



**City Council
Regular Meeting
AGENDA**

(to be held both at the physical and virtual locations below)

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://zoom.us/j/97199426600>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 971 9942 6600
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Or One tap mobile (for easy connection on smart phones):

US: [+16699009128](tel:+16699009128),[97199426600#](tel:+16699009128) or [+12532158782](tel:+12532158782),[97199426600#](tel:+12532158782)

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

December 7, 2022 - 6:00 PM

5:30 P.M. MAYOR'S RECEPTION

6:00 P.M. REGULAR MEETING

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

- 3.a. Adoption of Resolution Declaring Results of Statewide General Municipal Election of November 8, 2022, and Swearing in Ceremony for Newly Elected Councilmembers.

Recommended Action:

- 1. Adopt Resolution reciting the fact of the General Municipal Election held on November 8, 2022, Declaring the results and such other matters as provided by law.***
- 2. Direct the City Clerk to enter into the minutes a statement of results.***
- 3. Direct the City Clerk to present the Certificates of Election and administer the Oaths of Office to the newly elected officials***

Attachments:

1. Election Final Official Summary Results-Placeholder for Certificate
2. Resolution - Election Results
- 3.b. Annual Appointment of Mayor and Vice Mayor, and Council Reorganization.
Recommended Action: Nominate and appoint the positions of Mayor, Vice Mayor, and Council Seating for 2023.
Attachments:
 1. CC Reso 2020-50 - Councilmember Rotation Guidelines

4. PETITIONS AND COMMUNICATIONS

5. APPROVAL OF MINUTES

- 5.a. Approval of the Minutes for the November 16, 2022, Regular Meeting.
Recommended Action: Approve the Minutes for the November 16, 2022, Regular Meeting.
Attachments:
 1. 2022-11-16 Draft Minutes
- 5.b. Approval of the Minutes for the November 28, 2022, Special Meeting.
Recommended Action: Approve the Minutes for the November 28, 2022, Special Meeting.
Attachments:
 1. 5b 2022-11-28 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. Authorize the City Manager to Negotiate and Execute a Memorandum of Understanding with the Mendocino Land Trust to Collaborate on the Assessment and Management of City-Owned Open Spaces.
Recommended Action: Authorize City Manager to negotiate and execute a Memorandum of Understanding with the Mendocino Land Trust to collaborate on the assessment and management of City-owned open spaces
Attachments:
 1. MOU - MLT - COU (1)
- 7.b. Approve Budget Amendment in the Amount of \$5,474 for the Replacement of Failing Dimmer Switches in the Grace Hudson Museum.
Recommended Action: Approve a budget amendment in the amount of \$5,474 for the replacement of failing dimmer switches in the Grace Hudson Museum.
Attachments:
 1. Diaz - Quote #59 10-12-22
- 7.c. Approval of a Budget Amendment in the Amount of \$13,327 for the Renewal of Zoom Video Communications.

Recommended Action: Approve budget amendment of \$13,327 for the annual renewal of the Zoom Video Communications subscription.

Attachments:

1. Purchase Order - Zoom

- 7.d. Approval of Notice of Completion for Doolittle Construction, LLC for the 2022 Slurry Seal of Local Streets, Specification 22-01, Approval of a Corresponding Budget Amendment, and Direction to the City Clerk to File the Notice of Completion with the County Recorder.

Recommended Action: Approve Notice of Completion for the 2022 Slurry Seal of Local Streets, Specification 22-01, approve corresponding budget amendment, and direct the City Clerk to file the Notice of Completion with the County Recorder.

Attachments:

1. Plans 22-01
2. CCO
3. Notice-of-Completion

- 7.e. Report to Council for the Purchase of Services from Universal Coatings (COU No. 2223-141) for Multiple Roof Repairs at the Waste Water Treatment Plant, in the Amount of \$59,000.

Recommended Action: Receive report of the purchase of services from Universal Coatings for roof repairs to be performed at the Wastewater Treatment Plant in the amount of \$59,000.00.

Attachments:

1. Bid Results - E38945 - Multiple Roof Repairs at the Wastewater Treatment Plant

- 7.f. Approval of a Budget Amendment for the Re-Roof of a Portion of the Civic Center Roof.

Recommended Action: Approve a budget amendment in the amount of \$40,000 for the replacement of a portion of the Civic Center roof.

Attachments: None

- 7.g. Adoption of Resolution of the City Council Reconsidering the Circumstances of the State of Emergency and Implementing Teleconferencing Requirements for City Council and Board and Commission Meetings During a Proclaimed State of Emergency Due to the COVID-19 Pandemic.

Recommended Action: Adopt a Resolution of the City Council Reconsidering the Circumstances of the State of Emergency and Implementing Teleconferencing Requirements for City Council and Board and Commission Meetings during a Proclaimed State of Emergency Due to the COVID-19 Pandemic.

Attachments:

1. AB 361 Findings Reconsideration for All Legislative Bodies

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 that is within the subject matter jurisdiction of the City Council, 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. Public Hearing and Consideration of the Ukiah 2040 General Plan including 1) Adoption of a Resolution Certifying the Environmental Impact Report, Adopting Findings of Fact; Adopting a Statement of Overriding Considerations; and Approving a Mitigation, Monitoring, and Reporting Program; and 2) Adoption of a Resolution adopting the Ukiah 2040 General Plan.

Recommended Action: Conduct public hearing and adopt a Resolution certifying the EIR, adopting the Findings of Fact and a Statement of Overriding Considerations; approving a Mitigation, Monitoring, and Reporting Program; and adopt a Resolution adopting the Ukiah 2040 General Plan.

Attachments:

1. General Plan Errata as of 112322
2. General Plan Comments as of 113022
3. 2022-01 PC Reso (2040 General Plan)-signed
4. Draft Resolution 2022-77_2040 General Plan EIR.SOC.MMRP
5. Draft Resolution 2022-78_2040 General Plan Adoption

12. UNFINISHED BUSINESS

- 12.a. Consideration and Acceptance of Contract Pertaining to Wood, Green, and Mixed Organic Waste.

Recommended Action: Accept the attached agreement between Pacific Recycling Solutions, Ukiah Waste Solutions, and Solid Waste Systems, and incorporate the agreement as Exhibit D to the agreements between the City and Ukiah Waste Solutions and Solid Waste Systems.

Attachments:

1. Clean - Second Amended and Restated Agreement for Receipt of Wood Waste Green Waste and Mixed Organic Waste

- 12.b. Determination of Notification of Intent to Adjust Curbside Collection and Transfer Station Service Rates in Compliance with Solid Waste Contracts.

Recommended Action: Confirm the determination of the City Manager, as reported here, of compliance with the provisions of the agreements between the City of Ukiah and Ukiah Waste Solutions, Inc. and Solid Waste Systems, Inc. regarding the company's notice of intent to adjust curbside collection and transfer station rates.

Attachments:

1. SWS Annual Adjustment
2. UWS Annual Adjustment, 2023

- 12.c. Approval of Award of Contract to Magellan Broadband for Implementation of the "Digital Infrastructure Design and Implementation Plan" in the amount of up to \$252,339, Authorize the City Manager to Negotiate and Execute Agreement, and Approve Corresponding Budget Amendments.

Recommended Action: Approve award of contract to Magellan Broadband for implementation of the "Digital Infrastructure Design and Implementation Plan" in the amount of up to \$252,339, Authorize the City Manager to negotiate and execute an agreement, and authorize corresponding budget amendments.

Attachments:

1. Professional Services Agreement Magellan

13. NEW BUSINESS

- 13.a. Authorization for City Manager to Negotiate and Execute Joint Venture Agreement with County of Mendocino for Conversion of the Low Gap Park Tennis Courts to Pickleball Courts.

Recommended Action: Authorize the City Manager to negotiate and execute a joint venture agreement with the County of Mendocino for Conversion of the Low Gap Tennis Courts to Pickleball Courts.

Attachments:

1. MOU
2. Proposal
3. Example of Cost

- 13.b. Discussion of Brown Act Updates for 2023, and Adoption of Resolution Modifying Agenda Order.

Recommended Action: Provide direction to Staff on any additional information needed or actions to be taken, and adopt resolution modifying the agenda order.

Attachments:

1. AB 2449 Implementation Memo
2. Resolution - Agenda Order - redline & clean

- 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. 2022 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))

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (2 cases)

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: (1 case))

14.c. **Conference with Legal Counsel – Existing Litigation**

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

Name of case: Roofing & Solar Construction, Inc. v. City of Ukiah et al., Mendocino County Superior Court Case No. 22CV00048

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

14.e. **Conference with Legal Counsel – Existing Litigation**

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

Name of case: Russian River Keepers et al. v. City of Ukiah, Case No. SCUK-CVPT-20-74612

14.f. **Conference with Real Property Negotiators**

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 003-190-11

Negotiator: Sage Sangiacomo, City Manager

Negotiating Parties: Dave Hull

Under Negotiation: Price & Terms of Payment

Recommended Action: None

Attachments: None

- 14.g. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 003-260-01, 003-500-14
Negotiator: Sage Sangiacomo, City Manager;
Negotiating Parties: Eric Crane and Francine Selim
Under Negotiation: Price & Terms of Payment
- 14.h. **Conference with Labor Negotiator (54957.6)**
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units
- 14.i. **Public Employee Performance Evaluation**
(Government Code Section 54956)
Title: City Manager

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
Dated: 12/2/22



AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution Declaring Results of Statewide General Municipal Election of November 8, 2022, and Swearing in Ceremony for Newly Elected Councilmembers.

DEPARTMENT: City Clerk

PREPARED BY: Kristine Lawler, City Clerk

PRESENTER: Kristine Lawler, City Clerk

ATTACHMENTS:

1. Election Final Official Summary Results-Placeholder for Certificate
2. Resolution - Election Results

Summary: The City Council is being asked to adopt a resolution reciting the fact of the General Municipal Election held on November 8, 2022, declaring the results and such other matters as provided by law; direct the City Clerk to enter into the minutes a statement of results, and direct the City Clerk to present the Certificates of Election and administer the Oaths of Office to the newly elected officials.

Background: The City of Ukiah consolidates the municipal election with the County of Mendocino. By the writing of this Staff Report, the *Certificate of County Clerk to Result of the Canvass of the Statewide General Election Held on November 8, 2022*, had not yet been received. The County Clerk has until December 8th to submit the certificate; however, Staff anticipates receiving it before the December 7th Council meeting. When the certificate is received, it will be uploaded to this agenda item online as Attachment 1, distributed to Council, and placed in the Public View Binder.

Discussion: Pursuant to Election code §10262, 10263, and 10264, City Council shall adopt the Resolution (Attachment 2) declaring the results of the General Municipal Election of November 8, 2022, before installing new officers, and the City Clerk shall enter into the minutes a statement of results.

Pursuant to election code §10265, the City Clerk shall present the Certificate of Election and administer the Oaths of Office for the three newly elected/re-elected City Councilmembers.

Per Government Code Section 36503, City officers holding elective city office shall hold office for their prescribed terms from the date of the installation of officers following adoption by the Council of the official canvass of their election and until their successors are elected and qualified.

Recommended Action:

1. Adopt Resolution reciting the fact of the General Municipal Election held on November 8, 2022, Declaring the results and such other matters as provided by law.
2. Direct the City Clerk to enter into the minutes a statement of results.
3. Direct the City Clerk to present the Certificates of Election and administer the Oaths of Office to the newly elected officials

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
DIVERSITY-EQUITY INITIATIVES (DEI):N/A
CLIMATE INITIATIVES (CI):N/A

Approved: 
Sage Sangiacomo, City Manager

Election Final Official Results

Official Results

Registered Voters

31008 of 52366 = 59.21%

Precincts Reporting

281 of 281 = 100.00%

STATEWIDE GENERAL ELECTION, NOVEMBER 8, 2022

11/8/2022

Run Time 10:52 AM
Run Date 12/02/2022

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GOVERNOR - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
GAVIN NEWSOM		310	48.97%	18,721	62.90%	19,031	62.61%
BRIAN DAHLE		323	51.03%	11,040	37.10%	11,363	37.39%
Cast Votes:		633	100.00%	29,761	100.00%	30,394	100.00%
Undervotes:		12		596		608	
Overvotes:		1		5		6	

LIEUTENANT GOVERNOR - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
ELENI KOUNALAKIS		319	50.80%	19,204	65.32%	19,523	65.01%
ANGELA E. UNDERWOOD JACOBS		309	49.20%	10,198	34.68%	10,507	34.99%
Cast Votes:		628	100.00%	29,402	100.00%	30,030	100.00%
Undervotes:		17		954		971	
Overvotes:		1		6		7	

SECRETARY OF STATE - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
SHIRLEY N. WEBER		327	52.07%	19,256	65.48%	19,583	65.20%
ROB BERNOSKY		301	47.93%	10,150	34.52%	10,451	34.80%
Cast Votes:		628	100.00%	29,406	100.00%	30,034	100.00%
Undervotes:		17		952		969	
Overvotes:		1		4		5	

CONTROLLER - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
LANHEE J. CHEN		313	50.00%	10,824	36.88%	11,137	37.15%
MALIA M. COHEN		313	50.00%	18,529	63.12%	18,842	62.85%
Cast Votes:		626	100.00%	29,353	100.00%	29,979	100.00%
Undervotes:		19		1,004		1,023	
Overvotes:		1		5		6	

Election Final Official Results

COUNTY OF MENDOCINO, CALIFORNIA

Official Results

Registered Voters

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Precincts Reporting

281 of 281 = 100.00%

STATEWIDE GENERAL ELECTION, NOVEMBER 8, 2022

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TREASURER - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
JACK M. GUERRERO		301	48.16%	10,325	35.24%	10,626	35.51%
FIONA MA		324	51.84%	18,973	64.76%	19,297	64.49%
Cast Votes:		625	100.00%	29,298	100.00%	29,923	100.00%
Undervotes:		20		1,062		1,082	
Overvotes:		1		2		3	

ATTORNEY GENERAL - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
NATHAN HOCHMAN		297	47.60%	10,282	35.14%	10,579	35.40%
ROB BONTA		327	52.40%	18,980	64.86%	19,307	64.60%
Cast Votes:		624	100.00%	29,262	100.00%	29,886	100.00%
Undervotes:		21		1,098		1,119	
Overvotes:		1		2		3	

INSURANCE COMMISSIONER - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
RICARDO LARA		319	51.12%	19,071	65.54%	19,390	65.24%
ROBERT HOWELL		305	48.88%	10,028	34.46%	10,333	34.76%
Cast Votes:		624	100.00%	29,099	100.00%	29,723	100.00%
Undervotes:		21		1,260		1,281	
Overvotes:		1		3		4	

MEMBER, ST BD OF EQUAL - 2ND DIST - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
PETER COE VERBICA		295	47.43%	10,109	35.03%	10,404	35.29%
SALLY J. LIEBER		327	52.57%	18,750	64.97%	19,077	64.71%
Cast Votes:		622	100.00%	28,859	100.00%	29,481	100.00%
Undervotes:		23		1,500		1,523	
Overvotes:		1		3		4	

Election Final Official Results

COUNTY OF MENDOCINO, CALIFORNIA

Official Results

STATEWIDE GENERAL ELECTION, NOVEMBER 8, 2022

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US SENATE - FULL TERM - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
MARK P. MEUSER		295	47.28%	10,111	34.24%	10,406	34.51%
ALEX PADILLA		329	52.72%	19,416	65.76%	19,745	65.49%
Cast Votes:		624	100.00%	29,527	100.00%	30,151	100.00%
Undervotes:		21		824		845	
Overvotes:		1		11		12	

US SENATE - PARTIAL TERM - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
MARK P. MEUSER		299	47.92%	9,999	34.17%	10,298	34.46%
ALEX PADILLA		325	52.08%	19,264	65.83%	19,589	65.54%
Cast Votes:		624	100.00%	29,263	100.00%	29,887	100.00%
Undervotes:		21		1,094		1,115	
Overvotes:		1		5		6	

US HOUSE OF REP - 2ND DIST - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
DOUGLAS BROWER		286	45.76%	9,640	32.63%	9,926	32.90%
JARED HUFFMAN		339	54.24%	19,901	67.37%	20,240	67.10%
Cast Votes:		625	100.00%	29,541	100.00%	30,166	100.00%
Undervotes:		20		816		836	
Overvotes:		1		5		6	

STATE SENATE - 2ND DIST - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
GENE YOON		287	45.92%	9,655	32.73%	9,942	33.00%
MIKE MCGUIRE		338	54.08%	19,845	67.27%	20,183	67.00%
Cast Votes:		625	100.00%	29,500	100.00%	30,125	100.00%
Undervotes:		20		858		878	
Overvotes:		1		4		5	

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ASSEMBLY - 2ND DIST - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
CHARLOTTE SVOLOS		287	46.14%	9,743	33.24%	10,030	33.50%
JIM WOOD		335	53.86%	19,572	66.76%	19,907	66.50%
Cast Votes:		622	100.00%	29,315	100.00%	29,937	100.00%
Undervotes:		23		1,044		1,067	
Overvotes:		1		3		4	

For Chief Justice of California - Patricia Guerrero

Choice	Party	Polling		Vote By Mail		Total	
YES		308	62.86%	16,733	72.69%	17,041	72.48%
NO		182	37.14%	6,288	27.31%	6,470	27.52%
Cast Votes:		490	100.00%	23,021	100.00%	23,511	100.00%
Undervotes:		156		7,335		7,491	
Overvotes:		0		6		6	

For Associate Justice of Supreme Court - Goodwin Liu

Choice	Party	Polling		Vote By Mail		Total	
YES		289	59.71%	15,803	71.15%	16,092	70.90%
NO		195	40.29%	6,409	28.85%	6,604	29.10%
Cast Votes:		484	100.00%	22,212	100.00%	22,696	100.00%
Undervotes:		162		8,145		8,307	
Overvotes:		0		5		5	

For Associate Justice of Supreme Court - Martin J. Jenkins

Choice	Party	Polling		Vote By Mail		Total	
YES		279	59.49%	15,238	70.19%	15,517	69.97%
NO		190	40.51%	6,471	29.81%	6,661	30.03%
Cast Votes:		469	100.00%	21,709	100.00%	22,178	100.00%
Undervotes:		177		8,647		8,824	
Overvotes:		0		6		6	

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For Associate Justice of Supreme Court - Joshua P. Groban

Choice	Party	Polling		Vote By Mail		Total	
YES		262	56.34%	15,016	69.54%	15,278	69.26%
NO		203	43.66%	6,578	30.46%	6,781	30.74%
Cast Votes:		465	100.00%	21,594	100.00%	22,059	100.00%
Undervotes:		181		8,761		8,942	
Overvotes:		0		7		7	

For Associate Justice of Appeal, 1st District, Division 2 - Therese M. Stewart

Choice	Party	Polling		Vote By Mail		Total	
YES		272	58.62%	14,960	70.61%	15,232	70.36%
NO		192	41.38%	6,226	29.39%	6,418	29.64%
Cast Votes:		464	100.00%	21,186	100.00%	21,650	100.00%
Undervotes:		182		9,170		9,352	
Overvotes:		0		6		6	

For Presiding Justice of Appeal, 1st District, Division 3 - Alison M. Tucher

Choice	Party	Polling		Vote By Mail		Total	
YES		268	58.01%	14,899	70.86%	15,167	70.58%
NO		194	41.99%	6,128	29.14%	6,322	29.42%
Cast Votes:		462	100.00%	21,027	100.00%	21,489	100.00%
Undervotes:		184		9,331		9,515	
Overvotes:		0		4		4	

For Associate Justice of Appeal, 1st District, Division 3 - Victor A. Rodriguez

Choice	Party	Polling		Vote By Mail		Total	
YES		257	56.11%	14,336	69.16%	14,593	68.88%
NO		201	43.89%	6,392	30.84%	6,593	31.12%
Cast Votes:		458	100.00%	20,728	100.00%	21,186	100.00%
Undervotes:		188		9,631		9,819	
Overvotes:		0		3		3	

Election Final Official Results

COUNTY OF MENDOCINO, CALIFORNIA

Official Results

STATEWIDE GENERAL ELECTION, NOVEMBER 8, 2022

Registered Voters

31008 of 52366 = 59.21%

Precincts Reporting

281 of 281 = 100.00%

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For Assocate Justice of Appeal, 1st District, Divison 3 - Ioana Petrou

Choice	Party	Polling		Vote By Mail		Total	
YES		266	58.46%	14,453	69.58%	14,719	69.34%
NO		189	41.54%	6,318	30.42%	6,507	30.66%
Cast Votes:		455	100.00%	20,771	100.00%	21,226	100.00%
Undervotes:		191		9,588		9,779	
Overvotes:		0		3		3	

For Assocate Justice of Appeal, 1st District, Divison 3 - Carin T. Fujisaki

Choice	Party	Polling		Vote By Mail		Total	
YES		266	58.46%	14,482	69.72%	14,748	69.48%
NO		189	41.54%	6,290	30.28%	6,479	30.52%
Cast Votes:		455	100.00%	20,772	100.00%	21,227	100.00%
Undervotes:		191		9,586		9,777	
Overvotes:		0		4		4	

For Assocate Justice of Appeal, 1st District, Divison 4 - Tracie L. Brown

Choice	Party	Polling		Vote By Mail		Total	
YES		261	57.49%	14,914	71.54%	15,175	71.24%
NO		193	42.51%	5,933	28.46%	6,126	28.76%
Cast Votes:		454	100.00%	20,847	100.00%	21,301	100.00%
Undervotes:		192		9,506		9,698	
Overvotes:		0		9		9	

For Assocate Justice of Appeal, 1st District, Divison 4 - Jeremy M. Goldman

Choice	Party	Polling		Vote By Mail		Total	
YES		259	57.43%	14,173	68.49%	14,432	68.26%
NO		192	42.57%	6,520	31.51%	6,712	31.74%
Cast Votes:		451	100.00%	20,693	100.00%	21,144	100.00%
Undervotes:		195		9,668		9,863	
Overvotes:		0		1		1	

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For Presiding Justice of Appeal, 1st District, Divison 5 - Teri L. Jackson

Choice	Party	Polling		Vote By Mail		Total	
YES		266	58.59%	14,519	71.01%	14,785	70.75%
NO		188	41.41%	5,926	28.99%	6,114	29.25%
Cast Votes:		454	100.00%	20,445	100.00%	20,899	100.00%
Undervotes:		192		9,908		10,100	
Overvotes:		0		9		9	

For Assosicate Justice of Appeal, 1st District, Divison 5 - Gordon B. Burns

Choice	Party	Polling		Vote By Mail		Total	
YES		256	57.66%	13,989	69.47%	14,245	69.21%
NO		188	42.34%	6,148	30.53%	6,336	30.79%
Cast Votes:		444	100.00%	20,137	100.00%	20,581	100.00%
Undervotes:		202		10,224		10,426	
Overvotes:		0		1		1	

SUPERINTENDENT OF PUBLIC INSTRUCTION - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
TONY K. THURMOND		286	59.21%	16,810	71.16%	17,096	70.92%
LANCE RAY CHRISTENSEN		197	40.79%	6,813	28.84%	7,010	29.08%
Cast Votes:		483	100.00%	23,623	100.00%	24,106	100.00%
Undervotes:		162		6,731		6,893	
Overvotes:		1		8		9	

POTTER VALLEY COMMUNITY UNIFIED SCHOOL DISTRICT - Vote for no more than Two (2)

Choice	Party	Polling		Vote By Mail		Total	
JOHN MARCH		16	44.44%	577	48.90%	593	48.77%
KAREN RIORDAN		10	27.78%	317	26.86%	327	26.89%
RONNIE ODNEAL		10	27.78%	286	24.24%	296	24.34%
Cast Votes:		36	100.00%	1,180	100.00%	1,216	100.00%
Undervotes:		12		428		440	
Overvotes:		1		0		1	

Election Final Official Results

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ROUND VALLEY UNIFIED SCHOOL DISTRICT - Vote for no more than Three (3)

Choice	Party	Polling		Vote By Mail		Total	
PETER BAUER		0	0.00%	342	26.97%	342	26.97%
AMANDA BRITTON		0	0.00%	353	27.84%	353	27.84%
DOUGLAS E. HUTT, JR.		0	0.00%	229	18.06%	229	18.06%
CYNTHIA E. O'FERRALL		0	0.00%	344	27.13%	344	27.13%
Cast Votes:		0	0.00%	1,268	100.00%	1,268	100.00%
Undervotes:		0		409		409	
Overvotes:		0		0		0	

WILLITS UNIFIED SCHOOL DISTRICT - Vote for no more than Three (3)

Choice	Party	Polling		Vote By Mail		Total	
JEFFERY RITCHLEY		40	7.37%	621	6.59%	661	6.63%
ROBERT CHAVEZ		79	14.55%	1,355	14.37%	1,434	14.38%
COLBY FRIEND		60	11.05%	867	9.19%	927	9.30%
DAVID LILKER		67	12.34%	1,151	12.21%	1,218	12.21%
PAULA NUNEZ		75	13.81%	1,515	16.07%	1,590	15.94%
JENNIFER M. SOOKNE		85	15.65%	1,495	15.85%	1,580	15.84%
JEANNE KING		98	18.05%	1,676	17.77%	1,774	17.79%
APRIL LAMPRICH (W)		39	7.18%	750	7.95%	789	7.91%
Cast Votes:		543	100.00%	9,430	100.00%	9,973	100.00%
Undervotes:		237		3,719		3,956	
Overvotes:		0		2		2	

FORT BRAGG CITY COUNCIL-LONG TERM - Vote for no more than Three (3)

Choice	Party	Polling		Vote By Mail		Total	
RICHARD GARCIA		0	0.00%	209	3.85%	209	3.84%
JASON GODEKE		2	28.57%	1,419	26.13%	1,421	26.14%
RICHARD MOHR		0	0.00%	246	4.53%	246	4.52%
MARCIA RAFANAN		2	28.57%	872	16.06%	874	16.08%
MICHELLE ROBERTS		0	0.00%	652	12.01%	652	11.99%
BLANCA E. PENA		1	14.29%	577	10.63%	578	10.63%
SCOTT TAUBOLD		1	14.29%	373	6.87%	374	6.88%
MARY ROSE KACZOROWSKI		1	14.29%	427	7.86%	428	7.87%
TESS ALBIN-SMITH (W)		0	0.00%	655	12.06%	655	12.05%
Cast Votes:		7	100.00%	5,430	100.00%	5,437	100.00%
Undervotes:		2		1,389		1,391	
Overvotes:		0		3		3	

Election Final Official Results

COUNTY OF MENDOCINO, CALIFORNIA

Official Results

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Registered Voters

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FORT BRAGG CITY COUNCIL-SHORT TERM - Vote for One

Choice	Party	Polling		Vote By Mail		Total	
ALBERTO ALDACO		0	0.00%	396	21.72%	396	21.69%
LINDY PETERS		3	100.00%	1,427	78.28%	1,430	78.31%
Cast Votes:		3	100.00%	1,823	100.00%	1,826	100.00%
Undervotes:		0		452		452	
Overvotes:		0		1		1	

UKIAH CITY COUNCIL - Vote for no more than Three (3)

Choice	Party	Polling		Vote By Mail		Total	
JIM O. BROWN		2	25.00%	1,907	19.53%	1,909	19.53%
MARI RODIN		2	25.00%	2,066	21.16%	2,068	21.16%
THAO PHI		2	25.00%	1,498	15.34%	1,500	15.35%
JUAN V. OROZCO		1	12.50%	2,086	21.36%	2,087	21.35%
SUSAN SHER		1	12.50%	2,209	22.62%	2,210	22.61%
Cast Votes:		8	100.00%	9,766	100.00%	9,774	100.00%
Undervotes:		1		4,064		4,065	
Overvotes:		0		2		2	

POINT ARENA CITY COUNCIL - Vote for no more than Three (3)

Choice	Party	Polling		Vote By Mail		Total	
BARBARA BURKEY		0	0.00%	109	53.96%	109	53.96%
ANNA MARIE ELY-DOBBINS		0	0.00%	93	46.04%	93	46.04%
Cast Votes:		0	0.00%	202	100.00%	202	100.00%
Undervotes:		0		206		206	
Overvotes:		0		0		0	

ALBION/LITTLE RIVER FIRE PROTECTION DISTRICT - Vote for no more than Two (2)

Choice	Party	Polling		Vote By Mail		Total	
DAN GATES		9	16.67%	327	22.90%	336	22.67%
STEVEN ACKER		28	51.85%	572	40.06%	600	40.49%
PAMELA S. LINSTEDT		17	31.48%	529	37.04%	546	36.84%
Cast Votes:		54	100.00%	1,428	100.00%	1,482	100.00%
Undervotes:		26		374		400	
Overvotes:		0		2		2	

Election Final Official Results

COUNTY OF MENDOCINO, CALIFORNIA

Official Results

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STATEWIDE GENERAL ELECTION, NOVEMBER 8, 2022

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BROOKTRAILS TOWNSHIP COMMUNITY SERVICES DISTRICT - Vote for no more than Three (3)

Choice	Party	Polling		Vote By Mail		Total	
R. RICHARD WILLIAMS		43	24.02%	525	23.97%	568	23.98%
ED HORRICK		43	24.02%	539	24.61%	582	24.57%
JOANNE CAVALLARI		46	25.70%	576	26.30%	622	26.26%
CHARLES "TONY" ORTH		45	25.14%	519	23.70%	564	23.81%
MICHAEL TROY MOORE (W)		2	1.12%	31	1.42%	33	1.39%
Cast Votes:		179	100.00%	2,190	100.00%	2,369	100.00%
Undervotes:		97		1,566		1,663	
Overvotes:		0		1		1	

HOPLAND FIRE PROTECTION DISTRICT - Vote for no more than Two (2)

Choice	Party	Polling		Vote By Mail		Total	
BRUCE P. JENSEN		2	22.22%	281	28.97%	283	28.91%
JIM MASTIN		4	44.44%	366	37.73%	370	37.79%
DAVID RODERICK		3	33.33%	323	33.30%	326	33.30%
Cast Votes:		9	100.00%	970	100.00%	979	100.00%
Undervotes:		7		444		451	
Overvotes:		0		0		0	

REDWOOD VALLEY-CALPELLA FIRE DISTRICT - Vote for no more than Two (2)

Choice	Party	Polling		Vote By Mail		Total	
SHANNON JOHNSON		13	22.41%	552	19.20%	565	19.26%
TONY HOWARD		31	53.45%	1,561	54.30%	1,592	54.28%
STEPHANIE DUNKEN		14	24.14%	762	26.50%	776	26.46%
Cast Votes:		58	100.00%	2,875	100.00%	2,933	100.00%
Undervotes:		24		1,619		1,643	
Overvotes:		0		0		0	

Election Final Official Results

COUNTY OF MENDOCINO, CALIFORNIA

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MENDOCINO COAST HEALTH CARE DISTRICT - Vote for no more than Three (3)

Choice	Party	Polling		Vote By Mail		Total	
DAWNMARIE RISLEY-CHILDS		40	18.26%	3,394	17.89%	3,434	17.90%
JOHN REDDING		33	15.07%	2,392	12.61%	2,425	12.64%
LEE FINNEY		43	19.63%	4,127	21.76%	4,170	21.73%
SUSAN K. SAVAGE		47	21.46%	3,783	19.94%	3,830	19.96%
JAMES JADE TIPPETT		56	25.57%	5,274	27.80%	5,330	27.78%
Cast Votes:		219	100.00%	18,970	100.00%	19,189	100.00%
Undervotes:		129		7,814		7,943	
Overvotes:		0		10		10	

REDWOOD VALLEY WATER DISTRICT - Vote for no more than Two (2)

Choice	Party	Polling		Vote By Mail		Total	
CASSIE TAANING		20	35.09%	857	36.44%	877	36.41%
KEN TODD		22	38.60%	790	33.59%	812	33.71%
BREE KLOTTER		15	26.32%	705	29.97%	720	29.89%
Cast Votes:		57	100.00%	2,352	100.00%	2,409	100.00%
Undervotes:		25		1,082		1,107	
Overvotes:		0		0		0	

PROPOSITION 1

Choice	Party	Polling		Vote By Mail		Total	
YES		395	64.33%	21,812	74.74%	22,207	74.53%
NO		219	35.67%	7,371	25.26%	7,590	25.47%
Cast Votes:		614	100.00%	29,183	100.00%	29,797	100.00%
Undervotes:		31		1,176		1,207	
Overvotes:		1		3		4	

PROPOSITION 26

Choice	Party	Polling		Vote By Mail		Total	
YES		161	26.57%	7,696	26.69%	7,857	26.68%
NO		445	73.43%	21,144	73.31%	21,589	73.32%
Cast Votes:		606	100.00%	28,840	100.00%	29,446	100.00%
Undervotes:		39		1,509		1,548	
Overvotes:		1		13		14	

STATEWIDE GENERAL ELECTION, NOVEMBER 8, 2022

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PROPOSITION 27

Choice	Party	Polling		Vote By Mail		Total	
YES		84	13.66%	3,493	11.95%	3,577	11.98%
NO		531	86.34%	25,747	88.05%	26,278	88.02%
Cast Votes:		615	100.00%	29,240	100.00%	29,855	100.00%
Undervotes:		31		1,117		1,148	
Overvotes:		0		5		5	

PROPOSITION 28

Choice	Party	Polling		Vote By Mail		Total	
YES		407	65.12%	20,799	71.00%	21,206	70.88%
NO		218	34.88%	8,496	29.00%	8,714	29.12%
Cast Votes:		625	100.00%	29,295	100.00%	29,920	100.00%
Undervotes:		20		1,063		1,083	
Overvotes:		1		4		5	

PROPOSITION 29

Choice	Party	Polling		Vote By Mail		Total	
YES		180	29.65%	8,103	28.23%	8,283	28.26%
NO		427	70.35%	20,600	71.77%	21,027	71.74%
Cast Votes:		607	100.00%	28,703	100.00%	29,310	100.00%
Undervotes:		39		1,648		1,687	
Overvotes:		0		11		11	

PROPOSITION 30

Choice	Party	Polling		Vote By Mail		Total	
YES		264	42.11%	14,696	50.05%	14,960	49.89%
NO		363	57.89%	14,665	49.95%	15,028	50.11%
Cast Votes:		627	100.00%	29,361	100.00%	29,988	100.00%
Undervotes:		19		991		1,010	
Overvotes:		0		10		10	

STATEWIDE GENERAL ELECTION, NOVEMBER 8, 2022

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PROPOSITION 31

Choice	Party	Polling		Vote By Mail		Total	
YES		355	56.53%	19,845	67.77%	20,200	67.53%
NO		273	43.47%	9,438	32.23%	9,711	32.47%
Cast Votes:		628	100.00%	29,283	100.00%	29,911	100.00%
Undervotes:		18		1,073		1,091	
Overvotes:		0		6		6	

MEASURE N - HOPLAND FIRE PROTECTION DISTRICT

Choice	Party	Polling		Vote By Mail		Total	
YES		6	75.00%	392	56.48%	398	56.70%
NO		2	25.00%	302	43.52%	304	43.30%
Cast Votes:		8	100.00%	694	100.00%	702	100.00%
Undervotes:		0		13		13	
Overvotes:		0		0		0	

MEASURE O - CITIZEN'S LIBRARY INITIATIVE

Choice	Party	Polling		Vote By Mail		Total	
YES		367	58.53%	17,798	60.87%	18,165	60.82%
NO		260	41.47%	11,443	39.13%	11,703	39.18%
Cast Votes:		627	100.00%	29,241	100.00%	29,868	100.00%
Undervotes:		19		1,117		1,136	
Overvotes:		0		4		4	

MEASURE P - COUNTY ESSENTIAL SERVICES SALES TAX

Choice	Party	Polling		Vote By Mail		Total	
YES		317	51.21%	16,151	55.35%	16,468	55.27%
NO		302	48.79%	13,028	44.65%	13,330	44.73%
Cast Votes:		619	100.00%	29,179	100.00%	29,798	100.00%
Undervotes:		27		1,182		1,209	
Overvotes:		0		1		1	

*** End of report ***

RESOLUTION NO. 2022-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW

WHEREAS, a General Municipal Election was held and conducted in the City of Ukiah, California, on Tuesday, November 8, 2022, as required by law; and

WHEREAS, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, the City Council of the City of Ukiah has reviewed the *Certificate of County Clerk to Result of the Canvass of the November 8, 2022, Statewide General Election* based on the Statement of All Votes Cast provided by the County Clerk of Mendocino County (pursuant to Resolution No. 2022-34 of the City Council of the City of Ukiah) and attached as Exhibit A; and

WHEREAS, subject to receipt of the Certificate of the County Clerk of the result of the County Clerk's canvass of the Consolidated Election Results for the November 8, 2022, General Municipal and Statewide General Election, the City Council finds as a result of said count and review that the number of votes cast, the names of the persons voted for, and other matters as required by law are as hereinafter stated.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UKIAH, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the whole number of ballots cast in the City of Ukiah was 4,065, with 9,774 ballots cast for all candidates (*some ballots having votes for three candidates*).

SECTION 2. That the names of persons voted for at the election for Councilmember are as follows: Jim O. Brown, Juan V. Orozco, Thao Phi, Mari Rodin, and Susan Sher.

SECTION 3. The City Clerk shall enter on the records of the City Council for the City of Ukiah, a statement of the result of the election, showing: (1) The whole number of ballots cast; (2) The names of the persons voted for; (3) For what office each person was voted for; (4) The number of votes given at each precinct to each person; also attached as Exhibit A.

SECTION 4. The City Council does declare and determine that the following persons were elected as Members of the City Council for a full term of four years, terms ending in the year of 2026: Jim O. Brown with 1,909 votes; Mari Rodin with 2,068 votes; Thao Phi with 1,500 votes; Juan V. Orozco with 2,087 votes; and Susan Sher with 2,210 votes.

SECTION 5. That the City Clerk shall immediately make and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to each person elected the Oath of Office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

SECTION 6. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED this 7th day of December 2022, by the following roll call vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

Jim O. Brown, Mayor

ATTEST:

Kristine Lawler, City Clerk

EXHIBIT A SHALL BE FORTHCOMING

UKIAH CITY COUNCIL - Vote for no more than Three (3)

Choice	Party	Polling		Vote By Mail		Total	
JIM O. BROWN		2	25.00%	1,907	19.53%	1,909	19.53%
MARI RODIN		2	25.00%	2,066	21.16%	2,068	21.16%
THAO PHI		2	25.00%	1,498	15.34%	1,500	15.35%
JUAN V. OROZCO		1	12.50%	2,086	21.36%	2,087	21.35%
SUSAN SHER		1	12.50%	2,209	22.62%	2,210	22.61%
Cast Votes:		8	100.00%	9,766	100.00%	9,774	100.00%
Undervotes:		1		4,064		4,065	
Overvotes:		0		2		2	



AGENDA SUMMARY REPORT

SUBJECT: Annual Appointment of Mayor and Vice Mayor, and Council Reorganization.

DEPARTMENT: City Clerk

PREPARED BY: Kristine Lawler, City Clerk

PRESENTER: Kristine Lawler, City Clerk

ATTACHMENTS:

1. CC Reso 2020-50 - Councilmember Rotation Guidelines

Summary: Council will appoint a Mayor, Vice Mayor, and decide Council seating with the assistance of Resolution No. 2020-50, which gives guidelines for the annual rotation and seating arrangement, after which the Council will take their new seats on the Dais.

Background: In September 2020, the City Council adopted Resolution 2020-50 (Attachment 1) which provides guidelines for Council rotation and appointment of the Mayor and Vice Mayor.

Per Resolution 2020-50, the naming of the Mayor and Vice Mayor takes place annually at the regular meeting in December when the election results are presented.

Discussion: Below is information provided to use in evaluating the Mayor, Vice Mayor, and Council seating.

2022 Seat Formation:

MAYOR	Jim O. Brown
VICE MAYOR	Josefina Dueñas
SEAT 3 - next to Mayor	Mari Rodin
SEAT 2 - middle	Douglas F. Crane
SEAT 1 - far right	Juan V. Orozco

COUNCILMEMBER INFORMATION:

JOSEFINA DUEÑAS

Year Took Office – 11/2020

Served as Vice Mayor – 2022

MARI RODIN:

Year Took Office – 11/2018

Occupied Seat #3 – 2022

DOUGLAS F. CRANE:

Year Took Office – 11/2004

Occupied Seat #2 – 2022

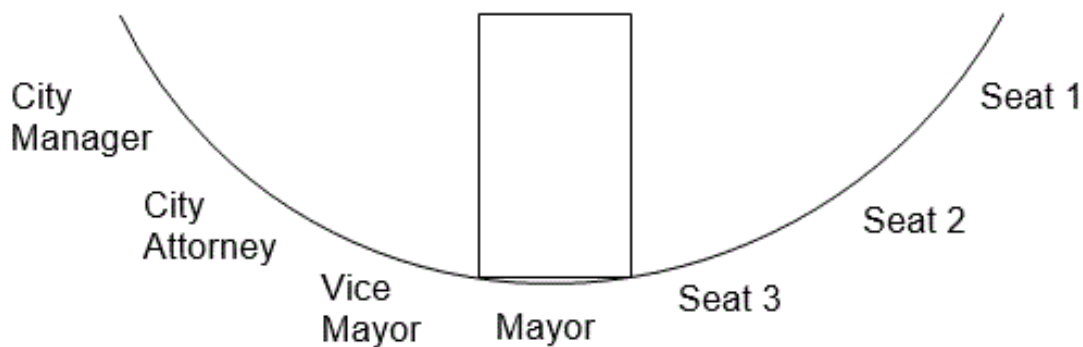
JUAN V. OROZCO
Year Took Office – 11/2018
Occupied Seat #1 – 2022

SUSAN SHER
Newly Elected – 11/2022
Not Yet Seated

EXCERPT FROM RESOLUTION 2020-50:

Rotation is based on the following seating arrangement:

Seat 1 – Farthest to Mayor's right
Seat 2 – Middle seat to Mayor's right
Seat 3 – Directly to Mayor's right
Vice Mayor
Mayor



Each year, all members will rotate as follows:

- Seat 1 to Seat 2
- Seat 2 to Seat 3
- Seat 3 to Vice Mayor
- Vice Mayor to Mayor
- Outgoing Mayor to Seat 1

Incoming Councilmembers:

- Outgoing Mayor will rotate into Seat 1.
- New member will rotate into Seat 2;
- If there are two new members, then they will rotate into Seat 2 & 3.
- If there are three new members, then incoming members will go into Seat 2, 3, and the Vice Mayor position, with the member having received the most votes going into the Vice Mayor position, and the member with the least votes going into Seat 2.
- Appointed members to unfulfilled terms will be treated as new members in respect to the rotations.

DRAFT ROTATION BASED ON RESOLUTION 2020-50:

MAYOR	Josefina Dueñas
VICE MAYOR	Mari Rodin
SEAT 3 - next to Mayor	Douglas F. Crane
SEAT 2 - middle	Susan Sher
SEAT 1 - far right	Juan V. Orozco

Vice Mayor Duenas to Mayor – as the Vice Mayor moves to the Mayor position.

Councilmember Rodin to Vice Mayor – as the Seat #3 moves to Vice Mayor

Councilmember Crane to Seat #3 – as Seat #2 moves to Seat #3

Councilmember Sher to Seat #2 – as newly elected members rotate into Seat #2

Councilmember Orozco to remain in Seat #1 due to incoming member moving into Seat #2

Having stated the various provisions, Resolution 2020-50 also asserts that the Council has the ultimate discretion to elect or not elect any Councilmember for any office at the December meeting.

Recommended Action: Nominate and appoint the positions of Mayor, Vice Mayor, and Council Seating for 2023.

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

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

Approved: _____


Sage Sangiacomo, City Manager

RESOLUTION NO. 2020-50**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING RULES GOVERNING COUNCIL MEETINGS****WHEREAS,**

1. The City Council has adopted by resolution Procedures of Conduct for City Council Meetings, last revised on November 2, 2011 ("Procedures"); and
2. The City Council has determined to revise the rules governing the Mayoral Rotation and Seating Arrangement for Council.

