln, CA

Prepared the topographic and right of way survey base for the design and PS&E of complete streets that include water/sewer improvements, street improvements, and sidewalks. Assisted with the boundary resolution, drafting/mapping, topographic and right of way surveys, project control, utility investigation and evaluation, utility mapping, and utility coordination.

Lance Gulch Road Right of Way Engineering & Construction Staking
Role: Survey Technician
Client: City of Weaverville
Location: Weaverville/Trinity County, CA

Assisted with the right of way engineering for the acquisition of property for the project. Services included boundary surveying, preparation of legal descriptions and plats, monumentation, and filing a Record of Survey. Subsequently awarded the contract to provide construction staking services for the County and completed Phases 1 and 2 for a new road alignment to join SR 3 and SR 299 (1.5 miles).

Avenue 54 Widening Project
Role: Survey Technician
Client: AEC, Incorporated
Location: Riverside County, CA

Assisted with the topographic and right of way surveying for new median and widening of Avenue 54 bordering and accessing the Augustine Indian Reservation in Riverside County.

Beckwith and Westside Road Reconstruction
Role: Survey Technician
Client: AEC, Incorporated
Location: Sierra County, CA

Assisted with the topographic survey, right of way resolution, and construction staking for two miles of this six-mile-long county road. Determined the locations of deeded and prescriptive rights of way.

Bethel Church Collyer Drive Campus
Role: Survey Technician
Client: Bethel Church
Location: Redding, CA

Assisted the preparation and processing of the easement support, line plat and legal, and the easement plat and legal.

Cascade Boulevard Realignment at Pine Grove Avenue
Role: Survey Technician
Client: City of Shasta Lake
Location: Shasta Lake, CA

Assisted with the topographic survey and right of way engineering services for a new roadway alignment that included designated bike paths in the road.

O'Byrnes Ferry Road/Duchess Drive Left Turn-Lane Modification
Role: Survey Technician
Client: Calaveras County
Location: Calaveras County, CA

Conducted the topographic and boundary surveys for an intersection improvement project. Established project control using GPS, resolved right of way location, and prepared a legal description and plat for acquisition of additional right of way.

South Street and Deschutes Road Paving
Role: Survey Technician
Client: City of Anderson
Location: Anderson, CA

Provided topographic survey and right of way engineering services. The project provided for improved intermodal transportation along a two-mile corridor.

Interchange

I-5/Balls Ferry Road State Transportation Improvement Program
Role: Survey Technician
Client: City of Anderson
Location: Anderson, CA

Assisted with the Caltrans oversight, right of way surveys and control, as-built surveys, construction staking, research of road records, field topographic survey, and prepared Topographic Map for this multi-task project providing consultant services from project inception to construction management.

SR 132/Bird Road Interchange Construction Support
Role: Survey Technician
Client: San Joaquin County
Location: San Joaquin County, CA

Performed topographic mapping. Pertinent property lines, rights of way, and easements were resolved and incorporated into the base mapping along with the topographic mapping. In support of right of way acquisition and utility relocations, an appraisal map was prepared delineating existing properties and easements and proposed acquisitions in a Caltrans approved format. Prepared all the legal descriptions and plats for the proposed acquisitions and quit claims for existing easements of relocated facilities.

SR 99/Cartmill Avenue Interchange PSR and PA/ED
Role: Survey Technician
Client: City of Tulare
Location: Tulare, CA

Performed the preparation of the base mapping and right of way acquisitions. Topographic mapping was prepared by integrating ground surveys into the aerial base mapping, resolved existing rights of way, and property lines/easements. Base mapping was prepared by integrating the topographic mapping with resolved property data. Prepared legal descriptions and plats for proposed right of way acquisitions, utility easements, other easements, and quit claims of existing easements of relocated utilities. Prepared appraisal maps and recorded right of way maps and a Record of Survey.

SR 99/C Street/Central Galt Interchange Survey Services
Role: Survey Technician
Client: City of Galt
Location: Galt, CA

Boundary resolution and right of way engineering. Set centerline and right of way monuments, provided a right of way record map to Caltrans and prepared a Record of Survey. Performed as-built surveys, field topographic survey, research of road records, Caltrans oversight, topographic mapping preparation, right of way surveys and control, legal descriptions, right of way map, monumentation, and construction staking.

Harrison Hummel, Part 107 UAV Pilot

Aerial Drone Survey

Location

Eureka, California

Experience

11 years

Qualifications/Accreditations

– GIS Certificate Program, Humboldt State University, Arcata, CA; Course, Part 107 Pilot

Memberships

– Humboldt County Unmanned Aircraft Systems Advisory Committee; Esri GIS Users, North Coast GIS Users Group

Relevance to the project

Harrison Hummel has 11 years of experience following industry standards and best practices for collecting, managing, and analysis of GIS spatial data. He can create meaningful and accurate maps and reports that enable clients to visually interpret complex spatial questions for a wide variety of different projects. As a Part 107 UAV Pilot, he carries a primary focus on producing survey grade deliverables and botanical mapping products that can aid in mitigation planning and monitoring. Harrison strives to provide simple solutions for complex problems by utilizing advanced geospatial technologies.

City of Willits Rail to Trail Aerial Survey
Role: UAV Pilot, GIS Technician
Client: City of Willits
Location: Willits, CA

Responsible for capturing video and still imagery along the rail corridor in the City of Willits. Data was used to evaluate the existing conditions of the rail and to help identify areas of concern. High resolution 3D models of main culverts and bridge crossing were generated to assist in the evaluation and design of the trail within the project area.

Bradshaw Terminal Renewable by Rail
Role: UAV Pilot, GIS Technician
Client: Bradshaw
Location: Sacramento, CA

Responsible for creating and executing a UAV mission to capture high resolution aerial imagery of the rail terminal. Data was processed in Pix4D photogrammetric software where high resolution orthorectified georeferenced aerial mosaic and a 3D Digital Elevation Model (DEM) were created for the project site.

Bakers Medowfoam Mapping
Role: UAV Pilot, GIS Technician
Client: Caltrans
Location: Willits, CA

Responsible for mapping the extent of Bakers Medowfoam within mitigation areas for the Caltrans Willits Bypass project. Tasked with flying 2,000 acres and mapping the extent and change of Bakers Medowfoam in a five-year period. Red, Green, and Blue (RGB) and multi-spectral sensors were used to acquire high-resolution aerial imagery of the project area. The imagery was then processed in Pix4D Photogrammetric software to create an ortho-mosaic. ArcGIS was then used to analyze the ortho-mosaic datasets to map out the extent of the Bakers Medowfoam. A combination of heads up digitizing and image classification tools using ArcMap is being used to map and calculate density within the Willits Valley.

Gravel Bar Extraction Surveys & Monitoring
Role: UAV Pilot, GIS Technician
Client: Randall Sand and Gravey
Location: Garberville, CA

Responsible for mapping pre and post extraction conditions in the Mad River. A UAV was used to acquire high-resolution aerial images of the project and extraction areas. Ortho-mosaics and Digital Elevation Models (DEM's) were generated from the aerial imagery in Pix4D. The DEM was imported into Virtual Surveyor where vegetation was removed, and a high-resolution Triangular Irregular Networks (TIN) was generated for export into AutoCAD. AutoCAD was used to grade a designed extraction surface and an estimated volume was calculated. After gravel extraction post extraction conditions were recorded using the UAV, as well as on the ground surveying. This data was once again brought into AutoCAD where a final volume was calculated by comparing the pre and post extraction surfaces. Traditionally this type of monitoring and calculation was accomplished with the use of traditional survey methods. The UAV decreased the amount of field effort necessary and resulted in a higher resolution dataset than traditional methods.

City of Blue Lake Asset Management System
Role: UAV Pilot, GIS Technician
Client: City of Blue Lake
Location: Blue Lake, CA

The City of Blue Lake lacks the financial assets and technical expertise to adopt and implement a turn-key asset management system. The customized asset management system was developed with ArcGIS, Google Earth, and free Android and iOS smartphone applications. The smartphone-based apps allow non-technical maintenance staff to collect spatially rich data about infrastructure while preforming installation and maintenance of critical municipal assets. Once the data is collected, it is then uploaded to a centralized server where it is processed using various ArcGIS models to create geo-databases, which are then imported into Google Earth as an easy-to-use low-cost GIS. This system was designed to cheaply and effectively give maintenance and city staff access to both historical and current infrastructure within the City of Blue Lake without having to make the financial investment of both software and hardware technologies.

Spartina Image Classification
Role: UAV Pilot, GIS Technician
Client: Caltrans
Location: Eureka, CA

Responsible for developing a flight plan that would efficiently and safely map Indian Island in Humboldt Bay. Both high-resolution RGB imagery and Multispectral Imagery was collected during the UAV mission over Indian Island. The imagery was processed in Pix4D where ortho-mosaics and digital elevation models were generated. The aerial imagery was analyzed in ArcGIS using the Image Classification tools with a combination of isolating potential habitats based on elevation profiles on the ground.

Eelgrass Image Analysis
Role: UAV Pilot, GIS Technician
Client: Coast Sea Foods
Location: Humboldt Bay, CA

Responsible for developing a UAV as a remote sensing platform to take high-resolution aerial images of the extent and distribution of sensitive Eelgrass Habitat in Humboldt Bay. These photos are critical to show the distribution of Eelgrass in relation to existing and proposed Oyster Farming operating in Humboldt Bay. A combination of heads up digitizing and image classification using ArcGIS is being used to map and calculate Eelgrass density in the Bay.

Watershed Delineation
Role: GIS Technician
Client: Dark Gluch
Location: Mendocino County, CA

Responsible for taking field survey and aerial surveys to create a geodatabase of all the sensitive plant communities in the harbor area. This information was used by the construction crew to ensure that the habitat was not disturbed or destroyed. A geodatabase and map were produced from the data.

Sensitive Habitat Communities Delineation
Role: GIS Technician
Client: Noyo Harbor
Location: Mendocino County, CA

Responsible for taking field survey and aerial surveys to create a geodatabase of all the sensitive plant communities in the harbor area. This information was used by the construction crew to ensure that the habitat was not disturbed or destroyed. A geodatabase and map were produced from the data.

Geotechnical Evaluation of Landslide
Role: GIS Technician
Client: PG&E
Location: Trinity County, CA

Responsible for surface analysis from a LIDAR data set in which the total volume of earth was determined from a specific mass wasting event. A detailed hill shade was produced from the raw LIDAR data.

Rick Guggiana, EE, LEED AP

Electrical Lead

Location

Santa Rosa, California

Experience

30 years

Qualifications/Accreditations

- BS, Electrical Engineering Technology, California State Polytechnic University, Pomona, CA, 1983
- Electrical Engineer, CA #15580, AZ, #34069, CO #34471, IL #062-053426, TX #86009, WA #36259
- Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP), US Green Building Council
- Construction Documents Technologist (CSI)

Membership

- Institute of Electrical and Electronics Engineers

Relevance to the project

Richard (Rick) Guggiana is a licensed electrical engineer with over 30 years of experience in the electrical, controls, and instrumentation fields, for federal, military, municipal, and private industrial clients. He has extensive experience with water treatment, storage, and pumping systems, wastewater collection and treatment systems, pumping controls, Supervisory Control and Data Acquisition (SCADA) systems, low and medium-voltage power generation, microgrids, and waterfront electrical distribution. Rick has led large-scale coordination and arc flash studies, desk-top radio path modeling, photometric analyses, forensic studies, feasibility studies, condition assessments, construction cost estimates, and engineering services during construction. He has also written design-build Requests for Proposal (RFP's) and has served as the client's representative, as well has served as the lead electrical engineer on contractor-led design-build teams.

Ukiah Downtown Streetscape Project
Role: Electrical Engineer
Client: City of Ukiah
Location: Ukiah, CA

Designed electrical distribution and street lighting for project to improve a one-third-mile long section of roadway through the center of town. Scope included photometric analysis, selection of luminaires, and circuiting of pole-mounted receptacles for seasonal decorations. Coordinated with City's electrical utility to select suitable service points for each block so that service disconnection points were very close to any poles that required maintenance.

Redding Downtown Streets Circulation Project
Role: Electrical Engineer
Client: City of Redding
Location: Redding, CA

Designed electrical distribution for a downtown streetscape project. The project includes low-voltage tree well lighting integrated with the tree well gratings, tree well receptacles, receptacle pedestals, overhead catenary lighting, and monument sign lighting. Electrical service points were coordinated with the City's electrical utility department.

Finnie Flat Road Sidewalks and Landscaping
Role: Electrical Engineer
Client: Arizona Department of Transportation
Location: Camp Verde, AZ

Designed electrical distribution and street lighting for project to improve a half-mile-long section of roadway through the center of town. Scope included coordination of new electrical service from the utility, photometric analysis, selection of luminaires, and circuiting of pole-mounted receptacles for seasonal decorations.

