



UKIAH VALLEY FIRE DISTRICT BOARD OF DIRECTORS

JENIFER BAZZANI – PETER BUSHBY – BOBBY BANKS – MICHAEL GRAHAM – DAVID B. HAAS

AGENDA

To participate or view the virtual meeting, go to the following

link: <https://zoom.us/j/97717635120>

Or you can call in using your telephone only:

- **Dial Toll-Free: 1-833-548-0276 or 833-543-0282**
- **To Raise hand: enter *9**
- **To Speak after being recognized: enter * 6 to unmute yourself**

Or One tap mobile (for easy connection on smartphones):

US: [+16699009128](tel:+16699009128) or [+12532158782](tel:+12532158782)

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

February 8, 2022

6:30 PM

1. CALL TO ORDER

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

3.a. The next FEC Meeting is on March 8, 2022, at 5:00 p.m.

3.b. The next Special Meeting for UVFD is March 8, 2022, at 6:30 p.m.

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

If you wish to speak on a matter that is not on this agenda, you may do so at this time. Please limit your comments to 3 minutes per person and a total of 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.

5. APPROVAL OF MINUTES

5.a. Approval of January 11, 2022, Special Meeting Minutes-Draft

Recommended Action: Approve the Minutes of January 11, 2022, a Special Meeting

Attachments:

1. January 11, 2022, Special Meeting Minutes-Draft

6. 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.

- 6.a. Adoption of Resolution 2022-02, Continue Teleconferencing Meetings During a Proclaimed State of Emergency Due to the COVID-19 Pandemic.

Recommended Action: Adopt Resolution 2022-02, Continued Teleconferencing Meetings During a State of Proclaimed Emergency due to the COVID-19 Pandemic.

Attachments:

1. Resolution 2022-02, Continue Teleconferencing Meetings

7. UNFINISHED BUSINESS - DISCUSSION/ACTION

8. NEW BUSINESS - DISCUSSION/ACTION

- 8.a. Approval of an Overhead Easement for Pacific West Builders on land owned by Ukiah Valley Fire Protection District.

Recommended Action: Approve the Overhead Easement for Pacific West Builders on Parcels, APN's 170-100-02, and 170-100-30.

Attachments:

1. Corrected Grant Deed regarding Overhead Easement

9. COMMUNICATIONS RECEIVED AND FILED - INFORMATION

10. CHIEFS REPORTS AND VOLUNTEERS REPORT

11. DIRECTOR'S REPORT for FEC AND LAFCO

12. CLOSED SESSION

- Closed Session may be held at any time during the meeting

13. ADJOURNMENT

Please be advised that the Ukiah Valley Fire District complies with ADA requirements and 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. Materials related to an item on this Agenda submitted to the Ukiah Valley Fire District after distribution of the Agenda Packet, are available for public inspection at the front counter at the Ukiah Valley Fire District Office, 1500 South State Street, Ukiah, CA 95482, during normal business hours Monday through Friday, 8:00 am to 4:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at the following location: Ukiah Valley Fire District Office - 1500 South State Street; Ukiah, California; and online at <http://www.cityofukiah.com/meetings> not less than 72 hours prior to the meeting set forth on this agenda.

Stephanie Abba, Clerk of the Board

Dated: February 4, 2022



UKIAH VALLEY FIRE DISTRICT BOARD OF DIRECTORS

JENIFER BAZZANI – PETER BUSHBY – ROBERT BANKS – MICHAEL GRAHAM – DAVID B. HAAS

SPECIAL MEETING MINUTES

Meeting held virtually at: <https://zoom.us/j/97717635120>

January 11, 2022

6:30 P.M.

1. CALL TO ORDER

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

The Ukiah Valley Fire District Board of Directors met on January 11, 2022, having been legally noticed on January 11, 2022. President Haas called the meeting to order at 6:00 P.M. with the following **Directors Present:** Jenifer Bazzani; Peter Bushby, Bobby Banks, Michael Graham, and President Haas.; **Directors Absent:** None **Staff Present:** Douglas Hutchison, Fire Chief.