NOW, THEREFORE, BE IT RESOLVED that the title and Section 7 of the Procedures are amended as follows:

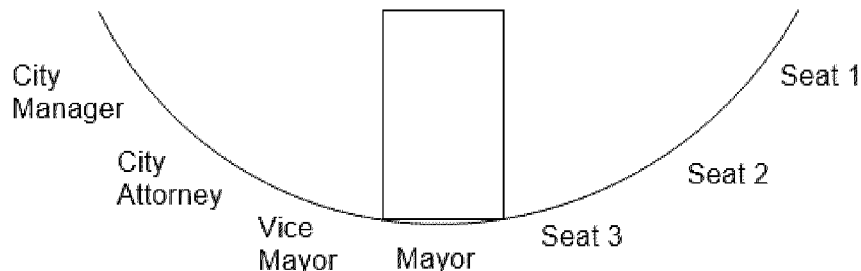
TITLE: City of Ukiah City Council Meeting Procedures

SECTION 7. VOTING PROCEDURE**I. Mayoral Rotation and Seating Arrangement for Council**

It is the policy of the City Council that the office of Mayor be rotated among the members of the City Council and that the Mayor shall serve a term of one year or until a successor is appointed. The City Council shall choose one of its members as Mayor, and one of its members as Vice Mayor, at the regular meeting in the month of December when the election results are presented.

Rotation is based on the following seating arrangement:

Seat 1 – Farthest to Mayor's right
 Seat 2 – Middle seat to Mayor's right
 Seat 3 – Directly to Mayor's right
 Vice Mayor
 Mayor



Each year, all members will rotate as follows:

- Seat 1 to Seat 2
- Seat 2 to Seat 3
- Seat 3 to Vice Mayor
- Vice Mayor to Mayor
- Outgoing Mayor to Seat 1

Incoming Councilmembers:

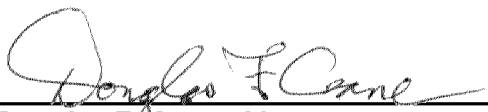
- Outgoing Mayor will rotate into Seat 1.
- New member will rotate into Seat 2;
- If there are two new members, then they will rotate into Seat 2 & 3.
- If there are three new members, then incoming members will go into Seat 2, 3, and the Vice Mayor position, with the member having received the most votes going into the Vice Mayor position, and the member with the least votes going into Seat 2.
- Appointed members to unfulfilled terms will be treated as new members in respect to the rotations.

If a Councilmember declines to serve as Vice Mayor, the Council will decide by formal action where the member will fit into the rotation at the December meeting. The Council has the ultimate discretion to elect or not elect any Councilmember for any office at the December meeting.

BE IT FURTHER RESOLVED that the amended version of Section 7 as contained in this Resolution shall replace Section 7 in the City Council Meeting Procedures as it read prior to the adoption of this Resolution.

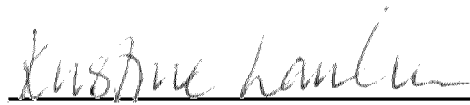
PASSED AND ADOPTED this 2nd day of September, 2020, by the following roll call vote:

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



Douglas F. Crane, Mayor

ATTEST:



Kristine Lawler, City Clerk

(Option A from the 9-2-2020, 12d Staff Report)

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue, Ukiah, CA 95482
Virtual Meeting Link: <https://zoom.us/j/97199426600>
Ukiah, CA 95482
November 16, 2022
6:00 p.m.

1. ROLL CALL

Ukiah City Council met at a Regular Meeting on November 16, 2022, having been legally noticed on November 10, 2022. The meeting was held in person and virtually at the following link: <https://zoom.us/j/97199426600>. Mayor Brown called the meeting to order at 6:00 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Douglas, F. Crane, Mari Rodin, Josefina Dueñas, and Jim O. Brown. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR BROWN PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Shannon Riley, Deputy City Manager.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

4. PETITIONS AND COMMUNICATIONS

City Clerk, Kristine Lawler, stated that all communications had been distributed.

5. APPROVAL OF MINUTES

a. Approval of the Minutes for the November 2, 2022, Regular Meeting.

Motion/Second: Orozco/Rodin to approve the Regular Meeting Minutes of November 2, 2022, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

- a. Report of Disbursements for the Month of October 2022.
- b. Adoption of Resolution (2022-74) Extending the Abandoned Vehicle Abatement Program.
- c. Approval of a Supplement to an August 23, 2022, Addendum to the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement (COU No. 2122-201-A2), for Electrical Utility Infrastructure in an Amount not to Exceed \$145,000; and Approval of a Corresponding Budget Amendment.
- d. Approval of Notice of Completion for Ghilotti Construction Co. for the Dora Overlay Project (Between Mill and Luce Streets), Specification 21-05, and Direct the City Clerk to File the Notice of Completion with the County Recorder.

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

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

No public comment was received.

9. **COUNCIL REPORTS**

Presenters: Councilmembers Orozco and Crane.

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

Presenters:

- **Electric Ad Hoc** – Sage Sangiacomo, City Manager.
- **Construction Update** – Jason Benson, Senior Civil Engineer.
- **Danco Housing Project on East Gobbi** – Craig Schlatter, Community Development Director
- **Meeting with Assemblymember Wood** – Sage Sangiacomo, City Manager.
- **Elections Update** – Kristine Lawler, City Clerk.

11. **PUBLIC HEARINGS (6:15 PM)**

12. **UNFINISHED BUSINESS**

a. **Consideration of Approval of the Submittal of an Out of Agency Service Agreement Application to Mendocino Local Agency Formation Commission (LAFCo) for the Provision of Interim Sewer Services to Certain Unincorporated Parcels within the City of Ukiah Sphere of Influence along with the Corresponding Resolution; and Approve Community Development Director Determination that the Project Qualifies for a California Environmental Quality Act (CEQA) Exemption.**

Presenter: Craig Schlatter, Community Development Director.

Motion/Second: Rodin/Crane to approve the Community Development Director's determination that such Project qualifies for a California Environmental Quality Act (CEQA) Exemption. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

Motion/Second: Rodin/Crane to approve submittal of an Out of Agency Service Agreement (COU No. 2223-143) to Mendocino LAFCo and adopt the corresponding Resolution (2022-75). Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

13. **NEW BUSINESS**

a. **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).**

Presenters: Vice Mayor Duenas, Mayor Brown, City Manager Sangiacomo, City Attorney Rapport, and Councilmember Rodin.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 6:58 P.M.

14. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation

(Government Code Section 54956.9(d)(2))

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (2 cases)

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: (1 case))

c. Conference with Legal Counsel – Existing Litigation

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

Name of case: Roofing & Solar Construction, Inc. v. City of Ukiah et al., Mendocino County Superior Court Case No. 22CV00048

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. SCU-K-CVPT-2018-70200

e. Conference with Legal Counsel – Existing Litigation

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

Name of case: Russian River Keepers et al. v. City of Ukiah, Case No. SCU-K-CVPT-20-74612

f. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 003-190-11

Negotiator: Sage Sangiacomo, City Manager

Negotiating Parties: Dave Hull

Under Negotiation: Price & Terms of Payment

g. Conference with Real Property Negotiators

(Cal. Gov't Code Section 54956.8)

Property: APN Nos: 003-260-01, 003-500-14

Negotiator: Sage Sangiacomo, City Manager;

Negotiating Parties: Eric Crane and Francine Selim

Under Negotiation: Price & Terms of Payment

h. Conference with Labor Negotiator (54957.6)

Agency Representative: Sage Sangiacomo, City Manager

Employee Organizations: All Bargaining Units

i. Public Employee Performance Evaluation

(Government Code Section 54956)

Title: City Manager

No action reported; direction provided to Staff.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 7:22 p.m.

Kristine Lawler, City Clerk

**CITY OF UKIAH
CITY COUNCIL MINUTES
Special Meeting
Virtual Meeting Link: <https://zoom.us/j/97199426600>
Ukiah, CA 95482
November 28, 2022
4:00 p.m.**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Ukiah City Council met at a Special Meeting on November 28, 2022, having been legally noticed on November 23, 2022. The meeting was held virtually at the following link: <https://zoom.us/j/97199426600>. Mayor Brown called the meeting to order at 4:03 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Douglas, F. Crane, Mari Rodin, Josefina Dueñas, and Jim O. Brown. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR BROWN PRESIDING.

The Pledge of Allegiance was led by Craig Schlatter, Community Development Director.

2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comment was received.

3. UNFINISHED BUSINESS

a. Approval of a \$1.62 Million Loan through the Ukiah Housing Trust Fund to DANCO Communities for Development of the 71-Unit Mixed-Use Project at 210 East Gobbi Street; and Authorization for the City Manager to Execute Loan Documents and any Related Agreements Thereto; Approve Corresponding Budget Amendment.

Presenters: Shannon Riley, Deputy City Manager; Craig Schlatter, Community Development Director.

Motion/Second: Rodin/Orozco to approve a loan for \$1.62 million to DANCO Communities through the Ukiah Housing Trust Fund for the development of the 71-unit mixed-use project at 210 East Gobbi Street, and authorize the City Manager to execute loan documents and any related agreements (COU No. 2223-144) thereto; approval of associated budget amendment, if necessary. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

4. NEW BUSINESS

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:40 p.m.

Kristine Lawler, City Clerk



AGENDA SUMMARY REPORT

SUBJECT: Authorize the City Manager to Negotiate and Execute a Memorandum of Understanding with the Mendocino Land Trust to Collaborate on the Assessment and Management of City-Owned Open Spaces.

DEPARTMENT: Community Services

PREPARED BY: Neil Davis, Community Services Director

PRESENTER: Neil Davis, Community Services Director

ATTACHMENTS:

1. MOU - MLT - COU (1)

Summary: Council will consider authorizing the City Manager to negotiate and execute a Memorandum of Understanding with the Mendocino Land Trust to collaborate on the assessment and management of City-owned open spaces.

Background: The City Council's strategic plan and the City's Climate Initiatives includes a number of goals that support the importance of open space conservation (Climate Initiative 4.b. Maintain wild lands). The Council's Strategic Plan includes a goal to "Enhance Our Neighborhoods" and states the task to "preserve, conserve, and protect the natural resources/features of the Ukiah Valley and open space." In pursuit of these goals, the City now owns over 1300 acres of open space. In addition to the recent western hills acquisition, now known as the Western Hills Watershed Protection Area (WHWPA), the City owns properties on Gibson Creek, at the old Fish Hatchery and headwaters, the landfill, the Waste Water Treatment Plant, the Great Redwood Trail, and Low Gap Park. Many of these properties have significantly more conservation value than their names might suggest.

Discussion: As the City's stock of open space has increased, the need for the intentional and responsible application of land management best practices has become necessary. The Mendocino Land Trust (MLT), based in Fort Bragg, is one of the largest professional environmental organizations in the County of Mendocino. MLT staff specialize in land conservation and management. MLT has expressed an interest in establishing a greater presence in the Ukiah Valley. MLT has offered to provide a Baseline Assessment of the WHWPA (valued at \$5,000) and to assist in the development of a WHWPA Volunteer Stewards program. Additionally, MLT sponsors a Latino Outdoors program and is interested in expanding it to the Ukiah Valley. Development of a Latino Outdoors program in the Ukiah Valley would support the Council's direction to improve equity in the development and implementation of programs (Equity Action Plan, Goal 4) .

For both the City and MLT there is benefit in collaboration, and in the promotion of this collaboration. Although the MLT is contributing valued staff time, this is not a fee for service relationship. While City staff have the expertise to perform the work independently , the contribution from MLT will free staff time and provide an opportunity for inter-team learning. For MLT, co-promotions will help demonstrate their mission-driven work and expand their presence in the Ukiah Valley, while the City will benefit by decreased workload and by publicly presenting City staff as expert partners with other conservation professionals. The first step in the process is through a simple Memorandum of Understanding stating mutual goals and commitments. Staff recommends support for the collaboration with MLT and authorizing the City Manager to negotiate and execute the agreement (Attachment 1).

Recommended Action: Authorize City Manager to negotiate and execute a Memorandum of Understanding with the Mendocino Land Trust to collaborate on the assessment and management of City-owned open spaces

BUDGET AMENDMENT REQUIRED: 0

CURRENT BUDGET AMOUNT: NA

PROPOSED BUDGET AMOUNT: 0

FINANCING SOURCE:

PREVIOUS CONTRACT/PURCHASE ORDER NO.:

COORDINATED WITH:

DIVERSITY-EQUITY INITIATIVES (DEI):

Goal 4 – Identify and actively engage underrepresented communities in which to retain, expand, develop, and implement programs.

CLIMATE INITIATIVES (CI): 4b – Maintain wild lands.

Approved:


Sage Sangiacomo, City Manager

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) entered into on the ____ day of December , 2022 ("Effective Date"), by and between the Mendocino Land Trust (hereinafter referred to as "MLT") and the City of Ukiah (hereinafter referred to as "the City"):

Whereas, the MLT is a nonpolitical, nonprofit 501(c)(3) organization that works all across Mendocino County and in part of Lake County; and

Whereas MLT in accord with its mission conserves and restores habitat, scenic areas and working lands while also providing public access to beautiful places; and

Whereas the MLT has professional staff with training, expertise, and experience in property evaluation, conservation planning, restoration, and education; and

Whereas the MLT maintains trails, develops and maintains trailheads, acquires land, designs and installs interpretive signs, leads interpretive hikes, and reaches out to underserved communities; and

Whereas the MLT employs the Fort Bragg coordinator for Latino Outdoors and desires to expand the chapter to Ukiah; and

Whereas the MLT seeks to further its mission through collaborative partnerships with a wide variety of community partners; and

Whereas MLT appreciates the value of public recreational access to open spaces; and

Whereas the City is the seat of Mendocino County with a resident population of 16,607 and additionally serves as an employment and retail center with a daytime population that is estimated at three or four times its residential population; and

Whereas the City is surrounded by largely undeveloped but privately held property that is unavailable for public recreation; and

Whereas the City recently acquired approximately 700 acres of predominantly undeveloped land; and

Whereas the City now holds more than 1300 acres of open space with potential for conservation and recreation; and

Whereas the City is committed to providing, diverse, equitable, and inclusive services.

Now, therefore, MLT and the City mutually agree to:

1. Collaborate on the development of baseline assessments of appropriate City properties.
2. Collaborate on the development of a Western Hills Watershed Protection Area Volunteer Stewards program.
3. Explore opportunities to expand the Fort Bragg Latino Outdoors program to the Ukiah Valley.
4. Seek opportunities to partner on paid and volunteer conservation and recreation improvement projects that further the mission of MLT and the strategic plan of the City Council, including the City's Equity Action Plan, General Plan and Climate Initiatives.
5. Seek additional opportunities to collaborate on mutually beneficial projects.
6. Provide recognition of the relationship and its benefits in outreach materials, signage, websites, and social media.
7. This understanding will remain in effect until such time as one of the parties notifies the other in writing of the intent to discontinue. Such notice will be given 30 days in advance of the end of service. There will be no transfer or exchange of funds to support this agreement, unless otherwise mutually agreed to by the parties.

CITY OF UKIAH
C/O City Manager
Ukiah Civic Center
300 Seminary Ave.
Ukiah, CA 95482

MENDOCINO LAND TRUST
215 South Main St
Fort Bragg CA
95437

This MOU shall be executed in duplicate originals with each containing the original signatures of the parties. Any such duplicate original shall be admissible in any legal proceeding as evidence of the terms of this MOU.

IN WITNESS WHEREOF, the parties hereto have executed these presents in duplicate original the day and year first above written.

CITY OF UKIAH

MEMDOCINO LAND TRUST

City Manager

Executive Director

Date

Date

ATTEST:

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

DRAFT



AGENDA SUMMARY REPORT

SUBJECT: Approve Budget Amendment in the Amount of \$5,474 for the Replacement of Failing Dimmer Switches in the Grace Hudson Museum.

DEPARTMENT: Community Services

PREPARED BY: Neil Davis, Community Services Director

PRESENTER: Neil Davis, Community Services Director.

ATTACHMENTS:

1. Diaz - Quote #59 10-12-22

Summary: Council will consider approving a budget amendment in the amount of \$5,474 for the replacement of failing dimmer switches in the Grace Hudson Museum.

Background: Since its inauguration in 1986, the Grace Hudson Museum and Sun House has become an increasingly important cultural and educational resource for Northern California. The Museum now holds the largest and most important collection of Grace Hudson paintings and has earned a national reputation as home to a unique and important collection. As is the case with all respected museums, the use of a combination of natural and artificial light is a critical element in the presentation and preservation of museum quality artifacts and pieces. As the seasons change, even permanent collections at times require fine tuning of the lighting. As museum curators design and prepare new displays, large and fine scale adjustments to lighting are worked and reworked in pursuit of the optimal lighting to highlight the art.

As a major tourist attraction, the need for periodic Capital Improvements to ensure longevity and safety are crucial. The need for the replacement of the Grace Hudson Museum's twenty-year-old museum grade lighting system was identified in the Capital Improvement Plan and budgeted for the 2021-2022. Although the dimmer switches were as old as the rest of the system, at the time there was no evidence of malfunction or wear and the dimmers were not replaced as part of the project.

Discussion: Unfortunately, in the last few months, there has been a sudden and rapid deterioration of dimmer switch performance. Most troubling is the onset of a rapid flickering of the lights. An assessment by the facilities maintenance team and an informal consultation with a trusted local electrician confirmed the potential fire hazard associated with this kind of dimmer switch failure. Due to the concern of fire risk, a quote was obtained (Attachment 1) and a contract was awarded for the emergency replacement of 39 dimmer switches. This unexpected expense was not included in the current year's budget. Staff requests a budget amendment in the amount of \$5,474 from the general fund to cover this emergent unforeseen expense.

Recommended Action: Approve a budget amendment in the amount of \$5,474 for the replacement of failing dimmer switches in the Grace Hudson Museum.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 10022700.56300: \$0

PROPOSED BUDGET AMOUNT: 10022700.56300: \$5474

FINANCING SOURCE: General Fund

PREVIOUS CONTRACT/PURCHASE ORDER NO.: PO 48206

COORDINATED WITH: David Mendez, Buyer II and Dave Kirch, Fleet/Plant/Building Maintenance Supervisor

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

Approved: 
Sage Sangiacomo, City Manager

Diaz Electric

245 Carleton Drive | Ukiah, California 95482
7073911926 | diazelectric09@yahoo.com

RECIPIENT:

Matt Keizer

431 South Main Street
Ukiah, California 95482

Quote #59	
Sent on	Oct 12, 2022
Total	\$5,474.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Labor	Hourly labor charge Est. time required for service requested Subjected to change as work requires	12	\$125.00	\$1,500.00
Materials	Price of materials may change as market prices change. White Dimmers	26	\$96.00	\$2,496.00
Materials	Price of materials may change as market prices change. Ivory Dimmers	13	\$106.00	\$1,378.00
Misc Material		1	\$100.00	\$100.00

Prices are based on availability of products.
The track light fixture require low voltage dimmers.
Each switch will be replaced with new dimmer and cover plates.

This quote is valid for the next 30 days, after which values may be subject to change.

Total	\$5,474.00
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AGENDA SUMMARY REPORT

SUBJECT: Approval of a Budget Amendment in the Amount of \$13,327 for the Renewal of Zoom Video Communications.

DEPARTMENT: Finance

PREPARED BY: Jessie Brunell, Senior Accountant

PRESENTER: Dan Buffalo, Finance Director; Kristine Lawler, City Clerk

ATTACHMENTS:

1. Purchase Order - Zoom

Summary: Council will consider approving a budget amendment in the amount of \$13,327 for the renewal of Zoom Video Communications, used for virtual meeting management.

Background: Zoom has been used for the past two years for hosting virtual meetings, and hybrid meetings for the City Council and for various City boards and commissions. During the preparation process for the 2023 fiscal year budget, the renewal costs for Zoom were inadvertently overlooked. The annual subscription is \$13,327.

Discussion: Staff is recommending that the City Council approve a budget amendment in the amount of \$13,327 for the renewal of the Zoom Video Communications subscription (See Attachment 1 for copy of Purchase Order).

Recommended Action: Approve budget amendment of \$13,327 for the annual renewal of the Zoom Video Communications subscription.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 20012500.54320: \$41,112.90

PROPOSED BUDGET AMOUNT: 20012500.54320: \$54,439.90

FINANCING SOURCE: General Fund current revenues

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Kristine Lawler, City Clerk; Mary Horger, Financial Services Manager

DIVERSITY-EQUITY INITIATIVES (DEI):

Goal 2 – Eliminate internal and external barriers to Diversity, Equity, and Inclusion within the systems of our organization.

CLIMATE INITIATIVES (CI): 8a – Information Technology.

Approved: 
Sage Sangiacomo, City Manager



Fiscal Year 2023

Page 1 of 1

THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKAGES AND SHIPPING PAPERS.Purchase
Order #**48196-00**Delivery must be made within
doors of specified destination.B
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ATTN: ACCOUNTS PAYABLE
300 SEMINARY AVENUE
UKIAH, CA 95482Rec'd.
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RZOOM VIDEO COMMUNICATIONS INC
55 ALMADEN BLVD 6TH FLOOR
SAN JOSE CA 95113S
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P
T
OCITY OF UKIAH - CIVIC CENTER
300 SEMINARY AVENUE
UKIAH CA 95482

Vendor Phone Number		Vendor Fax Number		Buyer		Date Ordered	Date Required	
				Mary Horger		11/04/2022		
Delivery Reference			Freight Method/Terms		Department/Location			Sales Tax Rate
			N30		CITY CLERK			0.000
Item#	Description/Part No.				Qty	UOM	Unit Price	Extended Price
1	ENTERPRISE NAMED HOST ANNUAL 200.10.10.12.125.0000.00000.54320. \$10,200.00				50.0	EACH	\$204.000	\$10,200.00
2	ZOOM PHONE US/CANADA UNLIMITED CALLING NAMED USER ANNUAL 200.10.10.12.125.0000.00000.54320. \$180.00				1.0	EACH	\$180.000	\$180.00
3	AUTO LICENSE UNLIMITED US AND CANADA ANNUAL 200.10.10.12.125.0000.00000.54320. \$2,448.00				51.0	EACH	\$48.000	\$2,448.00
4	ZOOM ROOMS ANNUAL 200.10.10.12.125.0000.00000.54320. \$499.00				1.0	EACH	\$499.000	\$499.00
REF RE E37372 AS PER ORDER FORM NUMBER Q1737743								

RECEIVING COPY

PO Total

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\$13,327.00



AGENDA SUMMARY REPORT

SUBJECT: Approval of Notice of Completion for Doolittle Construction, LLC for the 2022 Slurry Seal of Local Streets, Specification 22-01, Approval of a Corresponding Budget Amendment, and Direction to the City Clerk to File the Notice of Completion with the County Recorder.

DEPARTMENT: Public Works

PREPARED BY: Seth Strader, Administrative Analyst

PRESENTER: Tim Eriksen, Director of Public Works

ATTACHMENTS:

1. Plans 22-01
2. CCO
3. Notice-of-Completion

Summary: Council will consider approving the Notice of Completion for the 2022 Slurry Seal of Local Streets, Specification 22-01, and consider approving a corresponding budget amendment and final payment of the 5% retention to Doolittle Construction, LLC.

Background: The Ukiah City Council had awarded the contract for the 2022 Slurry Seal of Local streets on June 15, 2022, to Doolittle Construction, LLC. in the amount of \$492,666.04, inclusive of quantities to be billed at actual amounts. This project involved the slurry seal, striping and other street markings.

Discussion: Contract work was completed by the contractor in substantial conformance with the approved plans (Attachment 1) and specifications on September 30, 2022. The project scope was increased to include additional layers of the slurry seal and striping of the local streets included in the original plans. The final contract cost, based on actual quantities of slurry and the authorized contract change order (Attachment 2) to allow for additional striping, is \$608,922.56. This results in the need for a budget amendment, utilizing future Measure Y revenues. The final payment of the retention will be made to the contractor after 35 days from the date the Notice of Completion (Attachment 3) is filed with the County.

Recommended Action: Approve Notice of Completion for the 2022 Slurry Seal of Local Streets, Specification 22-01, approve corresponding budget amendment, and direct the City Clerk to file the Notice of Completion with the County Recorder.

BUDGET AMENDMENT REQUIRED: YES

CURRENT BUDGET AMOUNT: 12024200.52100.18332: \$492,666.04

PROPOSED BUDGET AMOUNT: 12024200.52100.18332: \$608,992.50

FINANCING SOURCE: Future Measure Y Revenues

PREVIOUS CONTRACT/PURCHASE ORDER NO.: 2122249

COORDINATED WITH: Tim Eriksen, Director of Public Works and Daniel Flores, Engineering Technician

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

Approved: 
Sage Sangiacomo, City Manager

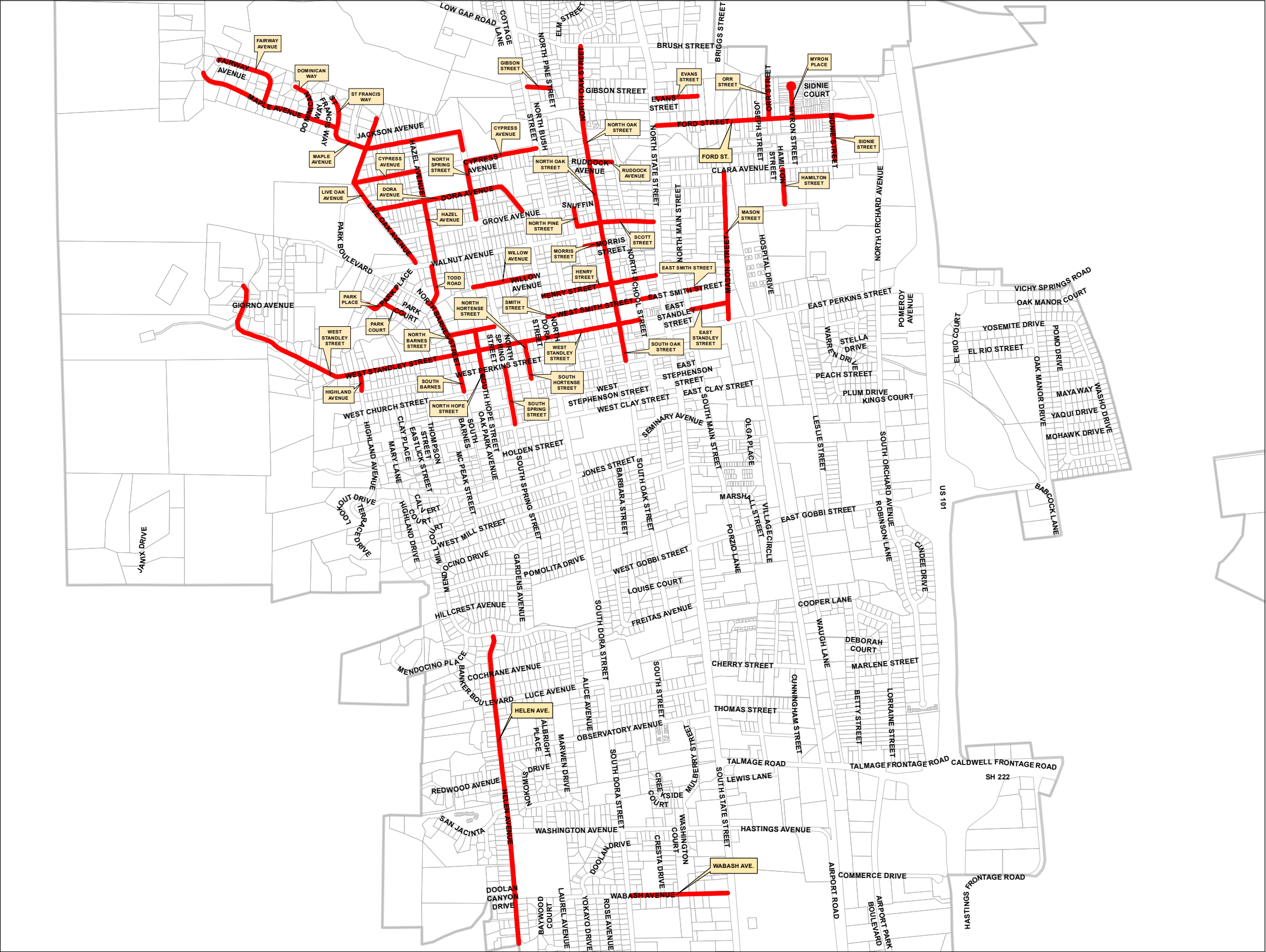
SLURRY SEAL OF LOCAL STREETS

SPECIFICATION NUMBER 22-01

VARIOUS LOCATIONS WITHIN

UKIAH, CALIFORNIA

MARCH 2022



GENERAL NOTES:

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE 2010 EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS, THESE IMPROVEMENT PLANS AND THE PROJECT SPECIAL PROVISIONS.

CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PROPERTY; THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

CONTRACTOR SHALL CONFINE HOURS OF CONSTRUCTION OPERATION TO 7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER. CONTRACTOR SHALL REFERENCE EXISTING STRIPING AND MARKINGS PRIOR TO BEGINNING WORK AND SHALL RESTRIPE TO MATCH PRE-CONSTRUCTION STRIPING. SEE TABLE 1 AND 2 FOR QUANTITIES.

QUANTITIES NOTED FOR SLURRY SEAL ARE BASED ON FIELD MEASUREMENTS AND ARE SHOWN TABLE 1 AND TABLE 2.

SLURRY SELECTION

CITY OF UKIAH		
SLURRY SEAL OF LOCAL STREETS		
COVER SHEET		
SCALE:	CITY APPROVAL BY:	DRAWN BY:
NOT TO SCALE		D.F.
DATE:		CHECKED BY:
MARCH 2022		J.B.
SPECIFICATION NUMBER:	TIM ERIKSEN	DRAWING NUMBER:
22-01	DIRECTOR OF PUBLIC WORKS/CITY ENGINEER	
DRAWING FILE:	S:\Public Works\PROJECTS\Public Works\2022\Spec No 22-01 Slurry Seal Local Streets	
		1 OF 3
		Page 46 of 473

SLURRY SEAL OF LOCAL STREETS

SPECIFICATION NUMBER 22-01

VARIOUS LOCATIONS WITHIN

UKIAH, CALIFORNIA

MARCH 2022

TABLE 1: QUANTITIES

STREET SECTIONS			FIELD LENGTH (FT)	VARIABLE WIDTH (FT)	TYPE 2 SLURRY SEAL AREA (SY)	TYPE 3 SLURRY SEAL AREA (SY)	TRAFFIC STRIPING					THERMOPLASTIC PAVEMENT MARKINGS					
STREET NAME	FROM	TO					SOLID 4" (LF)	SOLID 4" (LF)	SOLID 8" (LF)	SOLID DOUBLE 4" (LF)	BROKEN 4" (LF)	CROSSWALK (LF)	CROSSWALK (LF)	DIRECTIONAL ARROW	STOP BAR (LF)	LADDER XWALK (SF)	LADDER XWALK (SF)
							WHITE	YELLOW	WHITE	YELLOW	YELLOW	WHITE	YELLOW	WHITE	WHITE	WHITE	YELLOW
N. Barnes St.	Park Blvd	N. Side W. Standley St.	675	26	1,950			80		151	396				13		
N. Barnes St.	S. Side W. Standley St.	N. Side W. Perkins St.	210	25	583										24		
N. Barnes St.	S. Side W. Perkins St.	N. Side W. Church St.	206	25	572							50			13		
Church St. (X2 = TYPE 2, TYPE 3)	E. Side Hortense St.	Dora St.	220	24	587	587										48	
Cypress Ave.	E. Side Live Oak Ave	W. Side Hazel Ave	721	34	2,724							68			17		
Cypress Ave.	E Side N. Spring St.	W. Side N. Bush St.	786	34	2,969			88			608		68		17		256
Dominican Way	Maple Ave.	End	480	35	1,867										30		
Dora Ave.	E. Side Live Oak Ave	W. Side Hazel Ave.	550	33	2,017			120			399		132				
Dora Ave.	E. Side Hazel Ave.	W Side N. Spring St.	525	38	2,217						365		90				
Dora Ave.	E Side N. Spring St.	N. Side Grove Ave.	735	36	2,940			104			573		144				
Evans St.	N State St.	End	502	32	1,785							32					
Fairway Ave.	Maple Ave.	End	963	34	3,638										17		
Ford St. (X2 = TYPE 2, TYPE 3)	State St.	Orchard Ave.	2,504	33	9,181	9,181		919	28	405	1176	259		2		300	
St. Francis Ct.	Maple Ave.	End	378	36	1,512										25		
Gibson St.	W. Side Pine St.	N Bush St.	268	30	893										15		
Hamilton St.	Clara Ave.	Hospital Dr.	431	40	1,916							80			20		
Hazel Ave.	N. Side Cypress Ave.	N. Side Dora Ave	360	35	1,400								140				
Hazel Ave.	S. Side Dora Ave.	N. Side Grove Ave.	326	35	1,268								140				
Hazel Ave.	S. Side Grove Ave.	N. Side Walnut	319	35	1,241										35		
Helen Ave.	Mendocino Ave	End	3,618	38	15,276										57		
W. Henry St.	N. Dora St.	State St.	1,352	24	3,605							192		1			
N. Highland Ave.	W. Standley St.	N. Side Perkins St.	198	40	880										14		
N. Hope St.	N. Side W Church St.	S. Side W Perkins St.	194	34	733										34		
N. Hope St.	N. Side W. Perkins St.	S. Side W. Standley St.	195	32	693										32		
N. Hope St.	N. Side W. Standley St.	Smith St.	217	32	772										32		
N. Hortense St.	S. Side W. Standley St.	N. Side W. Perkins St.	195	54	1,170										54		
N. Hortense St.	S. Side W. Perkins St.	N. Side W. Church St.	195	54	1,170										54		
Live Oak Ave.	Wanut Ave.(TO NEW PORTION)	End	1,958	44	9,572			55			1153	200	88				
Maple Ave.	Valley View Dr.	W. Side Live Oak Ave.	2,153	36	8,612			252		227	1443					2585	
Maple Ave.	E. Side Live Oak Ave	End	1,186	36	4,744		48								18		
Mason St.	Clara Ave	E Perkins St.	1,735	36	6,940				77	168	1382	86		2	15		
Myron Pl	Ford St.	End	468	30	1,560										20		
N. Oak St. (X2 = TYPE 2)	Low Gap Rd	N. Side Scott St.	2,060	32	14649			98			1714						
N. Oak St. (X2 = TYPE 2)	S. Side Scott St.	N Side W. Henry St.	696	30	4640			169			437	64					
N. Oak St. (X2 = TYPE 2)	S. Side W. Henry St.	N Side W. Smith St.	212	40	1884						198	160					
N. Oak St. (X2 = TYPE 2)	S. Side W. Smith St.	N. Side W. Standley St.	210	40	1867			35			150	160					
N. Oak St. (X2 = TYPE 2)	S. Side W. Standley St.	N. Side W. Perkins St.	200	40	1778			90			80	160					
N. Oak St. (X2 = TYPE 2)	S Side W. Perkins St.	N Side W. Church St.	202	40	1796			49			128	160					
Orr St.	Bridge	Ford St.	465	22	1,137										12		
Park Place	Park Blvd	End	498	28	1,549										17		
Park Ct.	Park Place	End	278	26	803												
N. Pine St.	S. Side Scott St.	S. Side Grove Ave.	248	57	1,571								114				
Ruddock Ave.	N School St	N Oak St.	278	26	803												
Sidnie St.	Ford St.	Clara Ave.	521	30	1,737										30		
W. Standley St.	W. Standley Ct.	End (West Side)	1,614	30	5,380						1551						
W. Standley St.	W. Standley Ct.	W. Side N. Barnes St.	1,735	26	5,012			95			1538						
W. Standley St.	W. Side N. Barnes St.	W. Side Dora St.	1,069	26	3,088			55			748				16		
W. Standley St.	E. Side Dora St.	W. Side N. School St.	1,061	27	3,183							392		4			
W. Standley St.	E. Side N. Main St.	W. Side Mason St.	437	36	1,748							72			18		
W. Smith St. (X2 = TYPE 2, TYPE 3)	N. Barnes St.	W. Side N. Spring St.	551	20	1,224	1,224									20		
W. Smith St.	E. Side N. Dora St.	W. Side N. School St.	1,056	20	2,347							120		1	20		
W. Smith St.	E. Side School St.	New Section of Smith St.	188	20	418							40		2			
E. Smith St.	E. Side N. Main St.	40 ft. East of N. Main St.	40	27	120							54					
E. Smith St.	W. Main St.	To new section before State St.	208	22	508							44		1			
N. Spring St.	Cypress Ave.	N. Side Dora Ave.	394	32	1,401			80			198		128				
N. Spring St.	S. Side Dora Ave.	N. Side Grove Ave.	328	32	1,166			84			202		128				
N. Spring St.	S. Side W. Perkins St.	N. Side Church St.	202	54	1,212			55							27		
Todd Road	N Barnes St.	Walnut Ave	474	30	1,580			40	87	142					81		
Wabash Ave	S. State St.	S. Dora St.	1,140	37	4,687			100			976	88			19		
Willow Ave	N. Dora St.	E. Side N. Spring St.	523	32	1,860										32		
Willow Ave	W. Side N. Spring St.	End of Willow Ave.	175	32	622										16		
TOTAL					166,756	10,992	48	2568	192	1093	15415	2363	1290	13	864	2933	256

GENERAL NOTES:

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE 2010 EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS, THESE IMPROVEMENT PLANS AND THE PROJECT SPECIAL PROVISIONS.

CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PROPERTY; THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

CONTRACTOR SHALL CONFINE HOURS OF CONSTRUCTION OPERATION TO 7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER. CONTRACTOR SHALL REFERENCE EXISTING STRIPING AND MARKINGS PRIOR TO BEGINNING WORK AND SHALL RESTRIPE TO MATCH PRE-CONSTRUCTION STRIPING. SEE TABLE 1 AND 2 FOR QUANTITIES.

QUANTITIES NOTED FOR SLURRY SEAL ARE BASED ON FIELD MEASUREMENTS AND ARE SHOWN TABLE 1 AND TABLE 2.

SLURRY SELECTION

CITY OF UKIAH

SLURRY SEAL OF LOCAL STREETS

TABLES

SPECIFICATION NUMBER: 22-01

DRAWING NUMBER: 2 OF 3

S:\Public Works\PROJECTS\Public Works\2022\Spec No 22-01 Slurry Seal Local Streets

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SLURRY SEAL OF LOCAL STREETS

SPECIFICATION NUMBER 22-01

VARIOUS LOCATIONS WITHIN

UKIAH, CALIFORNIA

MARCH 2022

TABLE 2: QUANTITIES

STREET SECTIONS			FIELD LENGTH (FT)	VARIABLE WIDTH (FT)	TYPE 2 SLURRY SEAL AREA (SY)	TYPE 3 SLURRY SEAL AREA (SY)	QUANTITIES		PAVEMENT MARKERS	PAVEMENT MARKINGS		
STREET NAME	FROM	TO					MH (EA)	VALVE/ MON. / SCO (EA)	REFLECTIVE MARKERS (EA)	STOP MARKING (EA.)	PARKING STALL	PARKING (T)
									BLUE	WHITE	-	WHITE
N. Barnes St.	Park Blvd	N. Side W. Standley St.	675	26	1,950		4	6	1	1		
N. Barnes St.	S. Side W. Standley St.	N. Side W. Perkins St.	210	25	583			2	1	2		
N. Barnes St.	S. Side W. Perkins St.	N. Side W. Church St.	206	25	572			1	1	2		
Church St. (X2, TYPE 3, TYPE 2)	E. Side Hortense St.	Dora St.	220	24	587	587				1		
Cypress Ave.	E. Side Live Oak Ave	W. Side Hazel Ave	721	34	2,724		1	5	2	2		
Cypress Ave.	E Side N. Spring St.	W. Side N. Bush St.	786	34	2,969		2	6	1	2		
Dominican Way	Maple Ave.	End	480	35	1,867		4	2	1	1		
Dora Ave.	E. Side Live Oak Ave	W. Side Hazel Ave.	550	33	2,017			5	2	2		
Dora Ave.	E. Side Hazel Ave.	W Side N. Spring St.	525	38	2,217		1	2		2		
Dora Ave.	E Side N. Spring St.	N. Side Grove Ave.	735	36	2,940		2	2	1	2		
Evans St.	N State St.	End	502	32	1,785		2	4	1	1		
Fairway Ave.	Maple Ave.	End	963	34	3,638		3	3	2	1		
Ford St. (X2, TYPE 3, TYPE 2)	State St.	Orchard Ave.	2,504	33	9,181	9,181	9	25	7	6		
St. Francis Ct.	Maple Ave.	End	378	36	1,512		2	5	1	1		
Gibson St.	W. Side Pine St.	N Bush St.	268	30	893		1			1		
Hamilton St.	Clara Ave.	Hospital Dr.	431	40	1,916			2	1	2		
Hazel Ave.	N. Side Cypress Ave.	N. Side Dora Ave	360	35	1,400		1	5		1		
Hazel Ave.	S. Side Dora Ave.	N. Side Grove Ave.	326	35	1,268			2		2		
Hazel Ave.	S. Side Grove Ave.	N. Side Walnut	319	35	1,241			2		2		
Helen Ave.	Mendocino Ave.	End	3,618	38	15,276		12	21	4	3		
W. Henry St.	N. Dora St.	State St.	1,352	24	3,605		5	14	1	2		
N. Highland Ave.	W. Standley St.	N. Side Perkins St.	198	40	880		1	2		1		
N. Hope St.	N. Side W Church St.	S. Side W Perkins St.	194	34	733					2		
N. Hope St.	N. Side W. Perkins St.	S. Side W. Standley St.	195	32	693					2		
N. Hope St.	N. Side W. Standley St.	Smith St.	217	32	772					2		
N. Hortense St.	S. Side W. Standley St.	N. Side W. Perkins St.	195	54	1,170					2		
N. Hortense St.	S. Side W. Perkins St.	N. Side W. Church St.	195	54	1,170					2		
Live Oak Ave.	Wanut Ave.(TO NEW PORTION)	End	1,958	44	9,572		7	13	1			
Maple Ave.	Valley View Dr.	W. Side Live Oak Ave.	2,153	36	8,612		11	10	3	1		
Maple Ave.	E. Side Live Oak Ave	End	1,186	36	4,744		1	8	3	1		6
Mason St.	Clara Ave	E Perkins St.	1,735	36	6,940		8	14	3	3	9	
Myron Pl	Ford St.	End	468	30	1,560			1	1	1		
N. Oak St. (X2, TYPE 2)	Low Gap Rd	N. Side Scott St.	2,060	32	14,649		9	10	5	2		
N. Oak St. (X2, TYPE 2)	S. Side Scott St.	N Side W. Henry St.	696	30	4,640		2	3	1	1		
N. Oak St. (X2, TYPE 2)	S. Side W. Henry St.	N Side W. Smith St.	212	40	1,884			1	1			
N. Oak St. (X2, TYPE 2)	S. Side W. Smith St.	N. Side W. Standley St.	210	40	1,867			2	1	1		15
N. Oak St. (X2, TYPE 2)	S. Side W. Standley St.	N. Side W. Perkins St.	200	40	1,778		1	2	1	2		
N. Oak St. (X2, TYPE 2)	S Side W. Perkins St.	N Side W. Church St.	202	40	1,796					1		16
Orr St.	Bridge	Ford St.	465	22	1,137			2	1	1		
Park Place	Park Blvd	End	498	28	1,549		1	5	1	1		
Park Ct.	Park Place	End	278	26	803			2				
N. Pine St.	S. Side Scott St.	S. Side Grove Ave.	248	57	1,571		1	1				
Ruddock Ave.	N School St	N Oak St.	278	26	803			2	1			
Sidnie St.	Ford St.	Clara Ave.	521	30	1,737			1	1	2		
W. Standley St.	W. Standley Ct.	End (West Side)	1,614	30	5,380		2	5	2			
W. Standley St.	W. Standley Ct.	W. Side N. Barnes St.	1,735	26	5,012		6	16	2			
W. Standley St.	W. Side N. Barnes St.	W. Side Dora St.	1,069	26	3,088		2	8	4	1		
W. Standley St.	E. Side Dora St.	W. Side N. School St.	1,061	27	3,183		4	10	2	2		12
W. Standley St.	E. Side N. Main St.	W. Side Mason St.	437	36	1,748					1		30
W. Smith St. (X2, TYPE 3, TYPE 2)	N. Barnes St.	W. Side N. Spring St.	551	20	1,224	1,224	1			2		
W. Smith St.	E. Side N. Dora St.	W. Side N. School St.	1,056	20	2,347		3	9		3		
W. Smith St.	E. Side School St.	New Section of Smith St.	188	20	418					1		7
E. Smith St.	E. Side N. Main St.	40 ft. East of N. Main St.	40	27	120		1	3		1		4
E. Smith St.	W. Main St.	To new section before State St.	208	22	508					1		5
N. Spring St.	Cypress Ave.	N. Side Dora Ave.	394	32	1,401			4	1	1		
N. Spring St.	S. Side Dora Ave.	N. Side Grove Ave.	328	32	1,166			2	1	2		
N. Spring St.	S. Side W. Perkins St.	N. Side Church St.	202	54	1,212			1	1	1		
Todd Road	N Barnes St.	Walnut Ave	474	30	1,580		1	3	1	3		
Wabash Ave.	S. State St.	Dora St.	1,140	37	4,687		3	10	1	2		
Willow Ave	N. Dora St.	E. Side N. Spring St.	523	32	1,860		1	1	1	2		
Willow Ave	W. Side N. Spring St.	End of Willow Ave.	175	32	622		1	1	1	1		
TOTAL					166,756	10,992	116	266	68	91	9	95

GENERAL NOTES:

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE 2010 EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS, THESE IMPROVEMENT PLANS AND THE PROJECT SPECIAL PROVISIONS.

CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PROPERTY; THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

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QUANTITIES NOTED FOR SLURRY SEAL ARE BASED ON FIELD MEASUREMENTS AND ARE SHOWN TABLE 1 AND TABLE 2.

SLURRY SELECTION

CITY OF UKIAH

SLURRY SEAL OF LOCAL STREETS

TABLES

SPECIFICATION NUMBER: 22-01

DRAWING NUMBER:

S:\Public Works\PROJECTS\Public Works\2022\Spec No 22-01 Slurry Seal Local Streets

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**CITY OF UKIAH
CONTRACT CHANGE ORDER**

ORDER NO. 01

DATE: November 17, 2022

Contract for: Slurry Seal of Local Streets, Specification No. 2022-01

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

To: Doolittle Construction LLC, 9350 Stone Quarry Road, Snoqualmie, WA 98065

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: City Engineer

CONTRACT No.: 2122249

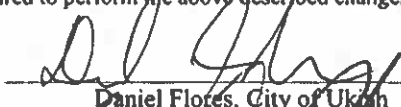
Description of Changes - Itemized Breakdown	ESTIMATED DECREASE To Contract Amount	ESTIMATED INCREASE To Contract Amount
Doolittle CCO1: PMCQS-1h for Grove Street and Airport Locations		\$1,365.00
Doolittle CCO2: Water Ponds Site Preparation		-
Doolittle CCO3: Traffic Control for Added striping on Grove Street		\$1,000.00
Doolittle CCO4: Solid White 6" Traffic Stripe on Grove		\$2,326.00
Doolittle CCO5: Bike Lane Marking - Paint		\$417.60
Doolittle CCO6: "Slow School Xing" Legend - Paint		\$379.20
Doolittle CCO7: "Stop" Legend - Paint		\$316.80
ESTIMATED NET CHANGE IN CONTRACT PRICE	\$0.00	\$5,804.60

The amount of the Contract will be (~~decreased~~/increased/~~unchanged~~) by \$5,804.60
the estimated sum of:

The contract total including this and previous Change Orders will be: \$498,470.64

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

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.

Recommended By: 
Daniel Flores, City of Ukiah

11/21/22
Date

Approved By: 
Tim Eriksen, City of Ukiah

11/21/22
Date

Accepted: 
Sally Benstead, Doolittle Construction LLC

11.17.2022
Date

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

Please return to:

CITY OF UKIAH
300 Seminary Avenue
Ukiah, California 95482-5400
(707) 463-6200

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN:

1. That the project described as: 2022 Slurry Seal of Local Streets, Specification No. 22-01.
2. That the nature of the title to the slurry seal, street striping and marking of various City streets.
3. That on the September 30, 2022, the Contract work for this project was actually completed.
4. That the name and address of the Contractor is pavement Doolittle Construction LLC, PO Box 1819 Snoqualmie, WA 98065.
5. That the real property herein referred to is situated in the County of Mendocino, State of California, and is described as follows: City-owned property identified as various streets within the City of Ukiah.

I hereby certify under penalty of perjury that the forgoing is true and correct:

City Council Approval CITY OF UKIAH, a Municipal Corporation

_____	By: _____	_____
Date	Kristine Lawler, City Clerk	Date

State of California

County of Mendocino

Exempt from recording fees pursuant to Government Code Section 27383



AGENDA SUMMARY REPORT

SUBJECT: Report to Council for the Purchase of Services from Universal Coatings (COU No. 2223-141) for Multiple Roof Repairs at the Waste Water Treatment Plant, in the Amount of \$59,000.

DEPARTMENT: Public Works

PREPARED BY: Seth Strader, Administrative Analyst

PRESENTER: Tim Eriksen, Director of Public Works

ATTACHMENTS:

1. Bid Results - E38945 - Multiple Roof Repairs at the Wastewater Treatment Plant

Summary: Council will receive report of the purchase of services from Universal Coatings for roof repairs to be performed at the Wastewater Treatment Plant in the amount of \$59,000.00.

Background: A request for bid was issued by the Purchasing Department for the repair and sealing of multiple roofs at the Wastewater Treatment Plant. Only one bid was received from Universal Coatings in the amount of \$59,000.

Discussion: Universal Coatings, Inc. was the sole contractor to submit a bid. A copy of Universal Coatings, Inc.'s bid is provided here in Attachment 1. Staff found Universal Coatings, Inc.'s pricing to be consistent with current construction labor and equipment costs and entered into contracted services immediately. The repairs were completed prior to the Thanksgiving holiday.

Recommended Action: Receive report of the purchase of services from Universal Coatings for roof repairs to be performed at the Wastewater Treatment Plant in the amount of \$59,000.00.

BUDGET AMENDMENT REQUIRED: NO

CURRENT BUDGET AMOUNT: 84024225.56300: \$59,000.00

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: 2223141

COORDINATED WITH: Mary Horgar, Financial Services Manager; Tim Eriksen, Director of Public Works; and Dave Kirch, Fleet and Facility Maintenance Manager

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

Approved: 
Sage Sangiacomo, City Manager

RFB E38945 - Multiple Roof Repairs and Sealings at the Wastewater Treatment Plant					
City of Ukiah					
Bid Opening:2022-10-06					Universal Coatings Inc.
				1220 E. North Avenue Fresno, CA 93725	
				Bid Status:Valid	
Base Bid					
Item #	Item Description	Quantity	Unit of Measure	Unit Price	Item Total
1	SHOP BUILDING	1	LS	\$20,000.00	\$20,000.00
2	ABB BUILDING	1	LS	\$9,000.00	\$9,000.00
3	BULK CHEMICAL STORAGE BUILDING	1	LS	\$10,000.00	\$10,000.00
4	DAFT BUILDING	1	LS	\$20,000.00	\$20,000.00
Bid List					\$59,000.00
Add Alternate 1					
Item #	Item Description	Quantity	Unit of Measure	Unit Price	Item Total
1	PRICE PER SQUARE FOOT THAT REPRESENTS LABOR ONLY THAT WILL BE CHARGED FOR REPLACING DRY ROT.	1	SF	\$40.00	\$40.00
Bid List					\$40.00
Total Bid					\$59,040.00
Listed Subs					



AGENDA SUMMARY REPORT

SUBJECT: Approval of a Budget Amendment for the Re-Roof of a Portion of the Civic Center Roof.

DEPARTMENT: Finance

PREPARED BY: Mary Horger, Financial Services Manager

PRESENTER: Mary Horger, Financial Services Manager

ATTACHMENTS:

None

Summary: Council will consider approving a budget amendment to replace a section of the roof at the Ukiah Civic Center.

Background: Programmed in the five year Capital Improvement Plan, beginning in fiscal year 2022/2023 through fiscal year 2025/2026, is a \$100,000 set-aside, through the cost allocation plan, for miscellaneous repairs and replacement of the Civic Center Roof, based on the full estimation of \$400,000 for the complete roof replacement. Since this was a set aside, the actual funds were not placed in the capital budget, and only programmed in the cost allocation plan.

Discussion: The section of the roof over the Ukiah Police Dispatch (UPD) area has failed, and is currently covered with a tarp. It is critical that this section is immediately repaired, especially considering the cost of the equipment in the Dispatch Center area, where a leak could potentially destroy thousands of dollars of equipment, as well as bring the dispatch activities to a halt. A budget amendment is being requested in the amount of \$40,000 for the roof repair. Based on an estimate provided by a roofing contractor, this will cover the immediate work necessary for the UPD section of the roof.

Recommended Action: Approve a budget amendment in the amount of \$40,000 for the replacement of a portion of the Civic Center roof.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 20824700.80220.18319: \$0

PROPOSED BUDGET AMOUNT: 20824700.80220.18319: \$40,000

FINANCING SOURCE: Cost Allocation Plan

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Dave Kirch, Fleet/Plant/Building Maintenance Supervisor; Dan Buffalo, Finance Director

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): N/A

Approved:


Sage Sangiacomo, City Manager



AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution of the City Council Reconsidering the Circumstances of the State of Emergency and Implementing Teleconferencing Requirements for City Council and Board and Commission Meetings During a Proclaimed State of Emergency Due to the COVID-19 Pandemic.

DEPARTMENT: City Attorney

PREPARED BY: Darcy Vaughn, Assistant City Attorney

PRESENTER: Consent Calendar

ATTACHMENTS:

1. AB 361 Findings Reconsideration for All Legislative Bodies

Summary: The City Council will consider adopting a resolution reconsidering the circumstances of the state of emergency and implementing teleconferencing requirements for public meetings of the Council and all City Commissions and Boards during the current state of emergency due to the COVID-19 pandemic.

Background: The City Council is being asked to consider adopting a resolution authorizing continued remote meetings of the Council and its subordinate legislative bodies due to the imminent risk to the health and safety of attendees due to possible transmission of COVID-19 and the recent spread of variants. The current County health orders strongly recommends masking in all indoor facilities due to health and safety concerns. COVID-19 is highly transmissible in indoor settings and requires multi-component prevention strategies to reduce its spread. The California Department of Public Health is currently investigating the length of vaccine protection. The Center for Disease Control and Prevention recommends avoiding indoor spaces that do not offer fresh air from the outdoors as much as possible. Returning to meeting in the Council Chambers or smaller conference rooms means being in an enclosed space for meetings that commonly last for one to five hours and would seem to create additional exposure for participants to a possible transmission of the virus.

The Ralph M. Brown Act ("Brown Act") requires that all meetings of a legislative body of a local agency be open and public and that any person may attend and participate in such meetings. The Brown Act allows for legislative bodies to hold meetings by teleconference, but imposes specific requirements for doing so, including allowing public access to that location. On March 17, 2020, in order to address the need for public meetings during the COVID-19 pandemic, Governor Newsom issued Executive Order No. N-29-20, temporarily suspending the Brown Act's teleconferencing requirements, Executive Order No. N-8-2 then continued the suspension of the Brown Act's teleconferencing requirements from June 11, 2021 through September 30, 2021. These Executive Orders allowed legislative bodies to meet virtually as long as certain notice and accessibility requirements were met.

The State Legislature amended the Brown Act through Assembly Bill No. 361 ("AB 361") on September 16, 2021. As with the Executive Orders, AB 361 requires that certain notice and accessibility requirements continue to be met for holding virtual public meetings. In addition, AB 361 states that a local agency may use teleconferencing without complying with the regular teleconferencing requirements of the Brown Act, where the legislative body holds a meeting during a proclaimed state of emergency and makes certain findings; and requires that the legislative body make additional findings every 30 days in order to continue such teleconferencing.

As such, Staff recommends that the Council reconsider the circumstances of the state of emergency, and make findings regarding the state of emergency by adopting the Resolution Implementing Teleconferencing

Requirements for City Council and Board and Commission Meetings During a Proclaimed State of Emergency Due to the COVID-19 Pandemic ("Resolution") attached here as Attachment 1.

Discussion: AB 361, codified in part in Government Code § 54953, allows a local agency legislative body to hold a public meeting utilizing teleconferencing without giving public access to a teleconference location but allowing public comment virtually if the Governor has proclaimed a State of Emergency and any of the following circumstances also apply:

1. State or local officials have imposed or recommended measures to promote social distancing.
2. The meeting is being held for the purposes of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.
3. The legislative body has determined that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

As amended by AB 361, Government Code § 54953(e)(3) requires cities that are conducting public meetings via teleconferencing during a declared State of Emergency to make findings, within 30 days of the first virtual meeting after AB361 going into effect, and every 30 days thereafter, that the legislative body has reconsidered the circumstances of the state of emergency and either 1) the emergency continues to impact the ability to meet safely in person, and/or 2) State or local officials continue to impose or recommend social distancing.

Council adopted these findings at their November 16, 2022 meeting. The Council must now adopt, via this Resolution (Attachment 1), the findings that confirm the circumstances of the state of emergency and justify holding public meetings of the Council and all subordinate commissions, boards, and committees utilizing teleconferencing and allowing public comment virtually, pursuant to Government Code § 54953(e)(3).

Given recent modifications to the health order, Staff is currently utilizing and fine-tuning a hybrid meeting option that allows for in-person and remote participation in an effort to accommodate all needs and choices. Staff will be working with the Mayor to coordinate continued implementation.

Recommended Action: Adopt a Resolution of the City Council Reconsidering the Circumstances of the State of Emergency and Implementing Teleconferencing Requirements for City Council and Board and Commission Meetings during a Proclaimed State of Emergency Due to the COVID-19 Pandemic.

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: City Clerk

Approved: 
Sage Sangiacomo, City Manager

RESOLUTION NO. 2022-

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH IMPLEMENTING
TELECONFERENCING REQUIREMENTS FOR CITY COUNCIL AND BOARD AND
COMMISSION MEETINGS DURING A PROCLAIMED STATE OF EMERGENCY DUE TO THE
COVID-19 PANDEMIC**

WHEREAS:

1. The City of Ukiah is committed to preserving and nurturing public access and participation in meetings of the City Council and its Boards and Commissions; and
2. All meetings of City's legislative bodies 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 City's legislative bodies conduct their 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 City, 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 Omicron BA.5 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 recommend measures to promote social distancing due to health and safety concerns; and

11. In accordance with Assembly Bill 361, the City Council does hereby find that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees and the Council desires to authorize continued remote teleconferenced meetings of its legislative bodies; and
12. As a consequence of the local emergency, the City Council does hereby find that the legislative bodies of the City shall conduct their meetings without compliance with Government Code § 54953(b)(3), as authorized by § 54953(e), and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in § 54953(e)(2); and
13. The City has taken measures to conduct public meetings via virtual tools that allow members of its legislative bodies 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 City Council for the City of Ukiah 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 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 City Council of the City of Ukiah 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 legislative bodies of the City of Ukiah, their 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 City Manager or his designee and the legislative bodies of the City of Ukiah are authorized 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 and shall be effective until the earlier of (i) November 18, 2022, or (ii) such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with paragraph (3) of subdivision (b) of § 54953(b)(3).

PASSED AND ADOPTED this 7th day of December 2022, by the following roll call

vote: AYES:

NOES:
ABSENT:
ABSTAIN:

, Mayor

ATTEST:

Kristine Lawler, City Clerk



AGENDA SUMMARY REPORT

SUBJECT: Public Hearing and Consideration of the Ukiah 2040 General Plan including 1) Adoption of a Resolution Certifying the Environmental Impact Report, Adopting Findings of Fact; Adopting a Statement of Overriding Considerations; and Approving a Mitigation, Monitoring, and Reporting Program; and 2) Adoption of a Resolution adopting the Ukiah 2040 General Plan.

DEPARTMENT: Community
Development

PREPARED BY: Craig Schlatter, Community Development Director

Craig Schlatter, Community Development

PRESENTER: Director; Jesse Davis, Chief Planning Manager;
Michelle Irace, Planning Manager

ATTACHMENTS:

1. General Plan Errata as of 112322
2. General Plan Comments as of 113022
3. 2022-01 PC Reso (2040 General Plan)-signed
4. Draft Resolution 2022-77_2040 General Plan EIR.SOC.MMRP
5. Draft Resolution 2022-78_2040 General Plan Adoption

Summary: Council will hold a public hearing and consider adoption of a resolution certifying the Environmental Impact Report (EIR), adopting the Findings of Fact and a Statement of Overriding Considerations; approving a Mitigation, Monitoring, and Reporting Program; and consider adoption of a Resolution adopting the Ukiah 2040 General Plan Update.

Background: State law requires each city and county to adopt a general plan, which is the local government's long-term framework or "constitution" for future growth and development. The current General Plan, the Ukiah Valley General Plan and Growth Management Program, was adopted by the City Council in December 1995.

In May 2019, the City Council initiated a comprehensive update to the General Plan. The 2040 General Plan Update has been prepared based on the input received at community workshops and through online and other engagement activities, as well as from emailed, written, and verbal input throughout the roughly three-and-a-half year process. This has involved extensive engagement and interaction with community stakeholders, outside agencies, and the public. Input and direction has also been received from the City Council, Planning Commission, and various City boards and commissions.

The public review draft Ukiah 2040 General Plan was released on August 5, 2022. On October 7, 2022, the Draft Environmental Impact Report (DEIR), State Clearinghouse (SCH) #2022050556, for the Public Review Draft 2040 General Plan (Ukiah 2040 General Plan or 2040 General Plan) was released and made available for public review and comments for a 45-day period, from October 7, 2022 to November 21, 2022. The Ukiah 2040 General Plan and Draft and Final Environmental Impact Report (FEIR) are most accessible on the City's 2040 General Plan website, at the following link: <https://www.ukiah2040.com>. Additionally, Staff has included a General Plan Errata, which is intended to summarize changes and revisions proposed to the General Plan- from additional public comments- since its release on August 5, 2022 (Attachment 1). Public comments received since August 5 are also included (Attachment 2).

On October 20, 2022, the Mendocino County Airport Land Use Commission reviewed the Ukiah 2040 General

Plan for consistency with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) and adopted Resolution 22-0006, finding the Ukiah 2040 General Plan consistent with the UKIALUCP.

On November 9, 2022, the Planning Commission held a public hearing, considered all written and oral reports of Staff and public testimony on the Ukiah 2040 General Plan, including all written public comments received as of November 9, 2022, and unanimously adopted Resolution No. 2022-01 (Attachment 3), recommending that the City Council adopt the Ukiah 2040 General Plan. A video recording of the November 9 meeting, along with associated agenda materials and minutes, can be accessed via the following link:

<https://www.cityofukiah.com/meetings>.

Discussion: The Ukiah 2040 General Plan will apply citywide and addresses topics including land use, housing, economic development, climate change and sustainability, public facilities, services, and infrastructure, public safety, preservation of open space, and agriculture. The 2040 General Plan also serves to unify many separate but interconnected plans and priorities within the Ukiah Valley, partly to assist in accomplishing Goal LU-7 of the Ukiah Valley Area Plan: "Recognize that the Ukiah Valley is one community, and foster collaborative decision-making between County and City agencies."

The Ukiah 2040 General Plan is not designed to be prescriptive. Rather, the 2040 General Plan sets forth a unified vision while also facilitating actions and programs to achieve that vision.

Notable Highlights of the Ukiah 2040 General Plan

Proposed Sphere of Influence and Interconnectedness with LAFCo Efforts

The Proposed Sphere of Influence (SOI), first identified and directed by the City Council in January 2020, has been substantially retained as the recommended SOI for the 2040 General Plan. Since Spring 2022, Staff of the City and Mendocino Local Agency Formation Commission (LAFCo) have collaboratively worked to prepare an updated Municipal Service Review (MSR) and Sphere of Influence. Preparation of the MSR and SOI directly paralleled final General Plan preparation efforts, ensuring consistency between long-range planning documents. If the 2040 General Plan and associated EIR are adopted by the Council, LAFCo is set to review and possibly adopt the City's MSR and SOI at their December 19, 2022 meeting.

Agriculture Element

For the first time in the City's history of preparing General Plans, an Agriculture Element has been completed for the Ukiah 2040 General Plan. The new Agriculture Element is meant to preserve and strengthen agricultural resources in and around the city while also helping to promote the agricultural identity of Ukiah and its valley as outlined within the Ukiah Valley Area Plan.

2021 UKIALUCP Incorporated in Entirety

The entirety of the 2021 Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) has been incorporated by reference directly within the 2040 General Plan, ensuring no incompatibility of land uses around the airport in the future.

Addressing Climate Change as a Priority

Through the multiple community workshops and engagement efforts held for the 2040 General Plan, addressing climate change emerged as one of the top issues of importance to the community. There are several State laws that address climate change, and the City Council recently adopted a Climate Initiatives resolution. To unify these various directives, proposed as one of the first programs to be completed within the Environment and Sustainability Element is preparation and adoption of a Climate Action Plan (CAP). The CAP is expected to drive efforts to achieve carbon neutrality for all municipal operations and city Greenhouse Gas (GHG) emissions reduction goals.

Ukiah 2040 General Plan Designed to be a Living, Breathing Plan

Although Staff is satisfied with the Ukiah 2040 General Plan, due primarily to its reflection of community input, focus on realistic implementation, and as a unifying vision for the future of Ukiah, the 2040 General Plan should not be viewed as a static document. As time passes, local economics, population, and priorities

change, technologies advance, crises occur, and other opportunities arise that are important to the Council, the Ukiah 2040 General Plan can be amended to reflect these changing conditions. Staff therefore encourages Council and the community to treat the Ukiah 2040 General Plan as general plans were originally envisioned--as a living, breathing plan rather than a planning document "stuck in time."

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report has been prepared for the 2040 General Plan and can be found online on the City's 2040 General Plan website.

The Draft Environmental Impact Report (DEIR) was circulated for a 45-day public review period, starting on October 7, 2022 through November 21, 2022. The Draft EIR analyzes the impacts for each resource area included in the CEQA Guidelines Appendix G checklist. These impacts are summarized below and discussed in detail throughout Chapter 4 of the DEIR.

- Effects Found Not Significant (no impact or less than significant): Energy, Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality and Mineral Resources. As allowed under CEQA Guidelines Section 15128, these topical areas not further discussed in detail in the DEIR as individual sections. (see DEIR Section 4.16, Effects Found Not to be Significant).
- Less than Significant Impact: Aesthetics, Agricultural and Forestry Resources, Land Use and Planning, Population and Housing, Public Services, Transportation, and Utilities and Service Systems. (See DEIR Sections 4.1, 4.2, 4.7, 4.9, 4.11 and 4.13).
- Less than Significant Impact with Mitigation: Biological Resources, Tribal Cultural Resources, Wildfire, and Paleontological Resources. (see DEIR Sections 4.4, 4.12, 4.14 and 4.15 and Table ES-1).

As described in DEIR Section 2.7.8, Project Buildout, the EIR analyzes impacts from the 2040 General Plan designating land uses defining the type and amount of development that can occur throughout the city and proposed annexation areas through the planning horizon year of 2040 (over approximately 18 years). Based on the potential land use changes, the 2040 General Plan has a maximum buildout potential of an additional 2,350 housing units and an additional 4,514,820 non-residential square footage. However, the maximum buildout is an estimate and is not intended to predict the amount of development that will occur in the city in the future. Similarly, this "maximum buildout" scenario is used as a conservative assumption for purposes of the CEQA analysis in the EIR and to maximize future streamlining opportunities. For these reasons, the following impacts were determined to remain significant and unavoidable:

- Air Quality Impact AQ-2: Development facilitated by the project would result in a net increase of criteria pollutants due to vehicle miles traveled (VMT) compared to existing conditions. However, the City has adopted thresholds of significance and screening criteria for transportation impacts that would be expected to result in a less than significant transportation impact for nearly all of the projects facilitated under the 2040 General Plan (see DEIR Appendix D). Additionally, all feasible mitigation measures to reduce VMT are included as Policies in the 2040 General Plan. However, the EIR conservatively determines that the overall operational impacts to Air Quality would remain significant and unavoidable because the maximum buildout of the 2040 General Plan would increase criteria pollutants when compared to existing conditions (see FEIR pp. 2; DEIR pp. 4.3-13 and 4.11-13; and Appendix D).
- Cultural Resources Impact CUL-1: Development facilitated by the project would have the potential to impact historical resources. Existing Ukiah City Code and CEQA regulations, in addition to proposed 2040 General Plan policies and mitigation would reduce impacts to historic resources. Nonetheless, impacts would be significant and unavoidable (see FEIR pp. 8; DEIR pp. 4-5.12).
- Greenhouse Gas Emissions Impact GHG-1: Development facilitated by the 2040 General Plan would make progress towards achieving State goals but would not necessarily meet State 2030 or 2045 goals. Mitigation Measures GHG-1 and GHG-2 would result in implementation of CEQA GHG thresholds and a Climate Action Plan (CAP); however, development facilitated by the 2040 General Plan would not meet the 2030 or 2045 goals until the CAP is prepared and adopted. This impact would be significant and unavoidable (see FEIR pp.10; DEIR pp. 4-6.12).

- Noise Impact NOI-1: Construction of individual projects facilitated by the 2040 General Plan would temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses. Development facilitated by the project would introduce new on-site noise sources and would contribute to increases in traffic noise. The continued regulation of on-site noise, consistent with the Ukiah City Code and implementation of proposed 2040 General Plan policies would minimize disturbance to adjacent land uses. However, construction noise and traffic noise may still exceed noise standards and impacts would be significant and unavoidable (see FEIR pp.11; DEIR pp. 4-8.12).

The Final EIR for the 2040 General Plan has been prepared in accordance with CEQA Guidelines Section 15132, and made available on the City's 2040 General Plan webpage on November 23, 2022. The Final EIR includes all written public comments received, as well as responses to comments and a summary of changes (all non-substantive) proposed to the DEIR as a result of public comments received (see Chapters 3 through 5 of the FEIR).

A project with significant and unavoidable impacts may be approved if the economic, legal, social, technological or other benefits of the proposed project outweigh the significant and unavoidable environmental effects of the project; in which case these environmental effects may be considered "acceptable." CEQA Guidelines section 15093 requires decision makers to balance the economic, social, technological, or other benefits of the proposed project against its unavoidable environmental impacts when deciding whether or not to approve a project with significant and unavoidable impacts. In order to approve a project that would result in significant and unavoidable environmental effects identified in the EIR that cannot be reduced to a less than significant level, the Lead Agency must state in writing the specific reasons to support the project approval based on a balancing of project benefits against impacts remaining significant as identified in the Final EIR and/or other information in the record. This is formally known as a "Statement of Overriding Considerations" and is made pursuant to CEQA Guidelines, Section 15093. The findings required for a Statement of Overriding Considerations are made in addition to the findings required by CEQA Guidelines section 15091.

The authority to certify the EIR lies with the City Council, in accordance with CEQA Guidelines Section 15090. However, before approving a project with significant and unavoidable environmental impacts, a Lead Agency is required to first certify the EIR and adopt a Statement of Overriding Considerations. Attachment 4 includes a draft Resolution for actions related to certification of the EIR. Specifically, Exhibit A of the draft Resolution contains the Findings to certify the EIR, and a Statement of Overriding Considerations outlining the Project's benefits and how they outweigh the significant and unavoidable impacts identified throughout the EIR in order to support certification of the EIR. The Mitigation, Monitoring and Reporting Program is contained within Exhibit B of the draft Resolution.

Staff Recommendations

Staff recommends that the Council conduct a public hearing and 1) adopt the Resolution in Attachment 4 certifying the EIR, adopting Findings of Fact and Statement of Overriding Considerations; approving a Mitigation, Monitoring, and Reporting Program; and 2) adopt the Resolution in Attachment 5 adopting the Ukiah 2040 General Plan.

Recommended Action: Conduct public hearing and adopt a Resolution certifying the EIR, adopting the Findings of Fact and a Statement of Overriding Considerations; approving a Mitigation, Monitoring, and Reporting Program; and adopt a Resolution adopting the Ukiah 2040 General Plan.

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: David Rapport, City Attorney; Darcy Vaughn, Assistant City Attorney; Jesse Davis, Chief Planning Manager; Michelle Irace, Planning Manager

DIVERSITY-EQUITY INITIATIVES (DEI): **Goal 2** – Eliminate internal and external barriers to Diversity, Equity, and Inclusion within the systems of our organization. **Goal 4** – Identify and actively engage underrepresented communities in which to retain, expand, develop, and implement programs. **Goal 6** – Ensure accountability in the implementation of goals and assessment of progress toward outcomes

CLIMATE INITIATIVES (CI): The Environment and Sustainability Element of the Ukiah 2040 General Plan will address and move forward multiple climate initiatives through implementing programs such as Implementation Program M- preparation and implementation of a Climate Action Plan.

Approved: 
Sage Sangiacomo, City Manager

Proposed General Plan Errata Sheet, as of 11/23/22

While typically used to document changes in a Final Environmental Impact Report (FEIR), this Errata document is intended to summarize changes and revisions that are proposed to the Draft General Plan distributed on August 5, 2022. This General Plan Errata Sheet is not intended to supplant the FEIR Errata that will be prepared as a part of the FEIR process.

The proposed changes noted in this Errata Sheet include either minor typographical corrections, edits intended to clarify existing information, or revisions and additions based on comments received during public outreach efforts. A summary of these edits is provided below, organized by General Plan Element. Text that has been added is identified as underline text, and text that has been deleted is identified as ~~strike through text~~. The below list does not include every minor change to correct grammatical errors, formatting issues, or minor clarification issues.

However, Exhibit A includes all General Plan elements and appendices with the proposed changes noted within this Errata.

Land Use Element

- Add clarifying language to distinguish between the Ukiah Municipal Airport Land Use Compatibility Plan and the Ukiah Municipal Airport Master Plan (p.2-32)

- Revise Policy LU-2.1 as follows:

The City shall encourage mixed-use development to locate within the Downtown. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, ~~in contrast to~~ rather than non-pedestrian friendly strip retail developments along downtown corridors. (*Source: New Policy*)

- Add the following Implementation Program for consistency with adopted City Council Annexation Policies:

Implementation Program I, Annexation Guide. The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant's responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation.

- Revise Policy LU-7.2 for consistency with adopted City Council Annexation Policies:

LU-7.2 Annexations. The City shall support property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of municipal services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated for the costs it will incur due to development in its Planning Area (*Source: New Policy; City Staff; City Council Annexation Policies*).

- Revise Policy 4.2 as follows for clarification:

LU-4.2 Commercial Center Design. The City shall require new commercial centers to incorporate standards of site design, construction, buffering, and screening that objective compatibility development standards when located adjacent to residential neighborhoods.

- Revise Policy LU-8.6 as follows:

LU-8.6 Historic Resource Maintenance. The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards.

- Clarify the following typographical error in Policy LU-11.7:

LU-11.7 Sign Regulations. The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process.

(Source: Existing Program CD-13.1c, modified).

- Include the updated Disadvantaged Unincorporated Communities (DUC) analysis as Appendix C (see "Appendices" section below). Replace Figure 2-6 with DUC map that was previously identified as forthcoming.
- Make edits and revisions to the proposed 2040 land use map (Figure 2-1) for consistency with existing land uses and to rectify minor mapping errors and inconsistencies. In addition to the revised figure being included in the Land Use Element, a list of parcels and proposed changes are included in Exhibit A for informational purposes.
- Add a column to Table 2-2 identifying compatible zoning districts with General Plan Land Use Designations.

Table 2-2 General Plan Land Use Designation Summary Table

Land Use Designation		Density Range (units/acre)	Floor Area Ratio	<u>Compatible Zoning Districts</u>
HR	Hillside Residential	1 du/ac	N/A	<u>Low Density Residential-Hillside Overlay (R1-H)</u>
RR	Rural Residential	2 du/ac	N/A	<u>Low Density Residential (R1)</u>
LDR	Low Density Residential	15 du/ac	N/A	<u>Low Density Residential (R1)</u>
MDR	Medium Density Residential	15 - 28 du/ac	N/A	<u>Medium Density Residential (R2)</u>
HDR	High Density Residential	28 - 40 du/ac	N/A	<u>High Density Residential (R3)</u>
DC	Downtown Core	28 - 40 du/ac	2.5	<u>All Downtown Zoning Code districts</u>
MUBST	Mixed Use: Brush Street	SFD: 5 - 9 du/ac MFR: 9 - 20 du/ac	0.3-1.0	<u>All existing and future zoning districts that meet the intent of the MUBST</u>

AIP-PD	Mixed Use: AIP-PD	N/A	1.0	<u>All AIP-PD zoning districts, as well as Commercial, Manufacturing, and Industrial zoning districts that meet the intent of the AIP-PD</u>
NC	Neighborhood Commercial	8 - 15 du/ac	1.0	<u>Neighborhood Commercial (CN)</u>
CC	Community Commercial	15 - 28 du/ac	1.5	<u>Community Commercial (C1)</u>
HC	Highway Commercial	28 - 40 du/ac	1.0	<u>C1; Heavy Commercial (C2)</u>
I	Industrial	Live Work: 20 du/ac	1.0	<u>Industrial; Manufacturing; Agricultural Combining</u>
P	Public	N/A	1.0	<u>Public Facilities; Agricultural Combining; Open Space</u>
REC	Recreational	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
OS	Open Space	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
AG	Agriculture	1 du/40 ac	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>

Economic Development Element

- Modify the following policy:

Policy ED-10.1 Value-Added Agriculture. The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption.

Mobility Element

- Add information about existing regional transportation network, as well as information related to the Downtown Streetscape Project.

Public Facilities, Services, and Infrastructure Element

- Correct the agency name to Mendocino County Russian River Flood Control and Water Conservation Improvement District (Flood Control District).
- Modify the following policies:

~~Policy PFS 4.1 Solid Waste Diversion Targets Private Property Nuisances. The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible to reduce the number of nuisance issues on private property. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/Objective SW.1.2 which was not adopted.)~~

Policy PFS-5.1 Low Impact Development. The City shall require new developments to install green infrastructure consistent with the Stormwater Low Impact Development Technical Design Manual and sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID).

Policy PFS 10.3 Community Policing Strategies. The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, ~~and~~ cultural backgrounds, economic status, sexual orientation, and disabilities, and ensure public safety through meaningful cooperation and problem-solving techniques.

Policy PFS-15.1 Alcohol and Tobacco Sales. The City shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses.

- Add the following implementation programs to support existing policies:

Implementation Program D, Alcohol and Tobacco Ordinance. The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses.

Implementation Program E. Solid Waste Reduction. The City shall review existing programs, and study the feasibility of new or expanded programs related to waste reduction. These efforts should be coordinated with preparation of the City's Climate Action Plan and incorporated where necessary (Source: New Implementation Program)

Environment and Sustainability Element

- Modify the following policy and implementation programs:

Policy ENV-2.1 ~~City Tree Inventories~~ Tree Preservation. The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.

Implementation Program E, Prepare an Urban Forest Master Plan. The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. This plan should include trees within commercial and residential areas, as well as those at city parks and facilities. This plan shall be updated every five years.

Implementation Program F, Tree Protection Ordinance. The City shall review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.

Safety Element

- The Safety Element has been revised in response to feedback and informal comments received by the California Geological Survey (CGS), in accordance with Government Code 65302.5(a), and by the California Department of Forestry and Fire Protection (Cal Fire), in accordance with Senate Bill 99 and Assembly Bill 747.

The CGS suggested that Staff add one reference to the Safety Element related to landslides, which Staff has addressed. However, Cal Fire had several comments and suggestions related to information, formatting and specific requirements for the way certain information is presented. The informal review process with Cal Fire is required prior to the Board of Forestry's formal review of the Safety Element. Working collaboratively with Cal Fire, Staff has addressed all Cal Fire comments but is still in the informal review process as of the date of this update. Staff anticipates the Safety Element will be formally reviewed by Cal Fire at their December Board meeting (tentatively December 6 or 7, 2022) and although not anticipated, additional minor non-substantive revisions may be necessary. Staff recommends all changes suggested or required by Cal Fire and CGS be incorporated into the General Plan.

- Add references to available resources provided by the commenting agencies.
- Add clarifying language to the setting section related to existing regional plans, high fire hazard severity zones, fuel breaks, and evacuation routes.
- Add Figure 7-4 to depict historic fires around Ukiah.
- Modify and update Figure 7-5 to reflect the most up to date information related to fire hazard severity zones and proximity to the City's critical facilities.
- Add Figures 7-6 and 7-8 related to traffic noise, which were previously identified as forthcoming.
- Revise the following policies and implementation programs:

Policy SAF-4.6 Local Fire Protection Plans. The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs, particularly for new development in Very High Fire Hazard Safety Zones (VHFHSZs). (Source: New Policy)

Policy SAF-5.1 Public Facilities Hazard Mitigation. The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones or in an area lacking service. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential ~~for public facilities located in the Very High Fire Hazard Severity Zone~~ by requiring the incorporation of hazard mitigation measures during planned improvements. If facilities are proposed in areas lacking existing service, service shall be expanded to such areas to provide adequate fire protection. (Source: New Policy)

Policy SAF-5.2 Vegetation and Fuel Management. The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code and Public Resources Code 4291.

Policy SAF-5.3 Evacuation Routes. The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation

routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99.

Policy SAF-5.6 Water Supply Infrastructure. The City shall regularly assess the integrity of existing water supply infrastructure and prioritize required system for existing and proposed development to ensure adequate fire suppression needs are met.

Policy SAF-5.7 Fire Code Compliance. The City shall require that all new or significantly renovated structures and facilities within Ukiah comply with local, State, and Federal regulatory standards including the California Building and Fire Codes as well as other applicable fire safety standards, including but not limited to, Public Resources Code 4291.

Policy SAF-5.8 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized.

Policy SAF-5.9 Adequate Water Supply Infrastructure. All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure.

Policy SAF-5.10 Fire Safety Education Programs. The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening.

Policy SAF-6.3 Locally Focused Plans. The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events.

Implementation Program N, Local Fire Protection Plans. The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs. If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:

- Risk Analysis.
- Fire Response Capabilities.
- Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance.
- Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification.
- Wildfire Education Maintenance and Limitations.

Agriculture Element

- Revise the following policy:

Policy AG-3.1 Establish Infrastructure to Grow the Agricultural Economy. The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers for local consumption and export. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region.

Cover

- Replace photo, update title and date for December adoption. Headers and footers will also be updated throughout the document prior to adoption.

Glossary

- Add the following definition:

Community Policing. According to the U.S. Department of Justice's publication on community policing, titled "Community Policing Defined", which can be found online at: <https://cops.usdoj.gov/>, the term "community policing" refers to a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.

Appendices

- Appendix A. Add all goals, policies and implementation programs contained within Ukiah 2040 and include proposed edits to the goals, policies and implementation programs noted within this errata sheet. However, this appendix is provided as "clean" and does not show underline and strikethrough text.
- Appendix C. Add Disadvantaged Unincorporated Communities Analysis as Appendix C. The City's DUC analysis was last updated in 2019 for adoption of the City's 6th Cycle Housing Element and has been updated as a part of Ukiah 2040's Land Use Element using data from the California Association of Local Agency Formation Commissions (CALAFCO). Additionally, updated DUC analysis is required by the Mendocino Local Agency Formation Commission (LAFCo) for review of the City's municipal service review and annexation applications. The Draft General Plan included a place holder for the updated DUC analysis and it is now proposed as Appendix C.

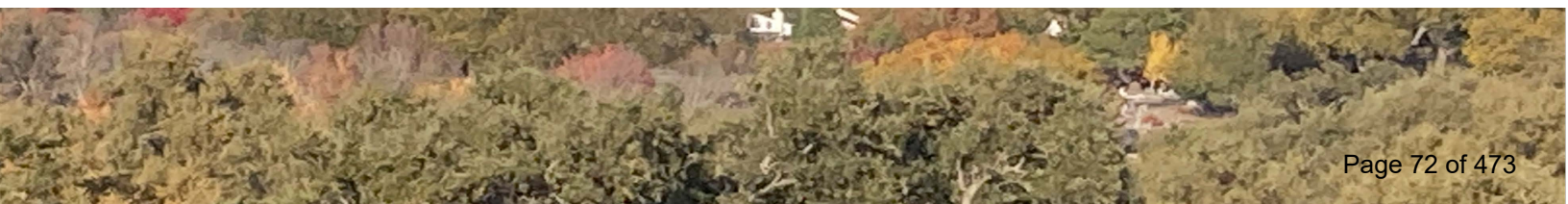
EXHIBIT A- GENERAL PLAN ERRATA



CITY OF UKIAH 2040 GENERAL PLAN UPDATE

FINAL DRAFT POLICY DOCUMENT

DECEMBER 2022



Land Use Element

The Land Use Element establishes goals, policies, and programs to strategically accommodate future growth and change while preserving and enhancing the qualities that make Ukiah a great place to live and work. The Element contains the Land Use Diagram, a map of land uses within the planning area. It also contains a description of the land use designations. The goals, policies, and programs are designed to enhance Ukiah's neighborhoods with an attractive mix of uses and amenities that expand the local economy, protect environmental resources, and improve the overall quality of life of residents. A variety of topics are discussed within the Element, including the pattern of development, missing middle housing, special planning areas, infill development, and community character and design.