Pedestrian Mall
Role: Electrical Engineer
Client: US Naval Facilities Engineering Command Southwest
Location: Naval Construction Battalion Center - Port Hueneme, CA

Designed electrical distribution for outdoor plaza area incorporating street lighting, traffic signals, general area lighting, tree up-lighting, electrical receptacles for vendor use and pump vault for a central water feature.

Cloverdale Plaza
Role: Electrical Engineer
Client: City of Cloverdale
Location: Cloverdale, CA

Designed electrical distribution for plaza in the downtown redevelopment area. Site includes general area lighting, stage lighting, and electrical receptacles for vendor and entertainer use.

Cloverdale Boulevard Redesign
Role: Electrical Engineer
Client: City of Cloverdale
Location: Cloverdale, CA

Coordinated electrical utility relocation for street reconstruction project. Designed street lighting, and electrical distribution for tree festoon lighting and receptacles for sidewalk vendor use. Coordinated relocation of electrical utility, telephone, and cable TV structures.

San Leandro Downtown
Role: Electrical Engineer
Client: City of San Leandro
Location: San Leandro, CA

Designed electrical distribution for lighting and lighting pole-mounted receptacles for streets and parking lots to replace existing lighting within Downtown area. Coordinated upgrade of existing utility services to provide additional electrical system ampacity.

Mission Creek Park P1
Role: Electrical Engineer
Client: Catellus Development Corporation
Location: San Francisco, CA

Designed electrical distribution and lighting control for walkway, plaza, and landscape lighting for a park in the Mission Bay development. Coordinated work with multiple architects, engineers, and public agencies.

Pacific Avenue Streetscape
Role: Electrical Engineer
Client: City of Santa Cruz
Location: Santa Cruz, CA

Designed underground distribution for tree lighting and street vendor electrical receptacles on side streets of post-earthquake redevelopment area in Downtown Santa Cruz.

Prince Memorial Greenway
Role: Electrical Engineer
Client: City of Santa Rosa Public Works
Location: Santa Rosa, CA

Designed electrical distribution for lighting, receptacles and fountains for public space along both banks of a half-mile-long restored section of creek in Downtown Santa Rosa.

Construct Parking Apron Lighting, Creech AFB
Role: Electrical Engineer
Client: Nellis Air Force Base
Location: Indian Springs, NV

Electrical engineer for expansion of airfield apron lighting system to provide security for aircraft parked on the tarmac. Evaluated LED and HID sources for construction cost and energy efficiency payback. Worked with the client to refine the lighting performance criteria, and modelled various layout options to demonstrate and compare system performance. Specified directional drilling of conduit to avoid digging through active operations areas and to minimize loose material on the aprons.

Repair Ramp Lighting 300/400/500/600 Areas
Role: Electrical Engineer
Client: US Air Force
Location: Travis AFB, CA

Designed new maintenance and security lighting on new and existing poles in front of hangars, along taxiways, and around the fuel farm. Located poles to ensure proper clearance from C-5 taxiways and parking areas, and airspace surfaces. Designed controls to integrate into existing airfield lighting controls, including remote shutdown capability from the control tower. Designed a radio link to control lights in remote airfield areas.

Sports Field Lighting
Role: Electrical Engineer
Client: El Molino High School
Location: Forestville, CA

Designed electrical distribution and lighting control for football field and soccer/ baseball field lighting. Designed additional security lighting for sports field perimeter. Coordinated work with structural engineer and Musco Lighting. Managed approval process with California Division of the State Architect (DSA).

Erick Osorno, EE*

Electrical Support

Location

Santa Rosa, California

Experience

11 years

Qualifications/Accreditations

– BS, Electrical Engineering, California State University, Fresno, CA 2019

– * EE License number is pending

Relevance to the project

Erick Osorno is an electrical engineer with experience in electrical system design, lighting design and photometric analysis, motor controls, pump controls, C programming and assembly programming. Erick is an excellent communicator with good team management skills. His background includes clients, from commercial to industrial to government.

Seminary Pump Station-Level Control Repair
Role: Electrical Designer
Client: Marin County Flood Control and Water Conservation District
Location: Mill Valley, CA

Served as Electrical Designer for the design of upgraded pump controls for a stormwater pumping system. Design included replacing and relocating backup level control floats, providing new ultrasonic transducer and Hydroranger 200, and overall modification of the pumping control scheme to avoid nuisance alarms and lockout of pumps. The function of remaining floats was redesigned to be used as a backup system. Developed site plan, wet well details, and modified existing control diagram to incorporate changes.

New Domestic Water System and Well Improvements
Role: Electrical Designer
Client: San Pablo Bay National Wildlife Refuge
Location: Sears Point, CA

Served as Electrical Designer for the design of a new domestic water system and well improvements. Design included providing power to new well pump, general power to a new building that housed new filter system, addition of new panel, feeder sizing, breaker sizes and grounding requirements to meet local and state electrical codes. Drafted Auto CAD drawings of electrical plans and panel schedule.

Chillers and Climate Control Upgrade
Role: Electrical Designer
Client: County of Sonoma
Location: Santa Rosa, CA

Served as Electrical designer for project to replace administration building boilers, chillers, and climate controls. Climate control upgrade consisted of replacing a Siemens energy management system with multiple Siemens S7-1500 PLC's and remote Input/Output (I/O). Decoded existing Powers Process Control Language (PPCL) programming language to develop the control logic to be programmed into the PLC's for control of the chiller and boiler systems.

Peartree Site Lighting
Role: Electrical Designer
Client: Sares Regis Management
Location: Sunnyvale, CA

Served as Electrical Designer for the design of lighting for new outdoor signage at the Peartree Apartments. Design included site investigation, providing power to new lights, updating analog switching timers with digital astronomic timeclock control. Drafted design drawings using AutoCAD, which included site plans and a lighting fixture schedule.

Old Orchard Site and Pathway Lighting
Role: Electrical Designer
Client: Sares Regis Management
Location: Sunnyvale, CA

Served as Electrical Designer for the design of lighting for new pathway and area lighting at the Old Orchard Apartments. Design included site planning, providing power to new lights, replacing existing lighting in-place, and updating analog switching timers with digital astronomic timeclock controls. Provided lighting modeling and analysis using AGI32 software, and drafted design drawings using AutoCAD, including site plans and schedules.

Lucas Piper, LLA, QSD/QSP

Landscape Irrigation

Location

Roseville, California

Experience

14 years

Qualifications/Accreditations

– BS, Landscape Architecture, University of Oregon, Eugene, OR	2006
– Landscape Architect, CA #5873	
Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer/Practitioner, CA #25768	

Relevance to the project

Lucas Piper is a registered landscape architect with over 14 years of private development, roadway / intersection related design, and habitat restoration experience. He is a certified Qualified SWPPP Developer/Practitioner (QSD/P) and has worked on a number of stormwater pollution management, stabilization, and Low-Impact Development (LID) projects. Lucas supports and provides landscape architectural services for a multitude of GHD consulting projects by providing an array of services including site analysis; site planning; geospatial analysis; conceptual design development; 3D renderings; construction document Plans, Specifications, and Estimates (PS&E); and SWPPP's.

Trails / Pedestrian

Hanson Russian River Access and Trail Project
Role: Project Manager / Landscape Architect
Client: Sonoma County Regional Parks
Location: Healdsburg, CA

Programming and conceptual design for a boat access, campground, and trail project. Concept planning and design for the development of new regional park that will allow for various camping locations, loading and unloading drop-off, river portage access, a multi-use trail network, parking, and restroom facilities all surrounding a vast created riparian floodplain development along the Russian river.

Fort Ord Recreational Trail and Greenway (FORTAG) – Segment 1
Role: Landscape Architect
Client: Transportation Agency for Monterey County
Location: Monterey County, CA

The FORTAG project includes PS&E development of the 1.75-mile-long first segment of an approximately 28-mile-long regional multi-use trail system. Project includes landscape architectural services for trail alignment, entry nodes and rest areas, wayfinding, amenities, planting, and irrigation.

Belmont Road Parkway
Role: Landscape Architect
Client: City of Exeter
Location: Exeter, CA

Assisted with the preparation of the landscape design for approximately 55,000 square feet of parkway along the west side of Belmont Road. The parkway also serves as a buffer between existing residential areas to the east and a future development area to the west. The parkway design includes a winding sidewalk through a naturalized planting area. Proposed plant materials were selected to provide year-round interest, relatively low maintenance needs, and low water use.

Park / Plazas / Public Spaces

Mendocino Unified School District Recycled Water Project
Role: Landscape Architect
Client: Mendocino Unified School District
Location: Mendocino, CA

Provided full construction documentation for the design of a recycled water irrigation plan for a public baseball field. Design took into account state and local requirements regarding recycled water use and irrigation system needs to ensure full head-to-head coverage of the playable turf areas.

Lower Peter's Canyon Rest Area
Role: Landscape Architect
Client: Orange County Parks
Location: Tustin, CA

Provided landscape design and full construction documents for landscape related project elements for a trail head location at Lower Peter's Canyon. Site elements included a restroom, shade structure, benches, kiosk, decorative paving, and planting. Construction detailing was provided for all site furnishing, fencing, and paving. The planting design utilized California natives and a temporary irrigation system.

Perez Park Landscape Design
Role: Landscape Architect
Client: Orange County Public Works
Location: Costa Mesa, CA

Provided landscape design support and quality control / review for the development of a green infrastructure community park. The design integrated water quality treatment and storage into a small pocket park that also provided community park resources such as play equipment, seating walls, tables, shade structures, entry monuments, specialty paving, fencing, walls, and landscape planting and irrigation. Additional work included construction observation and amendments.

Beach Boulevard Infrastructure Replacement Project
Role: Landscape Architect
Client: City of Pacifica
Location: Pacifica, CA

Served as Landscape Architect for the preparation of design alternatives for the development of an ocean front promenade. Developed alternatives for treatment of the public space between a proposed ocean protection structure (sea wall) and the existing road. Alternatives addressed parking needs, horizontal and vertical relationships, paving and landscape, accessibility and circulation, and site amenities. Alternative were used for multiple virtual public workshops to develop community consensus on a preferred alternative.

Five Creek Neighborhood Park
Role: Landscape Architect
Client: USA Properties Fund, Inc.
Location: Rohnert Park, CA

Assisted with the preparation of landscape architecture PS&E documents for a neighborhood park in Rohnert Park, California. Park elements included the shrub and tree landscape planters, turf areas, bocce ball courts, a tot lot, barbeque area, and skateboard park elements. The park utilized reclaimed water and featured pervious pavers and low water plants.

Ripon Downtown Circulation Study Streetscape Improvements
Role: Landscape Architect
Client: City of Ripon
Location: Ripon, CA

Responsible for preparing draft design guidelines for streetscape improvements. The design guideline document included recommendations and visualizations for converting the existing vehicle-centric street and intersections of downtown Ripon to a pedestrian friendly streetscape. Proposed design recommendations included narrowing of street corridors, intersection bulb- outs and crosswalk enhancements, sidewalk widening for pedestrian gathering and circulation, paving enhancements, sign monuments, bike routing, and street / sidewalk amenities.

El Dorado Hills Apartments Park
Role: Landscape Architect
Client: The Spanos Companies
Location: El Dorado Hills, CA

As a part of an apartment entitlement condition of approval GHD prepare the PS&E for a small park. The design intent provides for passive and semi-active use for a mixed-use development Town Center. A walking trail, seating areas, native landscape and lawn areas provide opportunity for relaxing and enjoyment.

Professional Skills

- Site Analysis, Opportunity/Constraint Analysis, and Land Planning
- PS&E Documents
- Bank Stabilization, Stormwater Detention and Treatment, LID and Bioremediation Techniques, and Erosion/Sediment Control BMP's
- Grading and Drainage Analysis and Design
- Irrigation System Design and Water Ordinance Compliance
- Habitat Site Assessment, Evaluation, and Post-Construction Maintenance and Monitoring

Haley Cahill

Environmental Permitting Lead

Location

San Francisco, California

Experience

5 years

Qualifications/Accreditations

– BA, Environmental Studies, University of San Diego, San Diego, CA 2016

Memberships

– Association of Environmental Professionals, San Francisco Bay Chapter, Membership Director, 2018 - 2019, President (2019 - Present)

Relevance to the project

Haley Cahill has five years of environmental planning experience, focusing on preparing documents in compliance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), as well as preparing permits for various regulatory agencies including: the Bay Conservation and Development Commission (BCDC), California Department of Fish and Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB), and the US Army Corps of Engineers (USACE). Haley has prepared environmental documentation and technical analysis on various project types including infrastructure, parks and trails, and residential developments.