The Pledge of Allegiance was led by Director Bazzani

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was received.

4. CONSENT CALENDAR

Adoption of the Resolution for the Continued Teleconferencing Requirements for the District Board During a Proclaimed State of Emergency Due to the COVID19 Pandemic.

Motion/Second: Bazzani/Bushby adopt the Resolution for Continued Teleconferencing Requirements for the District Board During a Proclaimed State of Emergency due to the COVID 19 Pandemic. Motion **carried** by the following votes: AYES: Bazzani, Bushby, Banks, Graham, and Haas; NOES: None; ABSTAIN: None; ABSENT: None

5. NEW BUSINESS - DISCUSSION/ACTION

a. Annual Organizational Meeting to Elect Board Officers for 2022.

Presenter: Doug Hutchison, Fire Chief

PUBLIC COMMENT: *No Public Comment was received.*

Director Bushby Nominated Director Bazzani as Secretary/Treasurer, and Seconded by Director Graham. No other nominations were made.

Motion/Second: Bushby/Graham to elect Director Bazzani as Secretary Treasurer. Motion **carried** by the following votes: AYES: Bushby, Banks, Graham, and Haas; NOES: None; ABSTAIN: Bazzani; ABSENT: None

Director Bazzani nominated Director Bushby for Vice President, and Seconded by Graham. No other nominations were made.

Motion/Second: Bazzani/Graham to elect Director Bushby as Vice President. Motion **carried** by the following votes: AYES: Bazzani, Banks, Graham, and Haas; NOES: None; ABSTAIN: Bushby; ABSENT: None

Director Bushby nominated President Haas to continue as President, and Seconded by Director Bazzani. No other nominations were made.

Motion/Second: Bushby/Bazzani elected President Haas to continue as the President. Motion **carried** by the following votes: AYES: Bazzani, Bushby, Banks, and Graham NOES: None; ABSTAIN: Haas; ABSENT: None

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:19 P.M.

David B. Haas, President

Stephanie Abba, Clerk of the Board

RESOLUTION NO. 2022-02**RESOLUTION OF THE UKIAH VALLEY FIRE DISTRICT TO CONTINUE REMOTE TELECONFERENCED MEETINGS DURING A PROCLAIMED STATE OF EMERGENCY DUE TO THE COVID-19 PANDEMIC****WHEREAS:**

1. The Ukiah Valley Fire District Board of Directors are committed to preserving and nurturing public access and participation in meetings of the Ukiah Valley Fire District; and
2. All meetings of Ukiah Valley Fire District are open and public, as required by the Ralph M. Brown Act, so that any member of the public may attend, participate, and watch the Ukiah Valley Fire District conduct its business;
3. The Brown Act allows for legislative bodies to hold meetings by teleconference, but imposes specific requirements for doing so; and
4. On March 17, 2020, in order to address the need for public meetings during the present public health emergency, i.e. the COVID-19 Pandemic, Governor Newsom issued Executive Order No. N-29-20, suspending the Act's teleconferencing requirements; and
5. On June 11, 2021, Governor Newsom issued Executive Order No. N-8-21, continuing the suspension of the Brown Act's teleconferencing requirements through September 30, 2021; and
6. The State Legislature amended the Brown Act through Assembly Bill No. 361 (AB 361) on September 16, 2021; and
7. AB 361, codified in part at Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and
8. Such conditions now exist in the County of Mendocino, specifically, the Governor has proclaimed a state of emergency exists for the state of California due to the conditions caused by the COVID-19 pandemic and the impact on the health and safety of its residents; and
9. The Delta variant is highly transmissible in indoor spaces, the California Department of Public Health is currently investigating how long vaccine protection lasts, and the Center for Disease Control and Prevention recommends avoiding indoor spaces that do not offer fresh air from the outdoors;
10. Current County health orders impose or measures to promote social distancing due to health and safety concerns; and
11. In accordance with Assembly Bill 361, the Ukiah Valley Fire District does hereby find that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, Staff, and the Ukiah Valley Fire District Board of Directors desires to authorize continued remote teleconferenced meetings; and

12. As a consequence of the local emergency, the Ukiah Valley Fire District Board does hereby find that it shall conduct its meetings without compliance with Government Code § 54953(b)(3), as authorized by § 54953(e), and that it shall comply with the requirements to provide the public with access to the meetings as prescribed in § 54953(e)(2); and
13. The Ukiah Valley Fire District Board has taken measures to conduct public meetings via virtual tools that allow its members and members of the public to join and participate in meetings remotely and provide public testimony in the virtual environment and via teleconference.