Section	Title	Page
2.1	Land Use Diagram and Designations	2-3
2.2	Pattern of Development	2-19
2.3	Growth Management	2-24
2.4	Missing Middle Housing	2-25
2.5	Special Planning Areas	2-28
2.6	Community Character and Design	2-35
2.7	Environmental Justice	2-36
2.8	General Plan Use and Maintenance	2-39
2.9	Implementation Programs	2-41

Table 2-1 General Plan Land Use Designations

Designation	Description	Density / Intensity
Residential Designations		
Hillside Residential HR	Purpose and Application: This designation replaces existing Rural Residential areas in the hillsides west of Highland Avenue and Park Boulevard, with a maximum allowable density of one dwelling unit per gross acre. The intent of this designation is to allow for single-family residential at a lower density to align with the goal of reducing development in designated High Fire Hazard Areas. Typical Uses: - Single-family detached dwellings - Accessory dwelling units	Minimum Density: N/A Maximum Density: 1 du/ac Floor Area Ratio: N/A
Rural Residential RR	Purpose and Application: This designation allows for single-family residential development at a density of up to two units per gross acre. This designation shall be reserved for those lands that are on the fringe of the community, have already been divided into lot sizes that are one-half acre or larger, or are required to "buffer" an industrial, agricultural, or public use. Development in this category is required to connect to the City's wastewater collection system and water system. The City may also require new projects to install infrastructure, such as sidewalks, curbs/gutters, or streetlights. Typical Uses: - Single-family detached dwellings - Accessory dwelling units - Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	<u>Minimum Density:</u> <u>N/A</u> Maximum Density: 2 du/ac Floor Area Ratio: N/A
Low Density Residential LDR	Purpose and Application: This designation is intended to provide land for attached and detached single-family residential uses. This designation is the traditional suburban style or City neighborhood style development density. The LDR classification is for lands within the City, the Sphere of Influence, Master Plan Areas, and within Rural Communities, or large subdivisions or planned unit developments. Typical Uses: - Single family detached dwellings - Mobile home parks - Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	<u>Minimum Density:</u> <u>N/A</u> Maximum Density: 15 du/ac Floor Area Ratio: N/A
Medium Density Residential	Purpose and Application: This designation is intended to provide land for a range of residential densities and a variety of housing types and ownerships, including	Minimum Density: 15 du/ac

Designation	Description	Density / Intensity
MDR	townhomes, multiple family residential development, mobile home parks, and more urban-scale density development. Lands classified MDR shall be located within the incorporated City, Ukiah Sphere of Influence, Master Plan areas, or Rural Communities. MDR lands are intended to be located in proximity to parks, schools, and public services. Typical Uses: - Single-family detached dwellings - Small-lot multifamily dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes - Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	Maximum Density: 28 du/ac Floor Area Ratio: n/a
High Density Residential HDR	Purpose and Application: This designation is intended for high-density apartment or townhome projects to meet the diverse needs of the population in terms of mixed types and affordability of housing. The HDR classification is permitted within the incorporated City and Sphere of Influence. This designation is also permitted as a part of a planned unit development or Master Plan Area. This designation is also intended to provide opportunities for limited neighborhood-directed commercial development that is designed to serve the needs of a residential area. - Single-family detached dwellings - Multi-family dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes - Neighborhood commercial - Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: n/a
Mixed Use / Commercial / Industrial		
Downtown Core DC	Purpose and Application: This designation is applied to the central core of Ukiah, generally extending along East Perkins Street and State Street that currently comprises parcels with the Downtown Zoning District. This designation is intended to establish and promote Downtown Ukiah as the central gathering place in the community for commercial, entertainment, hospitality, and urban living. Development in the Downtown Core is meant to establish a walkable, infill-oriented environment, focusing on multi-modal transportation and overall connectivity to the remainder of the city. This designation allows for a combination of higher-density residential, mixed-use, office, and commercial uses. Projects in this	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: 2.5

Designation	Description	Density / Intensity
	designation are required to comply with the design standards and guidelines as specified in the Downtown Zoning Code. Typical Uses: - Multi-family dwellings - Mixed-use multi-family, commercial, retail, live/work, office - Entertainment venues - Hotels and lodging establishments - Restaurants and similar hospitality uses - Large and small format retail sales - Personal service/repair, medical, and office uses - Administrative and professional offices - Central gathering spaces, plazas, and paseos	
Mixed Use: Brush Street MUBST	Purpose and Application: This designation is intended to allow two to three story mixed-use development with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use (MU) development shall combine two or more of the permitted uses listed below along with some form of public open space, and single use development shall be prohibited by implementing zoning. Typical Uses: - Single- and multi-family (MFR) dwellings - Retail commercial and light industrial - Mixed-use multi-family, commercial, retail, live/work, office, medical related uses such as clinics and hospitals	Minimum Density: SFD: 5 du/ac MFR/MU: 9 du/ac Maximum Density: SFD: 9 du/ac MFR/MU: 20 du/ac Floor Area Ratio: Min: 0.3 Max: 1.0
Mixed Use: AIP-PD AIP-PD	Purpose and Application: This designation replaces the Master Plan Area designation for the Airport Industrial Park Planned Development (AIP-PD) area in southern Ukiah along Highway 101. The AIP-PD was originally approved in 1981, and the Ordinance regulating current land uses was first adopted in 2013; lands within this area are currently governed by AIP-PD Ordinance No. 1213 which was adopted in 2021. Since adoption of the 1995 General Plan this area is almost completely built out with a variety of commercial, industrial, and mixed-use development. Land Use within this area is further broken down into seven land use categories: Highway Commercial; Industrial; Industrial Auto; Commercial; Light Manufacturing Mixed Use; Open Space; Professional Office; and Retail Commercial (as shown on the AIP-PD land use designation map). Each designation contains a set of development standards (setbacks, height, design, land use, landscaping, etc.). While the AIP-PD notes that residential density is limited to 60 people per acre, and commercial development is subject to 40 percent maximum lot coverage, due to its proximity to the airport, the AIP-PD relies on density restrictions noted within UKIALUCP. Typical Uses:	Floor Area Ratio: 1.0

Designation	Description	Density / Intensity
	- Large format retail sales - Restaurants - Light industrial/manufacturing - Personal service/repair, medical, and office uses - Administrative and professional offices - Highway-oriented uses - Automotive commercial - Open Space	
Neighborhood Commercial NC	Purpose and Application: This designation identifies areas generally located within existing neighborhoods in the city, primarily adjacent to single-family areas along South Dora Street. The intent of this designation is meant to provide enhanced neighborhood serving uses that are compatible with and limit conflict with adjacent residential areas. In an effort to stimulate additional housing opportunities in the city, this designation supports the inclusion of single- and multi-family dwelling types, specifically walkable infill development, including mixed-use development (both horizontal and vertical formats). This designation focuses development of small format retail and personal services that serve the everyday needs of the immediate neighborhood. Typical Uses: - Small format retail sales - Restaurants - Personal service/repair, medical, and office uses - Single- and multi-family dwellings - Mixed-use (multi-family, commercial, retail, live/work, office)	Minimum Density: 8 du/ac Maximum Density: 15 du/ac Floor Area Ratio: 1.0
Community Commercial CC	Purpose and Application: This designation identifies areas generally located along major corridors in the city including State Street, East Gobbi Street, and Talmage Road, with the intent of providing a transition between higher-intensity commercial uses along Highway 101 and residential neighborhoods on the western side of the city. In an effort to stimulate additional housing opportunities in the city, this designation supports the inclusion of higher-density multi-family dwellings, including mixed-use development (both horizontal and vertical formats). This designation focuses development for small and large format retail, shopping centers, chain restaurants, and personal services that provide for the community as well as consumers outside the city. Typical Uses: - Large format retail stores, with a focus on national and regional chains - Hotels and lodging establishments - Restaurants - Personal services and office uses	Minimum Density: 15 du/ac Maximum Density: 28 du/ac Floor Area Ratio: 1.5

Designation	Description	Density / Intensity
	- Multi-family dwellings - Mixed-use (multi-family, commercial, retail, live/work, office)	
Highway Commercial HC	Purpose and Application: This designation identifies areas generally located adjacent to Highway 101 on the far eastern side of the city. This designation focuses development of more auto-oriented uses, visitor-serving uses, and large format retail that are typically associated with highway users. The intent is to limit the impact of such auto-oriented uses on established residential areas and neighborhood-focused commercial centers, including Downtown. Typical Uses: - Large format retail - Hotels and lodging establishments - Restaurants and supporting hospitality uses, including drive-thru establishments - Gas stations and vehicle fueling stations, including vehicle repair - Guidance services and professional offices	Minimum Density: 28 du/ac Maximum Density: 48 du/ac Floor Area Ratio: 1.0
Industrial I	Purpose and Application: This designation is intended to identify those areas of the General Plan where manufacturing and major employment uses may occur. The Industrial classification applies to lands suited for industrial uses where public facilities and services (transportation systems, utilities, fire protection, water, and sewage disposal) exist or can be efficiently provided. Industrial uses may be sited where there can be the least impact to proximate uses and where the potential for environmental disruption is minimal or can be adequately controlled. Industrial uses may be managed through individual zoning districts to ensure a level of land use compatibility that reflects site specific conditions and requirements. New Industrial lands are intended to be located in the City limits, the Sphere of Influence, or Master Plan Areas. Typical Uses: - Manufacturing, processing, fabrication and assembly, and warehousing - Public facilities, places of assembly - Business centers, business parks, office parks, mixed commercial, office, and industrial sites. - Limited live-work uses <u>Agriculture</u>	<u>Minimum Density:</u> <u>N/A</u> Maximum Density: Live/work: 20 du/ac Floor Area Ratio: 1.0

Public / Quasi-Public			
Public P		Purpose and Application: This designation is intended to identify lands owned by public agencies including the City, County, School districts, and special districts, as well as quasi-public utilities such as Pacific Gas & Electric and internet and telephone service providers. Public land uses identify facilities that are unlikely during the life of the General Plan to be considered surplus property because of the extent or nature of the existing facility. The P classification is the equivalent of the County's Public Lands and Public Services classification. Typical Uses: ▪ Government buildings ▪ Libraries ▪ Water, wastewater, and drainage facilities ▪ Transportation and utility facilities ▪ Compatible public buildings ▪ Natural resource areas	Minimum /Maximum Density: n/a Floor Area Ratio: 1.0
Recreational REC		Purpose and Application: This designation is intended to identify recreation facilities with generally unrestricted access. REC lands apply to public parks and recreation facilities, quasi-public recreation facilities within residential development, and private parks or recreation facilities such as campgrounds or private golf courses. Typical Uses: ▪ Campgrounds, trails, parks, baseball fields, soccer fields, BMX tracks, RV parks, golf courses, country club facilities.	Minimum /Maximum Density: n/a Floor Area Ratio: n/a
Open Space OS		Purpose and Application: This designation is intended to identify lands not suited for development or to land most valuable in its undeveloped state. Factors limiting the development of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, or susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, wildlife corridors, riparian vegetation zones, areas with creeks or water features, or designated scenic resources. The OS classification is the equivalent of the County's Open Space classification. Typical Uses: • Agriculture, conservation and development of natural resources • Mineral extraction • Recreation • Essential utility installations	Minimum /Maximum Density: n/a Floor Area Ratio: n/a

Other				
Agriculture	AG		Purpose and Application: This designation is intended to apply to lands which are suited for and are used for production of crops, commercially cultivated lands under agricultural preserve contracts, land having present or future potential for agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Lands within the AG classification with agricultural commodities, excluding cannabis, are protected from encroachment of incompatible uses by the "Right to Farm" provisions of the Agriculture Element. Agriculture lands are intended to include both the growing, raising, and harvesting of agricultural produce, fruit, or livestock. Typical Uses: - Single-family dwellings - Farm labor housing - Crop production, grazing, livestock raising facilities, dairies - Packing houses, feed/grain storage - Natural open space areas - Agriculturally related industries, wineries, food processing	Minimum Density: n/a
				Maximum Density: 1 du/40 ac Floor Area Ratio: n/a

Table 2-2 General Plan Land Use Designation Summary Table

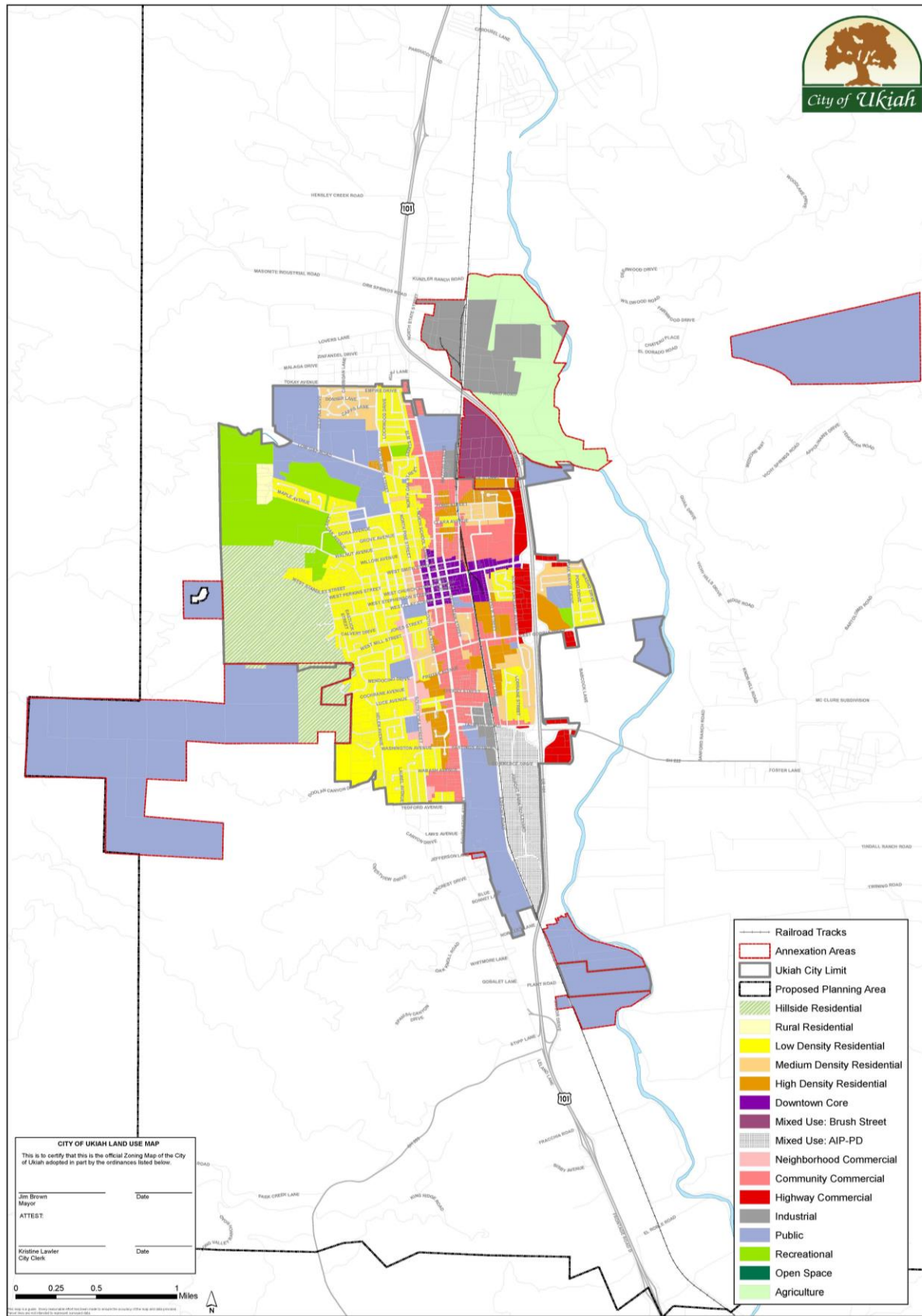
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MUBST	Mixed Use: Brush Street	SFD: 5 - 9 du/ac MFR: 9 - 20 du/ac	0.3-1.0	<u>All existing and future zoning districts that meet the intent of the MUBST</u>
AIP-PD	Mixed Use: AIP-PD	N/A	1.0	<u>All AIP-PD zoning districts, as well as Commercial, Manufacturing, and Industrial zoning</u>

				<u>districts that meet the intent of the AIP-PD</u>
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I	Industrial	Live Work: 20 du/ac	1.0	<u>Industrial; Manufacturing; Agricultural Combining</u>
P	Public	N/A	1.0	<u>Public Facilities; Agricultural Combining; Open Space</u>
REC	Recreational	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
OS	Open Space	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
AG	Agriculture	1 du/40 ac	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>



For parcels that fall within a designated Airport Compatibility Zone, refer to Chapter 3 of the UKIALUCP which lists restrictions for each land use within each Compatibility Zone related to height, density (both residential and non-residential), land use, noise, and open land.

Figure 2-1 2040 Land Use Diagram (Updated Figure)



Goals and Policies

Residential

LU-1 *To provide a variety of housing types that offer choices for Ukiah residents and create complete, livable neighborhoods. (Source: New Goal)*

LU-1.1 Existing Neighborhoods

The City shall maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, streets, water supply, and drainage. *(Source: New Policy)*

LU-1.2 Connectivity

The City shall encourage new residential development to incorporate design features that promote walking and connectivity between blocks. *(New Policy)*

LU-1.3 Neighborhood Infill

The City shall encourage objectively designed infill developments that enhance neighborhood quality and respond to community input in the planning and design of infill projects or non-residential, neighborhood-serving uses. *(Source: New Policy)*

LU-1.4 High-Density Residential Uses

The City shall encourage new high-density residential development to locate in areas close to services and transit. *(Source: New Policy)*

LU-1.5 Existing Neighborhoods

The City shall encourage all new multi-family residential development to comply with objective design and development standards. *(Source: New Policy)*

Mixed-Use

LU-2 *To encourage mixed-use development projects that create vibrant, walkable districts. (New Goal)*

LU-2.1 Downtown Mixed-Use

The City shall encourage mixed-use development to locate within the Downtown. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, ~~in contrast to~~ rather than non-pedestrian friendly strip retail developments along downtown corridors. *(Source: New Policy)*

Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art. *(Source: New Policy)*

LU-3.5 **Downtown Parking**

The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. *(Source: New Policy)*

Commercial

LU-4 *To encourage the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live. (New Goal)*

LU-4.1 **High-Quality Building Design**

The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah. *(Source: New Policy)*

LU-4.2 **Commercial Center Design**

The City shall require new commercial centers to incorporate standards of site design, construction, buffering, and screening that ~~objective compatibility development standards~~ when located adjacent to residential neighborhoods. *(Source: New Policy)*

LU-4.3 **Clustering Commercial Uses**

The City shall encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales and services. New commercial clusters shall be located at the intersections of major thoroughfares and exclude “strip” commercial. *(Source: New Policy)*

LU-4.4 **Commercial Property Landscaping**

The City shall require that landscaping on commercial properties be well maintained and encourage those commercial properties currently without landscaping to provide landscaping. *(Source: Existing Program CD-17.2a, modified)*

LU-4.5 **Pedestrian Access to Commercial Uses**

The City shall support convenient and direct pedestrian access to commercial uses that are located adjacent to residential areas. *(Source: New Policy)*

2.2 Pattern of Development

Over the course of this General Plan, the City will continue to develop and grow to meet the needs of current and future residents, businesses, and visitors. The General Plan is intended to ensure an orderly, contiguous pattern of development that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. The Plan is also designed to promote sustainable development and local growth patterns that enhance Ukiah's overall quality of life. Through this General Plan the City prioritizes land development that meets the needs of the current population without compromising the ability of future generations to meet their own needs. New development should minimize resource consumption, reduce dependency on the automobile, preserve sensitive environmental resources, reduce maintenance and utility expenses, and promote physical, mental, and social well-being ~~improve social health and interaction~~.

Future Annexations

Annexation efforts for the City of Ukiah have been discussed over the last three decades and addressed in multiple planning documents produced over the past 35 years, including the 1984 Ukiah General Plan, the 1995 Ukiah General Plan, the 2009-14, 2014-19, and 2019-27 Ukiah Housing Elements, Mendocino County's 2019-2027 Housing Element, and the 2011 Ukiah Valley Area Plan. Themes within these documents related to annexation include supporting future housing needs through annexation efforts that lead to the orderly expansion of growth to avoid sprawl; collaboration between the cities within the county on regional housing by supporting annexation applications to the Mendocino LAFCo from cities for annexations of contiguous lands; and the need for preservation of open space and agricultural lands.

Consistent with direction received from the City Council, the adopted Annexation policy, and relevant City and County planning documents, the City of Ukiah intends to pursue annexation of approximately 910 acres of land, currently located in the County of Mendocino's jurisdictional boundaries, into the City limits. The 910 acres proposed for annexation are categorized as the following Annexation Areas: City-Owned Properties; the Brush Street/Masonite Annexation Area; and the Western Hills Annexation Area. All of the land the City is pursuing for annexation is located within the City's current SOI, and with the exception of the Western Hills annexation, a portion of the landfill site along Vichy Road, and the open space area west of the terminus of Standley Street. However, all of the land the City is pursuing for annexation is located within the City's proposed SOI. The Annexation Areas being pursued by the City are summarized below and shown on Figure 2-2.

Annexation requests and jurisdictional changes must be reviewed and approved first by City Council, then by the Mendocino County Local Agency Formation Commission (LAFCo). In December 2021, the City submitted annexation pre-applications to LAFCo for annexation of the City Owned Properties and the Northern Annexation Area. The City anticipates submitting pre-applications and full applications to LAFCo for all areas within the Proposed SOI shown within Figure 2-2 over the next one to three years.

- **A: City-Owned Properties.** Includes 16 City-owned properties, totaling approximately 437 acres, that the City of Ukiah has acquired within the City's Sphere of Influence (SOI) for public purposes, but has not

Goals and Policies

LU-7 *To ensure the orderly and timely growth and expansion of the City. (Source: New Goal)*

LU-7.1 Development Pattern

The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. *(Source: New Policy)*

LU-7.2 Annexations

The City shall property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and consider annexation of adjoining unincorporated land within the City's Sphere of Influence if the annexation would improve the fiscal health of the City, provide a more efficient delivery of City services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside of the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated for the costs it will incur due to development in its Planning Area. *(Source: New Policy; City Staff; City Council Annexation Policies)*

LU-7.3 Annexation Considerations

The City shall consider the following factors when reviewing annexation proposals:

- a. Availability of public services and facilities;
- b. Proximity to existing urban development;
- c. Existing agricultural uses;
- d. Fiscal impacts on City finances;
- e. Potential economic benefits;
- f. Regional housing needs; and
- g. Public health and safety.

(Source: New Policy)

LU-7.4 Required Public Facilities and Services

The City will support annexation of land for new development only if public services and facilities meeting City standards are available or plans are in place demonstrating their availability in the near future. *(Source: New Policy)*

LU-8.2 Protection of Agricultural Areas

The City shall support the long-term economic viability of agriculture and agrotourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate. *(Source: New Policy)*

LU-8.3 Infill Development

The City shall encourage population and employment growth toward infill development sites within the city. *(Source: New Policy)*

LU-8.4 Reuse of Underutilized Property

The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth. *(Source: New Policy)*

LU-8.5 Historic Preservation

The City shall strive to preserve residential and commercial structures of historic value to the community. *(Source: New Policy)*

LU-8.6 Historic Resource Maintenance

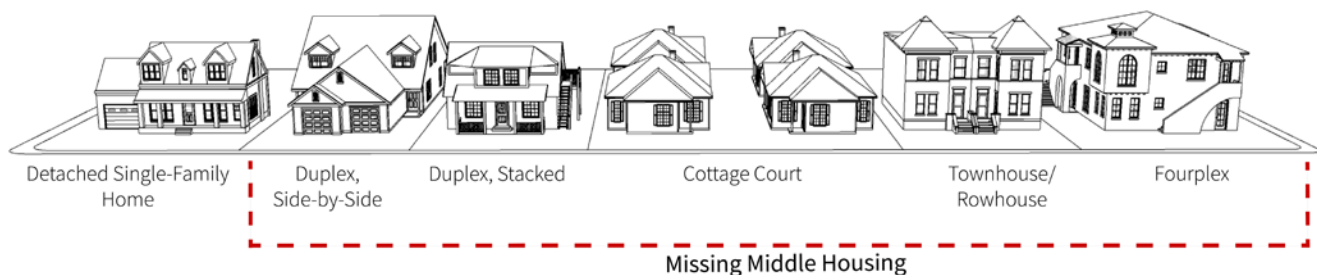
The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards. *(Source: New Policy)*

2.4 Missing Middle Housing

Meeting the Housing Needs of Ukiah

While housing and residential neighborhoods form the fabric that makes the City a cohesive community, finding a place to call home in Ukiah can sometimes be challenging. The City is not affordable for some prospective residents, and the range of housing types and sizes to accommodate varied households is limited. The domination of single-family neighborhoods and the trend towards building single-family homes geared toward higher-income earners has further contributed to the housing issues in the City.

These housing issues are not unique to Ukiah and are seen throughout many communities in California. The State of California has been working with communities to help meet the number and affordability of housing units needed in the State. As part of the Housing Element process, the State dictates the number of units, at a variety of income



Airport Related Plans

Ukiah Municipal Airport Land Use Compatibility Plan

Ukiah is a unique community with a complex development pattern that is affected by the Ukiah Municipal Airport Compatibility Zones, as described within the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP 2021). The UKIALUCP is a Mendocino County regulatory plan applicable to development in the vicinity of the Ukiah Municipal Airport. Whereas the UKI Master Plan applies to the airport proper, the UKIALUCP applies to development within the Area of Influence of the airport.

Ukiah Municipal Airport Master Plan

The Ukiah Municipal Airport Master Plan (Airport Master Plan), adopted by the City in 1996, serves as a framework within which individual airport projects can be implemented. The Airport Master Plan summarizes airport inventory, role and activity, and financial plan, and establish standards for airfield design and building area development. In January 2016, the Federal Aviation Administration (FAA) approved Ukiah Municipal Airport's Airport Layout Plan, illustrating proposed alterations to the airfield system.

Ukiah Municipal Airport Land Use Compatibility Plan

Adopted in 2021 by the Mendocino County Airport Land Use Commission (ALUC) and City of Ukiah, the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) replaces the compatibility plan for Ukiah Municipal Airport adopted by the ALUC in 1996 as part of the countywide Mendocino County Airport Comprehensive Land Use Plan (MCACLUP). Whereas the UKI Master Plan applies to the airport proper, the UKIALUCP applies to development within the Area of Influence of the airport. The UKIALUCP is wholly self-contained and does not rely upon any policies or other content contained in the MCALUCP. The MCALUCP remains in effect for other airports in Mendocino County.

The Mendocino County Airport Land Use Commission (ALUC) is the principal body for oversight of the UKIALUCP. The basic function of the UKIALUCP is to promote compatibility between the airport and surrounding land uses. As adopted by the ALUC, the plan serves as a tool for use by the ALUC in fulfilling its duty to review certain airport and adjacent land use proposals. Additionally, the plan sets compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners in their design of new development.

The operation of the Ukiah Municipal Airport affects development in a significant portion of the city through the enforcement of the six Airport Land Use Compatibility Zones (see Figure 2-5), with the addition of an overlay zone to two of the zones, which functionally creates restrictions on development within the vicinity of the airport based on proximity to the airport and flight path. Specifically, Chapter 3 of the UKIALUCP lists restrictions for each land use within each Compatibility Zone related to height, density (both residential and non-residential), land use, noise, and open land (see UKIALUCP Table 3A for a summary of restrictions and development standards). These standards are intended to promote compatibility between the Ukiah Municipal Airport and surrounding land uses and were applied to each of the land use designations on the General Plan Land Use Diagram (see Figure 2-1).

LU-11.7 Sign Regulations

The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process.

(Source: Existing Program CD-13.1c, modified)

LU-11.8 Tree Preservation

The City shall encourage the preservation of trees on public and private property. Priority should be given to the preservation of trees considered significant due to their size, history, unusual species, or unique quality. *(Source: Existing Program CD-4.3b, modified)*

LU-11.9 Historic Preservation and Restoration

The City shall encourage restorative maintenance to deteriorated buildings, particularly in Downtown, and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. The City shall encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development. *(Source: New Policy)*

LU-11.10 Water Efficient Landscaping

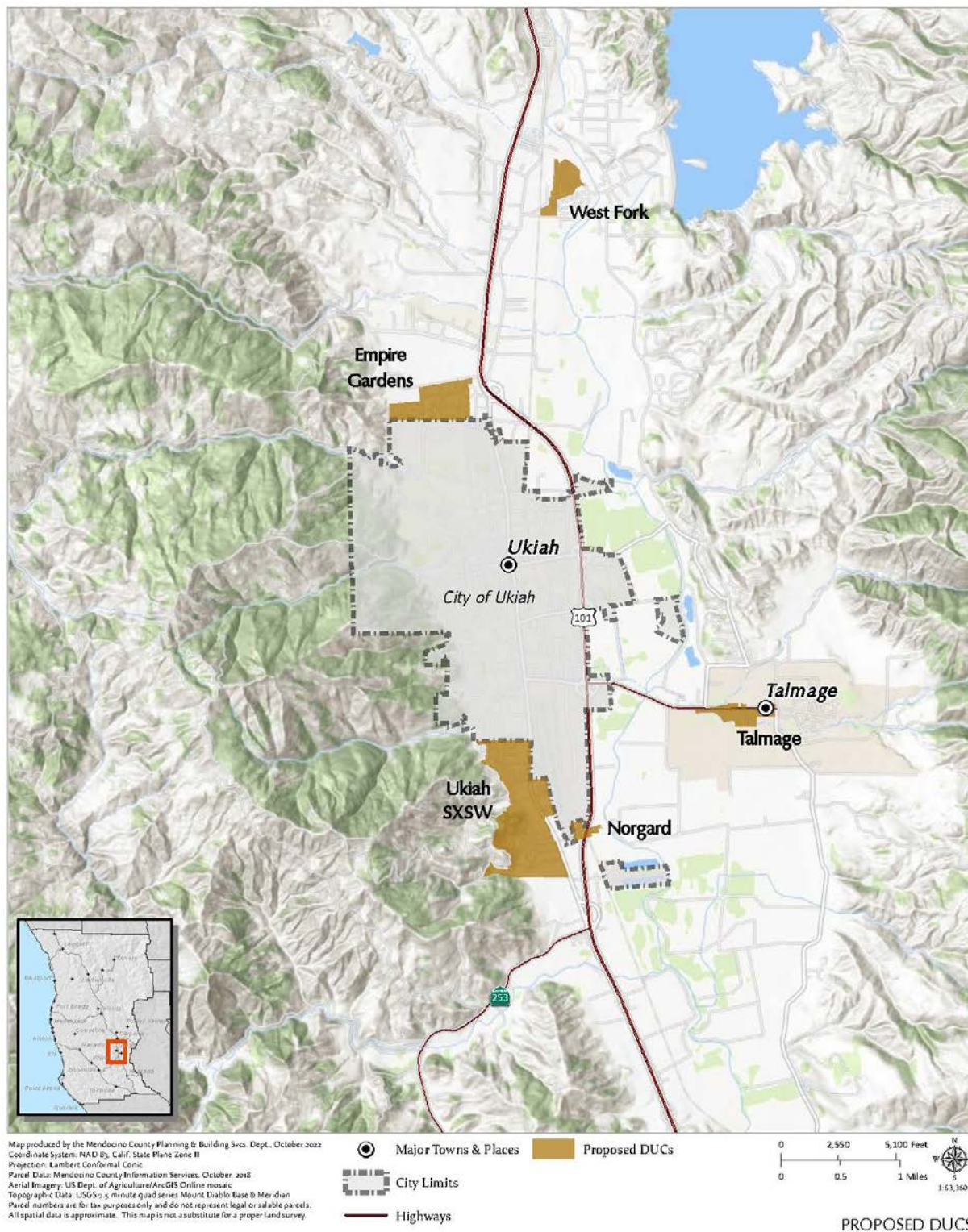
The City shall ensure that Zoning Code landscape standards and design guidelines reflect the most current water efficient landscape standards that include native, adaptive, and drought resistant vegetation, as well as provisions for street canopies and streetscape enhancement. *(Source: Existing Programs CD-4.2a and -4.3a)*

2.7 Environmental Justice

Environmental justice is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. Today, and throughout much of California and United States history, communities with lower incomes, lower levels of education, and higher proportions of minority residents often bear a disproportionately large burden of exposure to environmental hazards. These environmental inequities are largely a result of land use policy and zoning regulations (e.g., residential uses located adjacent to industrial uses) that have led some communities to experience higher levels of exposure to air and water pollution. Environmental justice laws seek to address these inequities. California Senate Bill 1000, enacted in 2016, requires general plans adopted after January 2018 to include an environmental justice element, or related goals, policies, and objectives, integrated in other elements. Environmental justice objectives and policies should seek to reduce the unique or compounded health risks in disadvantaged communities through strategies such as reducing pollution exposure, improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity; promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities.



For additional analysis on identified disadvantaged unincorporated communities (DUCs) please refer to the SB 244 Analysis provided in Appendix ~~CX~~.

Figure 2-6 Identified Disadvantaged Unincorporated Communities

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

H Five Year General Plan Review The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs. <i>(Source: New Implementation Program)</i>	LU– 16.4	Community Development					
I <u>Annexation Guide.</u> <u>The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant’s responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation. (Source: New Implementation Program; City Council Annexation Policies)</u>	<u>LU-7.2</u>	<u>Community Development</u>					

List of Parcels and Proposed Land Use Designation Updates to Figure 2-1

APN	Identified GP Designation	Updated GP Designation	Reason
003-181-01	Public	Highway Commercial	Error (2022 Rezone and General Plan Amendment Not Reflected)
180-120-16	Public	Mixed Use: AIP-PD	Error (Currently Zoned Industrial within the AIP-PD)
003-330-69	NA-Not Included on Map	Public	Identified For Annexation (Airport Hanger)
003-330-68	NA-Not Included on Map	Public	Identified For Annexation (Airport Hanger)
003-330-70	NA-Not Included on Map	Public	Identified For Annexation (Airport Hanger)
156-240-09	Open Space	N/A- Removed From Map	Error (Not Subject to Annexation)
156-240-11	Open Space	N/A-Removed From Map	Error (Not Subject to Annexation)
003-190-11	NA-Not Included on Map	Annexation Boundary Modification	Error (Update Proposed Annexation Boundary for Western Hills)
180-030-08	Neighborhood Commercial	Highway Commercial	Consistency Update (Current C2 Zoning Designation)
180-030-38	Neighborhood Commercial	Highway Commercial	Consistency Update (Current C2 Zoning Designation)
180-030-40	Neighborhood Commercial	Highway Commercial	Consistency Update (Current C2 Zoning Designation)
180-030-39	Neighborhood Commercial	Highway Commercial	Consistency Update (Current C2 Zoning Designation)
179-061-26	Neighborhood Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
179-061-34	Neighborhood Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
179-061-04	Community Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
179-030-25	Community Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
179-030-28	Community Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
002-204-00	Highway Commercial	Downtown Core	Consistency Update (Within the Downtown Zoning Code Boundary)
002-247-01	Highway Commercial	Downtown Core	Consistency Update (Within the Downtown Zoning Code Boundary)
002-200-29*	Highway Commercial	Downtown Core	Consistency Update (Within the Downtown Zoning Code Boundary)
002-200-29*	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
002-370-30	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
002-370-26	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
002-370-30	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
002-370-29	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
001-130-51	Rural Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-130-52	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-02	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-92	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-93	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)

APN	Identified GP Designation	Updated GP Designation	Reason
001-040-82	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-84	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-88	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-65	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
003-190-09	Low Density Residential	Hillside Residential	Consistency (WH Annexation Area - Predated New Hillside GP Designation)
003-110-90	Low Density Residential	Hillside Residential	Consistency (WH Annexation Area - Predated New Hillside GP Designation)
003-190-14**	Low Density Residential	Hillside Residential	Consistency (WH Annexation Area - Predated New Hillside GP Designation)
003-190-13**	Low Density Residential	Public	Consistency (WH Annexation Area - Prezoned as Public)
002-193-23	Highway Commercial	Community Commercial	Adventist Hospital (Split Land Use With Adjacent Hospital Parcel/Improvements)
001-020-77	Recreation	Public	Consistency Update (Current County Jail and Mendocino County Sherriff Station)
002-281-32	Public	Community Commercial	Consistency (Sun House Senior Apartments - Not Public)
002-125-01	Neighborhood Commercial	Community Commercial	Consistency Update (Current C2 Zoning Designation)
002-125-02	Neighborhood Commercial	Community Commercial	Consistency Update (Current C2 Zoning Designation)
002-124-10	Neighborhood Commercial	Community Commercial	Consistency Update (Current C2 Zoning Designation)
002-125-01	Neighborhood Commercial	Community Commercial	Consistency Update (Current C2 Zoning Designation)
002-123-10	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-122-01	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-122-02	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-122-03	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-281-21	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-271-16	Community Commercial	Neighborhood Commercial	Consistency Update (Current CN Zoning Designation)
003-582-39	Community Commercial	Public	Consistency Update (Current City Well Facility)
003-582-37	Community Commercial	Public	Consistency Update (Current Electric Substation)

NOTES:

*Split Land Use Designation to Reflect Downtown Zoning Code District Boundary

** Western Hills Annexation Parcel Numbers May Differ

C1: Community Commercial

C2: Heavy Commercial

R1H: Single Family Residential-Hillside Overlay

CN: Neighborhood Commercial

AIP-PD: Airport Industrial Park Planned Development

Economic Development Element

[\[moved setting language that was to here the next page\]](#) This Economic Development Element provides guidance on how Ukiah can build upon its successes by fostering a business-friendly environment, encouraging additional local employment opportunities, cultivating economic diversification, and expanding the tourism industry. The City also has an opportunity to seek partnerships through collaboration, which are key to a successful economic development strategy.

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3.1 Regional Economy

Ukiah's economy is steadily growing. It reflects Ukiah's position in the broader regional context. Most of the city's industries and jobs are driven by the surrounding natural resources and the city's importance as a regional and governmental center. Farming, fishing, and forestry occupations make up an outsized portion of the city's employment base. These occupations employ about four percent of city residents, which is more than six times the national average for such occupations.

By sector, more residents of Ukiah are employed in health care, education and social assistance than any other industry, with about 14 percent of residents working in those fields. After healthcare and social assistance, retail trade accounts for 13 percent of employment; retail and food services make up about 10 percent.

Ukiah's position as Mendocino County's seat means that public administration jobs also make up a large portion of the city's employment base, with approximately seven percent of the city's residents employed in public administration. Generally, Ukiah's economic base is slowly growing and diversifying. Since 2013, the number of jobs in the city has increased from 6,200 to 6,700.

Major employers in and around Ukiah mirror the major employment sectors. In government, both Mendocino County and the City of Ukiah are major employers. Ukiah Valley Medical Center, the largest medical center in the region, serving both the city and many of the rural communities nearby, is the largest employer in the healthcare sector. Education-related employers include Ukiah Unified School District, Mendocino College, and several private and charter schools. Costco and Walmart are the largest retail employers, collectively employing several hundred residents between them. Finally, there are several major agricultural and forestry related employers in and around Ukiah.

The City's ability to meet its economic development goals depends on regional market forces outside of the City's control. However, the City does have control over how to position itself as a place to do business. This includes targeting the types of businesses that the community wants to attract and retain, ensuring that resources are available for the labor force to improve its occupational skills, and sustaining a business climate that makes the community attractive for business location and expansion. By targeting business attraction, improving the labor force, and optimizing the business climate, a community positions itself to attract and retain businesses that serve markets beyond its own borders and bring higher paying jobs into the community.

In addition to accommodating growth and attracting new businesses, successful economic development also requires a consensus about the needs of growing businesses, community values, and the type of community in which people want to live. The City, by helping make Ukiah attractive as a place to live for creative and skilled residents, will, in turn, create opportunities for economic growth, including opportunities to expand access and availability for remote working. These initiatives are essential activities that can ensure sustainable and diversified economic growth opportunities.

The City relies partially on partnerships with Mendocino County, local economic development organizations, and businesses to pursue its economic development goals. Goals and policies in this section seek to leverage resources throughout the city, county, and region to support and implement the goals of the 2040 General Plan and the

Goals and Policies

ED-6 *To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones. (Source: New Goal)*

ED-6.1 Regulatory Environment

The City shall promote business-friendliness in the regulatory and permitting process through collaboration, innovation, exchange of ideas and best practices, and the improvement in clarity and efficiency in the permitting process to take advantage of opportunities for streamlining in the development permit process. (Source: New Policy)

ED-7 *To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses. (Source: New Goal)*

ED-7.1 Attract Skilled Workers

The City shall support, maintain, and enhance the social and cultural amenities of the city (such as attractive public spaces, public art displays, museum(s), historic venues and sites, and recreational facilities and programs). (Source: New Policy)

ED-8 *To cultivate a culture of entrepreneurship to encourage and support local business start-ups. (Source: New Goal)*

ED-8.1 Business Incubators

The City shall encourage and support the establishment of local business incubators and programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services. (Source: New Policy)

ED-8.2 Home-Based Businesses

The City shall support and expand the opportunities for establishment and operation of home-based businesses that are compatible with surrounding neighborhoods. (Source: New Policy)

3.5 Workforce Training and Education

The local labor force represents one of the most crucial competitive factors for economic vitality. Businesses depend on having enough healthy, reliable workers suited to the functions that their operations require. From a planning perspective, the skills, education levels, and other qualifications needed for local jobs should be matched

Goals and Policies

ED-10 *To foster a robust and diversified local economy that provides quality employment and attracts stable businesses. (Source: New Goal)*

ED-10.1 **Value-Added Agriculture**

The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption. (Source: New Policy)

ED-10.2 **Agricultural Support Services**

The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah. (Source: New Policy)

ED-10.3 **Airport-Related Businesses**

The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport. (Source: New Policy)

ED-10.4 **Local-Serving Retail**

The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Ukiah and provide needed goods and services to residents and businesses. (Source: New Policy)

ED-10.5 **Culturally Diverse Businesses**

The City shall review and amend its policies and procedures to ensure equity of opportunity to encourage and support a diverse business community. (Source: New Policy)

ED-11 *To diversify the economic base of Ukiah through the development and expansion of environmental, creative, and innovative businesses, including the non-profit sector. (Source: New Goal)*

ED-11.1 **Creative Economy**

The City shall encourage the expansion of the local creative economy, including arts businesses, creative and performing arts, and non-profit organizations, as well as professional service sectors built around the creative arts. (Source: New Policy)

ED-11.2 **Green Economy**

The City shall support the development and reduce local regulatory barriers for industries and businesses that promote and enhance environmental sustainability, greenhouse gas reductions, decarbonization, climate change adaptation, resiliency, and renewable energy generation, storage,

Mobility Element

The Mobility Element describes the planned citywide transportation network. A key goal of the General Plan is the provision of a well-connected network of “complete streets” that provide multi-modal mobility, access to land uses, and support Ukiah’s economic and sustainability goals. The Mobility Element describes and illustrates the circulation system and provides guidelines to support and complement existing and planned development. The goals of the Mobility Element include ensuring that transportation and land use decisions are coordinated, promoting the safe and efficient transport of goods, efficient use of existing facilities, and protecting environmental quality.

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4.2 Transportation Setting

This section summarizes existing characteristics of Ukiah's transportation system. This information provides the background for the goals, policies, and implementation programs that reflect the community's vision for the future of Ukiah. The transportation system enables the movement of people and goods from one place to another, and, in doing so, affects community character, natural and built environment, and economic development patterns. Additionally, the community development pattern helps shape the transportation system.

Transportation Network

Streets and Highways. The circulation network serving the city of Ukiah includes a network of city and county-maintained streets and state highways. There are roughly 54.68 miles of roadways owned and maintained by the City of Ukiah. The state highways in Ukiah consist of U.S. Highway 101.

The connections between these roadway systems play an integral role in connecting the city of Ukiah to unincorporated areas of the Ukiah Valley, some of which use City services and exist as part of the Ukiah community, the greater Mendocino County region and additional regional destinations outside of Ukiah and Mendocino County. For example, State Routes 20 and 253 are located outside of the city limits but provide residents with east and west access to Mendocino County, Lake County, and connections to other major north-south highways such as State Route 1 and Interstate 5 which traverse most of the state. Ukiah is the largest city in Mendocino County, making the jurisdiction a city center of Mendocino County.

The cost of road improvements that serve both specific projects as well as general traffic needs is one of the most expensive components of development. As the Valley grew, there was a tendency to reduce or even avoid road improvement requirements on new subdivisions and other projects because of the cost burden. In a growing California rural community, this is not unusual. Some neighborhoods have connecting streets in a less than congruous pattern, resulting in through traffic being forced into residential areas.

Bicycling and Walking Facilities. Ukiah has an extensive sidewalk network, specifically through the downtown and surrounding areas, which provide an environment that encourages walking. Dedicated bicycle facilities in Ukiah include 1.85 miles of shared-use paths and 7.97 miles of on-street bicycle lanes. However, major areas of the city have no designated bicycle facilities, and barriers to walking trips exist, including wide crossing distances, a lack of adequate pedestrian facilities on intermittent sections of State Street, and various gaps in sidewalks throughout the City.

Public Transit Service. Public Transportation in Ukiah is provided by the Mendocino Transit Authority (MTA). MTA jurisdiction is sanctioned by a 1976 Joint Powers Authority (JPA) agreement between the County of Mendocino and



Downtown Streetscape Improvement Project. Phase 1 of the Downtown Streetscape Improvement Project was completed by the City's Department of Public Works and its contractors in August 2021. Phase I included a "road diet" and streetscape improvements in Downtown Ukiah. The intent of the project is to transform Downtown Ukiah into a more pedestrian-oriented environment and an active location for business, recreation, and shopping while also enhancing the Downtown area for all users, including motorists, pedestrians, and bicyclists. The project includes a road diet between Henry Street and Mill Street, and it transformed the previously existing four-lane cross section into a three-lane cross section with one travel lane in each direction and a two way left-turn lane in the center, with on-street parking. In addition to the road diet, signal modifications were made at each of the three signalized intersections (Standley Street, Perkins Street, and Mill Street) to provide vehicle detection, improve coordination, and re-orient the signal equipment to support the road diet alignment. Streetscape improvements on State Street, Perkins Street, and Standley Street included sidewalk widening, curb ramps and bulb outs, street lights, street furniture, and tree planting. Phase 2 is currently being designed for portions of South State Street (Mill Street to Gobbi Street and Henry Street to Norton Street).

Bikeway Network

Active transportation methods that focus on bicycling and walking should be prioritized to enhance the community, for health or safety reasons, for convenience or necessity, for social reasons, or for just plain fun. An appealing, safe, system of connected bicycles and pedestrian's facilities are to be enhanced and further developed during the life of the General Plan in order to reduce the negative impacts associated with transportation such as the use of non-renewable resources, creation of stormwater and air pollution, and traffic congestion. The attractiveness, safety, and directness of network will encourage people to leave their cars at home and use alternate transportation.

A key goal of the Mobility Element is to enhance bicycle travel throughout Ukiah by completing a citywide network of bikeways consistent with the City of Ukiah's adopted Bicycle & Pedestrian Master Plan. In addition, one of the underlying goals of "complete streets" is that all modes of travel, including bicycles, should be adequately accommodated on most city streets, not just streets that are designated as bikeways. Therefore, the provision of bicycle accommodations may occur throughout the city's transportation network (not limited to designated bikeways), consistent with the recommendations for each functional street classification described within the Mobility Element.