Ukiah Northwestern Pacific Rail Trail Phases 2 &3
Role: Project Planner
Client: City of Ukiah
Location: Ukiah, CA

Ms. Cahill served as the permitting lead for both Phase 2 and Phase 3 of the Ukiah Northwestern Pacific Rail Trail Project. The Project involved the constriuction of a multi-use pathway that would travel the length of the City of Ukiah, paralleling the northwestern pacific rail trail. The Project included the installation of two bridge crossings, one over Doolin and one over Orrs Creek. Permitting applications required a Section 401 Water Quality Certification, and several Section 1602 Streambed Alteration Agreements. She also is managing the monitoring of the mitigation plantings required by the agencies.]

Ukiah Gibson Creek Box Culvert Maintenance
Role: Project Planner
Client: City of Ukiah
Location: Ukiah, CA

Ms. Cahill served as the Project Manager and client contact for the Gibson Creek Box Culvert Maintenance Project. The Project is seeking to maintain the existing Gibson Creek box culvert by removing sediment that has been deposited in the culvert and immediately upstream and downstream to improve capacity. The Project included a brief memorandum to identiy biological constraints, as well as contacting the relevant regulatory agencies to inquire on their opinion of the project prior to submitting permitting applications.

Ukiah High School Athletic Field Improvement
Role: Project Planner
Client: Ukiah Unified School District
Location: Ukiah, CA

Ms. Cahill served as Project Planner for the Ukiah High School Athletic Field Improvement Project. The project would improve the recreational value of the north athletic fields at UHS for both students and the community. The project would also replace existing, aging inefficient lighting at the existing track and field stadium with newer, focused and energy efficient LED light arrays. Ms. Cahill was responsible for completing various section of the CEQA IS/MND.

MLK Regional Shoreline Bay Trail Gap (Doolittle Drive South) and Improvements
Role: CEQA Project Planner
Client: East Bay Regional Park District
Location: Oakland, CA

Ms. Cahill served as Project Planner for the MLK Shoreline Bay Trail Gap and Improvements Project. The Project would improve the existing shoreline, including construction of a segment of Bay Trail and, removal and replacement of a boat launch, and parking lot improvements. Ms. Cahill assisted in drafting the Mitigated Negative Declaration, as well as permitting for the Project.

Coyote Creek Trail from Phelan Avenue to Tully Road
Role: Project Planner
Client: City of San Jose
Location: San Jose, CA

Ms. Cahill served as the Project Planner responsible for the Coytote Creek Trail from Phelan Avenue to Tully Road Project. The Project would construct a portion of the Coyote Creek Trail to allow for further mobility in the City. Ms. Cahill assisted in the preparation of a Section 401 Water Quality Certification, Section 1602 Streambed Alteration Agreements, as well as an application for coverage under the Santa Clara Valley Habitat Plan and the USACE Regional General Permit 18.

Electric Greenway Bike Trail Project
Role: Project Planner
Client: City of Citrus Heights
Location: Citrus Heights, CA

Ms.Cahill assisted in the preparation of an Initial Study/ Mitigated Negative Declatation for the Electric Greenway Bike Trail Project. The Project would install a 3-mile multi-use trail that will allow bicycle and pedestrian linkage in both Citrus Heights and unincorporated Orangevale. Issues of note included hydrology and biological impacts.

Windsor Intersection Improvements Project
Role: NEPA Project Planner
Client: Town of Windsor
Location: Windsor, CA

Ms. Cahill assisted with the NEPA review of this federally funded intersection improvement project. The project includes either the installation of a new signalized intersection or the installation of traffic circle. Approximately 800 feet of pedestrian trail within the SMART right-of-way is also proposed. Ms. Cahill drafted the Preliminary Environmental Study and project-specific technical studies.

Grant Avenue Bridge Rehabilitation
Role: Project Planner
Client: City of Novato
Location: Novato, CA

Ms. Cahill served as Project Planner responsible for preparing the required permits for this bridge rehabilitation project. The project includes rehabilitating and widening an existing vehicle and pedestrian bridge, as well as stabilizing the banks and channel on the upstream portion of Novato Creek. The project includes grant authorization from the Caltrans Highway Bridge Replacement and Rehabilitation program for partial federal funding. Permitting applications include a Section 404 Nationwide Permit, 401 Water Quality Certification, and Section 1602 Streambed Alteration Agreement.

Lucas Valley Road Mile Post 5.08 Curve Realignment
Role: Project Planner
Client: Marin County Department of Public Works
Location: Marin County, CA

Ms. Cahill served as Project Planner for the Lucas Valley Road Realignment Project. The project is federally funded by the Highway Safety Improvement Program with federal-aid funds administered by Caltrans District 4 Local Assistance. Ms. Cahill supported the NEPA technical studies and prepared the Joint Aquatic Resources Permit Application to acquire permits from the US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildife.

Hill Road Bridge Project
Role: Project Manager
Client: Caltrans
Location: Mendocino County, CA

Ms. Cahill is serving as the Project Manager for the Hill Road Bridge Project. The project includes grant authorization from the Caltrans Highway Bridge Replacement and Rehabilitation program for partial federal funding. Ms. Cahill is responsible for managing and preparing the NEPA review, CEQA IS/MND, and the permitting applications, which include a Section 404 Nationwide Permit, 401 Water Quality Certification, and Section 1602 Streambed Alteration Agreement.

Fryer Creek Pedestrian and Bicycle Bridge Project
Role: Project Planner
Client: City of Sonoma, CA
Location: Sonoma, CA

Ms. Cahill served as the Project Planner for the Fryer Creek Pedestrian and Bicycle Bridge Project. The project would install a new pedestrian bridge across Fryer Creek as well as circulation and accessibility improvements. Ms. Cahill is responsible for preparing several of the NEPA technical studies and the permitting applications, which include a 401 Water Quality Certification and a Section 1602 Streambed Alteration Agreement.

Fulton Road Widening Improvement Project
Role: CEQA Project Planner
Client: City of Santa Rosa
Location: Santa Rosa, CA

Ms. Cahill served as the Project Planner for the permitting phase of the project. The project includes roadway widening, new vehicle travel lanes, bicycle lanes, sidewalks, bioretention areas, bus stops, landscaping, utility relocations, stormwater facilities, and property acquisitions and easements. The Project would result in fill in Forestview Creek, Peterson Creek, several roadside wetland and non-weltand ditches, and a seasonal wetland. Ms. Cahill is assisting in the permitting services for the project, which will include obtainment of a Section 404 Nationwide Permit; 401 Water Quality Certification; and Section 2081 Incidental Take Permit.

Eureka Bay to Zoo Trail Project
Role: Project Planner
Client: City of Eureka
Location: Eureka, CA

Ms. Cahill served as Project Planner for the Bay to Zoo Trail Project in the City of Eureka. The trail would connect the shores of Humboldt Bay to Sequoia Park Zoo via an alignment parallel to Second Slough/McFarlan Creek and residential city streets – nearly three miles inland. Ms. Cahill assisted in preparing the CEQA IS/MND and the Response to Comments document prepared in support of the Final IS/MND.

Kelsey McDonald

Environmental Permitting Support

Location

Eureka, California

Experience

10 years

Qualifications/Accreditations

– MS, Environmental and Natural Resource Science, Humboldt State University 2014

– BA, Environmental Studies, Scripps College, 2009

Membership

– California Native Plant Society (CNPS) Certified Consulting Botanist

Relevance to the project

Kelsey McDonald has 10 years of professional experience in environmental science and resource management, with a special focus on coastal restoration and plant ecology on the North Coast of California. Kelsey has experience conducting aquatic resource delineations, floristic surveys and other special status plant surveys, vegetation and sensitive habitat mapping, and restoration monitoring. Kelsey also has experience writing habitat mitigation and monitoring plans, aquatic resource delineation reports, invasive plant management plans, and other natural resource management plans. Kelsey is experienced in assessing potential impacts to rare plants, vegetation communities, and other natural resources, and writing mitigation measures. Her academic research focused on aquatic dispersal of invasive dense flowered cordgrass in Humboldt Bay, and morphological differences in dunes associated with the invasion and removal of invasive European beach grass on the North Spit of Humboldt Bay.

Project Experience

Bay to Zoo Trail
Role: Botanist/Permitting Support
Client: City of Eureka
Location: Eureka, CA

Kelsey conducted floristic surveys for special status plants, mapped vegetation communities, delineated estuarine and palustrine wetlands and other waters, documented invasive plants along the proposed public trail system, and recommended mitigation measures related to impacted rare salt marsh plant populations and management of invasive plants including dense flowered cordgrass.

Highway 101 Safety Corridor Living Shoreline
Role: Botanist/ Permitting Support
Client: City of Eureka
Location: Eureka, CA

Kelsey conducted reconnaissance-level surveys and identified three species of rare salt marsh plants within the project area. Forthcoming research.

Rohner Creek Improvement Project
Role: Botanist/ Permitting Support
Client: City of Fortuna
Location: Fortuna, CA

Kelsey monitored percent cover of native, non-native, and invasive species at this riparian restoration site to determine progress toward meeting specific annual criteria, and inform removal of invasive plants along the riparian corridor.

Nordic Aquafarms Land-based Aquaculture
Role: Botanist/ Permitting Support
Client: Nordic Aquafarms
Location: Samoa, CA

Kelsey conducted special-status plant surveys, analyzed a rare plant population onsite, assessed vegetation alliances, and mapped sensitive natural communities and invasive-dominated dune communities. She wrote a Habitat Mitigation and Monitoring Plan for translocation of rare dark eyed gilia and several acres of invasive plant removal from dune habitats on the North Spit of Humboldt Bay.

Cannibal Island Restoration Project
Role: Botanist/ Permitting Support
Client: CalTrout
Location: Loleta, CA

Kelsey conducted floristic surveys for special status plants and mapped rare salt marsh plant populations at this tidal restoration site. She also delineated and mapped estuarine and agricultural wetlands, sensitive vegetation communities including native salt marsh and eelgrass, other sensitive habitats such as intertidal mudflats, and stands of invasive dense-flowered cordgrass to establish pre-project baseline conditions. Elevation data was collected by habitat type to predict vegetation changes following tidal restoration.

Elizabeth Meisman

Environmental Permitting Support

Location

Eureka, California

Experience

5 years

Qualifications/Accreditations

– BS, Wildlife Conservation Biology/Applied Vertebrate Ecology, Humboldt State University, Arcata, CA 2016

Memberships

Audubon Society, National Redwood Region Chapter; California Native Plant Society; California Waterfowl Association; California Women in Timber, North Coast Chapter Representative to State; Humboldt Bay Mycology Society; Ornithological Society of North America; Raptor Research Foundation; The Wildlife Society, International Western Section, California North Coast Chapter, Chapter Representative to Western Section; Western Section Annual Meeting Planning Committee; Women of Wildlife, Diversity Committee; Professional Development Committee, Conservation Affairs Committee; Western Field Ornithologists

Relevance to the project

Elizabeth Meisman is a biologist based in Eureka, California. She received her Bachelor of Science degree in Wildlife Conservation Biology and Applied Vertebrate Ecology from Humboldt State University. She has over five years of experience surveying for, banding, and monitoring avian and other wildlife species, and analyzing and compiling wildlife data for technical reports and Geographic Information System (GIS) maps. This experience involves a thorough knowledge concerning the appropriate field techniques for sampling wildlife populations and an understanding of animal behavior and its application to wildlife management plans and construction projects. She has significant experience working with wildlife species in general at research institutions, bird observatories, and on timberlands. Elizabeth recently joined GHD and has contributed to biological resource reports, technical memos, construction monitoring, and special status wildlife surveys, including aquatic, terrestrial mammals, and avian species.

Project Experience

Martin Slough Enhancement Project
Role: Ornithologist/Permitting
Client: Redwood Community Action Agency
Location: Eureka, CA

Project involved improvements to aquatic and riparian habitat in a tidally influenced slough. Performed pre-construction nesting bird surveys in advance of planned improvements in and along the slough. Monitored, documented, mapped, and reported any sensitive nesting bird activity to the client, contractor, the California Department of Fish and Wildlife (CDFW), and the Coastal Commission (CC). Numerous protected nesting birds (including raptors) were detected during surveys. Established nest avoidance buffers for avian species in coordination with the CDFW and CC to ensure compliance with project's 1602 LSAA permit conditions, Coastal Development Permit, the federal MBTA, and the state FGC. The local CDFW office appreciated the quality of GHD's work and referenced the nesting bird survey data (and GHD) in a recent presentation at a national wildlife conference.

Centerville Road Improvement PM 4.62
Role: Ornithologist/Permitting
Client: Humboldt County Public Works
Location: Centerville, CA

Completed a habitat evaluation of the project area at Centerville Beach for Western Snowy Plovers based on Primary Constituent Elements outlined in designated critical habitat for the Pacific Coast population. This required monitoring, documenting, and reporting wildlife activity. Authored the project's Western Snowy Plover memo. Monitored preliminary project investigations (including geotechnical borings and cultural resources excavations) to avoid disturbance to potential plovers in the vicinity. Provided staff with environmental awareness training for Western Snowy Plover. Co-author of the project's Natural Environment Study and Biological Assessment submitted to Caltrans.