NOW, THEREFORE, the Ukiah Valley Fire District Board of Directors hereby finds, determines, declares, orders, and resolves as follows:

1. That the foregoing recitals are true and correct and incorporates them by this reference; and
2. The Governor of the State of California issued a Proclamation of State of Emergency, which remains in effect; and
3. County of Mendocino officials have imposed or recommended measures to promote social distancing; and
4. Meeting in person would present imminent risk to the health or safety of attendees; and
5. The Ukiah Valley Fire District Board of Directors has reconsidered the circumstances of the State of Emergency, and finds that:
 - a. The factors triggering the State of Emergency continue to directly impact the ability of the members of the Ukiah Valley Fire District Board, the staff, and members of the public to meet safely in person; and
 - b. State and County officials continue to impose or recommend measures to promote social distancing.
6. The Ukiah Valley Fire District Board of Directors is authorized to continue to take all steps and perform all actions necessary to execute and implement this Resolution in compliance with Government Code § 54953; and
7. This Resolution shall take effect immediately upon its adoption in accordance with Government Code section 54953(e)(3) to extend the time during which the Ukiah Valley Fire District may continue to teleconference without compliance with paragraph (3) of subdivision (b) of § 54953(b)(3).
8. The Ukiah Valley Fire District Board of Directors will reconsider the circumstances of the State of Emergency and revisit the need to conduct meetings remotely within 30 days of the adoption of this Resolution.

PASSED AND ADOPTED this 8th day of February 2022, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

David B. Haas, President

ATTEST:

Stephanie Abba, Clerk of the Board



AGENDA SUMMARY REPORT

SUBJECT:Approval of an Overhead Easement for Pacific West Builders on land owned by Ukiah Valley Fire Protection District.

DEPARTMENT: Fire **PREPARED BY:** Stephanie Abba, Administrative Secretary
PRESENTER: Doug Hutchison, Fire Chief

ATTACHMENTS:

1. Corrected Grant Deed regarding Overhead Easement

Summary:Wil Starr, Superintendent, of Pacific West Builders, is requesting an Overhead Easement for use by PG&E on land owned by Ukiah Valley Fire Protection District, APNs 170-100-02, and 170-100-30. Grant Deed recorded under Document Number 2016-08055, Mendocino County Records. ATTACHMENT 1

Background:Situated within Rancho Yokayo, Township 15 North, Range 12 West, Mount Diablo Base & Meridian, County of Mendocino, CA. Being over a portion of the lands of Ukiah Valley Fire District as described by Grant Deed recorded under Document No. 2016-08055, Mendocino County Records.

Discussion:Discuss and Approve the Overhead Easement needed for PG&E and Pacific West Builders to move forward with their work.

Recommended Action:Approve the Overhead Easement for Pacific West Builders on Parcels, APN's 170-100-02, and 170-100-30.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT:

PROPOSED BUDGET AMOUNT:

FINANCING SOURCE:

PREVIOUS CONTRACT/PURCHASE ORDER NO.:

COORDINATED WITH:

Approved: Doug Hutchinson, Fire Chief

RECORDING REQUESTED BY:

Redwood Empire Title Company of Mendocino
County

Mail Tax Statements and**When Recorded Mail Document To:**

Ukiah Valley Fire District, a California Fire
Protection District
1500 S. State Street
Ukiah, CA 95482

Escrow No.: 20130170DN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

170-100-30

CORRECTION GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of -Paid in document
#2013-03948 recorded 3-18-2013

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☒ Unincorporated area: of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ATC Realty Sixteen, Inc., a California Corporation

hereby GRANT(S) to

Ukiah Valley Fire District, a California Fire Protection District

the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

It was the intent to convey this legal description in addition to the land described in that certain Grant Deed dated March 11, 2013, recorded March 18, 2013 as #2013-03948, so both the APNs 170-100-02 and 170-100-30 are owned by the grantee.