Types of Bikeways

Designated bikeways are routes where an additional level of bicycle accommodation is to be provided. There are four classifications of designated bikeway facilities in California, as defined by the Caltrans:

Public Facilities, Services, and Infrastructure Element

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5.1 Water

The City is a municipal water supply agency within the Upper Russian River Watershed. The City is bounded by a number of other agencies, including: Redwood Valley County Water District, Willow County Water District, Millview County Water District, Rogina Water Company, Mendocino County Russian River Flood Control and Water Conservation **Improvement** District (Flood Control District), and Sonoma County Water Agency. The City provides water service to about 99 percent of the City limits through 5,030 active water service accounts, including residential, commercial, and institutional accounts, and maintains emergency service intertie agreements with Millview and Willow County Water District. The City's water service area is roughly 3,000 acres or 4.7 square miles in size, with a population of approximately 16,000 persons. The City's senior water rights, recycled water program, groundwater facilities, and conservation measures have allowed the City to develop a diverse and resilient water supply portfolio. The City has been able to share a small portion of the water right with neighboring water districts, in times of need.

The City is a member of the Russian River Watershed Association (RRWA), which is a coalition of eleven cities, counties, and special districts in the Russian River watershed that coordinate regional programs for clean water, habitat restoration, and watershed enhancement. RRWA was formed in 2003 to create opportunities for member agencies to expand their stewardship role in the watershed. These member agencies include the Cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Santa Rosa, Sebastopol, and Ukiah, as well as Mendocino and Sonoma Counties, Sonoma Water, and the Town of Windsor.

Goals and Policies

PFS-1 *To maintain a safe and adequate water system to meet the needs of existing and future development. (Source: Existing GP Goal CF-1, modified)*

PFS-1.1 Water Service Annexation Impacts

The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers. *(Source: New Policy)*

PFS-1.2 Russian River Water Rights

The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled. *(Source: Existing Policy CF-1.1, modified)*

PFS-1.3 Consolidation of Water Districts

The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery. *(Source: New Policy)*

PFS-1.4 Water Storage

The City shall encourage the protection and expansion of existing sources and methods of water storage for future development. *(Source: Existing Policy CF-1.2, modified)*

PFS-4.1 ~~Solid Waste Diversion Targets~~ Private Property Nuisances

The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible to reduce the number of nuisance issues on private property. *(Source: New Policy ~~aligning with the Ukiah Climate Action Plan, Strategy/ Objective SW.1.2 which was not adopted.~~*

5.4 Stormwater Management

Stormwater can provide groundwater recharge benefits for the City, provided that the stormwater entering Basin aquifers does not compromise groundwater quality. Development of land typically increases impervious surfaces which can compromise stormwater quality. The City of Ukiah adopted a Low Impact Development (LID) Technical Manual to provide technical guidance for development projects that significantly impact the impervious surface on a redevelopment site, and therefore require permanent stormwater best management practices (BMPs) to offset the impact.

Goals and Policies

PFS-5 *To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality. (Source: New Goal)*

PFS-5.1 Low Impact Development

The City shall require new developments to install green infrastructure consistent with the [Stormwater Low Impact Development Technical Design Manual](#) and sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID). *(Source: New Policy)*

PFS-5.2 Pollutants Discharge Reduction

The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River. *(Source: New Policy)*



For goals and policies relating to flooding and related hazards, please refer to Section 7.4 (Flood Hazards) in the Safety Element.

5.5 Utilities and Energy

The City of Ukiah Electric Utility is a Municipal Utility and operates as a department of the City of Ukiah under the authority and direction of the City Council, the City Manager, and the Electric Utility Director. The Utility is composed of electric generation, transmission and distribution facilities and boasts a diverse portfolio of power sources. The Utility owns, operates, and maintains a 3.5 Megawatt (MW) hydroelectric plant located at Lake Mendocino, transmission facilities and overhead and underground distribution facilities. Additionally, the Utility is responsible for power procurement, state, and federal regulatory requirements, and providing conservation programs to its customers. Goals and Policies

PFS-10.2 Interagency Coordination

The City shall coordinate with the Mendocino County Sherriff's Office on joint operations and services. *(Source: New Policy)*

PFS-10.3 Community Policing Strategies

The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, ~~and~~ cultural backgrounds, economic status, sexual orientation, and disabilities, and ensure public safety through meaningful cooperation and problem-solving techniques.

PFS-10.4 School Safety

The City shall collaborate with the Ukiah Unified School District to enhance school security and student, teacher, and administrator safety. *(Source: New Policy)*

PFS-10.5 Public Safety Communications

The City shall use a variety of communication methods (e.g., social media, text messaging, television and radio alerts, website postings) to communicate and inform residents and businesses about crimes, investigations, and emergencies. *(Source: New Policy)*

Office of Emergency Management

Office of Emergency Management has the responsibility of anticipating hazards and vulnerability and undertake measures to deal with disasters more effectively.

Mitigation

Enhance the Mitigation System through developing and leveraging technology, funding opportunities, partnerships, and policy.

Preparedness

Enhance protection through training, exercises, and outreach to first responders, support agencies, and community members.

Response

Strengthen and ensure a multi-faceted response capability through response programs, advanced resource management and coordination and planning with partners.

Recovery

Cultivate, develop, and sustain a comprehensive recovery system that provides a better and safer community after a disaster.



For goals and policies relating to emergency operations and planning, please refer to Section 7.6 (Emergency Planning and Awareness) in the Safety Element.

Lifelong Learning

PFS-14 *To enhance the educational support system serving the City to the benefit of all residents, regardless of age and location within the community. (Source: New Goal)*

PFS-14.1 Implementing Continuing Education

The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning. *(Source: New Policy)*

5.9 Healthy Community

A healthy community promotes a positive physical, social, and economic environment that supports the overall well-being of its residents. While other parts of the General Plan also touch on aspects of health and quality of life, the purpose of section is to promote a healthy lifestyle and improve residents' quality of life.

Goals and Policies

PFS-15 *To ensure all residents have access to healthy lifestyle options. (Source: New Goal)*

PFS-15.1 Alcohol and Tobacco Sales

The City shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses. *(Source: New Policy)*

PFS-15.2 Healthy Food Options

The City shall support programs that guide healthy food options in the community. *(Source: New Policy)*

PFS-15.3 Support Government-Issued Vouchers

The City shall support the acceptance of Government-issued food vouchers (such as WIC and Cal FRESH) via an Electronic Benefit Transfer (EBT) card at food retailers and farmers markets. *(Source: New Policy)*

PFS-15.4 Vending Machine Options

The City shall support healthy food options for vending machines in City-owned and leased locations. *(Source: New Policy)*

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
C Park Maintenance and Security Program The City shall establish a comprehensive maintenance and security program for all recreational facilities, parks, and trails in the Ukiah area. <i>(Source: Existing Policy PR-2.1)</i>	PFS – 12.1 PFS – 12.5 PFS – 12.6	Community Services		■			
D <u>Alcohol and Tobacco Ordinance</u> <u>The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses. (Source: New Implementation Program)</u>	<u>PFS- 15.1</u>	<u>Community Development</u>		■			
E <u>Solid Waste Reduction</u> <u>The City shall review existing programs, and study the feasibility of new or expanded programs related to waste reduction. These efforts should be coordinated with preparation of the City's Climate Action Plan and incorporated where necessary (Source: New Implementation Program)</u>	<u>PFS-3.1</u> <u>PFS-3.2</u> <u>PFS-3.3</u> <u>PFS-3.4</u> <u>PFS-3.5</u> <u>PFS-3.6</u>	<u>Public Works</u> <u>Community Development</u>	■				

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Environment and Sustainability Element

The Environment and Sustainability Element evaluates environmental, biological, and agricultural resources, air quality, open space, and climate change and sustainability in Ukiah. It establishes policies and actions to protect and manage these resources including an emphasis on climate adaptation and sustainability, to protect the community.

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6.1 Open Space

Open space, or any parcel or area of land or water that is essentially unimproved and devoted to an open-space use, is abundant in the greater Ukiah Valley region, and the city of Ukiah has additional opportunities for local acquisition and management of open spaces as shown in Figure 6-1. Ukiah has a number of local parks and recreation facilities totaling 260 acres, as well as an 80-acre open-space park called Low Gap Park, managed by Mendocino County. Low Gap Park has an existing network of trails, ~~and the 1.5-mile City View Trail which~~ extend from Low Gap Park through the hills west of the city. The greater Planning Area for Ukiah includes a number of County and Federal parks including Mill Creek Park (400-acres), and two Federal open space recreation areas: Lake Mendocino Recreation Area (5,110-acres) and Cow Mountain Recreation Area (60,000-acres). Adjacent to Ukiah City Limits, the Russian River provides recreational opportunities for Ukiah residents including swimming, fishing, inner-tubing, and picnicking. There are four access points to the river from the city: the City's Softball Complex, Vichy Spring-Perkins Road crossing, Riverside Park, and Talmage Road crossing.

Goals and Policies

ENV-1 *Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards. (Source: New Goal)*

ENV-1.1 **Landscaping Compatibility**

The City shall require landscaping in new development to be compatible with preservation and restoration goals of open space management and native vegetation. *(Source: Existing Policy CC-1.3, modified)*

ENV-1.2 **Open Space Management**

The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces. *(Source: New Policy)*

ENV-1.3 **Open Space and Renewable Energy Production**

The City shall seek, where feasible, to develop renewable energy production within City-owned open space. *(Source: New Policy)*

ENV-2 *To maintain and enhance the urban forest to create a sense of urban space and cohesiveness with the surrounding natural environment. (Source: Existing GP Goal CC-29, modified)*

ENV-2.1 **City Tree Inventories Tree Preservation**

The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review it's Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance. (Source: New Policy)

ENV-2.2 **Protect Healthy Trees**

The City shall review new construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily. (Source: Existing Program OC-29.1b, 22-1a)

ENV-2.3 **Accommodation of Trees along Roadways**

The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility. (Source: New Policy)

ENV-2.4 **Tree Trimming for Fire Prevention**

The City shall encourage private tree trimming as a fire hazard mitigation. (Source: New Policy)



For goals and policies relating to parks and recreation uses and designated facilities, please refer to Section 5.7 (Parks and Recreation Facilities) in the Public Facilities, Services, and Infrastructure Element.

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
D Updated Undeveloped Land Inventory The City shall annually update the undeveloped lands inventory. <i>(Source: Existing Program CC-1.1a)</i>	ENV – 1.2	Community Development				■	
E Prepare an Urban Forest Master Plan The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. <u>This plan should include trees within commercial and residential areas, as well as those at city parks and facilities.</u> This plan shall be updated every five years. <i>(Source: New Implementation Program)</i>	ENV – 2.1	Community Development — Public Works Community Services			■		
F Tree Protection Ordinance The City shall <u>review it's Tree Management Guidelines and</u> study the feasibility of preparing a Tree Protection Ordinance. <i>(Source: New Implementation Program)</i>	ENV – 2.1 ENV – 2.2	Community Development			■		
G Historic Structure Preservation Policy and Architectural Inventory The City shall update the Historic Structure Preservation policy and architectural resource inventory in collaboration with the Mendocino County Historical Society to focus on preservation of identified historic and architectural resources, while also streamlining development/demolition of older, non-resource structures. <i>(Source: New Implementation Program)</i>	ENV – 3.1	Community Development		■			

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
L Erosion Prevention Program The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion. <i>(Source: Existing Program CC-7.5a, modified)</i>	ENV – 6.1 ENV – 6.2 ENV – 6.4 ENV – 6.5 ENV – 6.6	Community Development		■			
M Adopt a Municipal Climate Action Plan (CAP) The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals. <i>(Source: New Implementation Program)</i>	ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1 <u>PFS – 3 (and supporting policies)</u>	Community Development	■				

Safety Element

To maintain a high quality of life for Ukiah residents, the City must minimize natural hazard risks, such as earthquakes, wildfire, and flooding, as well as man-made hazards, such as noise. Increasingly, climate change is also a risk for which the city must adapt. This Safety Element addresses these risks along with disaster preparedness and emergency response. These actions aim to protect the health and safety of residents and visitors, reduce damage and destruction of public and private property, minimize interruption to important services, protect local ecosystems, and keep the city's economy diverse and resilient.

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Landslides and Liquefaction

When strong ground shaking occurs, it can lead to liquefaction and landslides. Liquefaction occurs when loosely packed, water-logged soil at or near the surface loses its strength in response to ground shaking. This sudden loss of strength can result in major damage to buildings and other structures as the ground underneath loses its stability. Ukiah is not highly susceptible to liquefaction; however, there is moderate risk of liquefaction along creeks and rivers.

The term landslide refers to a wide range of ground movement, including rock falls, deep slope failures, and shallow debris flows. A variety of ground conditions, including soil type, soil strength, and slope height, may predispose slopes for landslide risk. Precipitation, vegetation, human modifications, and groundwater seepage can also affect landslide risk. Landslides can block transportation routes, dam creeks or drainages, and contaminate water supplies pertinent to the City's operation. With regard to transportation, landslides impacting transportation corridors are not uncommon, especially along highway segments near the Mendocino County – Sonoma County border. When landslides affect transportation routes, they can be difficult to clean-up and create substantial economic or operational impacts.

Landslides have occurred in the Ukiah Valley over the years and geologic studies have revealed several large ancient landslides located in Spanish Canyon, Gibson Canyon, and the Robinson Creek drainage. Steep mountain slopes are susceptible to rapidly moving surface landslides that occur during torrential rains. The risk of these slides is increased when the ground is already saturated by high rainfall and the water becomes trapped between the surface soils and bedrock. [The California Geological Survey \(CGS\) has not yet assessed the potential for liquefaction and seismically induced landslides in the Ukiah area. However, information related to landslide susceptibility throughout the state is available in CGS Map Sheet 58.](#)

The following goals and policies address geologic and seismic hazards in Ukiah.

Goals and Policies

SAF-1 *Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation (Source: UVAP Policy HS1.1)*

SAF-1.1 Building Code Requirements

The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines. (Source: New Policy)

SAF-1.2 Geotechnical Report

Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. (Source: UVAP, HS1.1c)

The following goals and policies address flood hazards in Ukiah.

Goals and Policies

SAF-3 *Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices. (Source: New Goal)*

SAF-3.1 Flood Control Regulation

The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines. *(Source: New Policy)*

SAF-3.2 Flood Plain Management Ordinance

The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas. *(Source: New Policy)*

SAF-3.3 National Flood Insurance Program

The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP). *(Source: New Policy)*

7.5 Wildfire

Mendocino County, like much of California, is highly susceptible to wildfires. Climate conditions, topography and landscape patterns are all key contributors to the fire hazard potential of an area. The regional Mediterranean climate in California creates an environment hospitable to fire development, and the shrubs and trees native to the California landscape are often highly susceptible to burning. Mendocino County has this natural environment of large, forested areas, brush, and mixed chaparral that are conducive to burning. Similarly, the steep terrain on either side of the Ukiah Valley is susceptible to wildland fires. The area is fairly inaccessible to emergency vehicles and consists of manzanita and scrub vegetation with a high oil and fuel content that will burn quickly with extreme heat. Under dry and/or windy weather conditions a small fire could move quickly through the dry brush and grow out of control. Fires in the Valley's hilly areas are not only a threat to residences located in the hills but could endanger the more heavily populated areas along the base of the slopes, or even the City of Ukiah itself.

Wildfires in Mendocino County are a common occurrence, with a declared fire season typically lasting from early June to mid or late October. Climate change has exacerbated fire hazard risk by creating warmer temperatures and variations in rainfall, resulting in more intense wildfires. The County has experienced historic wildfires that have burned thousands of acres and resulted in considerable damage to property and human life. The following is a list of recent historic wildfires within close proximity to the City of Ukiah ([as shown on Figure 7-4](#)).

- August Complex Fires (2020) - The August Complex Fire consisted of multiple wildfires sparked by erratic summer thunderstorms across northern California. The fires burned over 1 million acres across seven counties including over 600,000 acres within the Mendocino National Forest from August through

November of 2020. The August Complex Fires combined accounted for \$319 million in damages and became one of the single-largest wildfire events in California history.

- Mendocino Complex Fire - Ranch and River Fires (2018) - The Mendocino Complex Fire consisted of multiple wildfires that burned across northern California in late 2018. The Mendocino Complex Fire burned 410,203 acres over 3 counties, including Mendocino, Colusa, and Glenn Counties. The Ranch Fire, a component of the Mendocino Complex Fire, burned approximately 8 miles northeast of Ukiah.
- Redwood Complex Fire (2017) - The Redwood Complex Fire consisted of multiple fires that burned 36,523 acres of land north of Ukiah in Mendocino County. The fire complex destroyed over 500 structures and burned for 21 days.
- Hopkins Fire (2021) - The Hopkins Fire was the result of arson and burned 257 acres of land north of Ukiah. The fire complex destroyed over 46 structures, and damaged at least 5 more.

Data and mapping of historic wildfires throughout the state is maintained by the California State Board of Forestry and Fire Protection . Additionally, the U.S. Geological Survey (USGS) LANDFIRE (LF) products (available online) can be used by local jurisdiction in support of strategic vegetation, fire, and fuels management planning to evaluate management alternatives across boundaries and facilitate national- and regional-level strategic planning and reporting of wildland fire management activities.

Severity Zones

The California Department of Forestry and Fire Protection (CAL FIRE) is the fire department for the California Natural Resources Agency and is responsible for oversight of the State's private and public forests, as well as providing emergency services to local governments through agreements. CAL FIRE has identified fire hazard severity levels for the areas within its state responsibility area (SRA). Levels may be identified as Moderate Fire Hazard Severity, High Fire Hazard Severity, Very High Fire Hazard Severity, or Unzoned based on a number of factors, such as fuel, slope, fire weather, et. Lands within the City limits are not located within the SRA but are included in the Local Responsibility Area (LRA) and under the jurisdiction of the Ukiah Valley Fire Authority. However, the City of Ukiah contains approximately 387 acres of Very High Fire Hazard Severity Zone (VHFHSZ) in an LRA along the western city limits, and is bounded by a VHFHSZ in an SRA to the west. Figure 7-5 depicts the Fire Hazard Severity Zones within the City of Ukiah and the immediate vicinity. CAL FIRE maintains the most up to date Fire Hazard Severity Zones through CAL FIRE's Fire Resource Assessment Program (FRAP).

There are no critical City facilities or infrastructure currently located within a VHFHSZ or in an area lacking service (see Figure 7-5). However, as conveyed on Figure 2-1 of the Land Use Element, areas that contain VHFHSZ lands include Recreational (Low Gap Regional Park and Ukiah Golf Course), Public Facilities (open land and Public uses such as the landfill within future Annexation Areas), Rural Residential, Low-Density Residential, and Hillside Residential Land Uses. Presently, existing development in the VHFHSZ include only recreation opportunities and limited residential and the low-intensity recreational uses listed above.

Although properties within the City limits are not located within an SRA, the City of Ukiah (Ukiah City Code Section 5200) has adopted the SRA regulations for lands within the City limits located in High or VHFHSZs. This includes

development standards contained within Public Resources Code Sections 4290 and 4291, which are designed to provide defensible space and fire protection for new construction and ensure adequate emergency access. Additionally, the City's Hillside Overlay Zoning District (which also generally overlaps lands within VHFHSZs) includes development standards for residential development relating to fire hazards, including increased setbacks, the restriction of using combustible roof materials, water and fire hydrant requirements, slope requirements, etc.

Ukiah is also susceptible to wildfire threats starting outside of the City boundaries. Ukiah is in a region with large stretches of high fire severity hazard zones located to the west, southwest, and northwest. Although the risk from those areas is lessened due to their relative distance from Ukiah, fire in these areas could spread to the city, as demonstrated in recent urban conflagrations in Santa Rosa and Paradise. Brush fires in Ukiah and the surrounding area are common during the summer but are generally extinguished before developed areas sustain much damage. Large fires in the surrounding area do pose threats to the City of Ukiah.

In 2003, CAL FIRE constructed a shaded fuel break (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. A shaded fuel break is a forest management strategy used for mitigating the threat of wildfire leading to a dangerous buildup of combustible vegetation. The goal of a shaded fuel break is to thin the surface vegetation, conduct selective thinning, remove dead and down woody material, and remove ladder fuels to prevent a catastrophic fire and prevent the loss of structures. Maintenance was performed on the 100-foot wide, 2.6-mile fuel break in late 2018 and early 2019, with ongoing annual maintenance performed by the property owners and the City.

Figure 7-4 Historic Wildfires Around Ukiah (new figure)

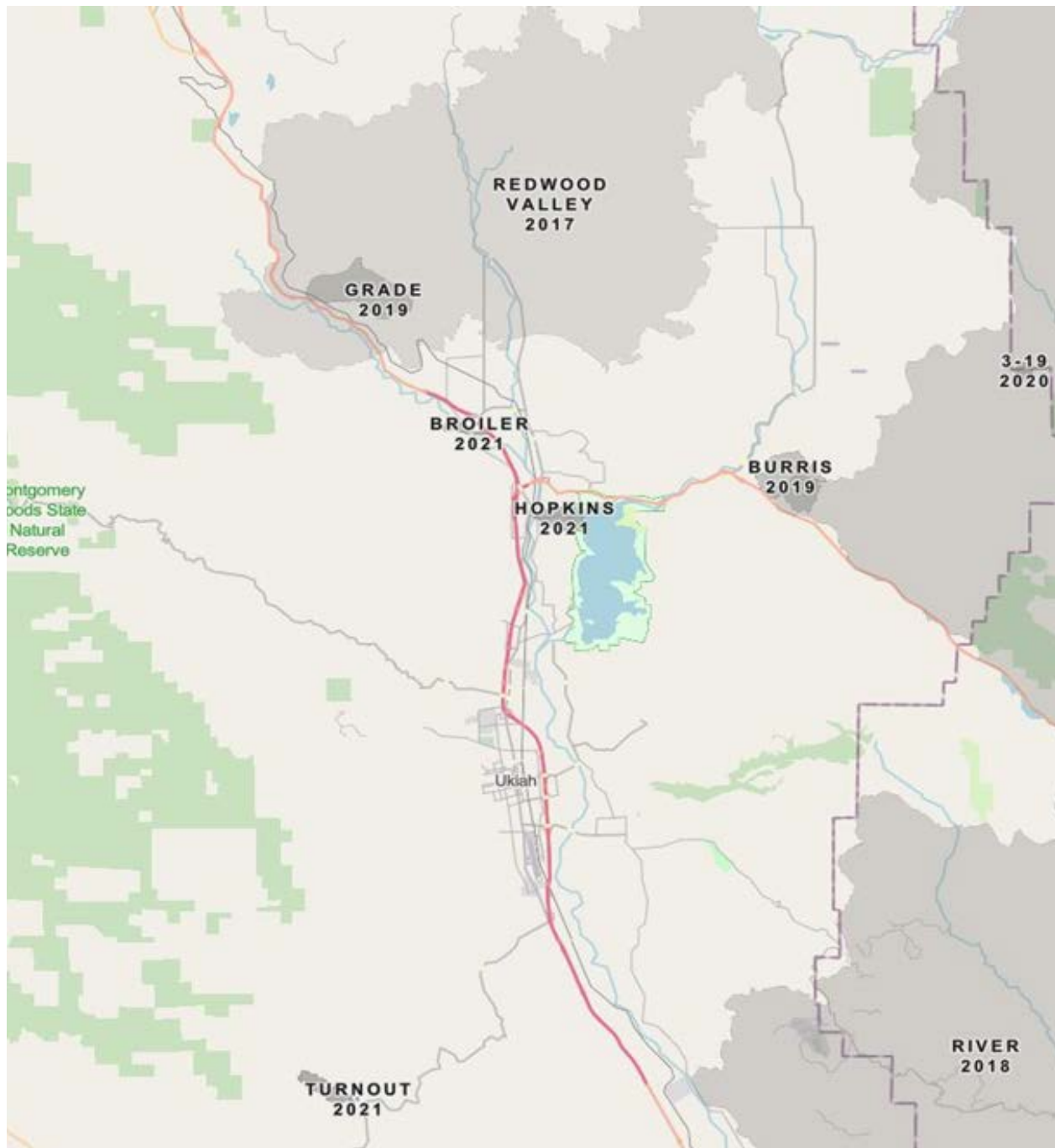
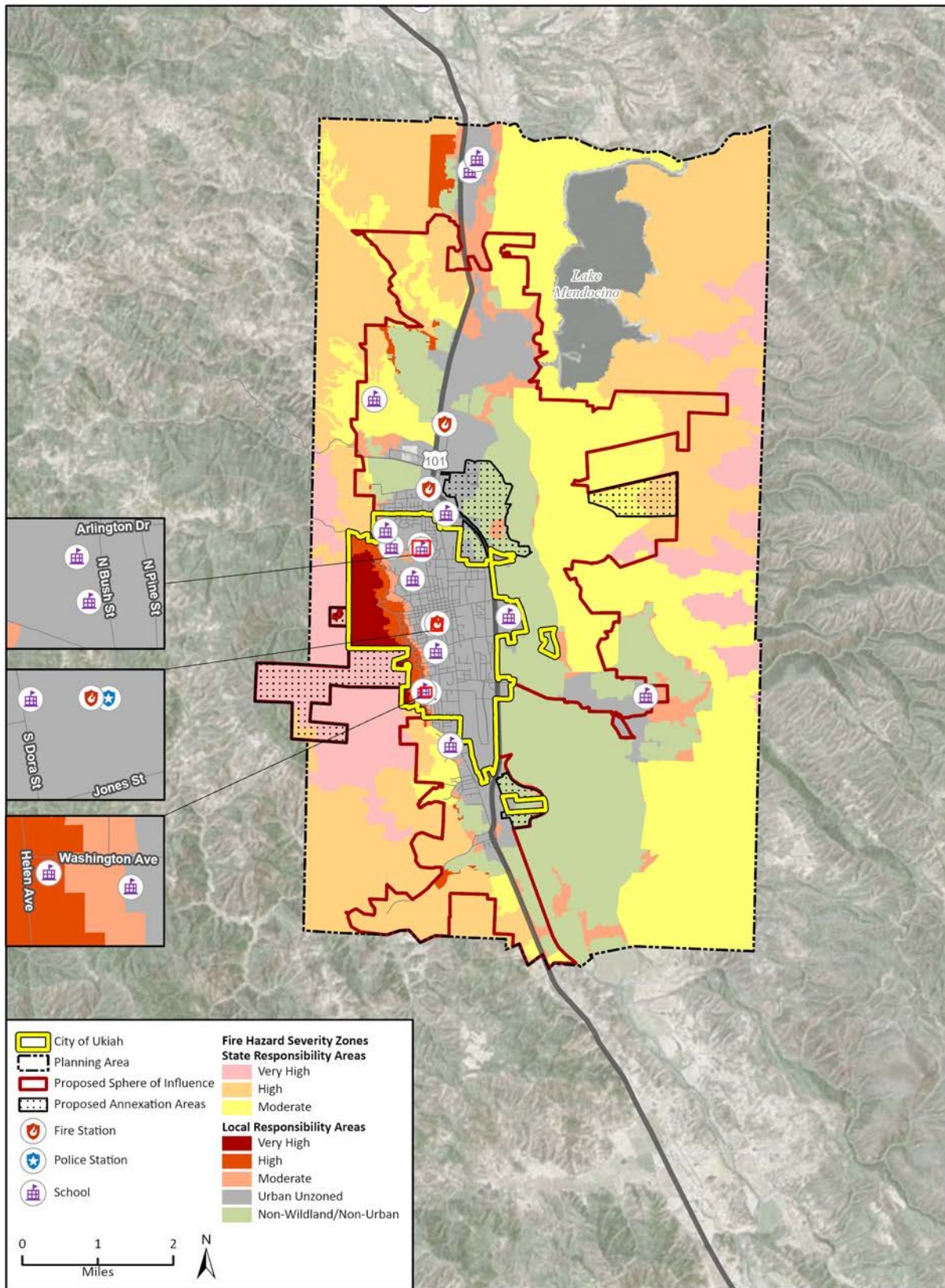


Figure 7-5 Fire Hazard Severity Zones (updated figure)



Fire Protection

Ukiah Valley Fire Authority

The Ukiah Valley Fire Authority (UVFA) is responsible for fire protection services within the City of Ukiah and the Ukiah Valley. The UVFA is a consolidated body of two previously separate fire agencies; the City of Ukiah Fire Department and the Ukiah Valley Fire District. As of July 2017, under a Joint Powers Agreement (JPA) between the City of Ukiah and the Ukiah Valley Fire Protection District, the UVFA became permanently effective as a joint organization to maximize the use of existing resources, reduce costs, and deliver effective fire services. The Agreement jointly manages, equips, maintains and operates all-risk fire, emergency medical and rescue services to the City and Fire District. This relationship was further strengthened in October 2021 when the Mendocino Local Agency Formation Commission (LAFCo) approved the Ukiah Valley Fire Protection District's annexation of the City of Ukiah. A primary purpose of the annexation was to ensure fiscal stability of fire and emergency medical response services for the long-term benefit of Ukiah Valley residents served by the UVFA.

The service area for UVFA covers approximately 90 square miles, including the city of Ukiah and a majority of the Ukiah Valley. The UVFA is organized into four divisions: Administration, Operations, Training and Safety, and Fire Prevention. There are four fire stations operated by the UVFA, two of which are staffed with career personnel. There are sixteen full-time safety employees, including a Fire Chief, two Battalion Chiefs, six Captains, six Engineers, and three Firefighters. The safety employees are supplemented by UVFA's Volunteer Fire Division, consisting of up to twenty dedicated volunteer firefighters. The UVFA responds to fires, medical emergencies, traffic collisions, technical rescues, hazardous materials, explosions, floods and earthquakes, as well as non-emergency public service calls, through a consistent state of readiness. Volunteer Firefighters participate in training activities and augment career staffing during emergency and non-emergency activities.

CAL FIRE Mendocino Unit

The majority of areas within Mendocino County are considered State Responsibility Areas for fire protection. The CAL FIRE Mendocino Unit is geographically divided into six battalions. During the fire season, the CAL FIRE Mendocino Unit includes approximately 125 career personnel and approximately 120 seasonal personnel. The unit has 10 fire stations, 16 engines, 5 bulldozers, and other fire suppression equipment. CAL FIRE has two stations in the planning area: one just North of Hopland and one north of Ukiah on North State Street near Hensley Creek.

The Ukiah Valley includes the densest population centers in Mendocino County, including the city of Ukiah. CAL FIRE works in coordination with the Ukiah Valley Fire Authority to mitigate the fire hazards and protect the community from fire-related damage.

Mutual Aid Agreements

The UVFA primarily serves residents and property within the District and City jurisdictional boundaries. However, due to the critical need for rapid response in emergency situations, when a call for service is received, the nearest available response unit is dispatched regardless of jurisdictional boundary. Therefore, the UVFA response area is larger than the UVFA and the City boundaries based on the Countywide Mutual Aid System. Mutual aid refers to reciprocal service and support provided to another agency upon request under a mutual aid agreement between one

or more agencies. Automatic aid differs in that no request for aid is necessary for reciprocal service and support between agencies within the automatic aid agreement. These types of pre-arrangements allow for the dispatch and use of additional equipment and personnel that a single jurisdiction cannot provide on its own and also entails a reciprocal return of resources when needed.

According to the 2015 Mendocino County Community Wildfire Protection Plan, the UVFA is within Mutual Aid/Planning Zone 2, which includes the City of Ukiah, Ukiah Valley Fire District, Potter Valley Community Services District, Redwood Valley-Calpella Fire District, and Hopland Fire Protection District. The UVFA maintains verbal mutual aid agreements with the Redwood Valley-Calpella Fire District, Hopland Fire Protection District, Potter Valley Community Services District and Little Lake Fire Protection District, as well as an automatic aid agreement with CAL FIRE. In addition to the local mutual aid system, the UVFA participates in the California Fire Service and Rescue Emergency Mutual Aid System for wildland fire incidents throughout the State. UVFA responds to out-of-County fire incidents upon request and when the remaining equipment and personnel are capable of providing adequate service levels in the District and City boundaries.

Lastly, the UVFA participates in the following regional and service-specific associations and organizations:

- The Fire Chief is an active member of the Mendocino County Fire Chief's Association, the Mendocino County Association of Fire Districts, the Fire Districts Association of California, and the California Fire Chiefs Association.
- The District is a sponsor of the Mendocino Fire Safe Council.

Below are examples of the UVFA's interagency collaborative arrangements and efforts:

- Actively participates in Redwood Empire Hazardous Incident Team.
- Is a County Emergency Medical Services (EMS) System participant.
- Works with CAL FIRE in implementing vegetation fuel management grants to reduce vegetative fire hazards in and around the District, such as when the District as part of the UVFA cooperated with CAL FIRE on the Western Hills Fuel Break.

Regional **Wildfire** Plans

Regional plans also contribute to wildfire mitigation and readiness of the area. Mendocino County has three regional fire plans:

CAL FIRE Mendocino Unit Strategic Fire Plan. The Mendocino Unit Strategic Fire Plan was developed in 2020 by the CAL FIRE Mendocino Unit. It is focused on fire suppression capabilities and proposed pre-fire projects to reduce future fire impacts. The Plan expands on the broad goals set forth in the 2019 Strategic Fire Plan for California to establish an appropriate community context and was most recently updated in 2021.

The Mendocino County Community Wildfire Protection Plan (MCCWPP). The MCCWPP (2015) is a cooperative effort of the Mendocino County Fire Safe Council and CAL FIRE's Mendocino Unit, with input from local fire departments and engaged citizens. The Plan establishes goals and policies for pre-fire projects, local fire safe councils, mutual aid agreements and relationships, and establishes a Community Wildland Protection Plan.

Mendocino County Fire Vulnerability Analysis: The overall goal of the Mendocino County Fire Vulnerability Assessment (FVA) is to prevent loss of life, minimize property damage caused by wildfires and reduce recovery effort spending. To accomplish this, County areas and populations that are most vulnerable to fire (critical facilities, infrastructure, commercial buildings, vulnerable population locations and private property (residential units)) have been identified and recommendations are made on how to improve the County's existing strategies and practices. See Section 7.6, *Emergency Planning*, below for a discussion of other regional and local hazard mitigation and emergency response plans, including information related to evacuation. Water supply, fire protection and emergency response is also further discussed in Section 5.1 *Water*, and Section 5.6 *Emergency Services in the Public Facilities, Services, and Infrastructure Element*.

The following goals and policies address wildfire hazards in Ukiah.

Goals and Policies

SAF-4 *To maintain adequate and effective fire protection services for Ukiah. (Source: New Goal)*

SAF-4.1 Fire Service Rating

The City shall optimize the ISO ratings of the Ukiah Valley Fire Authority to Class 1 by prioritizing agency needs and balancing cost/quality trade-offs. *(Source: New Policy)*

SAF-4.2 Fire Service Funding

The City shall explore opportunities for increased funding for the Ukiah Valley Fire Authority in order to expand services appropriately. *(Source: New Policy)*

SAF-4.3 Fire Protection Resources

The City shall foster cooperative working relationships with public fire agencies, including CAL FIRE, to optimize fire protection resources within Ukiah. *(Source: New Policy)*

SAF-4.4 Mutual Aid Participation

The City shall continue to participate in existing mutual aid systems and agreements, and participate in opportunities for new agreements, to supplement the capacity of the Ukiah Valley Fire Authority. *(Source: New Policy)*

SAF-4.5 Regional Fire Protection Plans

The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans. *(Source: New Policy)*

SAF-4.6 Local Fire Protection Plans

The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs, particularly for new development in VHFHSZs. *(Source: New Policy)*

SAF-5 *To minimize wildland fire risk to protect life and property. (Source: Existing GP Goal SF-7, modified)*

SAF-5.1 Public Facilities Hazard Mitigation

The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones or areas lacking service. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential ~~for public facilities located in the Very High Fire Hazard Severity Zone~~ by requiring the incorporation of hazard mitigation measures during planned improvements. If facilities are proposed in areas lacking existing service, service shall be expanded to such areas to provide adequate fire protection. (Source: New Policy)

SAF-5.2 Vegetation and Fuel Management

The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code and Public Resources Code 4291. (Source: New Policy)

SAF-5.3 Evacuation Routes

The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99. The City shall also work with the County to update the Mendocino Evacuation Plan accordingly. (Source: New Policy)

SAF-5.4 Roadway Vegetation Clearance

The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards. (Source: New Policy)

SAF-5.5 Fuel Breaks

The City shall prioritize increasing funding for and the maintenance of appropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages. (Source: New Policy)

SAF-5.6 Water Supply Infrastructure

The City shall regularly assess the integrity of ~~existing~~ water supply infrastructure ~~and prioritize required system for existing and proposed development to ensure adequate fire suppression needs are met.~~ (Source: New Policy)

SAF-5.7 Fire Code Compliance

The City shall require that all new or significantly renovated structures and facilities within Ukiah comply with local, State, and Federal regulatory standards including the California Building and Fire

Codes as well as other applicable fire safety standards, including but not limited to, Public Resources Code 4291. (Source: New Policy)

SAF-5.8 Site Design Standards for Fire Hazard Reduction

The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized. (Source: New Policy)

SAF-5.9 Adequate Water Supply Infrastructure

All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure. (Source: New Policy)

SAF-5.10 Fire Safety Education Programs

The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening. (Source: Existing Policy SF-10.1, modified)



For goals and policies relating to water supply, fire protection and emergency response please refer to Section 5.1 (Water) and Section 5.6 (Emergency Services) in the Public Facilities, Services, and Infrastructure Element.

7.6 Emergency Planning and Awareness

The State of California requires all municipal governments to prepare and plan for potential emergencies including natural, man-made, and health-related events. Ukiah seeks to keep residents, property, and infrastructure as safe as possible in the event of a disaster through land use controls, hazard mitigation and emergency response efforts, and community programs. The City also works with Mendocino County on a number of plans and programs to coordinate preparedness efforts and resources. Emergency preparedness efforts in Ukiah include:

- Participation in the Mendocino County Multi-Hazard Mitigation Plan
- Participation in the North Coast Opportunities Disaster Preparedness Training Programs
- Training for residents in community preparedness and resilience skills
- Upgrades to structures to comply with building and fire codes
- Support for and information on creating a Family Disaster Plan for residents

In addition to the plans discussed in Section 7.5, *Wildfire* above, Mendocino County, as well as the City of Ukiah maintains multiple emergency planning documents to prepare for regional emergency events and hazard risks. ~~The Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted in 2020 and includes a hazard mitigation assessment and report for Ukiah. In addition to the MJHMP, Mendocino County maintains a regional Emergency Operations Plan consistent with State guidelines. A summary of these plans is provided below.~~

Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City's Jurisdictional Annex (Local Hazard Mitigation Plan): The MJHMP provides a discussion 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 MJHMP (and the City's Jurisdictional Annex, which serves as the Local Hazard Mitigation Plan) was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. Within the City's Annex, hazards are identified and profiled, people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. 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.

Mendocino County Fire Vulnerability Assessment: As discussed in Section 7.5 *Wildfire* above, wildland fires in Mendocino County have historically burned thousands of acres and engendered considerable property loss with occasional loss of life. The overall goal of the Mendocino County Fire Vulnerability Assessment (FVA), which was

adopted in August 2020, is to prevent loss of life, minimize property damage caused by wildfires and reduce recovery effort spending. To accomplish this, County areas and populations that are most vulnerable to fire have been identified and recommendations are made on how to improve the County's existing strategies and practices. The Mendocino County Fire Vulnerability Assessment also lists and provides addresses for all critical public facilities and infrastructure.

Mendocino County/Operational Area Emergency Operations Plan (EOP): The Mendocino County EOP was adopted in September, 2016, and is in the process of being updated by the County. The Mendocino County EOP addresses response to and short term recovery from disasters and emergency situations affecting the Mendocino County Operational Area, which consists of the cities, special districts and the unincorporated areas of the County. This document serves as the legal and conceptual framework for emergency management in the Mendocino County Operational Area. However, notes that there are a number of separately published documents that support the EOP.

The Mendocino Evacuation Plan: The Mendocino Evacuation Plan (July, 2020) is an annex to the EOP and identifies evacuation routes within the County. This Plan describes existign conditions, access concerns, and strategies for managing evacuations which exceed the day-to-day capabilities of the various public safety agencies in Mendocino County. The City of Ukiah is identified as being located within "Planning Area 2" and "Zone 2f" of the Evacuation Plan. A detailed disucssion of Planning Area 2, including climate, disaster history, access issues, evacuation routes, and critical infrastructure and facilities is provided within the Evacuation Plan (p.72).

City of Ukiah Emergency Operation Plan: The City of Ukiah Emergency Operation Plan (May, 2021) is designed to ensure continuity of operations and essential services, such as police, fire, utilities, and other day-to-day operations during and after an emergency or disaster. This plan was developed in consultation with the Ukiah Disaster Council it complies with all local ordinances, state law, and aligns with contemporary emergency planning guidance. This plan serves as the primary guide for reducing emergency and disaster risk within the City of Ukiah, and establishes roles and procdures for deployment of the City's Emergency Operations Center. A current map of evacuation zones and routes is also maintained on the City of Ukiah's Office of Emergency Management webpage.

Additioanlly, a map of evacuation zones, and critical infrastructure such as hospitals, fire stations and law enforcement facilities is also maintained online by the County of Mendocino through their public Geographic Information System (GIS) portal. The following goals and policies address emergency planning and awareness in Ukiah. Emergency response is also further discussed in Section 5.6, *Emergency Services*, in the Public Facilities, Services, and Infrastructure Element.

Goals and Policies

SAF-6 *To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures. (Source: New Goal)*

SAF-6.1 Evacuation Route Coordination

The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, ~~and~~ evacuation routes and associated plans to assess their effectiveness. *(Source: New Policy)*

SAF-6.2 Hazard Mitigation Plan

The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events. *(Source: New Policy)*

SAF-6.3 Locally Focused Plans

The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events. *(Source: New Policy)*

7.7 Noise

The noise environment within a community often plays a significant role in the quality of life for residents and workers. When noise levels are excessive, they are often perceived as intrusive or irritating. Perception of noise is highly variable and can be influenced by the time of day, distance from the noise source, qualities of the noise source, and characteristics of the noise receptor. Given the range of factors that can impact noise perception, public agencies typically establish their noise standards in a manner that considers timing, receptor-types, and source-types.