Transmission Line Maintenance
Role: Biological Monitor/Permitting
Client: Western Area Power Administration (WAPA)
Location: Central CA

Conducted clearance surveys and construction monitoring for numerous project sites across the Central Valley including Sutter and Colusa National Wildlife Refuges. Navigated across large areas and through private landownerships. Biological surveys included pre-construction nesting bird and federally listed species surveys (including Giant Garter Snake and Valley Elderberry Longhorn Beetle), mapping of nests along transmission lines, and coordination with the federal client to establish nest and habitat protection buffers (in order to comply with the MBTA, CDFW FGC, and the client's NEPA EA conditions). Coordinated frequently with the construction manager, contractors, WAPA, and state agencies to avoid impacts to protected species while facilitating efficient construction workflow. Facilitated environmental awareness trainings. WAPA work was completed on time and under budget, and no take of protected nesting birds or other sensitive species occurred.

Bay to Zoo Trail Project
Role: Author
Client: City of Eureka
Location: Eureka, California

The Project would provide non-motorized (primarily pedestrian and bicycle) transportation and recreational access connecting the City of Eureka's Waterfront Trail to Sequoia Park via a Class I multi-use trail and a Class III bikeway. The trail would be a Class I multi-use trail for segments located in natural areas (i.e. along the slough and through the gulch) and a Class III bikeway where it shares space with motor vehicles in the existing street rights-of-way. Two reconnaissance-level biological field surveys were conducted followed by the preparation of a Biological Resource Report to be utilized in the permitting effort.

Long Beach Cruise Terminal Improvement Project
Role: Co-Author
Client: Carnival Corporation
Location: Long Beach, California

GHD provided assessments regarding the impacts of improving the existing Carnival Cruise ship berth in the Port of Long Beach (specifically pile driving and dredging) on marine mammals protected under the MMPA and federally endangered and threatened species including the California Least Tern, Green Sea Turtle, Gray Whale (Western North Pacific DPS) and Steelhead (Southern California DPS) (species assessment area of over 5 square miles). Permitting and initial studies completed by GHD included a biological assessment under Section 7 of the Endangered Species Act, an incidental harassment authorization under the Marine Mammal Protection Act, a biological resources report, a noise study, and a 404(b)(1) alternatives analysis for the USACE. GHD also provided a technical review of the project's CEQA documentation. The documents assessed potential pile driving and dredge impacts within the Port of Long Beach on a fast-track schedule and included extensive federal agency coordination. GHD also developed and Marine Mammal and Sea Turtle Mitigation and Monitoring Plan (approved by NMFS) for the client and organized a team of trained Protected Species Observers to support construction in 2020 (construction now delayed indefinitely due to Covid-19).

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Chris Trumball PE, GE, D.GE

Geotechnical Lead

Location

Sacramento, CA

Experience

32 years

Qualifications/Accreditations

Masters in Civil Engineering, Geotechnical Emphasis, San Jose State University, 1995

BS Civil Engineering, San Jose State University, 1989

Civil Engineer, CA C53710 Civil Engineer, CA C53710

Geotechnical Engineer, CA GE2492

Relevance to the project

Chris has more than 32 years of experience with civil, geotechnical, and pavement engineering and project management services for a variety of clients throughout California and the western US. Chris also manages large and complex geotechnical projects, including pavements, transportation, public works, essential facilities, flood control, power, industrial, commercial, residential, and ports. His technical experience includes field exploration and testing, seismic analysis, liquefaction mitigation, geologic hazards, shallow and deep foundations, retaining walls, mass grading earthwork and testing, underground structures and utilities, tie backs, rock anchors, shoring, chemical treatment of soils, grouting, mitigation of expansive soils, surcharging compressible soils, rigid and flexible pavement design, slope evaluation and stabilization, and implementation of geosynthetics.

Relevant Project Experience

Northwest Pacific Rail Trail Phase 2
Role: Geotechnical Engineer
Client: City of Ukiah
Location: Ukiah, CA

Senior Geotechnical Engineer responsible for the geotechnical investigation for nearly one mile of pedestrian trail alignment adjacent a railway, crosswalks at street intersections, and a new bridge with a span of approximately 50 to 75 feet for users to cross Doolin Creek. The project included new Hot Mix Asphalt pavement section, retaining wall, and a foundation system for a 75-foot-long prefabricated steel pedestrian bridge. The team performed geotechnical explorations and laboratory testing, engineering analysis, and prepared a design-level geotechnical investigation report.

City of Ukiah Downtown Streetscape
Role: Geotechnical Engineer
Client: City of Ukiah
Location: Ukiah, CA

Chris was the Senior Geotechnical Engineer for this streetscape project, which included near 3,000 feet of streetscape, road diet, and utility improvements with local stormwater treatment. Nine borings, percolation testing, and laboratory testing were completed. Challenges included evaluating the remaining existing pavement capacity and life, since the pavement components varied with asphalt, concrete, aggregate base, and cement-treated base. Recommendations for infiltration, new flexible and rigid pavements, HMA overlay and pipe deflection parameters were included.

SMART Various Non-Motorized Pathway Segments
Role: Geotechnical Engineer
Client: Sonoma Marin Area Rail Transit
Location: Petaluma, Penngrove, and Santa Rosa, CA

The project include 10 miles of new non-motorized 10-foot wide HMA-paved pathway segments, two 120-foot long prefabricated pedestrian bridges, modular block retaining walls, and 10 culvert extensions. Exploration included 19 exploratory borings; review of six previous geotechnical report was also performed. Geotechnical challenges included expansive soil and liquefiable soil, Recommendations for bridge foundations, retaining walls, earthwork, and pathway pavements were included in a geotechnical report.

Windsor River Road Improvements and Multi-Use Path Connector
Role: Geotechnical Engineer
Client: Sonoma Marin Area Rail Transit
Location: Windsor, CA

Senior Geotechnical Engineer responsible for the geotechnical investigation for a new roundabout at an intersection with two perpendicular roadways and a skewed Sonoma Marin Area Rail Transit (SMART) rail crossing. Utility improvements included the replacement of 600 lf of water pipeline and 700 lf of sanitary sewer pipeline. The investigation included five borings to evaluate roadway subgrade and settlement conditions as well as potential hazardous materials. Recommendations included earthwork, new Hot Mix Asphalt sections, overlays, vehicular concrete, and curb and gutter.

Payran Trail Pedestrian Pathway River Crossing
Role: Geotechnical Engineer
Client: Sonoma Marin Area Rail Transit
Location: Petaluma, CA

Senior Geotechnical Engineer responsible for leading a geotechnical investigation for 1.2 miles of pedestrian pathway adjacent an active SMART rail line. Work included a 10-foot-wide HMA-paved pathway and a 210-foot steel pedestrian bridge across the upper Petaluma River with CIDH foundations. Exploration included four borings from 10 to 40 feet deep. Geotechnical challenges included moderate to highly expansive soil, liquefaction, and foundation support.

Pedestrian Pathway
Role: Geotechnical Engineer
Client: Sonoma Marin Area Rail Transit
Location: Rohnert Park, CA

Senior Geotechnical Engineer responsible for performing geotechnical investigation for 2 miles of pedestrian pathway adjacent an active SMART rail line. Project elements included a 10-foot-wide HMA-paved pathway, two pedestrian bridges, and several retaining walls. Exploration included 19 borings from 10 to 40 feet deep and several grab samples. Geotechnical challenges included highly expansive soil and potentially liquefiable soils at one bridge site.

Historic Roseville Old Town Streetscape Improvements
Role: Geotechnical Engineer
Client: City of Roseville
Location: Roseville, CA

Senior Geotechnical Engineer responsible for conducting a geotechnical investigation for modification of streets and surrounding environment in Historic Roseville. Work included geotechnical design and construction criteria for new asphalt pavements, asphalt pavement overlays, retaining walls, a railway viewing platform, flatwork, and underground utilities.

San Francisco Bay Trail, Doolittle Drive South Segment
Role: Geotechnical Engineer
Client: East Bay Regional Park District
Location: Oakland, CA

Senior Geotechnical Engineer responsible for leading the geotechnical team for the design of approximately 3,500 linear feet of bay trail. Approximately 2,500 linear feet will be a raised structural viaduct along the San Leandro Bay shoreline; the remaining 1,000 lineal feet will consist of the restoration/upgrade of existing trail including a new trail crossing through the existing Martin Luther King Shoreline boat ramp parking lot. Improvements also include the replacement of the existing boat ramp. Geotechnical challenges included settlement of Bay Mud, historical fill, and deep foundations. The geotechnical investigation included over-water and land borings, laboratory testing, settlement, stability, deep foundation, and pavement analyses, and report preparation.

Kelly Drive & Park Drive Road Diet & Multi-Use Trail
Role: Geotechnical Engineer
Client: City of Carlsbad
Location: Carlsbad, CA

Senior Geotechnical Engineer responsible for the geotechnical investigation for this road improvement project, which included lane reconfiguration, two roundabouts, modular block walls, a pedestrian bridge/walkway, and low impact development (LID) features of infiltration basins and bioswales. The geotechnical scope included six borings with traffic control in active roadways, percolation testing, laboratory testing, and pavement and retaining wall analyses. The geotechnical report included recommendations for earthwork, trench backfill, new Hot Mix Asphalt sections, overlays, vehicular concrete, and modular block retaining walls.

Saratoga Drive
Role: Geotechnical Engineer
Client: City of San Mateo
Location: San Mateo, CA

Senior Geotechnical Engineer responsible for conducting a geotechnical investigation for a new 1-mile-long, 4-lane divided roadway. Provided geotechnical design and construction criteria for new surcharging compressible soils, subgrade stabilization, asphalt pavements, curb and gutter, sidewalk, underground utilities, and retaining wall/sound walls and monuments supported on deep foundations.

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Keiko Lewis PE

Geotechnical Support

Location

Rocklin, CA

Experience

18 years

Qualifications/Accreditations

University of the Pacific

B.S. Engineering Management, 2015

M.S. Geotechnical Engineering, 2015

Relevance to the project

Keiko is in charge of permitting and coordination of drillers and the development and management of Crawford's soil testing laboratory. She has provided geotechnical laboratory results, organized and conducted field explorations, observed and logged subsurface soils for geotechnical and environmental evaluations, performed engineering analysis, and prepared geotechnical reports for bridges, water/wastewater, roadways and pavement, and transit projects.

Relevant Project Experience

Dry Creek Greenway East Phase 1
Role: Geotechnical Engineer
Client: City of Roseville
Location: Roseville, CA

Keiko was Senior Engineer for a Geotechnical Design Report. The project consists of two miles of new 10-ft paved multi-use trail with 2-ft shoulders, new approach embankments for three bridges, new ingress road, various gravity, cantilever, tie-back, and soil nail retaining walls, new parking lot, and a bridge widening. Crawford completed 15 borings, 32 dynamic cone penetrometers (DCP), and 26 hand augers; obtained soil samples for logging and laboratory testing; and performed geotechnical analysis. Recommendations include site preparation and grading, slope geometry/stability for embankment fills, design recommendations for the 21 retaining walls, and HMA, Rigid Pavement, and Concrete Flatwork.

South Tahoe Greenway Shared Use Path - Phase 1B and 2
Role: Geotechnical Engineer
Client: City of South Lake Tahoe
Location: South Lake Tahoe, CA

The project will cross barriers and close gaps in the bicycle network to form the major north/south connection in the City of South Lake Tahoe. The Project constructs approximately 0.95 miles of American Association of State Highway and Transportation Officials (AASHTO) compliant trail, including approximately 0.8 miles of ten feet wide asphalt concrete trail and approximately 0.2 miles of elevated boardwalk/bridge. A new shared-use bridge over Trout Creek, improved local street crossings, and interpretive/wayfinding signage are also part of the project. Crawford conducted a geotechnical investigation for the project, including drilling, sampling, and logging of test borings and performing laboratory testing on the samples. Performed geotechnical engineering analysis for design and construction of the trail segments, boardwalk elements, and foundation elements for the proposed pedestrian bridge crossing at Trout Creek.

Dos Rios Light Rail Station
Role: Geotechnical Engineer
Client: Sacramento Regional Transit
Location: Sacramento, CA

The Sacramento Regional Transit District is constructing a new station platform along the south side of North 12th Street between Ahern Street and Richards Boulevard. Project components include constructing a new station platform, an Overhead Contact System (OCS) and associated signal, sidewalk, and roadway modifications; realigning the existing rail tracks; relocating of the existing switch; and modifying Ahern Street and Sproule Avenue intersections. Keiko provide project set up, drilled exploratory borings, performed lab tests, and prepared a Draft Foundation Report. The report provides geotechnical data, conclusions, and recommendations for the design and construction. Recommendations were provided for foundations, seismicity, grading, utility trenches, and pavement sections.