Dated: May 18, 2016

ATC Realty Sixteen, Inc., a California Corporation

BY: 
Donna Cummings, Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco
On 5/19/16 before me,
Evelyn Howard, Notary Public,
personally appeared Donna Cummings

Donna Cummings who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Evelyn Howard (Seal)

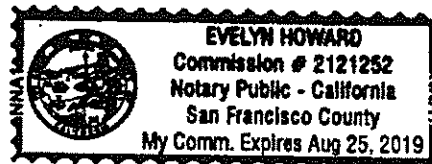


EXHIBIT "A"

A portion of the land conveyed to Alex Properties, Inc., by Grant Deed recorded October 19, 1956, in Book 444, page 467, as corrected by the Grant Deed recorded in Book 447, page 508, Mendocino County Records, more particularly described as follows:

Beginning on the Westerly boundary of the property described in the Deed to Huntstonefield Investments, Inc., recorded May 12, 2004, as instrument no. 2004-10421, Mendocino County Records at the Southeasterly corner of the property described in the Deed executed by Alex Properties, Inc. to Mark D. Grover, et ux, recorded on August 14, 1968, Book 771, page 107, series number 20456; thence Southerly along the Westerly boundary of the Huntstonefield Investments, Inc. property above referenced to the Southwesterly corner thereof, said point is also on the Southerly boundary of the land shown on the Record of Survey Map filed in Map Case 1, Drawer 9, page 171, Mendocino County Records, thence South 84° 03' West along the Southerly boundary shown on said map to the Southeasterly corner of the property described in the Deed from Alex Properties, Inc. to Stanley W. Watson, et ux, recorded on September 19, 1962, Book 606, page 557, series number 28904, Mendocino County Records, thence Northerly along the Easterly boundary of the property described in the Deed to Stanley W. Watson referenced above North 5° 57' West, 103.70 feet to a ¾ inch iron pipe, thence continuing Northerly along the Easterly boundary of the Watson Property North 5° 57' West, 103.70 feet to a ¾ inch iron pipe which lies at the Northeasterly corner of the Watson property above referenced, said point is also the Southeasterly corner of the property described in the Deed from Alex Properties, Inc., to Lee McGraw, recorded November 14, 1963, Book 643, page 50, series number 11010, Mendocino County Records, thence continuing North 5° 57' West 155 feet along the Easterly boundary of the McGraw property to a ¾ inch iron pipe; thence continuing Northerly along the Easterly boundary of the property of McGraw North 5° 57' West 25 feet to the Northeasterly corner thereof, said point is also on the Southerly boundary of the Grover property referenced above; thence North 84° 03' East along the Southerly boundary Grover property to the point of beginning.

APN: 170-100-30

EXHIBIT "A"

Situated within the Rancho Yokayo, Township 15 North, Range 12 West, Mount Diablo Base & Meridian, County of Mendocino, State of California;

Being over a portion of the lands of Ukiah Valley Fire District as described by Grant Deed recorded under Document Number 2016-08055, Mendocino County Records and being more particularly described as follows:

Beginning at a 1/2" Rebar with cap, tagged "PLS 5520" marking the Northeasterly corner of Parcel Two as shown on that Record of Survey Recorded in Maps, at Drawer 87, Page 42, Mendocino County Records;

Thence along the Southerly boundary line of said lands of Ukiah Valley Fire District, South 84°48'30" West 40.00 feet to the Southwesterly corner thereof;

Thence along the Westerly boundary line of said lands of Ukiah Valley Fire District, North 06°02'43" West 21.92 feet;

Thence North 82°48'45" East 29.99 feet;

Thence North 44°07'38" West 27.07 feet;

Thence North 45°52'22" East 30.00 feet;

Thence South 44°07'38" East 5.00 feet to the Easterly boundary line of said lands of Ukiah Valley Fire District;

Thence along said Easterly boundary line South 06°03'30" East 28.99 feet to the **Point of Beginning** and the end of the herein described easement.