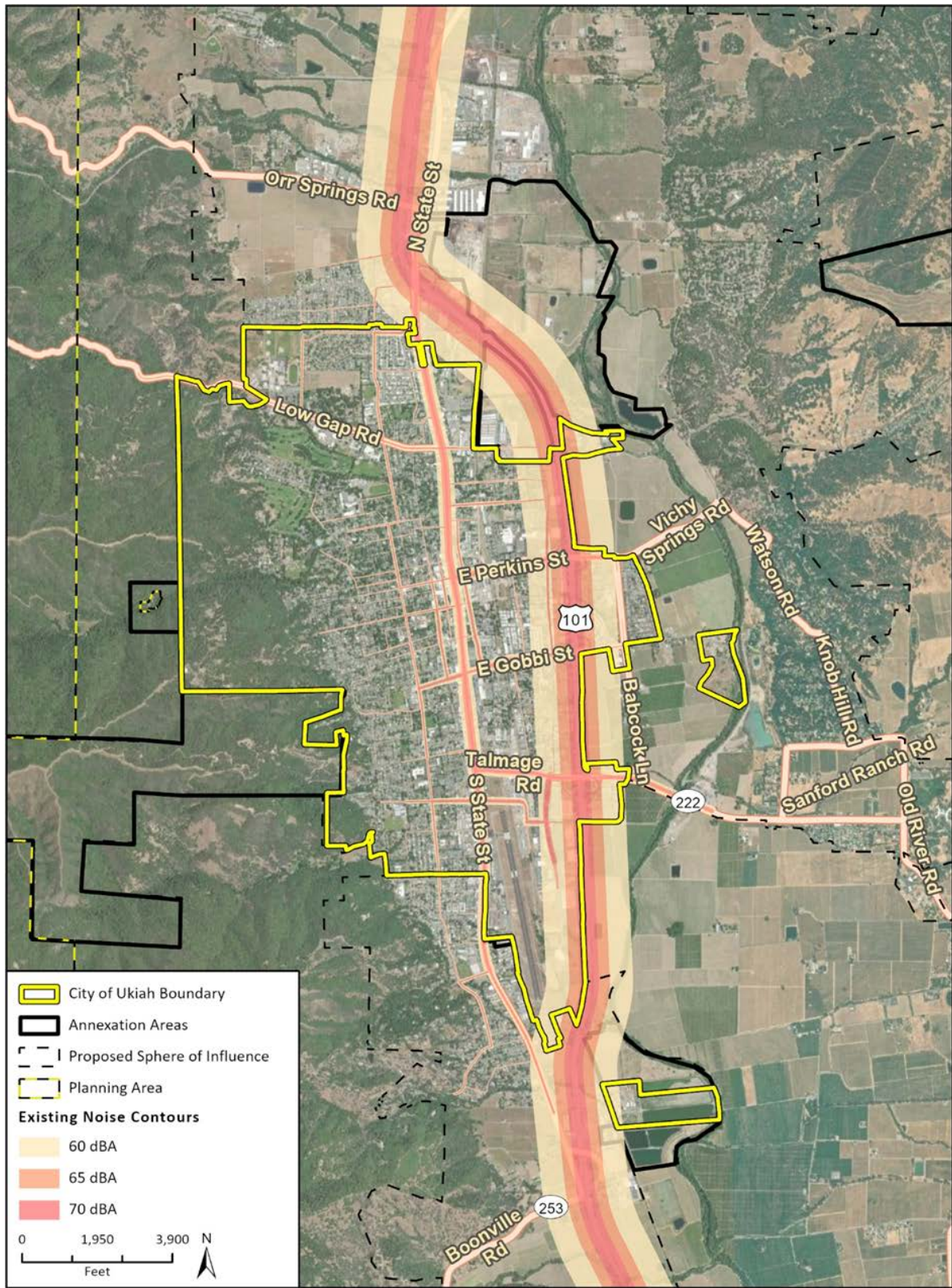
Sensitive noise receptors are of critical significance to the assessment of noise within a community. Sensitive receptors are key locations or people within a community that may have increased sensitivity to noise levels. Sensitive receptors typically include, but are not limited to, schools, libraries, residences, hospitals, daycare facilities, elderly housing, and convalescent facilities. Cities and counties can protect the sensitive receptors within their communities by adopting land use policies that mandate the placement of significant noise producers away from sensitive receptors or require noise mitigation.

Noise Measurement

Noise is typically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. Noise loudness is measured in decibels (dB). Decibels (dB) are based on a logarithmic scale that condenses the range in sound pressure levels to a more usable number range. A weighted decibel (dBA) is an additional measure of sound that adjusts the sound rating scale to levels consistent with the sensitivity range of the human ear. For example, people perceive a sound 10 dBA higher than another sound as being twice as loud, and 20 dBA higher as being four times as loud, and so forth. Everyday sounds normally range from 30 dBA (very quiet) to 100 dBA (very loud).

In California, land use compatibility is primarily measured using Community Noise Equivalent Level (CNEL). The CNEL rating is the average sound level over a 24-hour period, with a penalty of 5 dB added between 7 pm and 10 pm,

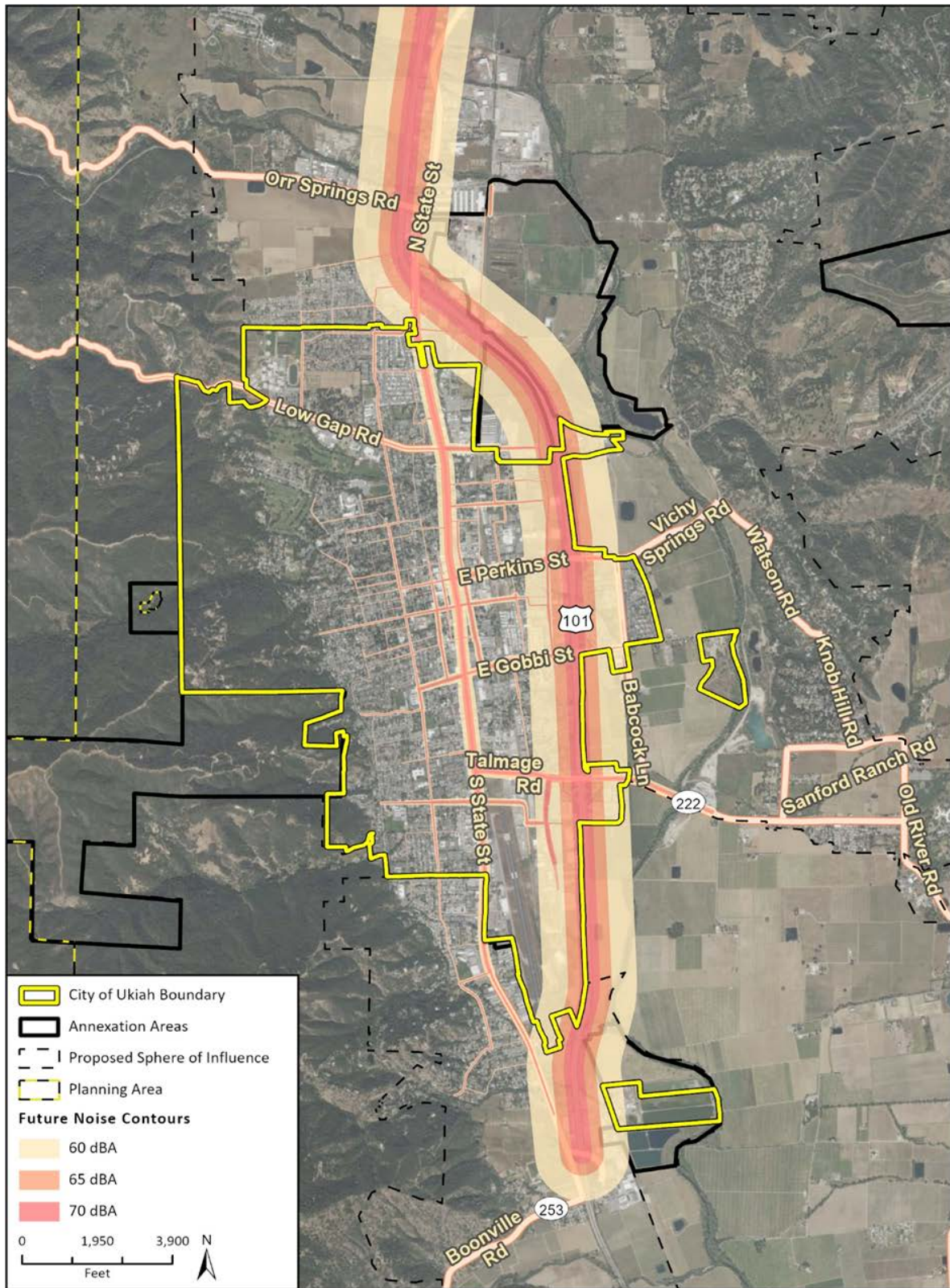
Figure 7-7 Existing Traffic Noise Contours



Future ~~(2040)~~ Noise Contours

~~{Description of changes to noise environment based on general plan buildout}~~ The future noise contours for the City of Ukiah are depicted in Figure 7-8 below. ~~Implementation of Ukiah 2040 could result in additional buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to traffic noise. The traffic noise increase shown in Figure 7-8 results from the difference between the projected future noise level and the existing noise levels. The following Ukiah 2040 proposed goals and policies are intended to help reduce traffic-related noise associated with future buildout.~~

Figure 7-8 2040 Traffic Noise Contours



7.8 Implementation Programs

Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A	Building and Zoning Code The City shall review and update the building and zoning code upon amendments to the California Building Code, Alquist-Priolo Act, and all published regulations related to development and construction. <i>(Source: New Implementation Program)</i>	HSSAF – 1.1	Community Development					■
B	Geotechnical Report The City shall update Municipal Code with provisions to require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. <i>(Source: UVAP, HSL.1c)</i>	HSSAF – 1.2	Community Development		■			
C	Resilient Infrastructure The City shall reach out to property owners of privately owned critical facilities (e.g., hospitals, emergency shelters) and coordinate building inspections to evaluate the ability of the buildings to withstands moderate to significant earthquakes and to address any deficiencies identified. <i>(Source: New Implementation Program)</i>	HSSAF – 1.3	Community Development					■

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
D Resilient Infrastructure The City shall continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings and provide ongoing information regarding earthquake risks, precautions, retrofitting options, and available funding mechanisms. <i>(Source: MJHMP, 2021, modified)</i>	<u>HSSAF – 1.4</u>	Community Development					
E Floodplain Development The City shall review and update the City Code to incorporate FEMA Flood Insurance Program standards and regulations for development within identified floodplains or areas subject to inundation by a one-hundred-year flood. The standards shall prohibit development within floodways except as permitted by Federal Emergency Management Agency Flood Insurance Program. <i>(Source: Existing Program SF-3.1a)</i>	<u>HSSAF – 3.1</u> <u>HSSAF – 3.2</u> <u>HSSAF – 3.3</u>	Community Development					
F Resilient Communities The City shall coordinate and collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available through handouts, outreach meetings, and online resources to persons with limited transportation, communication, and other lifeline resources and services. <i>(Source: New Implementation Program)</i>	<u>HSSAF -2.1</u> <u>HSSAF -2.2</u>	City Manager — Ukiah Valley Fire Authority					

Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
G	Storm Drain Maintenance for Flood Control The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows. <i>(Source: New Implementation Program)</i>	HSSAF – 3.1 HSSAF – 3.3	Public Works					■
H	Fire Protection Rating Monitor the City's fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies. <i>(Source: New Implementation Program)</i>	HSSAF – 4.1	City Manager — Ukiah Valley Fire Authority				■	
I	Insurance Services Officer (ISO) The City shall work with the County, special districts, and the State to implement ISO recommendations and take steps necessary to maintain or improve the areas' ISO Rating. <i>(Source: Existing Program SF-6.1a)</i>	HSSAF – 4.1	City Manager — Community Development					■
J	Fire Service Funding The City shall explore opportunities such as state and federal grants and partnerships with other organizations for increased funding related to fire risk mitigation. Funding opportunities for private landowners will be promoted through City communications channels. <i>(Source: New Implementation Program)</i>	HSSAF – 4.2	Ukiah Valley Fire Authority					■

Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
K	Fire Liaison Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues. <i>(Source: New Implementation Program)</i>	HSSAF – 4.3	City Manager — Ukiah Valley Fire Authority					■
L	Mutual Aid Participation The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority. <i>(Source: New Implementation Program)</i>	HSSAF – 4.4	City Manager — Ukiah Valley Fire Authority					■
M	Regional Fire Protection Plans The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly <u>review and</u> update regional fire protection plans, <u>such as the Mendocino County Wildfire Protection Plan, Mendocino County Fire Vulnerability Analysis, Mendocino County/Operational Area Emergency Operations Plan, Mendocino Evacuation Plan, etc.</u> <i>(Source: New Implementation Program)</i>	HSSAF – 4.5 <u>SAF-5.3</u>	City Manager — CAL FIRE Mendocino Mendocino County Fire Safe Council					■

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
N Local Fire Protection Plans The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs. <u>If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:</u> • <u>Risk Analysis.</u> • <u>Fire Response Capabilities</u> • <u>Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance.</u> • <u>Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification.</u> • <u>Wildfire Education Maintenance and Limitations.</u> <i>(Source: New Implementation Program)</i>	HSSAF – 4.6	City Manager — Ukiah Valley Fire Authority					■
O Fire Safety Standards The City shall review the Ukiah City Code every five years to confirm compliance with all applicable State regulatory standards related to fire safety and update the Code as necessary. <i>(Source: New Implementation Program)</i>	HSSAF – 5	Community Development	■	■	■		

Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
P	Fire Hazard Zone Update The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur. <i>(Source: New Implementation Program)</i>	HSSAF – 5	Community Development					■
Q	Public Facilities Hazard Mitigation The City shall require the incorporation of hazard mitigation measures during planned improvements for public facilities located in the Very High Fire Hazard Severity Zone. <i>(Source: New Implementation Program)</i>	HSSAF – 5.1	Community Development					■
R	Evacuation Route Standards The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards. <i>(Source: New Implementation Program)</i>	HSSAF – 5.2 HSSAF – 5.3 HSSAF – 6.1	City Manager — Ukiah Valley Fire Authority Community Development	■				
S	Out of Compliance Roadways The City shall identify all road networks in VHFHSZs that do not meet State standards outlined in Title 14, Chapter 7 of the California Code of Regulations and prepare recommendations and a program for bringing the roadways into compliance with State standards. <i>(Source: New Implementation Program)</i>	HSSAF – 5.4	Public Works — Ukiah Valley Fire Authority		■			

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
T Fuel Break Assessment The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city. <i>(Source: New Implementation Program)</i>	HSSAF – 5.5	Community Development — Ukiah Valley Fire Authority					
U Cooperative Pest Management The City shall collaborate with state and federal land management agencies on pest and fuel management activities. <i>(Source: New Implementation Program)</i>	HSSAF – 5.5	Community Development — Ukiah Valley Fire Authority					
V Community Chipper Program The City shall participate annually and expand the Mendocino County Fire Safe Council’s Community Chipper Program to provide a free service to chip and haul limbs and brush for residences defensible space. <i>(Source: New Implementation Program)</i>	HSSAF – 5.5	Community Development — Ukiah Valley Fire Authority Mendocino County Fire Safe Council					
W Water Supply Infrastructure The City shall regularly assess the integrity of existing water supply infrastructure through water tests and inspections of water lines. <u>Future development will be assessed to ensure adequate water for fire suppression needs is provided.</u> Developments in areas with adequate water supply infrastructure <u>will be prioritized.</u> <i>(Source: New Implementation Program)</i>	HSSAF – 5.6 HSSAF – 5.9	Public Works					

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
X Hillside Development Standards The City shall review and update the Hillside Development Standards outlined within the Ukiah City Code by 2030 for consistency with new wildfire safety legislation. <i>(Source: New Implementation Program)</i>	HSSAF – 5.7 HSSAF – 5.8 HSSAF – 5.10	Community Development	■				
Y Site Design Standards The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions. <i>(Source: New Implementation Program)</i>	HSSAF – 5.8	Community Development — Ukiah Valley Fire Authority				■	
Z Public Information Program The City shall develop a comprehensive public information program related to fire safety to inform residents, <u>particularly those that include at-risk populations</u> , of present hazards and strategies for mitigation. <i>(Source: New Implementation Program)</i>	HSSAF – 5.10	City Manager — Ukiah Valley Fire Authority			■		
AA Communities at Risk The City shall identify and map existing multi-family housing, group homes, or other community housing located in VHFHSZs and require the development of adequate evacuation or shelter in place plans. <i>(Source: New Implementation Program)</i>	HSSAF – 5.10	City Manager — Community Development Police Department Ukiah Valley Fire Authority	■				

Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
BB	Fire Safety Education The City shall coordinate with the Ukiah Valley Fire Authority District to schedule and host annual public meetings to review established wildfire prevention and protection measures as well as emergency response plans, especially evacuation plans and routes. <i>(Source: New Implementation Program)</i>	HSSAF – 5.10	City Manager — Police Department Ukiah Valley Fire Authority				■	
CC	Mendocino MJHMP The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan. <i>(Source: New Implementation Program)</i>	HSSAF – 6.2	Police Department — Community Development	■				
DD	Mendocino County EOP The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan. <u>This shall include developing a plan for repopulation and redevelopment after large disaster events.</u> <i>(Source: New Implementation Program)</i>	HSSAF – 6.3	Police Department — City Manager Community Development	■	■	■		

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
EE Sound Attenuation Regulations The City shall require any new residential development located along a major transportation corridor to reduce any potential noise impacts to a less than significant level by using current best practices, including building materials, site design, barriers and berms, and other methods of noise reduction. <i>(Source: New Implementation Program)</i>	HSSAF – 7.2	Community Development	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
FF Airport Disclosure The City shall prepare an ordinance requiring that the following statement be included in all property transactions or as a part of the issuance of use permits for property or projects within the airport's area of influence, both core and peripheral. <i>This project/residence is in close proximity to the Ukiah Municipal Airport which is a major noise generating source. Development in this area will be subject to overflights of aircraft taking off from and landing at the airport. These aircraft include privately-owned corporate jets and firefighting air tankers from the California Department of Forestry. It is anticipated that the volume of traffic and resulting noise may increase in future years."</i> <i>(Source: Existing Program NZ-1.5a)</i>	HSSAF – 7.3	Planning Services Building Services	■	■			
GG Airport Noise Attenuation The City shall update the Municipal Code to require the incorporation of sound reducing measures, as needed, in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. <i>(Source: New Implementation Program)</i>	HSSAF – 7.4	Planning Services Building Services	■				

Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
HH	Roadway Expansion The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads where such expansion has the potential to result in a noise impact that can be feasibly mitigated. Examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). <i>(Source: New Implementation Program)</i>	HSSAF – 7.5	Public Work Department					■
II	Noise Attenuation The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards, and to include a requirement for all new commercial and manufacturing uses that could produce noise that exceeds the noise limit regulations listed in Article 6 to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. <i>(Source: New Implementation Program)</i>	HSSAF – 8.1 HSSAF – 8.3	Planning Services — Building Services	■				■

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
JJ	Noise Impact Analysis Where noise analysis has been required as a condition of project approval, the City shall ensure adequate analysis of noise impacts when reviewing project permits by requiring noise details and specifications as part of the submittal packet. <i>(Source: Existing Policy NZ-2.2)</i>	HSSAF – 8.2	Planning Services — Building Services					■
KK	Acoustical Studies The City shall add provision to Municipal Code to require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures. <i>(Source: New Implementation Program)</i>	HSSAF – 8.4	Planning Services — Building Services					■

Links to Referenced Documents and Plans

California Geological Survey (CGS) Map Sheet 58, Susceptibility to Deep-Seated Landslides in California, 2011.
https://www.conservation.ca.gov/cgs/Documents/Publications/Map-Sheets/MS_058.pdf

City of Ukiah 2040 General Plan Land Use Element (Draft)
http://ukiah2040.com/images/docs/UKGP_02_PRD_LU_Element_2022_08_02_BG.pdf

Ukiah City Code Section 5200 (SRA Regulations adopted into City Code)
<https://www.codepublishing.com/CA/Ukiah/#!/html/Ukiah06/Ukiah0603-0100.html>

Ukiah City Code Section 9135-9139 (Hillside Overlay District)
<https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1100.html>

CAL FIRE Mendocino Unit Strategic Fire Plan https://osfm.fire.ca.gov/media/cisd30yl/2021_meu_fireplan.pdf

The Mendocino County Community Wildfire Protection Plan <https://firesafemendocino.org/mccwpp/>

Mendocino County Fire Vulnerability Analysis
<https://www.mendocinocog.org/files/7261d7732/FireVulnerabilityAssessment.pdf>

City of Ukiah 2040 General Plan Public Facilities, Services, and Infrastructure Element (Draft)
http://ukiah2040.com/images/docs/UKGP_05_PRD_PFS_Element_2022_08_02_BG.pdf

Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), Vol. 1
<https://www.mendocinocounty.org/home/showpublisheddocument/43436/637587367488300000>

MJHMP, Vol. 2
<https://www.mendocinocounty.org/home/showpublisheddocument/43438/637587367973030000>

MJHMP-City of Ukiah Jurisdictional Annex <https://cityofukiah.com/wp-content/uploads/2021/10/Mendocino-MJHMP-City-of-Ukiah.pdf>

Mendocino County/Operational Area Emergency Operations Plan
<https://www.mendocinocounty.org/home/showpublisheddocument/8211/636329380557000000>

The Mendocino Evacuation Plan
<https://www.mendocinocog.org/files/cbb6532a3/%2307c+EvacuationPlan071520.pdf>.

City of Ukiah Emergency Operation Plan <https://cityofukiah.com/wp-content/uploads/2021/10/City-of-Ukiah-Emergency-Operation-Plan.pdf>

City of Ukiah's Office of Emergency Management webpage <https://cityofukiah.com/office-of-emergency-management/>

County of Mendocino Geographic Information System (GIS) evacuation map and critical facilities
<https://gis.mendocinocounty.org/portal/apps/webappviewer/index.html?id=96e8ab92ca234a74b66a9df596108e34>



Agriculture Element

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8.1 Agriculture

Formalized agriculture within the Ukiah Valley began in the 1850s. Efforts included the raising of livestock and the growing of various grains, ~~and predominantly~~ hops. When the Northwestern Pacific Railroad was completed in 1889, prunes, potatoes, pears, and hops were sent from the Ukiah Valley to San Francisco and other regional markets. Hops, pears, prunes and grapes were the most widely planted crops in the 1950s, and today the Ukiah Valley is home to a number of productive agricultural activities, including organically produced crops and notable vineyards. The Valley's rich bottom-land, resourced by the Russian River, consists of prime, fertile soils and benchlands highly productive for grapes. Presently, agricultural land within the region is mostly comprised of vineyards and pear orchards but also includes row crops and pasturelands.

Agricultural production has been an important part of the regional economy for generations and will continue to be a foundational component for decades to come. In addition to the economic benefits, agricultural lands provide a pastoral quality that helps define the character of the Ukiah Valley. ~~To preserve this agricultural identity, the City has historically limited agricultural land under its jurisdiction to non-urban, agricultural uses. Increasingly, however, if~~ undertaken appropriately by addressing issues related to health and ~~environmental factors~~, potential nuisances (e.g., noise, odor, aesthetics), ~~as well as profitability~~, urban agriculture can improve access to healthy food, promote community development, and create jobs.¹

While agricultural resources are addressed and protected by numerous State laws, this Agriculture Element is included here to implement new approaches to local agriculture and strengthen existing City policies regarding preservation and enhancement of regional working lands.

Goals and Policies

AG-1 *To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy. (Source: New Goal)*

AG-1.1 Reduce Agricultural/Urban Conflict

The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City. (Source: New Policy)

AG-1.2 Preserve Agricultural Lands

With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley. (Source: New Policy)

¹ Golden, S. (2013). *Urban Agriculture Impacts: Social, Health, and Economic: A Literature Review*. University of California Sustainable Agriculture Research and Education Program: Agricultural Sustainability Institute at UC Davis.

AG-1.3 Plan Together

The City shall identify and involve stakeholders, as well as advisors with knowledge and expertise, to create and implement a comprehensive planning framework that preserves and strengthens agricultural uses in and around Ukiah that inform and influence the regional economy. (*Source: New Policy*)

AG-2 *To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity. (Source: New Goal)*

AG-2.4 Backyard Food

The City shall allow and encourage residents to undertake supplementary local agriculture, including backyard gardens, apiaries, poultry, and 'foodscaping'. Examples include community, school, backyard, and rooftop gardens with a purpose extending beyond home consumption and education. (*Source: New Policy*)

AG-2.5 Buy Local, Enjoy Local

The City shall encourage additional farmer and community markets, food trucks, and farm stands to support production, distribution, and sale of locally grown foods and continue to support community-based food production and local, nutritious food by working with local landowners for the creation of additional community gardens. (*Source: New Policy*)

AG-2.6 Support Gardeners

The City shall coordinate with the University of California Cooperative Extension (UCCE) Mendocino County Master Gardener Program, to connect city residents with backyard gardening knowledge. (*Source: Existing General Plan Policy OC-21.1*)

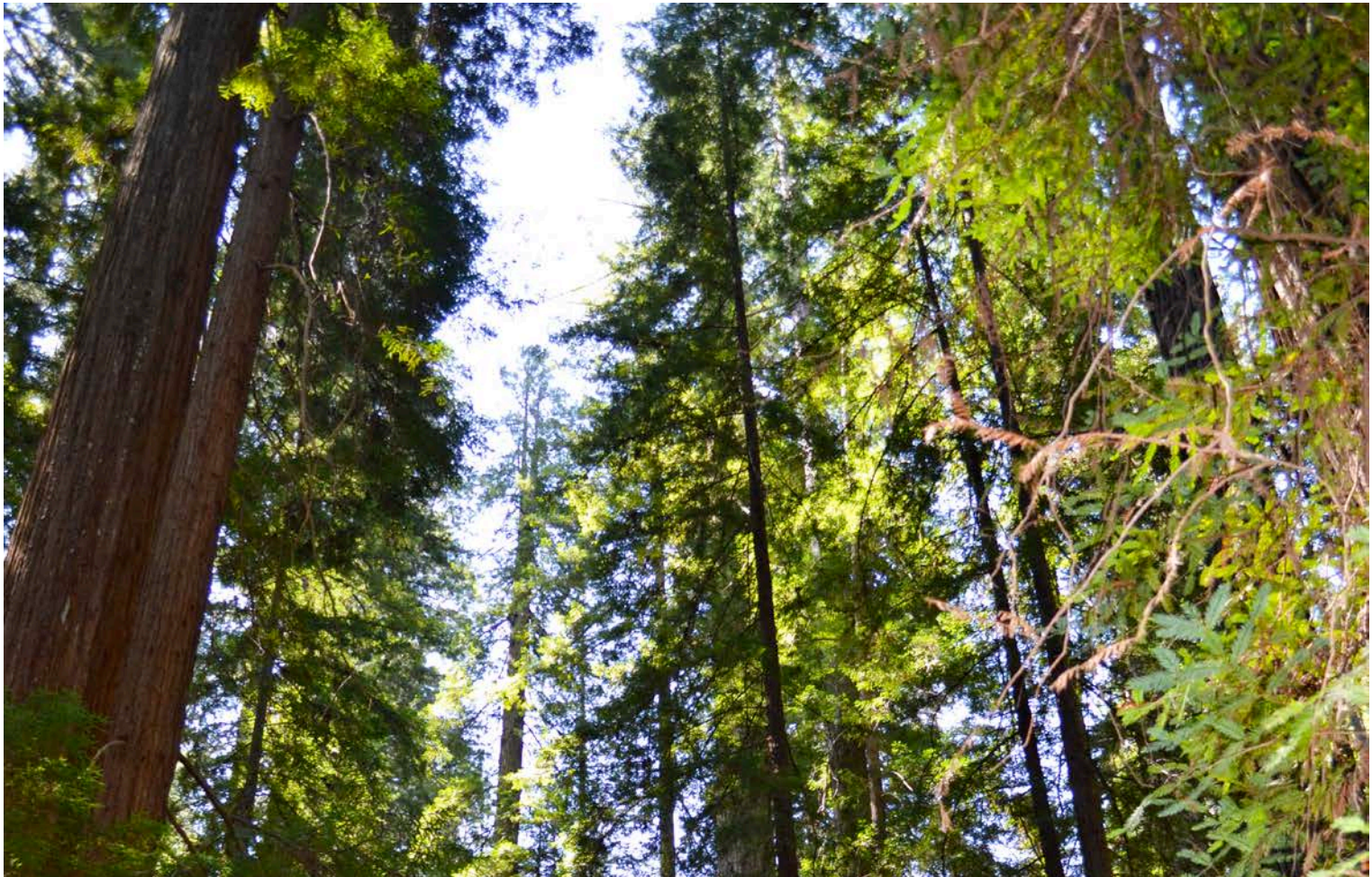
AG-2.7 Farmer's Markets

In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah. (*Source: New Policy*)

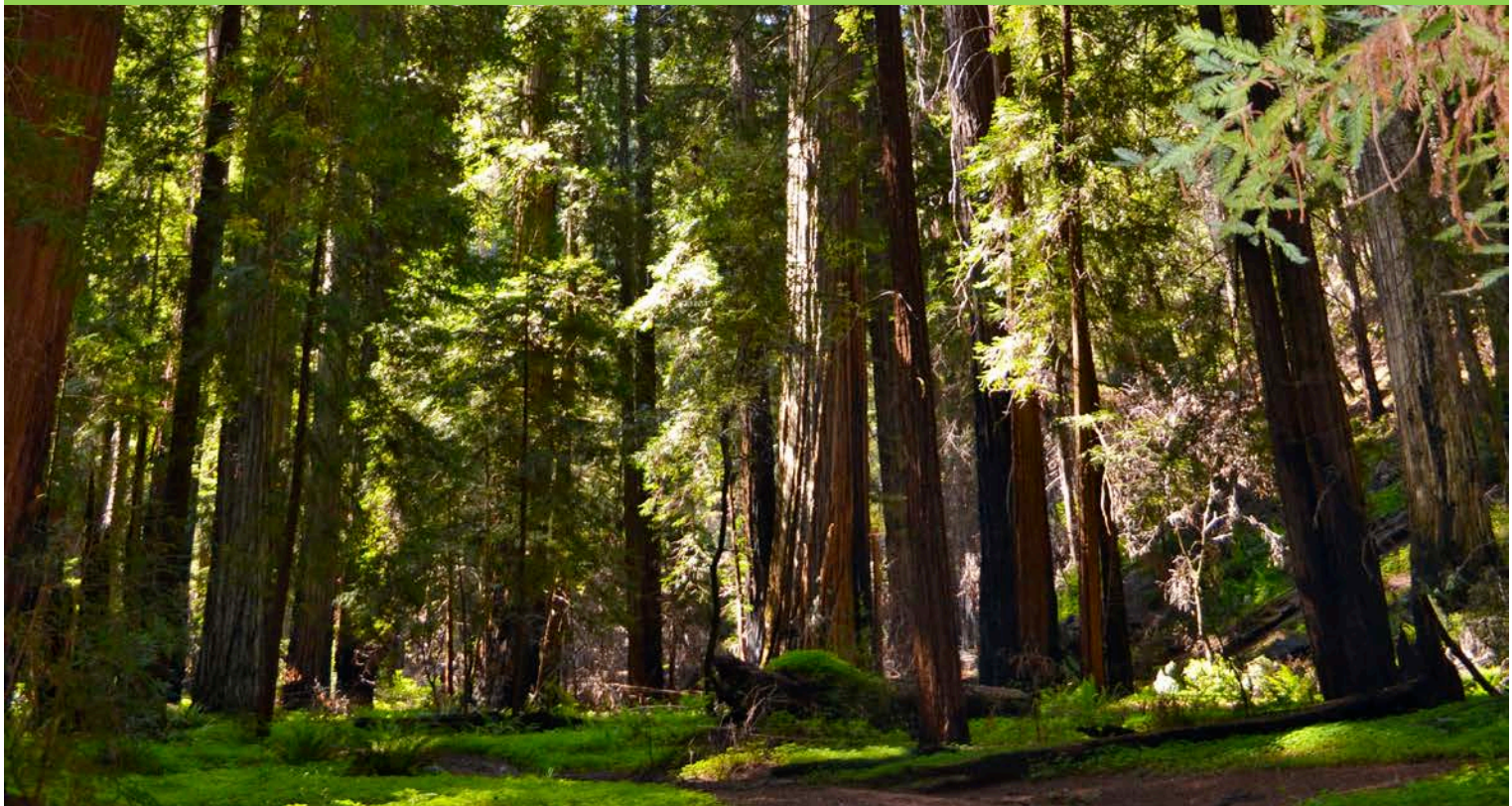
AG-3 *Help existing agricultural stakeholders move 'Beyond the Farm'. (Source: New Goal)*

AG-3.1 Establish Infrastructure to Grow the Agricultural Economy

The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers for local consumption and export. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region. (*Source: New Policy*)



10 Glossary



the sun's intensity or slow changes in the earth's orbit around the sun; natural processes within the climate system (e.g., changes in ocean circulation); human activities that change the atmosphere's composition (e.g., through burning fossil fuels); and the land surface (e.g., deforestation, reforestation, urbanization, desertification, etc.). (*Source: New*)

Collector Streets. Collector streets provide connections between neighborhoods and activity centers, and convenient access to land uses, via all modes of travel including walking, bicycling, vehicle and transit. Collectors also provide connections between arterial and local streets. (*Source: New*)

Community Policing. According to the U.S. Department of Justice's publication on community policing, titled "Community Policing Defined", which can be found online at: <https://cops.usdoj.gov/>, the term "community policing" refers to a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.

Community Noise Equivalent Levels CNEL. The average A-weighted noise level during a 24-hour day, obtained after addition of five decibels to noise levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and the addition of 10 decibels to sound levels measured in the night between 10:00 p.m. and 7:00 a.m. (*Source: New*)

Complete Streets. Refers to a balanced, multimodal transportation network that meets the needs of all users of streets - including pedestrians, bicyclists, children, seniors, persons with disabilities, motorists, movers of commercial goods, and public transit (*Source: New*)

Conservation. The management of resources, including natural resources, cultural resources

(includes archaeological and historic resources), and man-made resources in a manner that avoids waste, destruction, or neglect. (*Source: Existing General Plan*)

Critical Habitat. A term defined and used in the Endangered Species Act. It is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. (*Source: New*)

Cultural Resources. Any prehistoric or historic remains or indicators of past human activities, including artifacts, sites, structures, landscapes, and objects of importance to a culture or community for scientific, traditional, religious, or other reasons. (*Source: New*)

D

Day/Night Average Sound Level (Ldn). The average A-weighted noise level equivalent sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m. (*Source: New*)

Decibel (db). A physical unit commonly used to describe noise. It is a unit for describing the amplitude of sound as heard by the human ear. (*Source: New*)

Defensible Space. An area around a building in which vegetation, debris, and other types of combustible fuels have been treated, cleared, or reduced to slow the spread of fire to and from the building. (*Source: New*)

Density. Residential developments are regulated by an allowed density range (minimum and maximum) measured in "dwelling units per acre." Residential density is calculated by dividing the number of



Appendix A | Goals, Policies, and Implementation Programs

Appendix A | Goals, Policies, and Implementation Programs

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A.1 Land Use Element

GOALS AND POLICIES

Residential

LU-1 To provide a variety of housing types that offer choices for Ukiah residents and create complete, livable neighborhoods. (Source: New Goal)

LU1.1 Existing Neighborhoods. The City shall maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, streets, water supply, and drainage. (Source: New Policy)

LU1.2 Connectivity. The City shall encourage new residential development to incorporate design features that promote walking and connectivity between blocks. (New Policy)

LU1.3 Neighborhood Infill. The City shall encourage objectively designed infill developments that enhance neighborhood quality and respond to community input in the planning and design of infill projects or non-residential, neighborhood-serving uses. (Source: New Policy)

LU1.4 High-Density Residential Uses. The City shall encourage new high-density residential development to locate in areas close to services and transit. (Source: New Policy)

LU1.5 Existing Neighborhoods. The City shall encourage all new multi-family residential development to comply with objective design and development standards. (Source: New Policy)

Mixed-Use

LU-2 To encourage mixed-use development projects that create vibrant, walkable districts. (New Goal)

LU2.1 Downtown Mixed-Use. The City shall encourage mixed-use development to locate within the Downtown. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, rather than non-pedestrian friendly strip retail developments along downtown corridors.

LU2.2 Compatibility with Adjacent Uses. The City shall require new mixed-use development to be compatible with adjacent land uses, particularly residential uses, through site and architectural design techniques that establish transitions between uses and minimize negative impacts. (Source: New Policy)

LU2.3 Mixed-Use Design. The City shall require new mixed-use development to limit the number of access driveways, minimize building setbacks, and provide public ground floor spaces adjacent to sidewalks. (Source: New Policy)

LU2.4 Pedestrian Orientation. The City shall require new mixed-use and commercial developments with street or bike route frontage to include amenities that connect and create a comfortable environment for walking, sitting, and socializing. (Source: New Policy)

LU-2.5 Live/Work. The City shall encourage mixed-uses in appropriate non-residential or existing mixed-use areas, facilitate the adaptive reuse of otherwise obsolete structures, and promote the growth of the arts and small business ventures in the community by allowing combined workspace and living quarters in appropriate buildings in commercial or industrial zoning districts. (Source: New Policy)

Downtown

LU-3 To improve and enhance the appearance and vibrancy of Downtown Ukiah to create a high-quality place for residents, businesses, and visitors. (Source: Existing GP Goal CD-9, modified)

LU-3.1 Downtown Activities and Functions. The City shall maintain the Downtown as a center for shopping and commerce, social and cultural activities, and government and civic functions. (Source: New Policy)

LU-3.2 New Downtown Development. The City shall ensure new development in the Downtown is compatible with existing uses and enhances the character of the area. (Source: Existing Policies CD-9.2 and CD-9.3, modified)

LU-3.3 Downtown Arts Entertainment. The City shall encourage private-sector investment in Downtown to transform it into a safe, vibrant, and prosperous arts and entertainment district that offers enhanced shopping, dining, recreational, and cultural experiences and events for residents, families, and visitors. (Source: New Policy)

LU-3.4 Downtown Pedestrian Improvements. The City shall work with public agencies and private entities to create a safe, convenient, and pleasant pedestrian environment that supports the continued revitalization of the Downtown area. Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art. (Source: New Policy)

LU-3.5 Downtown Parking. The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. (Source: New Policy)

Commercial

LU-4 To encourage the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live. (New Goal)

LU-4.1 High-Quality Building Design. The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah. (Source: New Policy)

LU-4.2 Commercial Center Design. The City shall require new commercial centers to incorporate standards of site design, construction, buffering, and screening when located adjacent to residential neighborhoods. (Source: New Policy)

LU-4.3 Clustering Commercial Uses. The City shall encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales and services. New commercial clusters shall be located at the intersections of major thoroughfares and exclude “strip” commercial. (Source: New Policy)

LU-4.4 Commercial Property Landscaping. The City shall require that landscaping on commercial properties be well maintained and encourage those commercial properties currently without landscaping to provide landscaping. (Source: Existing Program CD-17.2a, modified)

LU-4.5 Pedestrian Access to Commercial Uses. The City shall support convenient and direct pedestrian access to commercial uses that are located adjacent to residential areas. (Source: New Policy)

Industrial

LU-5 To encourage, facilitate, and support the development of new employment and industrial uses and retention of existing industry to ensure compatibility with existing surrounding uses and planned uses. (Source: New Goal)

LU-5.1 Industrial Park Development. The City shall encourage the development of well-designed industrial park areas to attract new light industrial development to Ukiah. (Source: New Policy)

LU-5.2 Industrial Design standards. The City shall ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping. (Source: New Policy)

LU-5.3 Screening Industrial Areas. The City shall require the screening of loading areas and open storage areas so that they are not visible from major roads. (Source: New Policy)

Hillside Areas

LU-6 To preserve the natural character of hillside development areas. (Source: New Goal)

LU-6.1 Natural Features. The City shall require development to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, and water features.; (Source: New Policy)

LU-6.2 Hillside Development. The City shall require new development in hillside areas to minimize grading to retain a natural hillside setting. The City shall encourage clustered dwelling units in hillside areas and roadways to be designed to preserve the ecological and scenic character of the hillsides. (Source: New Policy)

LU-6.3 Open Space Access. The City shall encourage new hillside developments to provide public access (as appropriate) to adjacent greenways, open space corridors, trails, and parks if development is proposed adjacent to such facilities. (Source: New Policy)

Development Pattern

LU-7 To ensure the orderly and timely growth and expansion of the City. (Source: New Goal)

LU-7.1 Development Pattern. The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. (Source: New Policy)

LU-7.2 Annexations. The City shall support property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of municipal services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside of the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated

for the costs it will incur due to development in its Planning Area (Source: New Policy; City Staff; City Council Annexation Policies).

LU-7.3 Annexation Considerations. The City shall consider the following factors when reviewing annexation proposals:

- a. Availability of public services and facilities;
- b. Proximity to existing urban development;
- c. Existing agricultural uses;
- d. Fiscal impacts on City finances;
- e. Potential economic benefits;
- f. Regional housing needs; and
- g. Public health and safety. (Source: New Policy)

LU-7.4 Required Public Facilities and Services. The City will support annexation of land for new development only if public services and facilities meeting City standards are available or plans are in place demonstrating their availability in the near future. (Source: New Policy)

LU-7.5 Agriculture and Annexation. The City shall discourage urban development of unincorporated land in the City's Sphere of Influence until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization. (Source: New Policy)

LU-7.6 Fair Share Housing Needs Reduction. The City shall amend the Housing Element as a condition of annexation of residential lands from the County, to increase the City's housing fair share by the number of needed housing units the County is surrendering. (Source: Existing Program LU-4.1a, modified)

LU-7.7 County Housing Needs. The City shall give consideration to the County's regional "fair share" housing needs when reviewing applications for new development within the City's Planning Area. (Source: Existing Program LU-4.1b, modified)

LU-7.8 Legal Non-conforming Uses. The City shall allow the continued use of legally existing non-conforming land uses in conformance with approved permits. (Source: Existing Policy LU-1.1, modified)

Growth Management

LU-8 To promote growth and development practices that improve quality of life, protect open space, natural and historical resources, and reduce resource consumption. (Source: New Goal)

LU-8.1 Contiguous Development. The City shall strongly discourage new development that is not contiguous with existing urban development. (Source: New Policy)

LU-8.2 Protection of Agricultural Areas. The City shall support the long-term economic viability of agriculture and agri-tourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate. (Source: New Policy)

LU-8.3 Infill Development. The City shall encourage population and employment growth toward infill development sites within the city. (Source: New Policy)

LU-8.4 Reuse of Underutilized Property. The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth. (Source: New Policy)

LU-8.5 Historic Preservation. The City shall strive to preserve residential and commercial structures of historic value to the community. (Source: New Policy).

LU-8.6 Historic Resource Maintenance. The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards. (Source: New Policy).