Area 2 Stormwater to Sewer Connection Removal
Role: Geotechnical Engineer
Client: City of Modesto
Location: Modesto, CA

The City of Modesto plans to alter the Roosevelt Park basin design and update the nearby neighborhood storm drainage systems using bioretention planters and below ground infiltration chambers. Keiko visited the site to determine and mark boring locations for USA, scheduled the drilling, and obtained the required boring and encroachment permits from the City and Stanislaus County. Keiko also performed five exploratory borings to obtain soil samples for laboratory testing. Standard Penetration Testing (SPT) and California Modified sampling were performed within the borings to obtain samples and blow count information. Infiltration rate testing was also performed at 12 locations throughout the improvement areas.

Grizzly Island Roadway Improvement Hill Slough Restoration
Role: Geotechnical Engineer
Client: California Department of Fish and Wildlife
Location: Solano County, CA

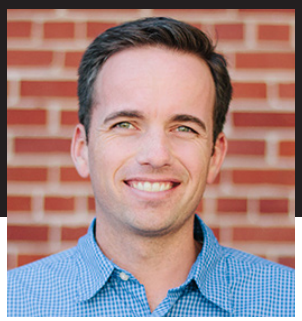
Keiko was in charge of project set up, including permitting and site coordination, performed drilling, lab tests, and assisted in the preparation of a foundation report. The pavement is exhibiting some distress, particularly in areas crossing old sloughs. The majority of the proposed roadway surface will be constructed on fill at about elevation 10 ft. Design issues include fluctuating ground water, site corrosivity, compressibility of the organic clayey soils under increased loading, and constructability over soft/wet marshland. Provided recommendations for light weight fill options, including geofoam, light weight aggregates, and tire derived aggregate (TDA). TDA was the top recommendation due to being significantly less expensive than other options, does not present a buoyancy concern, 1/3 the weight of conventional fill, and low environmental impact.

Alderpoint Road PM 10.52
Role: Geotechnical Engineer
Client: [Client Name]
Location: Garberville, CA

Geotechnical Investigation for roadway damage along 120 ft. of pavement caused by slope failure. Initial recommendations include a partial reconstructed/reinforced road section with relatively deep sub-drainage elements (trenched underdrain and drainage blanket).

Brian Burchfield PLA

Planning & Landscape Design/Public Outreach



Location
Oakland, CA

Experience
12 years

Qualifications/Accreditations
Bachelor of Landscape Architecture, CalPoly San Luis Obispo, 2008

Registered Landscape Architect: California (#6173)

Relevance to the project

Brian is a registered landscape architect with 12 years of experience whose expertise includes management of complex construction documents, bicycle and pedestrian facilities, multi-use pathways, permit agency coordination, irrigation plans, and planting and landscape plans. Whether managing a large- or small-scale design project, Brian's goal with each project is to work closely with the client and deliver a product that the entire project team is happy with. He has contributed expert graphics and design production services for a variety of project types from trail improvement projects to Complete Streets concepts.

Relevant Project Experience

North Coast Great Redwood Trail Feasibility Study
Role: Assistant Project Manager
Client: California Department of Parks and Recreation
Location: Northern California

As Assistant Project Manager, Brian played an integral role in Alta's efforts to conduct existing conditions inventories, trail governance and railbanking research, corridor segmenting, prioritization, and cost estimates for a feasibility study for the North Coast Great Redwood Trail. The 300-mile trail will run along active and abandoned railway spanning from San Francisco Bay to Humboldt Bay, passing through some of the most beautiful and rugged landscapes in the United States.

Lower Russian River Trail Feasibility Study (LRRT)
Role: Lead Designer
Client: Sonoma County
Location: Sonoma County

Brian served as Lead Designer for the development of trail alignment alternatives with supporting preliminary design options for a 19.3-mile long separated paved trail along the Lower Russian River between Forestville and Highway 1. Alta is performing site analyses through environmentally sensitive areas, preparing community surveys, maps, and sketches, participating and facilitating community workshops and meetings, responding to community feedback, and preparing and presenting draft and final feasibility study report.

Electric Greenway
Role: Project Manager
Client: City of Citrus Heights (Owner) GHD (Prime)
Location: Citrus Heights, CA

The Electric Greenway is a 2.9 mile multi-use trail between Sunrise Boulevard and Wachtel Way largely following an existing Sacramento Municipal Utility District (SMUD) electric corridor. The project is in the City of Citrus Heights and unincorporated Orangevale, connects several neighborhoods to seven parks, several schools and the Sunrise Marketplace. Alta led the preliminary alignment development as well as the masterplans for five parks along the alignment. Alta was also involved in the robust public engagement process. Brian served as Project Manager, leading and making significant contributions to project design and research.

Ukiah Northwestern Pacific Rail Trail
Role: Project Manager
Client: City of Ukiah
Location: Ukiah, CA

Alta prepared a conceptual design for the Northwestern Pacific (NWP) Railroad corridor immediately adjacent to Downtown Ukiah, California. The NWP Rail Trail will form the north-south spine of Ukiah's non-motorized transportation system. Alta prepared preliminary designs, cost estimates, and conceptual/schematic design plans for the approximately 1.5-mile rail-with-trail facility. Alta identified appropriate trail design solutions, roadway crossing treatments, and other best practices for the rail-with-trail. Brian served as Project Manager of this effort.

Iron Horse Trail Active Transportation Corridor Study
Role: Design Associate
Client: Contra Costa County Department of Conservation and Development
Location: Contra Costa County

Brian is serving as Design Associate in Alta's efforts to help Contra Costa County develop and active transportation study for the Iron Horse Trail. The study will test new approaches for future active transportation mobility and develop a comprehensive, achievable vision for creating a next-generation regional transportation corridor.

Mountain View and Sunnyvale Bay Trail Improvements
Role: Project Manager
Client: Google
Location: Mountain View, CA

Alta led a design project to resurface and improve the Bay Trail from Crittenden Lane in Mountain View to Carl Road in Sunnyvale, a distance of four miles. The primary objective of the project was to improve safety and function for bicyclists while staying consistent with the rustic aesthetic and permeable pavement requirements of the Don Edwards National Wildlife Refuge through which the trail passes. Brian managed the consultant team through the complex design and permitting process. He also provided bid and construction administration services.

SR 128 Corridor Valley Trail Feasibility Study
Role: Design Associate
Client: Mendocino Council of Governments
Location: Mendocino County

Alta prepared a feasibility plan for a multi-use trail along the scenic State Route 128 corridor in Mendocino County. The trail will connect the communities of Yorkville, Boonville, Philo and Navarro and improve bicycle and pedestrian circulation between the schools, businesses, and recreational opportunities in this corridor. Brian served as Design Associate.

Salinas Williams Road Improvements Project
Role: Project Manager
Client: City of Salinas (Owner), Harris & Associates (Prime)
Location: Salinas, CA

As Alta's project Landscape Architect and Project Manager, Brian lead efforts to improve safety, mobility, and active transportation connectivity along the Williams Road corridor. Alta prepared a comprehensive transportation analysis of the one-half mile corridor between E. Alisal Street to Grandhaven, and developed 30% concept design support for traffic, landscape architecture, and lighting. The plan also provides street beautification and gateway treatments.

Devon Young PLA, ASLA

Planning & Landscape Design/Public Outreach

Location

Oakland, CA

Experience

15 years

Qualifications/Accreditations

MLA, University of Oregon 2013

BA, International Studies, UCSB 2005

Professional Landscape Architect: Oregon (#0958)

Co-Leader of Alta's Wayfinding Service Area

Core Team Leader of Alta's Trails and Greenways Service Area

Relevance to the project

Deven is an experienced project manager and designer, adept at overseeing and facilitating design and implementation for mobility corridors, trails, parks, and open space projects. He manages large, interdisciplinary consultant teams on projects that meet client expectations and are delivered on time and within budget. He is highly organized and excels in the production of reports, scheduling, and overseeing quality assurance processes. Deven has delivered some of the largest and most complex active transportation projects in the country, and is currently serving as the Alta Project Manager for the LA River Path, a $365 million, eight-mile corridor through downtown Los Angeles and one of the most high-profile active transportation projects in the world.

Relevant Project Experience

North Coast Great Redwood Trail Feasibility Study
Role: Project Manager
Client: California Department of Parks and Recreation
Location: Northern California

As Project Manager, Deven led Alta's efforts to conduct existing conditions inventories, trail governance and railbanking research, corridor segmenting, prioritization, and cost estimates for a feasibility study for the North Coast Great Redwood Trail. The 300-mile trail will run along active and abandoned railway spanning from San Francisco Bay to Humboldt Bay, passing through some of the most beautiful and rugged landscapes in the United States.

Lower Russian River Trail Feasibility Study (LRRT)
Role: Senior Advisor and QC Lead
Client: Sonoma County
Location: Sonoma County

Alta led a feasibility study in Sonoma County to identify the safest and most feasible route for a 19.3-mile long separated paved trail along the Lower Russian River between Forestville and Highway 1. Alta performed site analyses through environmentally sensitive areas; prepared community surveys, maps, and sketches; and participated in and facilitated community workshops and meetings. Deven served as Senior Advisor and QC Lead for this project.

Tigard Street Heritage Trail
Role: Project Manager
Client: City of Tigard
Location: Tigard, OR

As the lead consultant, Alta provided a full range of services from conceptual design to construction administration for the Tigard Street Heritage Trail—a trail that follows an inactive rail corridor, and will provide a safe off-street walking, running and biking commuter route that ties into the heart of Tigard's Main Street. Alta conducted robust community engagement efforts, evaluated existing conditions, and developed final construction documents. Deven was Project Manager of this effort.

Dumbarton Quarry Lakes Trail, Fremont
Role: Project Manager
Client: City of Fremont
Location: Fremont, CA

Deven is serving as Project Manger in Alta's work with the City of Fremont to achieve environmental clearance and preliminary

engineering for an east-west trail between Dumbarton bridge and Quarry Lakes/Niles Canyon. The proposed trail will provide trail connections to priority development areas, transit centers, regional open space areas, and residential neighborhoods through the use of paved Class I multi-use pathways, Class IV separated bikeways, protected intersections, and ADA compliant sidewalks.

Santa Clara County Central Bike Superhighway
Role: Principal-in-Charge
Client: Santa Clara Valley Transit Authority (VTA)
Location: Santa Clara County, CA

Alta is leading a study for the Santa Clara Valley Transportation Authority to identify a preferred alignment and design for a continuous, connected, low-stress bicycle superhighway between Santa Clara and East San José. Multi-jurisdictional coordination is essential to establishing consistent, comfortable conditions along the corridor, and Alta's outreach approach is focused on "sharing the power" and enabling community-based organizations to take ownership of the process. Deven is the Principal-in-Charge.

CV Link
Role: Project Manager
Client: Coachella Valley Association of Governments
Location: Coachella Valley, CA

Deven is the Project Manager for CV Link, an innovative, multimodal facility of national importance that connects communities in the Coachella Valley. The proposed pathway system will accommodate low speed electric vehicles in addition to bicyclists and pedestrians. Deven is currently managing a team of 12 subconsultants to implement the first 50 miles of pathway. This management has included extensive outreach to develop the overall project identity as well as agency and engineering coordination at the district, county, state and national levels. Deven has guided the team through this complex project to deliver both the PA/ED and is currently working on delivering final PS&E.

Metro LA River Path
Role: Project Manager
Client: Los Angeles County Metropolitan Transportation Authority (Metro)
Location: Los Angeles, CA

Deven is Alta's Project Manager for Metro's LA River Path project. Alta is co-leading the team selected to design this landmark active mobility project for LA. This $365 million effort—one of the largest active transportation path projects in the world—will close an eight-mile gap along the Los Angeles River (LA River) in downtown Los Angeles and Vernon. Once complete, the LA River Path will be a 32-mile continuous pathway for walking and biking from Long Beach to the San Fernando Valley, providing a world-class facility for Angelenos and the region.

Ryan Booth

Planning & Landscape Design/Public Outreach

Location

Oakland, CA

Experience

12 years

Qualifications/Accreditations

BS, Landscape Architecture, The Ohio State University, 2009

Key technical skills

Trails and greenways, Green infrastructure, complete streets, site design, construction documentation

Memberships

Member, American Society of Landscape Architects Northern California Chapter

Relevance to the project

Ryan seeks to create projects of lasting social and environmental value through the design of compelling places. He has worked on an array of urban design and landscape architecture projects, widely ranging in scale and scope. His work in streetscape design, aff ordable housing, and civic engagement has allowed him to develop a diverse background. Ryan has also spent time serving with Bike & Build, planning and leading service-oriented bicycling trips to benefi t aff ordable housing and empower young adults for a lifetime of service and civic engagement.