Containing 1,564 square feet more or less.

The Basis of Bearings for this description is North 84°48'30" East between two 1/2" Rebar monuments with caps tagged "PLS 5520" as shown on that Record of Survey recorded in Maps, at Drawer 87, Page 42, Mendocino County Records.

This description was prepared by me or under my direct supervision in January 2022.

PRELIMINARY

01/06/2022

Steven J. Klein, PLS 8155

Date

End of Document

LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- RECORD EASEMENT EDGE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT EDGE
- 1/2" REBAR WITH CAP, PLS 5520
- ⊙ EXISTING UTILITY POLE
- POB POINT OF BEGINNING
- DN DOCUMENT NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- MCR MENDOCINO COUNTY RECORDS

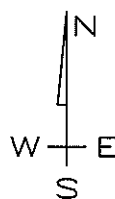
LANDS OF
UKIAH PACIFIC ASSOCIATES II
DN: 2021-06671, MCR
DATED APRIL 21, 2021
APN: 170-100-10
PARCEL ONE & PARCEL TWO

RECORD OF SURVEY
87 MAPS 42
PARCEL ONE

LANDS OF
UKIAH VALLEY FIRE DISTRICT
DN: 2016-08055, MCR
DATED JUNE 24, 2016
170-100-30

EXISTING PG&E EASEMENT
PER UNRECORDED PG&E
LD# 2415-12-0465

SCALE: 1" = 60'



DATE: JANUARY 6, 2022

THIS EXHIBIT HAS BEEN PREPARED FOR GRAPHICAL
PURPOSES ONLY. ANY ERRORS OR OMISSIONS CONTAINED
ON THIS EXHIBIT WILL NOT AFFECT THE DESCRIPTION.

LANDS OF
UKIAH PACIFIC ASSOCIATES II
DN: 2021-06671, MCR
DATED APRIL 21, 2021
APN: 170-100-10
PARCEL ONE & PARCEL TWO

LOVERS LANE
(50' WIDE)

N45°52'22"E 30.00'
N82°48'45"E 29.99'
N06°02'43"E 21.92'
S84°48'30"W 40.00'
S44°07'38"E 5.00'
N44°07'38"W 27.07'
S06°03'30"E 28.99'

POB

APPROXIMATE ROUTE
OF EXISTING PG&E EASEMENT
PER UNRECORDED PG&E
LD# 2415-12-0225

FEED LOT LANE
(WIDTH VARIES)
PARCEL TWO

APN: 170-120-07

357.10'

DATE:
JANUARY 2022

JOB NO.
124-20

SHEET 1 OF 1

EXHIBIT "B" UTILITY EASEMENT

PM# _____ LD# _____
APN 170-100-30
MILL VIEW LANE
UKIAH, CALIFORNIA
YOKAYO RANCHO, PROJECTED T 15N, R 12W,
SECTION 8, SW 1/4, MDB&M



MUNSELLE
CIVIL ENGINEERING & LAND SURVEYING

**MUNSELLE CIVIL
ENGINEERING**
CIVIL ENGINEERING & LAND SURVEYING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

After recording mail to:

Ukiah Valley Fire District, a California Fire
Protection District
1500 S. State Street
Ukiah, CA 95482

2016-08055

Recorded at the request of:
REDWOOD EMPIRE TITLE
06/24/2016 03:08 PM
Fee: \$22.00 Pgs: 1 of 4

OFFICIAL RECORDS
Susan M. Ranochak - Clerk-Recorder
Mendocino County, CA



Order No.: 20130170DN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTION GRANT DEED

DOCUMENT TITLE

☐	\$20.00
☐	PAID
☐	PCO
☐	FILED
☒	Exempt

This document is given to correct the legal description in that certain Grant Deed dated March 11, 2013 recorded March 18, 2013 as #2013-03948; as it was the intent that this legal description be included in the Grant Deed, in addition to the land described therein.