Missing Middle Housing

LU-9 To provide opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs. (Source: New Goal)

LU-9.1 Mixed Residential Neighborhoods. The City shall encourage creation of mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Ukiah households and expand housing choices in all neighborhoods. These housing types include, but are not limited to, single dwelling units, multi-family dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and clustered housing/cottage housing. (Source: New Policy)

LU-9.2 Housing Types and Designs. The City shall support housing types and designs that increase density while remaining consistent with the building scale and character present in existing neighborhoods. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods. (Source: New Policy)

LU-9.3 Adaptation of Existing Residential Units. The City shall encourage the adaptation of existing residential units to support multi-family use. (Source: New Policy)

Special Planning Areas

LU-10 To assure coordination and consistency with special planning areas. (Source: New Goal)

LU-10.1 Downtown Zoning Code. The City shall update the Downtown Zoning Code to assure consistency with the General Plan goals, policies, and land use designations. (Source: New Policy)

LU-10.2 Ukiah Valley Community. The City shall recognize that the Ukiah Valley is one community and foster collaborative decision-making between the City, county, and other public agencies. (Source: UVAP Goal LU-7, modified)

LU-10.3 Ukiah Valley Area Plan. The City shall coordinate with Mendocino County to assure consistency with the Ukiah Valley Area Plan goals and policies. (Source: New Policy)

LU-10.4 Ukiah Airport Master Plan. The City shall periodically update the Ukiah Airport Master Plan to reflect changing airport needs, aircraft type and use, and new noise and safety standards. (Source: New Policy)

LU-10.5 Ukiah Municipal Airport Land Use Compatibility Plan. The City shall require new development within each airport zone that conforms to the height, use and intensity specified in the land use compatibility table of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). (Source: UVAP Policy LU 2.1b, modified)

LU-10.6 Mendocino County Airport Land Use Commission. As required within the UKIALUCP, the City shall refer new development projects in the Ukiah Airport area of influence to the Mendocino ALUC for review and comment. (Source: New Policy)

Community Character and Design

LU-11 To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling. (Source: New Goal)

LU-11.1 Commercial Character. The City shall update and maintain objective commercial design standards for all commercial land use designations, to enhance community character and encourage economic development. (Source: Existing Policy CD-1.1)

LU-11.2 Gateways. The City shall establish key gateways to Ukiah through landscape design, appropriately-scaled signage, and building form, and historic themes to create a unique sense of place. (New Policy)

LU-11.3 Neighborhood Character. The City shall ensure that Zoning Code standards and design guidelines are reflective of neighborhood character and land use intensity, complement views from US 101. (Source: Existing Programs CD-1.1a, -3.1a, and 5.3a, modified)

LU-11.4 Public Buildings and Spaces. The City shall ensure that all new public buildings and places are consistent with City design review guidelines and standards, designed to be attractive, safe, and serve the neighborhood needs, and conform to standards similar to those applied to private development. (Source: Existing Programs CD-16.1a, -16.1b, 16.2a, and 16.2b, modified)

LU-11.5 Public Street Furniture. The Public Works Department shall establish public design standards for street furniture and landscaping that enhance the streetscape and general fabric of the City. (Source: Existing Program CD-12.1a)

LU-11.6 Public Art. The City shall encourage the installation of public art and identify permanent funding mechanisms to support new installations and maintenance. (New Policy)

LU-11.7 Sign Regulations. The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process. (Source: Existing Program CD-13.1c, modified)

LU-11.8 Tree Preservation. The City shall encourage the preservation of trees on public and private property. Priority should be given to the preservation of trees considered significant due to their size, history, unusual species or unique quality. (Source: Existing Program CD-4.3b, modified)

LU-11.9 Historic Preservation and Restoration. The City shall encourage restorative maintenance to deteriorated buildings, particularly in Downtown, and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. The City shall encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development. (Source: New Policy)

LU-11.10 Water Efficient Landscaping. The City shall ensure that Zoning Code landscape standards and design guidelines reflect the most current water efficient landscape standards that include native, adaptive, and drought resistant vegetation, as well as provisions for street canopies and streetscape enhancement. (Source: Existing Programs CD-4.2a and -4.3a)

Environmental Justice

LU-12 To ensure that land use decisions do not adversely impact disadvantaged individuals and groups differently than the population as a whole. (Source: New Goal)

LU-12.1 Fair Treatment and Meaningful Involvement. The City shall provide for the fair treatment and meaningful involvement in respect to the development and review of land use decision and policies for all people regardless of income, race, color, or national origin. (Source: New Policy)

LU-12.2 Disproportionate Land Use Impacts. The City shall evaluate and avoid, reduce, or mitigate disproportionate adverse health and safety impacts of land use decisions on identified disadvantaged communities. (Source: New Policy)

LU-12.3 Coordination on Siting of Utilities . The City shall coordinate with utility providers in the siting, site layout, and design of gas and electric facilities, including changes to existing facilities, to minimize environmental, and safety impacts on disadvantaged communities. (Source: New Policy)

LU-13 To ensure that all community members have equal access to healthy foods, education, green spaces, and medical services. (Source: New Goal)

LU-13.1 Access to Community Resources. The City shall identify and address gaps in access to residential, commercial, recreation, natural open spaces, and public resources, and ensure these community resources are accessible to all, regardless of income, race, color, or national origin. (Source: New Policy)

LU-13.2 Equitable Capital Improvements. The City shall promote equitable investment in capital improvements City-wide. (Source: New Policy) [

LU-13.3 Public Assistance Collaboration. The City shall support non-profit organizations and public agencies which provide assistance to the homeless and access to healthcare, rental assistance and food assistance, and other poverty alleviating programs and services. (Source: New Policy)

LU-14 To develop, implement, and enforce policies to ensure access to safe and sanitary housing throughout the community. (Source: New Goal)

LU-14.1 Code Enforcement. The City shall prioritize code enforcement for rental housing in disadvantaged communities to assure safe, sanitary housing. (Source: New Policy)

LU-14.2 Clean and Safe Drinking Water. The City shall ensure access to clean and safe drinking water for all community members. (Source: New Policy)

LU-15 To promote meaningful dialogue and collaboration between members of disadvantaged communities and decision-makers to advance social and economic equity. (Source: New Goal)

LU-15.1 Community Input. The City shall continue to facilitate opportunities for disadvantaged community residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process. (Source: New Policy)

LU-15.2 Communication Channels. The City shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers. The City shall also continue to share public information across a variety of media, technological, and traditional platforms, and languages based upon the demographics of the community. (Source: New Policy)

LU-15.3 Public Engagement. The City shall hold special meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for disadvantaged community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome. (Source: New Policy)

LU-15.4 Translation Services. The City will continue to evaluate the need for the provision of translation services, to the extent feasible, in conveying important information to the community. (Source: New Policy)

General Plan Use and Maintenance

LU-16 Promote the effective use and implementation of the General Plan Land Use Map. (Source: New Goal)

LU-16.1 Land Use Map. The City shall maintain and implement a Land Use Map describing the types of allowed land uses by geographic location and the density of allowed uses within each designation. (Source: New Policy)

LU-16.2 Land Use Designations. The City shall apply the land use designation specific parcels of land as designated on the General Land Use Map (Figure 2-1), even if a parcel does not meet other criteria specified in the General Plan. (Source: New Policy)

LU-16.3 Zoning Designations. The City shall ensure that zoning designations are consistent with the General Land Use Map (Figure 2-1). (Source: New Policy)

LU-16.4 Five-year General Plan Review. The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Downtown Pedestrian Improvements The City shall, in collaboration with interested public agencies and downtown businesses, prepare a study of potential sidewalk and streetscape improvements, including lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art, to create a safe, convenient, and pleasant pedestrian environment Downtown. (Source: Existing Program CD-9.3a, modified)	LU– 3.4 LU– 7.7	Public Works —		■			
B Downtown Parking Plan The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. The City will collaborate with other public agencies, Downtown businesses, and the Chamber of Commerce to identify parking deficiencies, consider alternatives, and prepare a comprehensive parking strategy. (Source: New Implementation Program)	LU– 3.5	Public Works — Community Development		■			

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
C Housing Element Amendments to Address Annexation-related RHNA Changes The City shall amend the Housing Element in conjunction upon the annexation of any County land designated for residential uses and identified in the Mendocino County Housing Element as satisfying a portion of the County's RHNA. The City Housing element amendment will increase the City's RHNA by a commensurate amount. The City shall coordinate any proposed amendment in advance with the Mendocino Council of Governments and the California Department of Housing and Community Development to assure the amendment is acceptable to both agencies. (Source: New Implementation Program)	LU– 7.6	Community Development					■
D City Gateway Design Standards The City shall prepare gateway design standards for all City gateways. The standards will address landscape design and materials, signage, building form, and historic themes that create a unique sense of place. (Source: New Implementation Policy)	LU– 9.2	Community Development — Public Works	■				

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E Zoning Code Amendments The City shall amend the Zoning Code to address the following topics: • Downtown Zoning Code and Design Guidelines; • Commercial Design standards that address neighborhood character and compatibility, including materials, siting, scale, and landscaping; • Sign regulations; • Water efficient landscape standards; • Historic Structure Preservation; and • Zoning districts and map consistency with the 2040 Land Use Diagram. (Source: Existing Program CD-4.1a, 4.2a, modified and expanded)	LU– 10.1 LU– 11 LU– 11.4 LU– 11.8	Community Development					
F Ukiah Municipal Airport Land Use Compatibility Plan The City shall review every five years and update as necessary the Ukiah Municipal Airport Land Use Compatibility Plan. The review and potential update shall consider changing airport facility and aviation needs, new aircraft types, and new noise and safety standards. (Source: New Implementation Program)	LU– 10.4 LU– 10.5 LU– 10.6	Airport					
G Design Standards The City shall update the Commercial Design Guidelines to establish design standards for street furniture and streetscape landscaping. (Source: Existing Program CD-4.3a)	LU– 11.6	Community Development					

H Five Year General Plan Review The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs. (Source: New Implementation Program)	LU– 16.4	Community Development			■	■	
I Annexation Guide. The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant’s responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation. (Source: New Implementation Program; City Council Annexation Policies)	LU-7.2	Community Development			■		

A.2 Economic Development Element

GOALS AND POLICIES

ED-1 To be a key partner with other agencies and organizations to achieve the City’s and the region’s economic goals. (Source: New Goal)

ED-1.1 Interagency Coordination. Coordinate with local agencies, jurisdictions, and tribes; and other groups and organizations working to promote Ukiah’s economic development. (Source: New Policy)

ED-1.2 Economic Initiatives. The City shall support regional economic initiatives and marketing activities by actively participating in economic development programs. (Source: New Policy)

ED-1.3 Public /Private Partnerships. The City shall support and encourage public/private partnerships and other efforts to implement key development projects that meet the City’s economic development goals. (Source: New Policy)

ED-1.4 Economic Development Strategy. The City shall prepare and periodically update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals, policies, and programs of the General Plan. (Source: New Policy)

ED-2 To promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy. (Source: New Goal)

ED-2.1 City Investment Priorities. During review and updates of public facility master plans and the Capital Improvement Program, the City shall prioritize investment in infrastructure, services, and other assets that are critical to future economic vitality, including public safety, water supply and quality, transportation, energy, and environmental resources, to support job growth and economic development. (Source: New Policy)

ED-2.2 Energy Infrastructure. The City shall work to improve energy infrastructure to increase availability, reliability, sustainability, and use of renewable energy sources. (Source: New Policy)

ED-3 To provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities. (Source: New Goal)

ED-3.1 Land Supply Inventory . The City shall maintain and/or annex an adequate land supply to meet projected commercial and industrial land demand. (Source: New Policy)

ED-3.2 Infill Sites. The City shall coordinate with interested developers and relevant public agencies to develop infill sites consistent with the Land Use Diagram. (Source: New Policy)

ED-3.3 Airport Industrial Park. The City shall develop adequate linkage from the Airport Industrial Park to the east side of the airport. (Source: New Policy)

ED-4 To attract visitors and provide them with the amenities and services to make their stay in Ukiah enjoyable. (Source: New Goal)

ED-4.1 Supporting Tourism. The City shall encourage and support the development of sustainable and innovative visitor-serving attractions that expand on the tourism market in Ukiah and Mendocino County and add to the quality of life for residents. (Source: New Policy)

ED-4.2 Downtown. The City shall reinforce the Downtown as the civic and cultural heart of Ukiah by supporting public arts, cultural and entertainment programs, restoration of aging structures, lodging, and a robust mix of residential, retail, and service uses. (Source: New Policy)

ED-4.3 Boutique Hotel. The City shall encourage and support the development of a boutique hotel in Downtown to provide an opportunity for overnight stays in the heart of Downtown and for visitors to enjoy and explore Ukiah's local business, restaurants, and nightlife. (Source: New Policy)

ED-4.4 Public Art. The City shall reduce barriers for private efforts that create art in public places (e.g., murals, sculptures), and support development of a Public Art Master Plan with appropriate funding mechanisms to support and maintain public art installations. (Source: New Policy)

ED-4.5 Tourism-Supporting Services. The City shall support the local dining, lodging, and retail sectors to ensure visitors enjoy Ukiah to the fullest. (Source: New Policy)

ED-5 To ensure Ukiah's long-term economic success and sustainability by diversifying and expanding tourist attractions. (Source: New Goal)

ED-5.1 Outdoor Recreation. The City shall maintain existing and promote new outdoor recreation opportunities and facilities at a high level to solidify Ukiah's position as a leader in outdoor recreation. (Source: New Policy)

ED-5.2 Bicycle Tourism. The City shall support efforts to promote and expand the local and regional bicycle trail network to attract visitors seeking a quality outdoor recreation experience. (Source: New Policy)

ED-5.3 Great Redwood Trail. The City shall continue to support the expansion of the Great Redwood Trail linking Marin, Sonoma, and Humboldt counties and enhancing trail access in Ukiah. (Source: New Policy)

ED-5.4 Special Events. The City shall support special events that benefit local businesses and contribute to the City's overall economic success. (Source: New Policy)

ED-5.5 Agricultural Tourism. The City shall strive to attract tourism centered on the agriculture industry throughout the Mendocino County region, including wineries, cannabis farm tours, farm stays, tasting rooms, and beverage production tours. (Source: New Policy)

ED-6 To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones. (Source: New Goal)

ED-6.1 Regulatory Environment. The City shall promote business-friendliness in the regulatory and permitting process through collaboration, innovation, exchange of ideas and best practices, and the improvement in clarity and efficiency in the permitting process to take advantage of opportunities for streamlining in the development permit process. (Source: New Policy)

ED-7 To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses. (Source: New Goal)

ED-7.1 Attract Skilled Workers. The City shall support, maintain, and enhance the social and cultural amenities of the city (such as attractive public spaces, public art displays, museum(s), historic venues and sites, and recreational facilities and programs). (Source: New Policy)

ED-8 To cultivate a culture of entrepreneurship to encourage and support local business start-ups. (Source: New Goal)

ED-8.1 Business Incubators. The City shall encourage and support the establishment of local business incubators and programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services. (Source: New Policy)

ED-8.2 Home-Based Businesses. The City shall support and expand the opportunities for establishment and operation of home-based businesses that are compatible with surrounding neighborhoods. (Source: New Policy).

ED-9 To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of evolving business needs. (Source: New Goal)

ED-9.1 Interagency Workforce Collaboration. The City shall work with Mendocino College, Ukiah Unified School District, and Mendocino County to support innovation and the development, retraining, and retention of a skilled workforce. (Source: New Policy)

ED-9.2 Local Graduate Retention. The City shall actively support efforts to keep local high school and college graduates in the local workforce. (Source: New Policy)

ED-9.3 City Hiring Practices. The City shall pursue best practices aimed at maximizing local hiring in coordination with education and training providers. (Source: New Policy)

ED-10 To foster a robust and diversified local economy that provides quality employment and attracts stable businesses. (Source: New Goal)

ED-10.1 Value-Added Agriculture. The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption. (Source: New Policy)

ED-10.2 Agricultural Support Services. The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah. (Source: New Policy)

ED-10.3 Airport-Related Businesses. The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport. (Source: New Policy)

ED-10.4 Local-Serving Retail. The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Ukiah and provide needed goods and services to residents and businesses. (Source: New Policy)

ED-10.5 Culturally Diverse Businesses. The City shall review and amend its policies and procedures to ensure equity of opportunity to encourage and support a diverse business community. (Source: New Policy)

ED-11 To diversify the economic base of Ukiah through the development and expansion of environmental, creative, and innovative businesses, including the non-profit sector. (Source: New Goal)

ED-11.1 Creative Economy. The City shall encourage the expansion of the local creative economy, including arts businesses, creative and performing arts, and non-profit organizations, as well as professional service sectors built around the creative arts. (Source: New Policy)

ED-11.2 Green Economy. The City shall support the development and reduce local regulatory barriers for industries and businesses that promote and enhance environmental sustainability, greenhouse gas reductions, decarbonization, climate change adaptation, resiliency, and renewable energy generation, storage, and transmission, including solar power and other appropriate renewable sources. (Source: New Policy)

ED-11.3 Support Green Businesses. The County shall promote the efforts of existing businesses that meet green business criteria; job training in green building techniques and regenerative farming; and strive to build green technologies into and decarbonize existing public facilities. (Source: New Policy)

ED-11.4 Sustainable Business Development. The City shall encourage the development and expansion of businesses that advance social equity, environmental quality, and economic sustainability, as well as capitalize on key industry strengths. Economic sustainability includes planning and preparation for disaster response and long-term resiliency of businesses and economic assets in the city. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Economic Development Strategy The City shall prepare, adopt, and regularly update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals and policies of the General Plan. The strategy should address business attraction, retention, and expansion, infrastructure priorities, tourism, intergovernmental coordination and cooperation, economic diversification, and workforce development. The Economic Development Strategy should be prepared in coordination with the local business community, Economic Development and Financing Corporation, Greater Ukiah Chamber of Commerce, West Business Development Center, Mendocino Private Industry Council, Mendocino County, and other groups and organizations working to promote Ukiah's economic development. Following completion of the Economic Development Strategy, the City shall review and update the Strategy every five years. (Source: New Implementation Program)	ED– 1.4	City Manager — Community Development	■				

A.3 Mobility Element

GOALS AND POLICIES

MOB-1 To provide a citywide network of complete streets that meet the needs of all users, including pedestrians, bicyclists, motorists, transit, movers of commercial goods, children, seniors, and persons with disabilities.

(Source: New Goal)

MOB-1.1 Complete Streets. The City shall design streets holistically, using a complete streets approach, which considers pedestrians, bicyclists, motorists, transit users, and other modes together to adequately serve future land uses. (New Policy)

MOB-1.2 Multi-modal Access. The City shall require that all new development and redevelopment projects include provisions for multi-modal access provisions such as pedestrian and bicycle facilities, and vehicle and transit where relevant. (Existing Policy CT-3.1, modified)

MOB-1.3 Reallocate Space for Complete Streets. The City shall reallocate roadway space to allow complete streets improvements on streets with excess traffic capacity. (New Policy)

MOB-1.4 Block Length. The City shall limit block lengths to 600 feet wherever feasible to enhance multi-modal circulation and connectivity. (New Policy)

MOB-1.5 Balance Transportation Spending. The City will provide funding for transportation improvements for each of the key travel modes to support the long-term viability and safety of each mode, as well as required maintenance. (New Policy)

MOB-1.6 Roundabouts. The City shall consider the installation of roundabouts to enhance safety at intersections, and as a key component of Ukiah's sustainability strategy. (New Policy)

MOB-1.7 Land Use and Street Classification Compatibility. The City shall ensure that General Plan land use density and intensity standards are compatible with the classification of streets from which the land uses are accessed. (Source: Existing Program CT-1.1a, modified)

MOB-1.8 New Development and Complete Streets. The City shall require all new development to provide adequate access for pedestrians, bicyclists, motorists, transit users, and persons with disabilities, as well as facilities necessary to support the City's goal of maintaining a complete street network. (Source: Existing Program CT-1.1b, modified)

MOB-1.9 Bikeway Network . The City shall strive to complete the citywide bicycle network to create a full network of bicycle facilities throughout Ukiah, including bicycle lanes on all arterial and collector street segments where feasible. (New Policy)

MOB-1.10 Bicycle Parking Standards. The City shall maintain efficient and updated parking standards for bicycle parking to ensure development provides adequate bicycle parking, while reducing reliance on automobiles. (New Policy)

MOB-1.11 Pedestrian Barriers & Utility Relocation. The City shall support elimination of barriers to pedestrian travel on sidewalks and walking paths including requiring the relocation or undergrounding of utilities where appropriate. (New Policy)

Vehicle Miles Traveled

MOB-2 To reduce vehicle miles traveled (VMT) to and from residences, jobs and commercial uses in Ukiah.

(Source: New Goal)

MOB-2.1 Vehicle Miles Traveled (VMT) Reduction. The City shall support development and transportation improvements that help reduce VMT below regional averages on a “residential per capita” and “per employee” basis. (New Policy)

MOB-2.2 Transportation Demand Management. The City shall support programs to reduce vehicle trips, including measures such as reduced parking requirements that aim to increase transit use, car-pooling, bicycling and walking. (New Policy)

MOB-2.3 Pedestrian Facilities . The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City. (New Policy)

MOB-2.4 Transit Facility Design. The City shall require new development to include facilities designed to make public transportation convenient. (Source: Existing Policy CT-9.1, modified)

MOB-2.5 Transit Ridership. The City shall support funding and incentives to increase transit ridership opportunities. (Source: Existing Policy CT-9.2, modified)

MOB-2.6 Downtown Transit Center. The City shall support creation of a Transit Center. (Source: Existing Policy CT-10.5)

MOB-2.7 Bicycle Accessible Transit. The City shall encourage the MTA and other public transportation providers to make bus routes connecting Ukiah with other areas bicycle accessible. (Source: Existing Program CT-8.1e, modified)

Transportation Safety and Planning

MOB-3 To provide a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions. (Source: New Goal)

MOB-3.1 Safety Improvements. The City shall provide safety improvements along high-injury and fatality streets and intersections. (Source: New Policy)

MOB-3.2 Safe Routes to Schools . The City shall promote Safe Routes to Schools programs for all schools serving the City. (Source: New Policy)

MOB-3.3 Safety and Traffic Calming. The City shall use traffic calming methods within residential and mixed-use areas, where necessary, to create a pedestrian-friendly circulation system. (Source: New Policy)

MOB-3.4 Safety Considerations. The City shall ensure that planned non- transportation capital improvement projects, on or near a roadway, consider safety for all travel modes during construction and upon completion. (Source: New Policy) [SQ]

MOB-3.5 Community Engagement . The City shall engage the community in promoting safe walking and bicycling through education and outreach. (Source: New Policy)

MOB-3.6 Emergency Access. The City shall work with the Ukiah Valley Fire Authority to address street design and the accessibility required for emergency vehicles. (Source: New Policy)

MOB-3.7 Video Enforcement. The City shall consider the use of video surveillance for traffic enforcement. (Source: New Policy)

MOB-3.8 Truck Traffic in Residential Areas. The City shall discourage truck traffic on local residential streets to increase safety and reduce noise (Source: New Policy)

Transportation and Mobility Needs

MOB-4 To maintain an ongoing periodic evaluation process to inventory transportation and mobility needs. (Source: Existing GP Goal CT-5)

MOB-4.1 Multi-modal Transportation Studies. The City shall conduct multi-modal transportation studies in association with required updates to the Regional Transportation Plan to update the General Plan and appropriately update and amend the Mobility Element. (Source: Existing Policy CT-5.1, modified)

MOB-4.2 Transportation Performance Measures . The City shall evaluate transportation performance holistically, taking into consideration multi-modal system performance measures that emphasize the efficient movement of people. (Source: New Policy)

MOB-4.3 Safety Monitoring . The City shall monitor high-priority corridors and intersections to better understand the potential for safety improvements. (Source: New Policy)

MOB-4.4 Level of Service. The City shall use peak-hour traffic level of service (LOS) to consider whether a street or intersection has adequate remaining capacity to service the traffic generated by a proposed project, except that meeting traffic LOS goals should not occur in a manner that would limit travel by other modes or result in increased VMT. (Source: New Policy)

MOB-4.5 Peak Hour Traffic LOS Goals. The City shall adopt the following intersection peak hour traffic Level of Service (LOS) goals to guide street network planning (but not to be used for assessing CEQA impacts):

- a) At intersections with signals, roundabouts or four-way stop signs: operation at LOS D, except where pedestrian volumes are high in which case LOS E may be acceptable.
- b) At intersections with stop signs on side streets only: operation at LOS E, except where side streets have very low traffic volumes, in which case LOS F conditions may be acceptable. (Source: Existing Program CT-16.4e, modified)

MOB-4.6 Alternate Access Routes. The City shall explore the feasibility of establishing alternate north/south and east/west access routes. (Source: Existing Goal CT-19, modified)

MOB-4.7 Meet Future Travel Demand. The City shall extend existing streets or construct new streets as needed to meet existing and future travel demands. (Source: Existing Policies CT-19.1, CT-19.2, modified)

Parking

MOB-5 To promote a balance of multi-modal options, to be reflected in flexible parking regulations. (Source: Existing GP Goal CT 14)

MOB-5.1. Incentives for Travel Alternatives. The City shall work with downtown businesses and employers reduce the need for and expenses of off-street parking by supporting and encouraging alternatives to single-occupant vehicles such as incentives and priority parking for carpools and vanpools, secure bicycle parking, and free bus passes. (Source: Existing Policy CT-14.2, modified)

MOB-5.2 Support for Charging Stations. The City shall support the provision of charging stations for electric vehicles, as well as other types of vehicles, as new technologies emerge. (Source: New Policy)

Aviation

MOB-6 To promote the Ukiah Municipal Airport for the Community's benefit and provide for the airport's long-term viability, including ensuring future development considered by the 2040 Ukiah General Plan is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). (Source: combines Existing GP Goals AE1 to AE-4)

MOB-6.1 Airport Promotion. The City shall ensure that the airport is a key part of the City's economic development strategy and promotional efforts. (Source: Existing Program AE-1.1a, modified)

MOB-6.2 Uniform Airport Area Development Regulations. The City shall coordinate with the County to develop a similar or duplicate implementing code for development in and around the airport. (Source: Existing Policy AE-3.1)

MOB-6.3 Infill Policy for Compatibility Zones. The City shall work collaboratively with the County to develop an In-fill Policy within the Municipal Airport Compatibility Zones. (Source: New Policy)

Implementation Programs	Implements Which Policy(is)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Street Design Standards The City shall update street design standards and street classifications every five years to support provision of a citywide network of complete streets, based on the National Association of City Transportation Officials (NACTO) Urban Street Design Guide. (Source: New Implementation Program)	MOB – 1.1 MOB – 1.3 MOB – 1.4 MOB – 1.6	Public Works	■	■	■		

Implementation Programs	Implements Which Policy(is)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
B Transportation Impact Fees The City shall reevaluate and update its transportation impact fees every five years to ensure fees are adequate and fairly apportion to new development. (Source: Existing Program CT-1.3a, modified)	MOB – 1.5	Public Works — Community Development	■	■	■		
C Right-of-Way Needs The City shall revise and update the projected street right-of-way needs for completion of the City’s future mobility network to ensure provision of complete streets and completion of the planned citywide bicycle and pedestrian networks. (Source: Existing Programs CT-5.1c and 5.2a, modified)	MOB – 1.1 MOB – 1.3 MOB – 2.5 MOB – 3.6 MOB – 4.2	Public Works — Community Development	■				
D Vehicle Miles Traveled (VMT) Performance Measures The City shall adopt criteria for assessing significant transportation impacts based on vehicle miles traveled (VMT) consistent with State CEQA Guidelines, incorporating best practices including guidance provided by the Governor’s Office of Planning & Research (OPR). (Source: New Implementation Program)	MOB – 2.1 MOB – 2.2	Community Development — Public Works	■				
E VMT Modeling The City shall develop a model for assessing VMT for new development consistent with new VMT performance measures. (Source: New Implementation Program)	MOB – 2.1 MOB – 2.2	Community Development — Public Works	■				

Implementation Programs	Implements Which Policy(is)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
F TDM Program The City shall, in coordination with Caltrans and the Mendocino Transit Authority, amend the Development Code to include a menu of options to facilitate and encourage alternate modes of travel and transportation. (Source: Existing Program CT-3.1a, modified)	MOB – 2.2 MOB – 2.3 MOB – 2.5 MOB – 2.6	Community Development — Public Works	■				
G Transit Center The City shall, in coordination with MTA and other agencies and organizations seek funding for and conduct a feasibility study to develop a downtown transit center, located as close to retail and services as feasible. (Source: Existing Program CT-10.5a, modified)	MOB – 2.7	Public Works — Community Development		■			
H Net Zero The City shall develop and implement a “net zero” strategy aimed at achieving zero fatalities due to collisions on Ukiah’s street network. (Source: New Implementation Program)	MOB – 3.1 MOB – 3.2 MOB – 3.3 MOB – 3.4 MOB – 4.3	Public Works — Community Development		■			■

Implementation Programs	Implements Which Policy(is)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
I Regional Transportation Plan Updates The city shall conduct transportation studies every five years in association with required updates to the Regional Transportation Plan. The transportation studies shall, at a minimum, assess the need to provide additional future mobility facilities based on the long-term projected traffic, transit, bicycle paths, and pedestrian access needs. (Source: Existing Programs CT-5.1a and CT-5.2b, modified)	MOB – 4.1 MOB – 4.2	Public Works — Community Development		■	■		■
J Short-term Transportation Study The City shall complete a transportation study to make recommendations for the purpose of increasing the provision of multi-modal transportation facilities, enhancing safety, lowering the rate of collisions and reducing travel delays. (Source: Existing Program CT-2.1a, modified)	MOB – 4.2	Public Works — Community Development	■				
K North/South and East/West Access Routes The City shall prepare a study to explore the feasibility of establishing alternate north/south and east/west access routes, as well as the extension of existing streets or construction new streets meet existing and future travel demands. (Source: Existing Goal CT-19, modified, Existing Policies CT-19.1, CT-19.2, modified)	MOB – 4.6 MOB – 4.7	Public Works — Community Development	■				

Implementation Programs	Implements Which Policy(is)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
L Airport Parcels The City shall prepare a study to identify parcels on which new development could benefit the airport and supports annexation of those parcels. (Source: Existing Program AE-2.1a, modified)	MOB – 6.1 MOB – 6.2 MOB – 6.3	Community Development	■				

A.4 Public Facilities, Services, and Infrastructure Element

GOALS AND POLICIES

Water

PFS-1 To maintain a safe and adequate water system to meet the needs of existing and future development.
 (Source: Existing GP Goal CF-1, modified)

PFS-1.1 Water Service Annexation Impacts. The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers. (Source: New Policy)

PFS-1.2 Russian River Water Rights. The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled. (Source: Existing Policy CF-1.1, modified)

PFS-1.3 Consolidation of Water Districts . The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery. (Source: New Policy)

PFS-1.4 Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development. (Source: Existing Policy CF-1.2. modified)

PFS-1.5 Recycled Water Project. The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course. (Source: New Policy)

PFS-1.6 Reduce Reliance on the Russian River. The City shall continue to support the reduction on the reliance of surface water from the Russian River as a water source to serve the community. (Source: New Policy)

PFS-1.7 Groundwater Recharge. The City shall enhance groundwater supply by looking to expand its capacity to recharge by developing storm ponding and retention basins where feasible. In some areas these ponds or basins can be incorporated into a recreational area, used as wildlife habitat area, or may be required by new development to offset impacts associated with new nonpermeable surfaces. (Source: New Policy)

Wastewater

PFS-2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development. (Source: Existing GP Goal CF-6, modified)

PFS-2.1 Level of Service. The City shall maintain an adequate level of service in the City's wastewater collection, treatment, and disposal system to meet the needs of existing and projected development and all State and Federal regulations. (Source: Existing Policy CF-6.1)

PFS-2.2 Wastewater System Funding. The City shall ensure that the wastewater collection, treatment, and disposal system has adequate funds and programs for maintenance, upgrades when required, and day-to-day operations. (Source: Existing Program CF-6.1(a), modified)

PFS-2.3 Wastewater Service Coordination. The City shall coordinate with the Ukiah Valley Sanitation District to ensure ongoing wastewater treatment capacity within the wastewater treatment plant for future development. (Source: New Policy)

PFS-2.4 Ukiah Valley Sanitation District . The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries. (Source: New Policy)

PFS-2.5 Out of Area Service Agreements. The City shall require out of service area agreements in rural areas where the Ukiah Valley Sanitation District cannot feasibly provide wastewater services. (Source: Existing Program CF-7.1(b), modified)

PFS-2.6 Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land. (Source: New Policy)

PFS-2.7 Protect Groundwater Quality . The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal. (Source: Existing GP Goal CF-7, modified)

Solid Waste, Composting and Recycling

PFS-3 To ensure adequate solid waste, recycling, and composting services and maximize waste diversion from landfills. (Source: New Goal)

PFS-3.1 Solid Waste Diversion Targets. The City shall encourage increased community participation in recycling and composting programs and weekly collection of recyclables and organic waste to achieve 85 percent diversion for community waste and municipal operations by 2030. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/ Objective SW.1.2 which was not adopted.)

PFS-3.2 Waste Management Services. The City shall continue waste management service contracts to provide quality and cost-effective solid waste removal throughout the city and require all residents and businesses to comply with solid waste collection and recycling service requirements. (Source: New Policy)

PFS-3.3 Construction and Demolition Waste. The City shall require all new development to comply with the current CALGreen requirements for construction and demolition waste diversion. (Source: New Policy)

PFS-3.4 Recycling Receptacles and Biodegradable/Recycled-Materials Products. The City shall require the availability of recycling and composting receptacles and use biodegradable or recycled-material products instead of single-use plastic products at all City facilities and City-sponsored events. (Source: New Policy)

PFS-3.5 Sustainable Purchasing Policy. The City shall prioritize purchasing products that are environmentally friendly; made with postconsumer recycled content; are recyclable, compostable, or reusable; are less toxic than conventional goods; are manufactured locally; and are fairly traded. (Source: New Policy based on the Ukiah Climate Action Plan, Action SW.1.2(C), which was not adopted)

PFS-3.6 Waste Reduction Education. The City shall collaborate and partner with local organizations to provide waste reduction education programs to residents and businesses. (Source: New Policy)

PFS-4 To enforce Citywide codes and ordinances, with special attention regarding private property maintenance, abandoned vehicles, rubbish/weeds, and public nuisances. (Source: New Goal)

PFS-4.1 Solid Waste Diversion Targets. The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/ Objective SW.1.2 which was not adopted.)

Stormwater Management

PFS-5 To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality. (Source: New Goal)

PFS-5.1 Low Impact Development . The City shall require new developments to install green infrastructure consistent with Stormwater Low Impact Development Technical Design Manual and the sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID). (Source: New Policy)

PFS-5.2 Pollutants Discharge Reduction. The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River. (Source: New Policy)

Utilities and Energy

PFS-6 Improve the efficiency and quality of utility services in the city. (Source: New Goal)

PFS-6.1 New Initiatives. The City shall support innovative, sustainable, and alternative practices and technologies for delivering energy and utility services to the community. (Source: New Policy)

PFS-6.2 Undergrounding Utilities . The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible. (Source: New Policy)

PFS-6.3 Energy Efficiency Education . The City shall support education for residents and businesses on the importance of energy efficiency. (Source: Existing GP Goal, EG-7, modified)

PFS-6.4 Energy Efficient Municipal Buildings. The City shall require municipal and public buildings to operate at the highest energy efficiency level economically and operationally feasible. (Source: Existing GP Policy, EG-6.2)

PFS-6.5 Privately-Owned Building Retrofits . The City shall promote retrofitting of privately-owned buildings to increase energy efficiency. (Source: Existing GP Policy, EG-6.3, modified)

PFS-6.6 Local Power Generation. The City shall support local power generation and production that is economically and operationally feasible. (Source: New Policy)

PFS-7 To ensure a safe and resilient utility and infrastructure system. (Source: New Goal)

PFS-7.1 Resilient Electric Grid. The City shall explore options for hardening the electric grid to continue to provide ongoing service to the community without disruption caused by natural (seismic events, flooding, wildfires, extreme wind events) or man-made hazards. (Source: New Policy)

PFS-7.2 Vegetation Clearance. The City shall require vegetation clearance and tree trimming adjacent to transmission and distribution lines and other critical electrical infrastructure. (Source: New Policy) [RDR]

PFS-7.3 Electric Infrastructure Upgrades. The City shall implement electrical infrastructure upgrades as outlined in the Ukiah Wildfire Mitigation Plan to reduce the risk of wildfires. (Source: New Policy)

PFS-8 To transition to sustainable and renewable energy. (Source: New Goal)

PFS-8.1 Utility Sustainability. The City shall continue to expand alternative, sustainable electric energy use. (Source: New Policy)

PFS-8.2 Sustainable Design and Energy Efficiency . The City shall encourage the site planning and design of new buildings to maximize energy efficiency. (Source: Existing Policy EG-6.1, modified)

PFS-8.3 Solar Photovoltaic Use. The City shall encourage solar photovoltaic systems for existing residential uses to reduce the reliance on the energy grid. (Source: New Policy)

PFS-8.4 Residential Electric Appliances. The City shall encourage the use of electric appliances and utility hook-ups in all new residential development. (Source: New Policy)

PFS-8.5 LEED Certification. The City shall encourage new construction, including municipal building construction, to achieve third-party green building certifications, such as LEED rating system, or an equivalent. (Source: New Policy)

PFS-8.6 Incentivize Energy Efficiency . The City shall consider providing incentives, such as prioritizing plan review, permit processing, and field inspection services, for energy efficient building projects. (Source: New Policy)

Fire Protection and Emergency Response

PFS-9 To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah. (Source: Existing GP Goal CF-8, modified)

PFS-9.1 Emergency Medical Services. The City shall coordinate emergency medical services between agencies servicing the city. (Source: Existing Policy CF-8.1, modified)

PFS-9.2 Fire Prevention . The City shall require all new development to include provisions for onsite fire suppression measures and/or management of surrounding vegetation to provide minimum clearance between structures and vegetation. (Source: New Policy)

PFS-9.3 Interagency Coordination . The City shall coordinate with Cal Fire and the Ukiah Valley Fire Authority regarding the fire protection and wildfire safety standards. (Source: New Policy)

Law Enforcement

PFS-10 To provide high-quality public safety and crime reduction services to maintain a safe and secure community. (Source: New Goal)

PFS-10.1 Police Staffing. The City shall prioritize the maintenance of Police Department staffing levels in line with community needs. (Source: New Policy)

PFS-10.2 Interagency Coordination. The City shall coordinate with the Mendocino County Sherriff's Office on joint operations and services. (Source: New Policy)

PFS-10.3 Community Policing Strategies. The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, and cultural backgrounds, economic status, sexual orientation, and disabilities, and ensure public safety through meaningful cooperation and problem-solving techniques. (Source: New Policy) [MPSP]

PFS-10.4 School Safety. The City shall collaborate with the Ukiah Unified School District to enhance school security and student, teacher, and administrator safety. (Source: New Policy)

PFS-10.5 Public Safety Communications. The City shall use a variety of communication methods (e.g., social media, text messaging, television and radio alerts, website postings) to communicate and inform residents and businesses about crimes, investigations, and emergencies. (Source: New Policy)

Community Facilities

PFS-11 To ensure adequate community facilities. (Source: Existing GP Goal CF-10, modified) .

PFS-11.1 Adequate Community Facilities . The City shall develop or identify adequate and appropriate community facilities for public meetings and cultural activities. (Source: Existing Policy CF-10.1, modified) [SQ]

PFS-11.2 Joint-Use Facilities . The City shall partner with Mendocino County and the Ukiah Unified School District to provide joint-use facilities. (Source: Existing Policy CF-10.1, modified) [IGC]

Parks and Recreation

PFS-12 To provide parks, recreational facilities, and trails for residents and visitors. (Source: New Goal)

PFS-12.1 Connected Park System. The City shall provide an interconnected park system that creates an urban greenbelt and links all trail systems within the City. (Source: New Policy)

PFS-12.2 Expansion of Recreational Amenities and Programs. The City shall expand amenities and recreational programs in parks and recreational facilities that accommodate a variety of ages and address the needs of families. (Source: New Policy)

PFS-12.3 Equitable Access to Parks and Recreation Facilities . The City shall establish new parks and recreation facilities to ensure all residents have access within a one-mile radius of their place of residence regardless of socio-economic status. (Source: New Policy)

PFS-12.4 Access for Persons with Disabilities. The City shall design all parks and recreation facilities to have adequate access for those with accessibility issues. (Source: New Policy)

PFS-12.5 Park Visibility. The City shall assure that all parks are visible from the public right-of-way when possible and remain clear of visual obstructions that reduce visual connections for safety concerns. (Source: New Policy)

PFS-12.6 Park Safety. The City Police Department shall patrol and secure parks and recreational facilities from potential crime and misuse. (Source: Existing Policy PR-2.4, modified)

PFS-12.7 Great Redwood Trail – Ukiah. The City shall support the continued phased development of the Great Redwood Trail through and beyond the city limits, to connect adjoining regional trail networks. (Source: New Policy)

PFS-12.8 Collaborative Partnerships for Improved Services. The City shall work with Mendocino County, Ukiah schools, and other large land or facility owners to establish and maintain partnerships to improve access and maintenance to parks and recreation. (Source: New Policy)

Education

PFS-13 To ensure high-quality educational institutions for all community members that foster diversity and educational attainment. (Source: New Goal)

PFS-13.1 Consideration of Impacts. The City shall consider potential impacts on the Ukiah Unified School District during the review of new development projects. (Source: Existing Policy CF-11.2, modified)

PFS-13.2 Planning for Future Growth. The City shall collaborate with Ukiah Unified School District in its long-range planning efforts to ensure the adequacy of school facilities to serve new development. (Source: New Policy)

PFS-13.3 School Siting Coordination. The City shall coordinate with Ukiah Unified School District on the future location of schools in relation to transportation and land use plans and seek to avoid traffic impacts and facilitate joint use of community parks and other public facilities by schools. (Source: Existing GP Program CF-11.3(b), modified)

Lifelong Learning

PFS-14 To enhance the educational support system serving the City to the benefit of all residents, regardless of age and location within the community. (Source: New Goal)

PFS-14.1 Implementing Continuing Education. The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning. (Source: New Policy)

Healthy Community

PFS-15 To ensure all residents have access to healthy lifestyle options. (Source: New Goal)

PFS-15.1 Alcohol and Tobacco Sales. The City shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses.

PFS-15.2 Healthy Food Options. The City shall support programs that guide healthy food options in the community. (Source: New Policy)

PFS-15.3 Support Government-Issued Vouchers. The City shall support the acceptance of Government-issued food vouchers (such as WIC and Cal FRESH) via an Electronic Benefit Transfer (EBT) card at food retailers and farmers markets. (Source: New Policy)

PFS-15.4 Vending Machine Options. The City shall support healthy food options for vending machines in City-owned and leased locations. (Source: New Policy)

PFS-15.5 Healthy Food at Government-sponsored Events. The City shall support the provision of healthy foods at City-sponsored meetings and events when food is provided. (Source: New Policy)

PFS-15.6 Healthy Homes. The City shall promote green building practices that support “healthy homes,” such as low VOC materials, environmental tobacco smoke control, and indoor air quality construction pollution prevention techniques. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Wastewater Annual Review The City shall annually review the wastewater collection, treatment, and disposal system to ensure the financing structure and viability of the system. (Source: New Implementation Program)	PFS – 2.2 PFS – 2.3 PFS – 2.6	Public Works				■	
B Parks Gap Analysis The City shall prepare a parks gap analysis identifying areas of the city underserved by parks and recreation facilities access. The analysis shall, at a minimum, establish equitable access standards, including the minimum distance between parks every residence, and potential funding mechanisms. (Source: New Implementation Program)	PFS – 12.1 PFS – 12.3	Community Services	■				

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
C Park Maintenance and Security Program The City shall establish a comprehensive maintenance and security program for all recreational facilities, parks, and trails in the Ukiah area. (Source: Existing Policy PR-2.1)	PFS – 12.1 PFS – 12.5 PFS – 12.6	Community Services		■			
D Alcohol and Tobacco Ordinance The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses. (Source: New Implementation Program)	PFS- 15.1	Community Development		■			
E Solid Waste Reduction The City shall review existing programs, and study the feasibility of new or expanded programs related to waste reduction. These efforts should be coordinated with preparation of the City's Climate Action Plan and incorporated where necessary (Source: New Implementation Program)	PFS-3.1 PFS-3.2 PFS-3.3 PFS-3.4 PFS-3.5 PFS-3.6	Public Works Community Development	■				

A.5 Environment and Sustainability Element

GOALS AND POLICIES

Open Space

ENV-1 Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards. (Source: New Goal)

ENV-1.1 Landscaping Compatibility. The City shall require landscaping in new development to be compatible with preservation and restoration goals of open space management and native vegetation. (Source: Existing Policy OC-1.3, modified)

ENV-1.2 Open Space Management. The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces. (Source: New Policy)

ENV-1.3 Open Space and Renewable Energy Production. The City shall seek, where feasible, to develop renewable energy production within City-owned open space. (Source: New Policy)

ENV-2 To maintain and enhance the urban forest to create a sense of urban space and cohesiveness with the surrounding natural environment. (Source: Existing GP Goal OC-29, modified)

ENV-2.1 Tree Preservation. The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.

ENV-2.2 Protect Healthy Trees. The City shall review new construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily. (Source: Existing Program OC-29.1b, 22-1a)

ENV-2.3 Accommodation of Trees along Roadways. The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility. (Source: New Policy)

ENV-2.4 Tree Trimming for Fire Prevention. The City shall encourage private tree trimming as a fire hazard mitigation. (Source: New Policy).