Relevant Project Experience

North Coast Great Redwood Trail Feasibility Study, CA
Role: Design Associate/Outreach Support
Client: California Department of Parks and Recreation
Location: Northern California

Alta is part of the consultant team selected by the California Department of Parks and Recreation to lead a feasibility study for the North Coast Great Redwood Trail. The 300-mile trail will run along active and abandoned railway spanning from San Francisco Bay to Humboldt Bay, and will take cyclists, hikers, and horseback riders through some of the most beautiful landscapes in the United States. The trail is expected to attract hundreds of thousands of visitors and serve as an economic driver to the communities in the area.

Electric Greenway
Role: Design Associate/Outreach Support
Client: City of Citrus Heights
Location: Citrus Heights, CA

The Electric Greenway is a 2.9 mile multi-use trail between Sunrise Boulevard and Wachtel Way largely following an existing Sacramento Municipal Utility District (SMUD) electric corridor. The project is in the City of Citrus Heights and unincorporated Orangevale, connects several neighborhoods to seven parks, several schools and the Sunrise Marketplace. Alta led the preliminary alignment development as well as the masterplans for five parks along the alignment. Alta was also involved in the robust public engagement process.

Lower Russian River Trail Feasibility Study (LRRT)
Role: Design Associate/Outreach Support
Client: Sonoma County
Location: Sonoma County, CA

Alta is leading a feasibility study in Sonoma County to identify the safest and most feasible route for a 19.3-mile long separated paved trail along the Lower Russian River between Forestville and Highway 1. Alta is performing site analyses through environmentally sensitive areas, preparing community surveys, maps, and sketches, participating and facilitating community workshops and meetings, responding to community feedback, and preparing and presenting draft and fi nal feasibility study report.

Iron Horse Trail Active Transportation Corridor Study,
Role: Design Associate/Outreach Support
Client: Contra Costa County
Location: Contra Costa County, CA

Alta is helping Contra Costa County develop the Iron Horse Trail Active Transportation Corridor Study to test new approaches for future active transportation mobility and develop a comprehensive, achievable vision for creating a next-generation regional transportation corridor.

Carmela Sambo

Planning & Landscape Design/Public Outreach

Location

Oakland, CA

Experience

3 years

Qualifications/Accreditations

Masters in Landscape Architecture, University of Oregon, 2021

Bachelor of Arts in Biology, University of Hawaii at Manoa, 2015

Key technical skills

Illustrative design, complete streets design

Relevance to the project

Carmela is an active transportation designer with a strong appreciation for culture, community and a passion for integrating science with design to improve communities. As a design professional, she is passionate about creating spaces that are safe, inclusive, and fun.

Project Experience

CV Link
Role: Designer/Outreach Support
Client: Coachella Valley Association of Governments
Location: Coachella Valley, CA

Carmela assisted with exhibit preparation and outreach support or CV Link, an innovative, multimodal facility of national importance that connects communities in the Coachella Valley. In 2013, Alta began development of the CV Link Master Plan for a nearly 80-mile portion of the multimodal pathway connecting the nine cities of the Eastern Riverside County region. The proposed pathway system will accommodate low speed electric vehicles in addition to bicyclists and pedestrians. Alta provided recommendations for on-street segments at the highest design standard, and supporting infrastructure, including LSEV charging facilities. Alta also recommended an implementation strategy with immediate next steps and segments for near-term construction or upgrades.

Middlefield Road Diet Evaluation
Role: Designer/Outreach Support
Client: City of Palo Alto
Location: Palo Alto, CA

Alta evaluated changes in transportation conditions over a one-year period along Middlefield Road in Palo Alto, from San Francisquito Creek to Channing Avenue, resulting from a four-to-three-lane road diet (reduction in traffic lanes). To track changes in performance of the study corridor during the three evaluation periods (Spring 2017, Fall 2017, and Spring 2018), Alta collected quantitative and qualitative data to help evaluate changes in safety, demand, reliability, and public opinion. Alta summarized the findings in a report about the three evaluation periods and presented the findings to the City Council. Carmela assisted with traffic analysis and evaluations.

72nd Avenue Transportation Study
Role: Designer/Outreach Support
Client: City of Tigard
Location: Tigard, OR

As a subconsultant, Alta supported work to determine a desired configuration of 72nd Avenue from Pacific Highway south through the Tigard Triangle to approximately SW Tech Center Drive on the south end of the Hwy 217/72nd Ave interchange. Existing issues in this corridor include poor walking and cycling conditions, particularly in the Hwy 217 interchange area and near Pacific Hwy (Hwy 99W), and a lack of alternate routes. Significant traffic congestion exists, particularly on southbound 72nd Avenue through the Hwy 217 interchange. Carmela helped the project team develop design consideration renderings for they study.

September 2, 2021

City of Ukiah
Department of Public Works
300 Seminary Avenue
Ukiah, CA 95482-5400
Attn: Andrew Stricklin, Associate Engineer

RE: Fee Proposal for Great Redwood Trail Phase 4 – Specification No. 21-02

Dear Mr. Stricklin:

Thank you for the opportunity to propose our team's qualifications to provide design services. Enclosed please find our team's associated fee schedules for your consideration. GHD will perform these services on a Time and Materials Basis with a not-to-exceed amount of $312,491.

We welcome the opportunity to review our approach and other assumptions with you and are confident that we can come to a mutually beneficial agreement. As noted, GHD and our entire team are excited for the opportunity to help deliver this important project and look forward to working with you. If you have any questions about our qualifications or fees, please contact me at (707) 540-9687.

Sincerely,

GHD, Inc

Matt Kennedy, PE TE
Principal in Charge - Authorized Official

GHD Inc. 2235 Mercury Way Suite 150 Santa Rosa CA 95407 USA
T 1 707 523 1010 **F** 1 707 527 8679 **E** santarosa@ghd.com **W** www.ghd.com

Fee Proposal For the Great Redwood Trail Phase 4 - Specification No. 21-02

PROJECT NAME: City of Ukiah Northwester Pacific Rail Trail Phase 4
PROJECT NUMBER: 12557341
Date: 9/2/2021

LABOR COSTS

Firm--->	GHD Inc																				Subtotals		Expenses	Subconsultant	Subconsultant	Total Fee
Employee--->	Kennedy	Tortora	Schmal	Daas	Harvey	Tortora	Burns	Gould	Maddock	Howard	2-man Crew	Hummel	Bohannon	Penry	Lee	Guggiana	Osorno	Piper	Varies	Wolf	Silva	Hours	Fee	Air Fair, Lodging, meals, and rental car	Alta Planning + design	Crawford	
Role--->	Principal	Proj. Mngr.	Civil Engineer	Civil Engineer	Storm Design	Civil Drafter	Structural Engr.	Structural Designer	Land Surveyor	Land Surveyor	Field Crew	UAV Pilot	Survey Tech	Traffic	Traffic	Elec.	Elec.	Landscape	Admin	Agency Permitting	QA/QC						
Task Rate-->	$255.00	$215.00	$215.00	$170.00	$195.00	$80.00	$195.00	$155.00	$155.00	$215.00	$305.00	$170.00	$100.00	$235.00	$215.00	$215.00	$155.00	$170.00	$135.00	$235.00	$275.00						
Task1: Project Management																						134	$29,770	$600	$5,166	$0	$35,536
1.1 Project Management and Coordination	6	40																				46	$10,130	$0	$5,166	$0	$15,296
1.2 Project Meetings	4	16	4				4							12		8			8	8		64	$13,600	$0	$0	$0	$13,600
1.3 Quality Assurance / Quality Control	4	8																			12	24	$6,040	$0	$0	$0	$6,040
Airfare																						0	$0	$300	$0	$0	$300
Lodging (per Diem $200/person/day)																						0	$0	$200	$0	$0	$200
Rental Car and Gas																						0	$0	$100	$0	$0	$100
Task 2 Review and Evaluate Existing Documents and Data																						22	$4,470	$0	$0	$0	$4,470
2.1 Review and Summary of Plans, Surveys, Records		4	4	4			2		2					4		2						22	$4,470	$0	$0	$0	$4,470
																						0	$0	$0	$0	$0	$0
Task 3: Topographic Survey and Right of Way																						170	$27,550	$4,500	$0	$0	$32,050
3.1 Topographic Survey and ROW Field Work									8	2	12	30										52	$10,430	$0	$0	$0	$10,430
3.2 Topographic survey and ROW Mapping		2	2	4					20	12		30	48									118	$17,120	$0	$0	$0	$17,120
Equipment																						0	$0	$2,500	$0	$0	$2,500
Per Diem																						0	$0	$1,000	$0	$0	$1,000
Mileage																						0	$0	$1,000	$0	$0	$1,000
Task 4: Geotechnical Investigation and Report																						14	$2,510	$0	$0	$26,166	$28,676
4.1 Geotechnical Analysis and Report		2	4	4															4			14	$2,510	$0	$0	$26,166	$28,676
																						0	$0	$0	$0	$0	$0
Task 5: Preliminary (30%) Design																						266	$37,940	$950	$11,392	$0	$50,282
5.1 Drainage Study		4	12		40	16																72	$4,720	$0	$0	$0	$4,720
5.2 Preliminary Plans	2	16	24	40		32	8	8						8		2	8	8			2	158	$26,730	$0	$11,392	$0	$38,122
5.3 Preliminary Estimate		2	4	16				4						2		2	4	2				36	$6,490	$0	$0	$0	$6,490
																						0	$0	$0	$0	$0	$0
Airfare																						0	$0	$400	$0	$0	$400
Lodging (per Diem $200/person/day)																						0	$0	$400	$0	$0	$400
Rental Car and Gas																						0	$0	$150	$0	$0	$150
Task 6: Engineering Design (60%, 90%, and final)																						782	$118,960	$4,500	$38,018	$0	$161,478
6.1 60% Plans, Specs and Estimate	2	24	32	60		60	16	20							16	12	24	32			4	302	$46,610	$0	$13,081	$0	$59,691
6.2 90% Plans, Specs and Estimate	2	24	24	40		40	12	16							12	12	12	24			2	220	$34,720	$0	$10,283	$0	$45,003
6.3 100% (Final Bid Ready) Submittal	2	16	20	24		40	8	12							8	8	8	16			2	164	$25,180	$0	$7,517	$0	$32,697
6.4 Permitting and Agency Coordination		16	4	16		16								6	26					8		92	$11,590	$0	$0	$0	$11,590
6.5 Signage		2	2																			4	$860	$0	$6,536	$0	$7,396
reproduction and copies																						0	$0	$500	$150	$0	$650
Airfare																						0	$0	$1,000	$0	$0	$1,000
Lodging (per Diem $200/person/day)																						0	$0	$2,000	$450	$0	$2,450
Rental Car and Gas																						0	$0	$1,000	$0	$0	$1,000
Task 7: Supporting Biological Resources Surveys and Studies (Optional)																						0	$0	$0	$0	$0	$0
7.1 Biological Resource Survey and Report																						0	$0	$0	$0	$0	$0
7.2 Sensitive Natural Community Mapping, and Habitat Assessment																						0	$0	$0	$0	$0	$0
7.3 Biological Resources Report																						0	$0	$0	$0	$0	$0
7.2 Aquatic Resources Delineation																						*0*	$0	*$0*	*$0*	*$0*	*$0*
																						0	$0	$0	$0	$0	$0
Task 8: Project Stormwater Pollution Prevention Plan (SWPPP) [Optional]																											
8.1 SWPPP																						*0*	$0	*$0*	*$0*	*$0*	*$0*
																						0	$0	$0	$0	$0	$0
TOTAL HOURS	**22**	**176**	**136**	**208**	**40**	**204**	**50**	**60**	**30**	**14**	**12**	**60**	**48**	**32**	**62**	**46**	**56**	**82**	**12**	**16**	**22**						
SUBTOTAL FEE	**$5,610**	**$37,840**	**$29,240**	**$35,360**	**$6,800**	**$16,320**	**$9,750**	**$9,300**	**$4,650**	**$3,010**	**$3,660**	**$10,200**	**$4,800**	**$7,520**	**$14,570**	**$9,890**	**$8,680**	**$13,940**	**$1,620**	**$3,760**	**$6,050**						
0% MARKUP ON SUBS	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**						
TOTAL FEE	**$5,610**	**$37,840**	**$29,240**	**$35,360**	**$6,800**	**$16,320**	**$9,750**	**$9,300**	**$4,650**	**$3,010**	**$3,660**	**$10,200**	**$4,800**	**$7,520**	**$14,570**	**$9,890**	**$8,680**	**$13,940**	**$1,620**	**$3,760**	**$6,050**	**2642**	**$221,200**	**$10,550**	**$54,575**	**$26,166**	**$312,491**

The fee presented above is an estimate. We welcome the opportunity to discuss the proposed scope and fee and we are open to negotiating any changes the City feels would better suit the project needs.

		Alta Planning + Design COSTS						
		Deven Young, Principal in Charge	Brian Burchfield, Project Manager	Ryan Booth, Design Associate	Carmela Sambo, Designer	Hours	Materials	Cost
		$ 232	$ 183	$ 152	$ 97			
Ukiah Great Redwood Trail								
	Project Initiation and Management	**5**	**16**	**4**	**0**	**25**		**$ 4,696**
	Project Kick Off	1	4	4		9		$ 1,572
	Ongoing Project Management	4	12			16		$ 3,124
	Preliminary (30%) Design	**2**	**12**	**20**	**48**	**82**		**$ 10,356**
		2	12	20	48	82		$ 10,356
	PS&E (60%, 90%, 100% Final)	**4**	**42**	**54**	**116**	**216**		**$ 28,074**
	60 % Plans and Estimate	1	20	22	48	91		$ 11,892
	90% Plans, Specifications and Estimate	1	12	20	40	73		$ 9,348
	100% Final Plans, Specifications and Estimate	2	10	12	28	52		$ 6,834
	Interpretive Signage	**1**	**10**	**0**	**40**	**51**		**$ 5,942**
		1	10		40	51		$ 5,942
	OPTIONAL TASK: Public Outreach							**$ -**
								$ -
	TOTAL HOURS (not including optional tasks)	**12**	**80**	**78**	**204**	**374**		**$ 49,068**
DIRECT COSTS								
ODC1	Travel Costs						$ 250	$ 250
ODC2	Per Diem (Meals & Lodging)						$ 200	$ 200
ODC7	Plotting, Printing Postage						$ 150	$ 150
ODC8								$ -
ODC9								$ -
	Estimated Salary Escalation							$ -
								$ -
	TOTAL DIRECT COSTS							**$ 600**
	TOTAL (not including optional tasks)							***$ 49,668***

Crawford & Associates, Inc.
Geotechnical Engineering, Design and Construction Services

Project Name: **Great Redwood Trail Phase 4**
Description:
County / City: *Ukiah, Mendocino County*

Proposal Date: **August 24, 2021**

GEOTECHNICAL ENGINEERING SERVICES - COST PROPOSAL

TASK	CLASSIFICATION / SERVICES	HOURS / QUANTITY		RATE	UNIT	MULT		SUBTOTAL	TOTAL
TASK No. 1 - Field Preparation and Preliminary Review									
	Principal	2	$	215.00	Hour	1	$	430.00	
	Senior Project Manager	2	$	180.00	Hour	1	$	360.00	
	Project Manager	2	$	175.00	Hour	1	$	350.00	
	Senior Engineer	4	$	155.00	Hour	1	$	620.00	
	Project Engineer II	2	$	145.00	Hour	1	$	290.00	
	Project Engineer I	4	$	135.00	Hour	1	$	540.00	
	Staff Engineer	2	$	115.00	Hour	1	$	230.00	
	Administrative Assistant	2	$	90.00	Hour	1	$	180.00	
	Mileage (Site visit, USA Marking)	20	$	0.60	Mile	1	$	12.00	
									$ 3,012
TASK No. 2 - Subsurface Exploration and Sampling									
	Senior Engineer	4	$	155.00	Hour	1	$	620.00	
	Project Engineer I	19	$	115.00	Hour	1	$	2,185.00	
	Per Diem (Drilling)	2	$	150.00	Day	1	$	300.00	
	Mileage (Drilling)	320	$	0.60	Mile	1	$	192.00	
	Drilling Rig	1	$	6,000.00	Day	1.15	$	6,900.00	
	Steel Liners (MCAL/SPT)	16	$	8.00	Each	1	$	128.00	
									$ 10,325
TASK No. 3 - Laboratory Testing									
	Project Engineer I	1	$	135.00	Hour	1	$	135.00	
	#200 Wash	2	$	135.00	Test	1	$	270.00	
	Grain Size Analysis to #200	2	$	135.00	Test	1	$	270.00	
	Moisture & Density	4	$	60.00	Test	1	$	240.00	
	Plasticity Index	2	$	250.00	Test	1	$	500.00	
	R-Value	3	$	250.00	Test	1	$	750.00	
	Chemical Analysis (pH, Sulfate, Chloride, Redox Potential, Sulfate Reducing Bacteria)	1	$	310.00	Test	1	$	310.00	
									$ 2,475
TASK No. 4 - Geotechnical Report									
	Principal	1	$	215.00	Hour	1	$	215.00	
	Senior Project Manager	3	$	180.00	Hour	1	$	540.00	
	Project Manager	1	$	175.00	Hour	1	$	175.00	
	Senior Engineer	6	$	155.00	Hour	1	$	930.00	
	Project Engineer II	24	$	145.00	Hour	1	$	3,480.00	
	Project Engineer I	4	$	135.00	Hour	1	$	540.00	
	Staff Engineer	5	$	115.00	Hour	1	$	575.00	
	Administrative Assistant	2	$	90.00	Hour	1	$	180.00	
									$ 6,635
TASK No. 5 - Consultations and Design Team Support									
	Senior Project Manager	4	$	180.00	Hour	1	$	720.00	
	Senior Engineer	4	$	155.00	Hour	1	$	620.00	
									$ 1,340
								CRAWFORD & ASSOCIATES TOTAL	**$ 23,787.00**

FY 2021 US West Region Rate Schedule

Finance Class Code		Rate
A01	Senior Technical Director 1	**$275**
A02	Senior Technical Director 2	**$255**
A03	Senior Technical Director 3	**$235**
A04	Technical Director 1	**$215**
A05	Technical Director 2	**$195**
A06	Senior Professional 1	**$170**
A07	Senior Professional 2	**$155**
A08	Professional 1	**$135**
A09	Professional 2	**$120**
A10	Professional 3	**$110**
A11	Intern	**$80**
B01	Lead Design Technician 1	**$250**
B02	Lead Design Technician 2	**$225**
B03	Lead Design Technician 3	**$205**
B04	Senior Design Technician 1	**$165**
B05	Senior Design Technician 2	**$155**
B06	Design Technician 1	**$145**
B07	Design Technician 2	**$130**
B08	Drafting/Design 1	**$120**
B09	Drafting/Design 2	**$110**
B10	Drafting/Design 3	**$100**
B11	Drafting/Design 4	**$90**
B12	Intern Drafting/Design	**$80**
C01	Business Services Manager 1	**$250**
C02	Business Services Manager 2	**$210**

Finance Class Code		Rate
C03	Senior Admin Officer 1	**$155**
C04	Senior Admin Officer 2	**$125**
C05	Admin Officer 1	**$105**
C06	Admin Officer 2	**$90**
C07	Admin Officer 3	**$75**
D01	Business Services Manager 1	**$275**
D02	Business Services Manager 2	**$255**
D03	Senior Admin Officer 1	**$215**
D04	Senior Admin Officer 2	**$170**
D05	Admin Officer 1	**$155**
D06	Admin Officer 2	**$110**
D07	Admin Officer 3	**$100**
D08	Admin Officer 4	**$90**
D09	Admin Officer 5	**$85**
D10	Admin Officer 6	**$75**
S01	Senior Construction Manager	**$250**
S02	Construction Manager	**$205**
S03	Lead Site Engineer/Supervisor	**$175**
S06	Lead Inspector	**$165**
S07	Senior Inspector	**$150**
S08	Inspector / Specialist 1	**$135**
S09	Inspector / Specialist 2	**$110**
S10	Clerk / Specialist 3	**$80**
S15	Operator/Laborer 1	**$125**
S16	Operator/Laborer 2	**$105**
S17	Operator/Laborer 3	**$95**

1 Rates are for employees of all GHD compaines.

2 All travel cost will be invoiced at coach class rates. Lodging and meal expenses will be at cost unless per diem rate is negotiatied.

3 Reimbursement for direct expenses incurred for proposed services, including sub-consultant services, will be billed at cost plus 15%

4 The cost of using equipment and specialized supplies is billed on the basis of employee hours dedicated to the projects at the following rates

   a. General Associated Project Charges (APC): $6.50 / hour
   b. Environmental Department/Construction Inspector: $11.50 / hour
   c. Field Survey APC: $15.00 / hour

5 Reimbursement for vehicles used for proposed services will be at the federally approved mileage rates or at a negotiated monthly rate.

6 Overtime for non-exempt employees will be charged at 1.5 times the hourly billing rate.

7 If prevailing wage are applicable, the above billing rates and APC will be adjusted proportionate to the increase in labor cost

8 The Rate Schedule is subject to change annually (July 1st each year).

Alta Planning + Design, Inc.

Billing Rates - 2021

Labor Category	Rate	Typical Classifications Included in Rate
Labor Category 1a	**$335**	Senior Principal
Labor Category 1b	**$283**	Principal
Labor Category 1c	**$263**	Principal
Labor Category 2	**$232**	Principal
Labor Category 3	**$225**	Principal, Senior Associate
Labor Category 4	**$211**	Principal, Senior Associate
Labor Category 5	**$203**	Principal, Senior Associate
Labor Category 6	**$195**	Principal, Senior Associate
Labor Category 7	**$191**	Principal, Senior Associate
Labor Category 8	**$183**	Senior Associate, Associate
Labor Category 9	**$174**	Senior Associate, Associate
Labor Category 10	**$170**	Senior Associate, Associate
Labor Category 11	**$163**	Associate, Senior
Labor Category 12	**$152**	Associate, Senior
Labor Category 13	**$142**	Associate, Senior
Labor Category 14	**$130**	Senior, Level I
Labor Category 15	**$119**	Senior, Level I
Labor Category 16	**$109**	Level I, Level II
Labor Category 17	**$97**	Level I, Level II
Labor Category 18	**$82**	Administration
Labor Category 19	**$75**	Intern

Rates are presented in US Dollars (US$) and are subject to change at any time.

Subconsultants and reimbursable expenses will be charged at cost + 10% markup.

Mileage will be charged at the provisional standard rate.

In-house reproductions will be charged as follows:

Color copies	$0.65/ page
Black and white copies	$0.20/page
24” x 36” large format plot	$17.50/sheet
36” x 48” large format plot	$32.50/sheet

Crawford & Associates, Inc.
Geotechnical Engineering, Design and Construction Services

Corporate Office: 1100 Corporate Drive, Suite 230, Sacramento, CA 95831 - (916) 455-4225
Modesto: 1165 Scenic Drive, Suite B, Modesto, CA 95350 - (209) 312-7668
Pleasanton: 6200 Stoneridge Mall Road, Suite 330, Pleasanton, CA 94588 - (925) 401-3515
Rocklin: 4220 Rocklin Road, Suite 1, Rocklin, CA 95677 - (916) 455-4225
Ukiah: 100 North Pine Street, Ukiah, CA 95482 - (707) 240-4400

2021 PROFESSIONAL & LAB RATES

PROFESSIONAL TITLE	RATE
Principal	$ 215.00
Senior Project Manager	$ 180.00
Project Manager	$ 175.00
Senior Geologist / Environmental	$ 155.00
Senior Engineer	$ 155.00
Project Engineer II	$ 145.00
Project Engineer I	$ 135.00
Staff Engineer	$ 115.00
Administrative Assistant	$ 90.00
Soils Technician (Prevailing Wage) **	$ 130.00
Concrete Technician (Prevailing Wage) **	$ 120.00
Laborer Technician (Prevailing Wage) **	$ 110.00

REIMBURSABLES	
Mileage	$ 0.60 / Per Mile
Outside Costs	15% Markup
Permit Fees (City/County)	15% Markup
Per Diem (Lodging & Meals)	County Rate

EXTRAS	
Rush Testing	50% Markup

(This guarantees your samples get top priority)

CONSTRUCTION/EQUIPMENT	DETAIL	RATE
Traffic Control (Major) DBE or PW	DAY	$ 2,500.00
Traffic Control Equipment (Minor) Non-DBE	DAY	$ 700.00
Seismic Refraction (12 Channel)	DAY	$ 1,200.00
Core Machine with Generator	DAY	$ 2,500.00
Core Machine Bit	INCH	$ 3.00
Core Box	EACH	$ 17.25
Hot Mix Asphalt Patching (1st Core)	FIRST	$ 1,000.00
Hot Mix Asphalt Patching (2 or More)	EACH AFTER	$ 500.00
Wildcat DCP Equipment	DAY	$ 750.00
Wildcat DCP Tip	EACH	$ 15.00
Survey Equipment (Tripod, Level, Rod)	DAY	$ 150.00
Survey Equipment (Liquid Level)	DAY	$ 150.00
Percolation Equipment	DAY	$ 150.00
Hand Auger	DAY	$ 150.00
Backfill	BAG	$ 8.00
Steel Liners (MCAL/SPT)	EACH	$ 8.00
Nuclear Density Test	EACH	$ 6.00
CLASSIFICATION TESTING		
#200 Wash	ASTM D1140	$ 110.00
Grain Size Analysis to #200 (Sieve Analysis)	ASTM D6913	$ 150.00
Grain Size with Hydrometer	ASTM D6913, D7928	$ 240.00
Hydrometer Analysis	ASTM D7928	$ 175.00
Moisture & Density	ASTM D2216, D7263	$ 60.00
Moisture Content	ASTM D2216, CTM 226	$ 40.00
Non-Plastic Index Result	ASTM D4318	$ 125.00
Plasticity Index	ASTM D4318	$ 250.00
STRENGTH TESTING		
California Impact	CTM 216	$ 280.00
Compaction Curve (4" Mold)	ASTM D698/D1557	$ 265.00
Compaction Curve (6" Mold)	ASTM D698/D1557	$ 295.00
Compaction Curve Checkpoint (4" Mold)	ASTM D698/D1557	$ 66.00
Compaction Curve Checkpoint (6" Mold)	ASTM D698/D1557	$ 74.00
Compression (Rock)	ASTM 7012	$ 275.00
Compressive Strength of Cylinders	ASTM C39	$ 34.50
Direct Shear (CD 3pt) Peak Only	ASTM D3080	$ 500.00
Point Load (Rock)	ASTM D5731	$ 65.00
R-Value	ASTM D2844, CAL 301	$ 350.00
Triaxial Shear-UU	ASTM D2850	$ 165.00
Triaxial Staged-UU	ASTM D2850	$ 265.00
Unconfined Compression (Rock)	ASTM D7012	$ 225.00
Unconfined Compression (Soil)	ASTM D2166	$ 165.00
CONSOLIDATION & EXPANSION		
1-D Consolidation	ASTM D2435	$ 300.00
1-D Consolidation (Time Rate) / Per Point	ASTM D2435	$ 75.00
Expansion Index	ASTM D4829	$ 210.00
CHEMICAL ANALYSIS TESTING		
pH & Resistivity	CTM 643	$ 100.00
Sulfate Content	CTM 417	$ 50.00
Chloride Content	CTM 422	$ 50.00
Redox Potential and Sulfate Reducing Bacteria	ASTM D1498	$ 110.00
PAVEMENT TESTING		
Asphalt Ignition Calibration	CTM 382	$ 345.00
Grain Size Analysis	CTM 209	$ 150.00
Percent Asphalt Ignition Oven	CTM 382	$ 145.00
Sand Equivalent	CTM 217	$ 130.00
Stabilometer Value	CTM 366	$ 200.00
Theoretical Max Specific Gravity/Density	CTM 309	$ 200.00
SEISMIC ANALYSIS		
EZ Frisk Site Specific Analysis	PER PROJECT	$ 1,500.00

Rates are applicable through Dec 31, 2021. An escalation factor of 3% per year may apply for work completed after 2021.

Agenda Item No: 13.b.
MEETING DATE/TIME: 9/15/2021
ITEM NO: 2021-1053

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Possible Introduction by Title Only of an Ordinance Amending Division 1, Chapter 4, Article 4B of the City Code Regarding the Procedure for Filling Vacancies on the Design Review Board.

DEPARTMENT: City Clerk

PREPARED BY: Kristine Lawler, City Clerk

PRESENTER: Kristine Lawler, City Clerk and Craig Schlatter, Community Development Director.

ATTACHMENTS:

1. Proposed Ordinance - Redline
2. Proposed Ordinance - Clean
3. Design Review Board Application
4. Design Review Board Roster

Summary: The City Council will discuss and consider introducing an Ordinance Amending Section 1161 of Division 1, Chapter 4, Article 4B of the City Code Regarding Appointment of Design Review Board Members.

Background: The Design Review Board (DRB) consists of five members who have experience in architecture and design, landscape architecture, building contracting, urban planning, civil engineering, or similar field of study. Up to two members shall be at-large without a residence or business located within the City. If no at-large candidates are available, the City Council may fill the board seats with City residents or City business owners.

The function of the DRB is to review proposed site development permit applications, planned development applications and precise development plans, work with staff and the applicants to ensure design consistency with the Ukiah General Plan, Zoning Code, and Design Review Guidelines, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting, and other aspects of urban design to City Staff, the Zoning Administrator, Planning Commission and City Council as appropriate.

The current practice for making appointments to the DRB is that at or near the beginning of his or her four-year term of office, each member of the City Council may nominate one Board member who shall be appointed to the Board, if approved by a majority vote of the City Council. Each Board member's term of office shall coincide with the four-year term of office of the City Council member who nominated him or her.

Discussion: Staff is proposing to amend the appointment process for the DRB to reflect the same appointment process now used for Planning Commissioners. The DRB Appointment Ordinance, a redlined version of which is attached here as Attachment 1 and a clean version as Attachment 2, amends Section 1161 of Division 1, Chapter 4, Article 4B of the City Code so that vacancies on the DRB will be filled through a process in which interested candidates will file an application (a draft version of which is attached here as Attachment 3) stating their interest in the position and setting forth qualifications. After all applications are received, the City Council will review applications, interview candidates, and select a new DRB Member by majority vote. Council is authorized to establish a formal review and selection process by resolution of the Council. DRB Members serve at the will of the City Council and will serve a term of four (4) years, though Members may be appointed to successive terms without limitations.

Should a DRB Member vacate the position before the end of their term, replacement candidates will be invited to submit applications for the vacant position, after which the City Council will initiate the review process and select a candidate by majority vote.

The interview and voting process for a vacant DRB Member position will take place at a single City Council meeting, unless a different procedure is approved by a majority vote of the City Council.

Please note that adoption of this Ordinance will not affect the terms of the current DRB Members. They will continue to serve at the will of the Council. The current DRB Roster showing the term expirations is attached here as Attachment 4.

Recommended Action: Introduce by Title Only an Ordinance Amending Division 1, Chapter 4, Article 4B of the City Code Regarding the Procedure for Filling Vacancies on the Design Review Board.

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: Craig Schlatter, Community Development Director

Approved: Sage Sangiacomo, City Manager

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING DIVISION 1, CHAPTER 4, ARTICLE 4B, SECTION 1161 OF THE CITY CODE REGARDING APPOINTMENT OF DESIGN REVIEW BOARD MEMBERS.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE.

Section 1161 of Division 1, Chapter 4, Article 4B of the Ukiah City Code is hereby amended to read as follows:

§1161 MEMBERS; APPOINTMENT; TERM

Members of the Design Review Board shall be appointed by a majority of the City Council, each to serve at the will of the City Council up to a term of four (4) years. Members may be appointed to successive terms without limitations. Members shall be appointed according to procedures established by resolution of the City Council and shall be required to complete an application. ~~Board shall consist of a total of five (5) members, of which at least three (3) members shall be residents of the City or a business owner in the City and up to two (2) members shall be at-large without a residence or business located within the City. If no at-large candidates are available, the City Council may fill the board seats with City residents or City business owners. At or near the beginning of his or her four (4) year term of office, each member of the City Council may nominate one Board member who shall be appointed to the Board, if approved by a majority vote of the City Council. Each Board member's term of office shall coincide with the four (4) year term of office of the City Council member who nominated him or her, regardless of whether that City Council member serves his or her full four (4) year term.~~

If a Board member vacates his or her office before the expiration of his or her term of office, a successor shall be appointed by a majority of the City Council upon receipt and review of applications for the vacant appointment. ~~the City Council member who nominated that Board member (or a City Council member elected or appointed to fill the remaining unexpired term of office of the City Council member who appointed the Board member) may nominate a replacement to serve the remainder of that Board member's term of office, who shall be appointed, if the nomination is approved by a majority vote of the City Council.~~

~~If a City Council member's nomination receives less than a majority vote, he or she may nominate additional candidates, one at a time, until one of them is appointed by a majority vote of the City Council.~~ Board members shall be nominated and voted upon at a single City Council meeting, unless a different procedure is approved by a majority vote of the City Council. ~~If a City Council member fails to nominate a Board member within sixty (60) days after the vacancy occurs, a majority of the City Council shall fill the vacancy following the procedure used to appoint members to other City Commissions and Boards.~~

SECTION TWO.

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.

2. 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

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING DIVISION 1, CHAPTER 4, ARTICLE 4B, SECTION 1161 OF THE CITY CODE REGARDING APPOINTMENT OF DESIGN REVIEW BOARD MEMBERS.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE.

Section 1161 of Division 1, Chapter 4, Article 4B of the Ukiah City Code is hereby amended to read as follows:

§1161 MEMBERS; APPOINTMENT; TERM

Members of the Design Review Board shall be appointed by a majority of the City Council, each to serve at the will of the City Council up to a term of four (4) years. Members may be appointed to successive terms without limitations. Members shall be appointed according to procedures established by resolution of the City Council and shall be required to complete an application.

If a Board member vacates his or her office before the expiration of his or her term of office, a successor shall be appointed by a majority of the City Council upon receipt and review of applications for the vacant appointment.

Board members shall be nominated and voted upon at a single City Council meeting, unless a different procedure is approved by a majority vote of the City Council.

SECTION TWO.

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.

2. 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

City of Ukiah

DESIGN REVIEW BOARD APPLICATION FOR APPOINTMENT

A. General Information

Full Name		Date	
Residence Address (Physical Address, not PO)			
Mailing Address (if different from above)			
Home Phone	( )	Work Phone	( )
Email	@	Cell Phone	( )
Employer			
Business Address			
Job Title/Position		Employed Since	
How long have you resided in:	Ukiah?	Mendocino County?	California?
Please list community groups or organizations you are affiliated with and list any offices held.			

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 Design Review Board?
2. What is your understanding of the purpose, role and responsibility of the Design Review Board?
3. Please list any volunteer, civic or charitable organizations to which you serve or have served. Have you held an officer position in any of these organizations?
4. How do you believe your own skills, experience, expertise and perspectives will be beneficial to the work of the Design Review Board?
5. Can you commit to preparing for and attending at least one meeting of the Design Review Board per month? Note: for most monthly agendas, the average time needed for preparation and attendance is 2-3 hours.
6. Please describe your experience in architecture/design, community, city, urban or environmental planning, construction, engineering or surveying, and/or historical or cultural preservation.
7. Are you interested in serving on any other Boards or Commissions of the City? If so, which one(s)?

_____

Signature of Applicant Date

Thank you for your interest in serving your community and the City of Ukiah.

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

Design Review Board

Board Contact Person: Michelle Irace – 463-6207

Established: Ordinance 1136, Adopted on June 6, 2012
City Dept. Affiliation: Planning Department
Membership: Board shall consist of a total of five (5) members, of which at least three (3) members shall be residents of the City or a business owner in the City and up to two (2) members shall be at-large without a residence or business located within the City. If no at-large candidates are available, the City Council may fill the board seats with City residents or City business owners. Board members shall have sufficient education and/or experience to perform and fulfill the duties required in section 1169 (See Function). This education and/or experience may consist of a college degree, professional license, or employment experience in architecture and design, landscape architecture, building contracting, urban planning, civil engineering, or similar field of study. Alternatively, the City Council may determine that a combination of education and/or experience in lieu of a college degree, professional license, or employment experience may qualify a candidate for the Board.
Term: At or near the beginning of his or her four (4) year term of office, each members of the City Council may nominate one Board members who shall be appointed to the Board, if approved by a majority vote of the City Council. Each Board member's term of office.
Appointed By: City Council: If a City Council member's nomination receives less than a majority vote, he or she may nominate additional candidates, one at a time, until one of them is appointed by a majority vote of the City Council. Board members shall be nominated and voted upon at a single City Council meeting, unless a different procedure is approved by a majority vote of the City Council. If a City Council member fails to nominate a Board member within sixty (60) days after the vacancy occurs, a majority of the City Council shall fill the vacancy following the procedure used to appoint Members to other City Commissions and Boards.
Meets: The Board shall hold at least one regular meeting each month at a time and place established by the Board, unless a lack of business or a lack of a quorum occurs.
Function: It shall be the function and duty of the Design Review Board to review proposed site development permit applications, planned development applications and precise development plans, work with staff and the applicants to ensure design consistency with the Ukiah General Plan, Zoning Code, and Design Review Guidelines, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting, and other aspects of urban design to city staff, Zoning Administrator, Planning Commission and City Council as appropriate.

Name/Address	Contact Info	Member Position	Current Appt. Date	Expiration Date
Howell Hawkes		Member - City Resident/Property or Business Owner	12/19/2018	12/7/2022
Colin Morrow		Member - City Resident/Property or Business Owner	12/19/2018	12/7/2022
Tom Liden		Member - City Resident/Property or Business Owner	12/19/2018	12/7/2022
VACANT		Member - Community at Large		
VACANT		Member - Community at Large		

Agenda Item No: 13.c.
MEETING DATE/TIME: 9/15/2021
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