Historic-Archeological

ENV-3 To preserve and protect historic and archaeological resources in Ukiah. (Source: New Goal)

ENV-3.1 The City shall support the listing of eligible properties, sites, and structures as potential historic designations and their inclusion in the California Register of Historical Resources and National Register of Historic Places. (Source: New Policy)

ENV-3.2 Archaeological Resource Impact Mitigation. The City shall ensure appropriate and feasible mitigation for new development that has the potential to impact sites likely to contain archaeological, paleontological, cultural, or tribal resources. (Source: New Policy)

ENV-3.3 Protect Archaeological Resources. The City shall require any construction, grading, or other site altering activities cease if cultural, archaeological, paleontological, or cultural resources are discovered during until a qualified professional has completed an evaluation of the site. (Source: New Policy)

ENV-3.4 Tribal Consultation. The City shall proactively engage local Native American tribes in the planning process, particularly when matters related to Native American culture, heritage, resources, or artifacts may be affected. (Source: New Policy)

ENV-3.5 Educational Outreach. The City shall coordinate with the museum to provide education to the public on how to protect sites and structures. (Source: Existing Policy HA-8.1, modified)

ENV-3.6 City-owned Historic Sites and Structures. The City shall maintain, preserve, and improve City-owned historic structures and sites in an architecturally and environmentally sensitive manner. (Source: Existing Policy HA-5.1, modified)

ENV-3.7 Adaptive Reuse. The City shall encourage appropriate adaptive reuse of historic resources. (Source: Existing Policy HA7.3)

Conservation

ENV-4 To conserve and protect the city's natural woodlands and water resources for future generations. (Source: New Goal)

ENV-4.1 Habitat Preservation. The City shall require new development to preserve and enhance natural areas that serve, or may potentially serve, as habitat for special-status species. Where preservation is not feasible, the City shall require appropriate mitigation. (Source: New Policy)

ENV-4.2 Trail Connectivity. The City shall identify appropriate areas for trails along the ridge line that can be connected to trails in the valley. (Source: Existing Policy OC-10.3)

ENV-4.3 Interconnected Greenways. The City shall encourage new development to incorporate and facilitate interconnected greenways that support wildlife conservation and recreational purposes. (Source: Existing Policy OC-11.2, modified)

ENV-4.4 River and Creek Preservation. The City shall work cooperatively with the County and private landowners to develop pedestrian access along creeks flowing through the City where safe and feasible to do so and where it will not cause adverse impacts. (Source: Existing Program OC-9.4a)

ENV-4.5 Recycled Water. The City shall support efforts to increase recycle water use. (Source: New Policy)

ENV-4.6 Groundwater Protection. The City shall require, for new development that could result in a significant reduction in groundwater recharge area or water quantity, an analysis, prepared by a licensed hydrologist, of the project impacts on groundwater recharge and quality. (Source: Existing Program OC-12.1a)

ENV-4.7 Water Capturing Permits. The City shall encourage and support residents to have an on-site water capturing system for landscaping and household use. (Source: New Policy)

ENV-4.8 Mitigate Water Resource Pollutants. The City shall protect water quality from adverse impacts of urban and agricultural runoff. (Source: Existing Policy OC-15.1, modified)

Biological Resources

ENV-5 To ensure the health and viability of the Russian River fisheries and tributaries. (Source: Existing GP Goals OC-7 and OC-26, modified)

ENV-5.1 Local Collaboratives. The City shall participate in local collaborative efforts to restore and preserve the health of the Russian River as a habitat for riparian species. (Source: New Policy)

ENV-5.2 Community Education. The City shall work with schools' education providers, and non-profit community groups, to organize educational trips, cleanup days, and similar activities that promote involvement with and knowledge of the Russian River habitat. (Source: New Policy)

ENV-5.3 Russian River Riparian Area. The City shall support the County in maintaining the Russian River as a natural riparian corridor. (Source: Existing Policy OC-7.5, modified)

ENV-6 To preserve and restore creeks, streams, riparian areas, and wetlands. (Source: New Goal)

ENV-6.1 Restoration Master Plans The City shall establish a Creek and Stream Restoration Master Plan for each creek flowing through the City limits. (Source: Existing Policy OC-9.1, modified)

ENV-6.2 Contamination and Sedimentation Prevention. The City shall require new development to use site preparation, grading, and construction techniques that prevent contamination and sedimentation of creeks and streams. (Source: New Policy)

ENV-6.3 Waterway Restoration. The City shall encourage and provide resources to landowners in the city to remove invasive species, plant native plant species, and prevent pollution from entering local creeks and waterways. (Source: New Policy)

ENV-6.4 Waterway Channelization. The City shall actively support the use of natural waterways within the city by avoiding any new waterway channelization within the city and collaborating with local and regional agencies to restore channelized waterways where feasible. (Source: New Policy)

ENV-6.5 Creek Protection. The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation. (Source: Existing Programs OC-7.5(a), OC-9.2d, OC-9.2e, modified)

ENV-6.6 Erosion Control Plans. The City shall require new development that requires significant grading near creeks, streams, wetlands, and riparian areas to prepare erosion control plans that address grading practices that prevent soil erosion, loss of topsoil, and drainageway scour, consistent with biological and aesthetic values. (Source: New Policy)

ENV-6.7 Public Open Space. The City shall work with Mendocino County and the Public Spaces Commission to identify and select appropriate locations along creek channels, hillsides, and ridgelines that would be appropriate for future acquisition and development as trails, pocket parks, wildlife preserves, or other public open space. (Source: Existing Programs OC-9.4b, -10.3a, -10.3b, -27.1a modified)

ENV-6.8 Research and Educational Access. The City shall work with public and private landowners adjacent to creeks to allow public access to creeks, streams, waterways, and riparian areas for educational and research programs. (Source: New Policy)

Air Quality

ENV-7 To improve air quality to the benefit of public health, welfare, and reduce air quality impacts with adverse effects on residents' health and wellbeing. (Source: New Goal)

ENV-7.1 Transit Oriented Development. The City shall encourage concentration of new development near areas served by transit access and reduce single-occupancy vehicle dependency. (Source: Existing Policy OC-31.1, modified)

ENV-7.2 Active Transportation. The City shall prioritize pedestrian and bicycle access, infrastructure, and education to encourage increased use of alternative modes of transportation as a means to reduce direct and indirect air contaminant emissions. (Source: New Policy)

ENV-7.3 Implement Clean Air Plan. The City shall cooperate with Mendocino County Air Quality Management District (MCAQMD) to implement the Clean Air Plan required by the Clean Air Act, reduce non-attainment pollutants, including PM10, PM2.5, and ozone, and enforce air quality standards as required by State and Federal statutes. (Source: New Policy)

ENV-7.4 Public Outreach. The City shall cooperate with the MCAQMD and Mendocino County Public Health to create public awareness and education programs about air quality issues and safety measures during hazardous air events. (Source: Existing Policy OC-36.1, modified)

ENV-7.5 Construction and Operations. The City shall require that development projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5). (Source: Existing Program OC-37.2b, modified)

ENV-7.6 Wood Burning Fireplace Replacement. The City shall promote the replacement of non-EPA certified fireplaces and woodstoves and encourage city residents to participate in MCAQMD and NSCAPCD programs, such as the Wood Stove Rebate Program. (Source: Existing Program OC-38.1a, OC-38.1e, modified)

ENV-7.7 City Vehicle and Equipment Fleet. The City shall continue to purchase low-emission vehicles and use clean alternative fuels as part of their fleet. When possible, the City will replace gas and hybrid vehicles with electric vehicles. (Source: New Policy)

ENV-7.8 Residential EV Charging Stations. The City shall encourage new development to install EV charging stations in homes to increase the potential for the public to use zero-emission vehicles, lessening the impacts to air quality through pollution. (Source: New Policy)

ENV-7.9 Public EV Charging Stations. The City shall install public charging stations in its commercial areas to provide additional charging options for city visitors. (Source: New Policy)

Climate Change and Sustainability

ENV-8 To achieve carbon neutrality by or before the year 2045. (Source: New Goal)

ENV-8.1 Carbon Neutrality Resolution. The City shall adopt a Carbon Neutrality Resolution that provides a foundation for all subsequent climate actions. (Source: New Policy)

ENV-8.2 Micro-grid and Small Battery Storage. The City shall encourage the development of small-scale battery storage and micro grid capacity for storing renewable power for nighttime energy use. (Source: New Policy)

ENV-8.3 Municipal Building Electrification Plan. The City shall adopt an electrification plan for all municipal buildings to convert them to all electric using energy from carbon-free and renewable sources by 2035. (Source: New Policy)

ENV-8.4 Municipal Preference of Emissions-Reduced Equipment. The City shall contract only with providers who use electric-powered equipment where available and feasible for City construction projects or contract services. (Source: New Policy)

ENV-8.5 Energy Conservation and Renewable Energy. The City shall promote energy conservation in municipal facilities by seeking opportunities to install energy efficient fixtures and appliances, solar panels, solar battery storage, and other retrofits to new and existing structures. (Source: New Policy)

ENV-9 To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies. (Source: New Goal)

ENV-9.1 Zero Waste. The City shall promote innovative activities that reduce waste and increase waste diversion, including sourcing products with reusable, recyclable, or compostable packaging; establishing food diversion programs; gasification, and promoting and educating on waste diversion and its importance. (Source: New Policy)

ENV-9.2 Household Waste Programs. The City shall provide convenient, easy-to-use bulky item and household hazardous waste programs that facilitate the reuse and recycling of materials. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Hillside Ordinance The City shall update its Hillside Ordinance periodically to provide regulations and provisions that balance hillside development and preservation. At a minimum the Hillside Ordinance shall: • Protect of natural terrain and hillside areas on the west side of Ukiah; • Promote habitat connectivity and scenic viewsheds; • Include development standards for grading, road and trail improvements, density, structure design and placement, clustering, erosion and sediment control, habitat preservation; and • Promote wildfire safety standards and site development regulations. (Source: OC-11.2a, modified)	ENV– 1.1 ENV– 1.2	Community Development	■				■
B Landscaping Standards The City shall update the Zoning Code to include landscaping standards to require drought-resistant and native plants. (Source: Existing Program OC-23.1b, modified)	ENV– 1.1 ENV– 4.7	Community Development	■				
C Open Space Management Revise the Zoning Code to include standards for maintaining open space and green areas within new developments. (Source: Existing Program OC-2.1a)	ENV– 1.2	Community Development	■				

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
D Updated Undeveloped Land Inventory The City shall annually update the undeveloped lands inventory. (Source: Existing Program OC-1.1a)	ENV – 1.2	Community Development				■	
E Prepare an Urban Forest Master Plan The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. This plan should include trees within commercial and residential areas, as well as those at city parks and facilities. This plan shall be updated every five years. (Source: New Implementation Program)	ENV – 2.1	Community Development — Public Works Community Services			■		
F Tree Protection Ordinance The City shall review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance. (Source: New Implementation Program)	ENV – 2.1 ENV – 2.2	Community Development			■		
G Historic Structure Preservation Policy and Architectural Inventory The City shall update the Historic Structure Preservation policy and architectural resource inventory in collaboration with the Mendocino County Historical Society to focus on preservation of identified historic and architectural resources, while also streamlining development/demolition of older, non-resource structures. (Source: New Implementation Program)	ENV – 3.1	Community Development		■			

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H Cultural and Historic Registry The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists. (Source: Existing Program HA-2.1a)	ENV – 3.1	Community Development	■				
I Historic Preservation Ordinance The City shall adopt a Historic Archaeological Preservation Ordinance to review permanent changes to the exterior or setting of designated historic or impacts to Archaeological resources. Among other topics, the Ordinance should address the following: archaeological resource impact avoidance, new development in historically-sensitive neighborhood, compatibility of energy conservation retrofitting, design review standards for new structures replacing demolished historic structures, and requirements for preservation of records and artifacts from demolished historic structures. (Source: Existing Programs HA-2.2a, 5.1b, 6.1a, 7.2b, 7.4b, HA-7.4c)	ENV – 3.1 ENV – 3.5 ENV – 3.6 ENV – 3.7	Community Development		■			
J Water Conservation Guidelines The City shall prepare guidelines for drought period water conservation strategies for residential zones. (Source: New Implementation Program)	ENV – 4.5 ENV – 4.6 ENV – 4.7	Community Development — Public Works	■				

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
K Creek and Stream Protection Zone Establishment for New Development The City shall establish creek and stream protection zones for waterways that extend a minimum of 30 feet (measured from the top of a bank and a strip of land extending laterally outward from the top of each bank), with wider buffers where significant habitat areas or high potential wetlands exist. The City shall prohibit development within a creek and stream protection zones, except as part of greenway enhancement, including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping). City approval is required for the following activities within the creek and stream protection zones. 1. Construction, alteration, or removal of any structure; 2. Excavation, filling, or grading; 3. Removal or planting of vegetation (except for removal of invasive plant species); or 4. Alteration of any embankment. (Source: New Implementation Program)	ENV – 6.1	Community Development — Public Works		■			

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
L Erosion Prevention Program The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion. (Source: Existing Program OC-7.5a, modified)	ENV– 6.1 ENV– 6.2 ENV– 6.4 ENV– 6.5 ENV– 6.6	Community Development		■			
M Adopt a Municipal Climate Action Plan (CAP) The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals. (Source: New Implementation Program)	ENV– 8 ENV– 8.1 ENV– 8.3 ENV– 9.1	Community Development	■				

A.6 Safety Element

GOALS AND POLICIES

Geologic and Seismic Hazards

SAF-1 Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation (Source: UVAP Policy HS1.1)

SAF-1.1 Building Code Requirements. The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines. (Source: New Policy).

SAF-1.2 Geotechnical Report. Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. (Source: UVAP, HS1.1c)

SAF-1.3 Resilient Infrastructure – Gathering Places. Encourage privately owned critical facilities (e.g. churches, hotels, other gathering facilities) to evaluate the ability of the buildings to withstand earthquakes and to address any deficiencies identified. (Source: MJHMP, 2021)

SAF-1.4 Resilient Infrastructure – Unreinforced Masonry. Continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings to understand earthquake risks and precautions and, for owners, to understand retrofitting options and available funding mechanisms. (Source: MJHMP, 2021)

Climate Change Hazards

SAF-2 To create a more resilient community that is prepared for, responsive to, and recoverable from hazards created or made worse by climate change. (Source: CAVA).

SAF-2.1 Community Service Organization Coordination. The City shall collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available to persons with limited transportation, communication, and other lifeline resources and services (Source: New Policy)

SAF-2.2 Vulnerable Populations Coordination. The City shall coordinate with the Mendocino County Homeless Services Continuum of Care and other existing programs to ensure that emergency shelters are available during extreme heat events, severe weather and flooding events, and other highly hazardous conditions. (Source: New Policy)

Flood Hazards

SAF-3 Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices. (Source: New Goal)

SAF-3.1 Flood Control Regulation. The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines. (Source: New Policy)

SAF-3.2 Flood Plain Management Ordinance. The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas. (Source: New Policy)

SAF-3.3 National Flood Insurance Program. The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP). (Source: New Policy)

Wildfire

SAF-4 To maintain adequate and effective fire protection services for Ukiah. (Source: New Goal)

SAF-4.1 Fire Service Rating. The City shall optimize the ISO ratings of the Ukiah Valley Fire Authority to Class 1 by prioritizing agency needs and balancing cost/quality trade-offs. (Source: New Policy)

SAF-4.2 Fire Service Funding. The City shall explore opportunities for increased funding for the Ukiah Valley Fire Authority in order to expand services appropriately. (Source: New Policy)

SAF-4.3 Fire Protection Resources. The City shall foster cooperative working relationships with public fire agencies, including CAL FIRE, to optimize fire protection resources within Ukiah. (Source: New Policy)

SAF-4.4 Mutual Aid Participation. The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority. (Source: New Policy)

SAF-4.5 Regional Fire Protection Plans. The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans. (Source: New Policy)

SAF-4.6 Local Fire Protection Plans. The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs particularly for new development in VHFHSZs. (Source: New Policy)

SAF-5 To minimize wildland fire risk to protect life and property. (Source: Existing GP Goal SF-7, modified)

SAF-5.1 Public Facilities Hazard Mitigation. The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones or in an area lacking service. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential by requiring the incorporation of hazard mitigation measures during planned improvements. If facilities are proposed in areas lacking existing service, service shall be expanded to such areas to provide adequate fire protection. (Source: New Policy)

SAF-5.2 Vegetation and Fuel Management. The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code and Public Resources Code 4291. (Source: New Policy)

SAF-5.3 Evacuation Routes. The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99. (Source: New Policy)

SAF-5.4 Roadway Vegetation Clearance. The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards. (Source: New Policy)

SAF-5.5 Fuel Breaks. The City shall prioritize increasing funding for and the maintenance of appropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages. (Source: New Policy)

SAF-5.6 Water Supply Infrastructure. The City shall regularly assess the integrity of for existing and proposed development to ensure adequate fire suppression needs are met. (Source: New Policy)

SAF-5.7 Local Fire Ordinance. The City shall adopt and maintain a local fire ordinance in compliance with the Statewide SRA Fire Safety Regulations, including but not limited to, Public Resources Code 4291. (Source: New Policy)

SAF-5.8 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized. (Source: New Policy).

SAF-5.9 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards to reduce potential fire hazard risk. (Source: New Policy)

SAF-5.10 Adequate Water Supply Infrastructure. All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening. (Source: New Policy)

SAF-5.11 Fire Safety Education Programs. The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. (Source: Existing Policy SF-10.1, modified)

SAF-6 To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures. (Source: New Goal)

SAF-6.1 Evacuation Routes. The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, and evacuation routes to assess their effectiveness. (Source: New Policy)

SAF-6.2 Hazard Mitigation Plan. The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events. (Source: New Policy)

SAF-6.3 Locally Focused Plans. The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events. (Source: New Policy)

Noise

SAF-7 To stabilize or reduce transportation noise impacts on residential uses. (Source: Existing GP Goal NZ-1)

SAF-7.1 Noise Inventory. The City shall inventory noise contours for major traffic corridors and the airport. (Source: Existing Policy NZ-1.1)

SAF-7.2 Sound Attenuation Strategies. The City shall require all new residential development located along major transportation corridors to incorporate sound attenuation strategies to mitigate noise levels to acceptable levels. (Source: New Policy)

SAF-7.3 Airport Noise Disclosure. The City shall require disclosure of potential airport noise impacts for property transactions located within the 55 to 65 decibal airport noise contours. (Source: Existing Policy NZ-1.5- Modified)

SAF-7.4 Airport Noise Attenuation. The City shall require the incorporation of sound reducing measures in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. (Source: New Policy)

SAF-7.5 Roadway Expansion. The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads examples include low landscaped berms, landscaping, below-grade

construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). (Source: Existing Program NZ-1.2c, modified)

SAF-7.6 Noise Equipment. The City shall require that commercial passenger service aircraft comply with the best available noise equipment standards to reduce noise impacts on the ground. (Source: Existing Program NZ-1.4c)

SAF-8 To reduce noise impacts through the enforcement of appropriate building and land use codes. (Source: Existing GP Goal NZ-2- Modified)

SAF-8.1 Update Noise Attenuation Standards. The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards. (Source: New Policy)

SAF-8.2 Noise Impact Analysis. The City shall ensure adequate analysis of noise impacts when reviewing project permits. (Source: Existing Policy NZ-2.2)

SAF-8.3 Noise Attenuation Requirements. The City shall require all new commercial and manufacturing uses that could produce excessive noise to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. (Source: New Policy)

SAF-8.4 Acoustical Studies. The City shall require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Building and Zoning Code The City shall review and update the building and zoning code upon amendments to the California Building Code, Alquist-Priolo Act, and all published regulations related to development and construction. (Source: New Implementation Program)	SAF – 1.1	Community Development					■

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
B	Geotechnical Report The City shall update Municipal Code with provisions to require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. (Source: UVAP, HS1.1c)	SAF – 1.2	Community Development		■			
C	Resilient Infrastructure The City shall reach out to property owners of privately owned critical facilities (e.g., hospitals, emergency shelters) and coordinate building inspections to evaluate the ability of the buildings to withstand moderate to significant earthquakes and to address any deficiencies identified. (Source: New Implementation Program)	SAF – 1.3	Community Development					■
D	Resilient Infrastructure The City shall continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings and provide ongoing information regarding earthquake risks, precautions, retrofitting options, and available funding mechanisms. (Source: MJ HMP, 2021, modified)	SAF – 1.4	Community Development					■

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E	Floodplain Development The City shall review and update the City Code to incorporate FEMA Flood Insurance Program standards and regulations for development within identified floodplains or areas subject to inundation by a one-hundred-year flood. The standards shall prohibit development within floodways except as permitted by Federal Emergency Management Agency Flood Insurance Program. (Source: Existing Program SF-3.1a)	SAF – 3.1 SAF – 3.2 SAF – 3.3	Community Development		■			
F	Resilient Communities The City shall coordinate and collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available through handouts, outreach meetings, and online resources to persons with limited transportation, communication, and other lifeline resources and services. (Source: New Implementation Program)	SAF-2.1 SAF-2.2	City Manager — Ukiah Valley Fire Authority	■				
G	Storm Drain Maintenance for Flood Control The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows. (Source: New Implementation Program)	SAF – 3.1 SAF – 3.3	Public Works					■

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H	Fire Protection Rating Monitor the City's fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies. (Source: New Implementation Program)	SAF – 4.1	City Manager — Ukiah Valley Fire Authority				■	
I	Insurance Services Officer (ISO) The City shall work with the County, special districts, and the State to implement ISO recommendations and take steps necessary to maintain or improve the areas' ISO Rating. (Source: Existing Program SF-6.1a)	SAF – 4.1	City Manager — Community Development					■
J	Fire Service Funding The City shall explore opportunities such as state and federal grants and partnerships with other organizations for increased funding related to fire risk mitigation. Funding opportunities for private landowners will be promoted through City communications channels. (Source: New Implementation Program)	SAF – 4.2	Ukiah Valley Fire Authority					■
K	Fire Liaison Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues. (Source: New Implementation Program)	SAF – 4.3	City Manager — Ukiah Valley Fire Authority					■
L	Mutual Aid Participation The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority. (Source: New Implementation Program)	SAF – 4.4	City Manager — Ukiah Valley Fire Authority					■

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
M	Regional Fire Protection Plans The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans (Source: New Implementation Program)	SAF – 4.5	City Manager — CAL FIRE Mendocino Mendocino County Fire Safe Council					■
N	Local Fire Protection Plans The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs. If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority: • Risk Analysis. • Fire Response Capabilities. • Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance. • Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification. • Wildfire Education Maintenance and Limitations (Source: New Implementation Program)	SAF – 4.6	City Manager — Ukiah Valley Fire Authority					■

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
O	Fire Safety Standards The City shall review the Ukiah City Code every five years to confirm compliance with all applicable State regulatory standards related to fire safety and update the Code as necessary. (Source: New Implementation Program)	SAF – 5	Community Development	■	■	■		
P	Fire Hazard Zone Update The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur. (Source: New Implementation Program)	SAF – 5	Community Development					■
Q	Public Facilities Hazard Mitigation The City shall require the incorporation of hazard mitigation measures during planned improvements for public facilities located in the Very High Fire Hazard Severity Zone. (Source: New Implementation Program)	SAF – 5.1	Community Development					■
R	Evacuation Route Standards The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards. (Source: New Implementation Program)	SAF – 5.2 SAF – 5.3 SAF – 6.1	City Manager — Ukiah Valley Fire Authority Community Development	■				

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
S	Out of Compliance Roadways The City shall identify all road networks in VHFHSZs that do not meet State standards outlined in Title 14, Chapter 7 of the California Code of Regulations and prepare recommendations and a program for bringing the roadways into compliance with State standards. (Source: New Implementation Program)	SAF – 5.4	Public Works — Ukiah Valley Fire Authority		■			
T	Fuel Break Assessment The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city. (Source: New Implementation Program)	SAF – 5.5	Community Development — Ukiah Valley Fire Authority		■			
U	Cooperative Pest Management The City shall collaborate with state and federal land management agencies on pest and fuel management activities. (Source: New Implementation Program)	SAF – 5.5	Community Development — Ukiah Valley Fire Authority	■				
V	Community Chipper Program The City shall participate annually and expand the Mendocino County Fire Safe Council's Community Chipper Program to provide a free service to chip and haul limbs and brush for residences defensible space. (Source: New Implementation Program)	SAF – 5.5	Community Development — Ukiah Valley Fire Authority Mendocino County Fire Safe Council				■	

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
W	Water Supply Infrastructure The City shall regularly assess the integrity of existing water supply infrastructure through water tests and inspections of water lines and prioritize developments in areas with adequate water supply infrastructure. (Source: New Implementation Program)	SAF – 5.6 SAF – 5.9	Public Works				■	
X	Hillside Development Standards The City shall review and update the Hillside Development Standards outlined within the Ukiah City Code by 2030 for consistency with new wildfire safety legislation. (Source: New Implementation Program)	SAF – 5.7 SAF – 5.8 SAF – 5.10	Community Development	■				
Y	Site Design Standards The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions. (Source: New Implementation Program)	SAF – 5.8	Community Development — Ukiah Valley Fire Authority				■	
Z	Public Information Program The City shall develop a comprehensive public information program related to fire safety to inform residents of present hazards and strategies for mitigation. (Source: New Implementation Program)	SAF – 5.10	City Manager — Ukiah Valley Fire Authority			■		

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
AA	Communities at Risk The City shall identify and map existing multi-family housing, group homes, or other community housing located in VHHSZs and require the development of adequate evacuation or shelter in place plans. (Source: New Implementation Program)	SAF – 5.10	City Manager — Community Development Police Department Ukiah Valley Fire Authority	■				
BB	Fire Safety Education The City shall coordinate with the Ukiah Valley Fire District to schedule and host annual public meetings to review established wildfire prevention and protection measures as well as emergency response plans, especially evacuation plans and routes. (Source: New Implementation Program)	SAF – 5.10	City Manager — Police Department				■	
CC	Mendocino MJHMP The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan. (Source: New Implementation Program)	SAF – 6.2	Police Department — Community Development	■				
DD	Mendocino County EOP The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan. (Source: New Implementation Program)	SAF – 6.3	Police Department — City Manager Community Development	■	■	■		

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
EE	Sound Attenuation Regulations The City shall require any new residential development located along a major transportation corridor to reduce any potential noise impacts to a less than significant level by using current best practices, including building materials, site design, barriers and berms, and other methods of noise reduction. (Source: New Implementation Program)	SAF – 7.2	Community Development	■				

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
FF	Airport Disclosure	SAF – 7.3	Planning Services					
	The City shall prepare an ordinance requiring that the following statement be included in all property transactions or as a part of the issuance of use permits for property or projects within the airport's area of influence, both core and peripheral. This project/residence is in close proximity to the Ukiah Municipal Airport which is a major noise generating source. Development in this area will be subject to overflights of aircraft taking off from and landing at the airport. These aircraft include privately-owned corporate jets and firefighting air tankers from the California Department of Forestry. It is anticipated that the volume of traffic and resulting noise may increase in future years." (Source: Existing Program NZ-1.5a)		Building Services					
GG	Airport Noise Attenuation	SAF – 7.4	Planning Services					
	The City shall update the Municipal Code to require the incorporation of sound reducing measures, as needed, in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. (Source: New Implementation Program)		Building Services					

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
HH	Roadway Expansion The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads where such expansion has the potential to result in a noise impact that can be feasibly mitigated. Examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). (Source: New Implementation Program)	SAF – 7.5	Public Work Department					■
II	Noise Attenuation The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards, and to include a requirement for all new commercial and manufacturing uses that could produce noise that exceeds the noise limit regulations listed in Article 6 to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. (Source: New Implementation Program)	SAF – 8.1 SAF – 8.3	Planning Services — Building Services	■				■

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
JJ	Noise Impact Analysis Where noise analysis has been required as a condition of project approval, the City shall ensure adequate analysis of noise impacts when reviewing project permits by requiring noise details and specifications as part of the submittal packet. (Source: Existing Policy NZ-2.2)	SAF – 8.2	Planning Services — Building Services					■
KK	Acoustical Studies The City shall add provision to Municipal Code to require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures. (Source: New Implementation Program)	SAF – 8.4	Planning Services — Building Services					■

A.7 Agriculture Element

GOALS AND POLICIES

AG-1 To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy.
(Source: New Goal)

AG-1.1 Reduce Agricultural/Urban Conflict . The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City (Source: New Policy).

AG-1.2 Preserve Agricultural Lands. With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley.
(Source: New Policy)

AG-1.3 Plan Together. The City shall identify and involve stakeholders, as well as advisors with knowledge and expertise, to create and implement a comprehensive planning framework that preserves and strengthens agricultural uses in and around Ukiah that inform and influence the regional economy. (Source: New Policy).

AG-2 To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity. (Source: New Goal)

AG-2.4 Backyard Food The City shall allow and encourage residents to undertake supplementary local agriculture, including backyard gardens, apiaries, poultry, and 'foodscaping'. Examples include community, school, backyard, and rooftop gardens with a purpose extending beyond home consumption and education. (Source: New Policy)

AG-2.5 Buy Local, Enjoy Local. The City shall encourage additional farmer and community markets, food trucks, and farm stands to support production, distribution, and sale of locally grown foods and continue to support community-based food production and local, nutritious food by working with local landowners for the creation of additional community gardens. (Source: New Policy)

AG-2.6 Support Gardeners. The City shall coordinate with the University of California Cooperative Extension (UCCE) Mendocino County Master Gardener Program, to connect city residents with backyard gardening knowledge. (Source: Existing General Plan Policy OC-21.1)

AG-2.7 Farmer's Markets. In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah. (Source: New Policy)

AG-3 Help existing agricultural stakeholders move 'Beyond the Farm'. (Source: New Goal)

AG-3.1 Establish Infrastructure to Grow the Agricultural Economy. The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region. (Source: New Policy)

AG-3.2 Agritourism. The City shall support expansion of the agricultural tourism industry by assessing utilization use of tourism facilities (e.g., hospitality, restaurants, etc.), as well as supporting efforts to plan and integrate the Great Redwood Trail into the agricultural economy. (Source: New Policy)

AG-3.3 University Research. The City shall encourage research, particularly at the University of California Cooperative Extension, pertinent to the Ukiah Valley to identify new potential uses and enhancement for existing agricultural industries, especially pomology, 'forestry, livestock, 'and viticulture. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Agricultural Buffer The City shall work with Mendocino County to establish setback or buffers for new non-agricultural development adjacent to agricultural lands to reduce hazardous exposures and conflict between incompatible land uses. (Source: OC-20.1(b))	AG– 5.1	Community Development	■				
B Right to Farm The City shall adopt a right-to-farm ordinance to ensure appropriate disclosure of agricultural activities both within and adjacent to the City of Ukiah. (Source: OC-17.3)	AG– 5.1	Community Development	■				
C Align Agricultural Standards The City shall revise agricultural standards and use terminology to be consistent with adjacent jurisdictions within the Ukiah Valley for the support of future annexation efforts. (Source: New Implementation Program)	AG– 5.1	Community Development		■			
D Williamson Act In coordination with the County Assessor, the City shall establish a Williamson Act program that aligns with ongoing efforts to preserve agricultural lands across Mendocino County. (Source: New Implementation Program)	AG– 5.1	Community Development — City Manager	■				

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E Reduce Regulation – Local Agriculture The City shall revise the Zoning code to allow low-intensity agricultural activities on residential parcels, including but not limited to back yard beehives, chickens and gardens. The revision will include objective use, development, and environments standards, and minimal permit fee requirements. (Source: New Implementation Program)	AG – 5.4	Community Development — City Attorney	■				
F Foodscaping The City shall revise the City’s objective development and design standards for multi-family housing projects to include the definition of and provisions for ‘foodscaping’. (Source: New Implementation Program)	AG – 5.4	Community Development	■				
G “No Mow May” To encourage additional pollinators, the City shall prepare a pilot program for a “No Mow May” to encourage more ecologically beneficial lawns within the City of Ukiah. (Source: New Implementation Program)	AG – 5.4 AG – 5.5	Community Development — City Manager		■			
H Urban Agricultural Definitions The City shall revise the City Zoning Code definitions, standards, and limitations for “Urban Agriculture”, including rooftop gardens, aquaculture, hydroponics, etc. (Source: New Implementation Program)	AG – 5.5 AG – 5.8	Community Development		■			

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
I Support Community Gardens The City shall revise the Zoning code to streamline the regulatory permitting process to support the creation of additional community gardens within the City. (Source: Existing Implementation Program OC-30.2(b))	AG – 5.5 AG – 5.6	Community Development — City Manager	■				
J Urban Agricultural Incentive Zone The City shall research and consider implementation of an Urban Agricultural Incentive Zone (AB 551). “The Urban Agriculture Incentive Zones Act authorizes a city.. and a landowner to enter into a contract to restrict the use of vacant, unimproved, or otherwise blighted lands for small-scale production of agricultural crops and animal husbandry.” (Source: New Implementation Program)	AG – 5.5	Community Development — City Manager		■			
K Local Food: Food Trucks & Farm Stands The City shall revise the Zoning Code to support the distribution and sale of locally-grown food via Food Trucks, Farm Stands, and farmer/community markets. (Source: New Implementation Program)	AG – 5.6	Community Development — Public Works	■				
L Farmers Markets In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah. (Source: New Implementation Program)	AG – 5.6	Community Development — Public Works					■

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
M Local Purchasing The City shall research and prepare a local preference purchasing policy for future adoption to promote and support local preference purchasing policies for the City of Ukiah, local school districts and other institutions as a means to foster awareness and build relationships across the regional economy. In conjunction, (Source: New Implementation Program)	AG– 5.6	Community Development — City Manager		■			

A.8 Housing Element (2019-2027)

GOALS AND POLICIES

Goal H-1 Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.

Policy 1-1: Encourage the rehabilitation of existing residential units.

Policy 1-2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing and new housing construction; and reduce greenhouse gas emissions.

Policy 1-3: Preserve at-risk housing units.

Policy 1-4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 1-5: Continue to implement effective crime prevention activities.

Goal H-2 Expand housing opportunities for all economic segments of the community, including special needs populations.

Policy 2-1: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

Policy 2-2: Encourage the development of a variety of different types of housing.

Policy 2-3: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Policy 2-4: Pursue State and Federal funding for very low, low, and moderate income housing developments.

Policy 2-5: Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.

Policy 2-6: Expand affordable housing opportunities for first time homebuyers.

Goal H-3 Remove governmental constraints to infill housing development.

Policy 3-1: Improve building and planning permit processing for residential construction.

Policy 3-2: Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.

Policy 3-3: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.

Goal H-4 Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.

Policy 4-1: Promote fair housing practices in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability/medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.

Policy 4-2: Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.

Goal H-5 Provide support for future housing needs.

Policy 5-1: Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.

Policy 5-2: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Policy 5-3: Assume a leadership role in the development of all types of housing in the community.

Implementing Programs	Responsible Department(s)	Schedule
1a Implement a residential rehabilitation program. Emphasize rehabilitation of mobile homes, detached single-family dwelling units, and lower-income multifamily housing projects. Prioritize funding for health and safety repairs, energy efficiency improvements, and ADA accommodations. Assist in completing the rehabilitation of at least 25 lower income housing units in the planning period. Funding: CDBG, HOME, and/or other local, state or federal sources	Community Development Department, Housing Services Division	Ongoing, as funding is available
1b Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs. Funding: Energy efficiency and renewable energy rebate program funds	Electric Utility Department	Ongoing, as funding is available
1c Support funding or other applications that would preserve/conserv e existing mobile home parks. This might include programs such as the Mobile Home Park Rehabilitation and Resident Ownership Program. Funding: N/A – application support through technical assistance.	Community Development Department, Housing Services Division.	Ongoing, as funding is available
1d Continue providing informational materials to the public through the Green Building Information Center and at the public counter. Provide updated information regarding sustainable and green building practices and materials and provide information on the maintenance of residential units. Funding: Departmental budget	Community Development Department, Building Services Division	Ongoing, as funding is available

Implementing Programs	Responsible Department(s)	Schedule
1e Develop standards and design guidelines for residential development in the Medium Density Residential (R-2) and High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts. Given the significant increase in the City's RHNA over the next eight years, the City proposes to create development standards and design guidelines that would both facilitate development at the allowable densities and provide guidance and certainty in design standards to ensure quality housing is developed in the community. Funding: General Funds and/or other funding if available.	Community Development Department, Planning Services Division	Establish development standards and design guidelines by the end of calendar year 2020.
1f Develop an At-Risk Units Program. Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units. Funding: Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed	Community Development Department, Housing Services Division	Develop At-Risk Program by the end of calendar year 2020.
1g Tenant Education and Assistance for Tenants of At-Risk Projects. Require property owners to give notice to tenants of their intent to opt out of low-income use restrictions. Provide tenants of at-risk units with education regarding tenant rights and conversion procedures. Funding: Departmental budget	Community Development Department, Housing Services Division	Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.

Implementing Programs	Responsible Department(s)	Schedule
2a Update the inventory of vacant and underutilized parcels. Make copies of the inventory available on the City's website and at the public counter for distribution. Funding: Departmental budget.	Community Development Department, Planning Services Division	Updated annually, by June 30 of each year; posted on the City's website and at the public counter.
2b Monitor the rate of conversion of primary residences to short-term rental units. Research ordinances limiting short-term rentals and present report to City Council. Funding: General Funds.	Community Development Department, Planning Services Division; City Council.	Develop monitoring program by June 30, 2020; annually track number of short-term rentals and present information along with annual progress report to City Council each year; short-term rental ordinance research report due June 30, 2025
2c Monitor the conversion of single-family residential homes to commercial uses. If conversions continue and the City's vacancy rate for homeownership is greater than three percent citywide, the City will design an ordinance that restricts the conversion of single-family residences to commercial uses. Funding: Departmental budget.	Community Development Department, Planning Services Division.	Gather data and report findings to City Council by June 30, 2021.

Implementing Programs	Responsible Department(s)	Schedule
2d Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing. Utilize funding to develop and support affordable housing programs and projects, providing financial assistance to private developers and nonprofit agencies, principally for the benefit of extremely low-income, very low-income, and low-income households. Prepare and/or support the preparation of at least eight applications for additional funding within the 2019-2027 planning period. Funding: Low- and Moderate-Income Housing Asset Fund; other local, State, and Federal funding sources as they become available.	Community Development Department, Housing Services Division.	Ongoing.
2e Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community. This effort is designed to build long-term development partnerships and gain insight into specialized funding sources, particularly in identifying the range of local resources and assistance needed to facilitate the development of housing for extremely low-income (ELI) households and households with special needs, including persons with disabilities and persons with developmental disabilities. This policy is also designed to encourage the production of a variety of housing types, including multi-family supportive, single room occupancy, shared housing, and housing for the “missing middle.” Funding: Departmental budget.	Community Development Department, Housing Services Division; City Manager’s Office-Economic Development Section	Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.

Implementing Programs	Responsible Department(s)	Schedule
2f Amend the zoning code as follows: Emergency Shelters. The City will amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code. Transitional/Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing in all zones that allow residential uses and supportive and transitional housing is to be only subject to those restrictions applicable to other residential dwellings of the same type in the same zone (note: this is not limited to residential zones). The City will amend the Zoning Code to specifically define transitional/ supportive housing as defined in Government Code. Single-Room Occupancy Housing. The City will amend the Zoning Code to allow Single-Room Occupancy (SRO) units in the medium density residential (R-2) and high density residential (R-3) zoning districts for the purpose of increasing the number of units affordable to extremely low, very low, and low-income persons. Manufactured/Factory-Built Homes. The City will amend the Zoning Code to define and allow manufactured and factory-built homes in the same manner and use as all other types of residential dwellings in all zoning districts. Funding: Departmental budget	Community Development Department, Housing Services Division	Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.
2g Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation. Research and present a report on possible lot consolidation incentives to the Planning Commission and City Council. Funding: Departmental budget	Community Development Department, Planning Services Division	Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.

Implementing Programs	Responsible Department(s)	Schedule
2h Ensure capacity of adequate sites for meeting RHNA. The City of Ukiah has been assigned a Regional Housing Needs Allocation (RHNA) of 239 units for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will: Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards. Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes. 92 2019-2027 City of Ukiah Housing Element Adopted October 23, 2019 Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre. Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2. By-right housing program for select parcels. Specific to APNs 00304077, 00304078, and 00304079, rezone these parcels at the default density of 15 du/ ac. Also rezone these parcels to allow residential use by-right for developments with at least 20%of the units affordable to lower income households. Funding: Departmental budget	Community Development Department, Planning Services Division	Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.
2i Monitor residential capacity (no net loss). Proactively monitor the consumption of residential acreage to ensure an adequate inventory is maintained for the City's RHNA obligations. Implement a project evaluation procedure pursuant to Government Code 65863. Should residential capacity fall below the remaining need for lower income housing, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA. Funding: Departmental budget	Community Development Department, Planning Services Division	Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.

Implementing Programs	Responsible Department(s)	Schedule
2j First Time Homebuyer Assistance. The City of Ukiah offers assistance to eligible first-time homebuyers to purchase new or existing single-family or condominium units in the City. The program utilizes a combination of HOME, CalHome, CDBG, and/or other resources as they become available- through the Ukiah Housing Trust Fund. Restrictions apply and funds are available on a first-come, first-served basis. Funding: CDBG, HOME, Low- and Moderate-Income Housing Assets Funds, CalHome, and/or other funding sources as available	Community Development Department, Housing Services Division	Ongoing
2k Collaborate with local service providers on addressing homelessness. Continue participation in the Mendocino County Continuum of Care. Funding: N/A	City Manager's Office	Ongoing
2l Review existing City processes for compliance with AB 2162. Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Funding: Departmental budget	Community Development Department, Planning Services Division	Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020
2m Housing Units Replacement Program. The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to 1) non-vacant sites; and 2) vacant sites with previous residential uses that have been vacated or demolished. Funding: Departmental budget	Community Development Department, Planning Services Division	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Implementing Programs	Responsible Department(s)	Schedule
2n Homeless Shelter Overlay District Evaluation. Evaluate the Homeless Shelter Overlay District to determine suitability for accommodating the identified number of homeless persons. At the minimum, this evaluation will include an analysis of environmental conditions, physical features, location, and capacity of the zone to accommodate the identified number of homeless persons. Depending on the results of this evaluation, the City will consider options including possible amendment of the District to maintain compliance with SB 2. Funding: Departmental budget	Community Development Department, Planning Services Division	Complete evaluation of overlay district on a bi-annual basis, with the first report due to Planning Commission by June 30, 2020. Depending on results of evaluation(s), make recommendations to Planning Commission and/or City Council for options including possible amendment of the District within 6 months of the date the report is due.
3a Research, review and amend the development standards in the zoning code for opportunities to maximize housing development. Specific areas of research and amendments may include the following: Increasing maximum allowable height for new residential buildings. Increasing density. Reducing yard setbacks. Reducing minimum site area. Upzoning R-1 (Single-family Residential) and R-1-H (Single-family-Residential Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities. Funding: Departmental budget	Community Development Department, Planning Services Division; Planning Commission; City Council	Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022

Implementing Programs	Responsible Department(s)	Schedule
3b Develop flexible parking policies for new residential development. The intent of this policy is to reduce parking requirements, especially in zoning districts that allow for lower-income housing developments. Funding: Departmental budget and other funding sources as available	Community Development Department, Planning Services Division; Planning Commission; City Council	Complete draft policy by June 30, 2020
3c Explore other policies and regulations that facilitate new infill housing development. Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following: Temporary housing options. Low Impact Development offsite mitigation. Community benefit zoning. Funding: Departmental budget	Community Development Department, Planning Services Division; Planning Commission; City Council	Complete draft report by June 30, 2026
3d Facilitate improvements to permit processing to streamline housing development. Continue to work on improving processing procedures and by June 30, 2021 develop a brochure to guide developers through City processes. Continue to offer a pre-application conference with project applicants to identify issues and concerns prior to application submittal. Funding: Departmental Funding	Community Development Department, Planning Services Division, Building Services Division	Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021

Implementing Programs	Responsible Department(s)	Schedule
3e Continue to apply the CEQA infill exemption to streamline environmental review. Funding: Departmental budget	Community Development Department, Planning Services Division	Ongoing
3f Review Site Development Permit and Use Permit Processes. Produce report for City Council analyzing processes and making recommendations for how to revise processes and/or Ukiah City Code such that project approval process is accelerated. Funding: Departmental budget	Community Development Department, Planning Services Division	Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.
4a Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe. Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department. Funding: General Funds	Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department	Ongoing
4b Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD). Funding: Departmental budget	Community Development Department, Housing Services Division	Ongoing

Implementing Programs	Responsible Department(s)	Schedule
4c Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment. Revise the planning permit application form to include this step of referral. Funding: Departmental budget	Community Development Department, Planning Services Division	Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.
5a Maintain a housing resources webpage. Included on the webpage are resources such as funding sources and programs, affordable housing developers, and a list of publicly assisted housing providers. Funding: Departmental budget	Community Development Department, Housing Services Division	Updated regularly, as new and relevant information is available.
5b Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy. Funding: Departmental budget, other funding as available	2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.	Community Development Department, Planning Services Division
5c Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly. Funding: Departmental budget, other funding as available	Community Development Department, in conjunction with stakeholder jurisdictions.	Ongoing, at least on an annual basis.

ATTACHMENT 2

Written Public Comments Received on the Draft General Plan as of November 30, 2022

Comment No.	Commenter	Date Received	Staff Response
1	Judy Luria (1)	August 8, 2022	Made text suggestion to Agriculture Element
2	Rick Johnson	September 15, 2022	Made suggestions to Mobility and Economic Development elements, as appropriate. Other topics raised are discussed in the DEIR (Sections 4.6, Greenhouse Gas Emissions; 4.9, Population and Housing; 4.11, Transportation; 4.13, Utilities and Service Systems)
3	Climate Action Mendocino (1)	September 21, 2022	List of existing goals and policies with thoughts from a 2019 community workshop. See Environment and Sustainability Element for a list of goals, policies and implementation programs and their sources
4	NorCal 4 Health Project (1)	September 23, 2022	List of example language for policies and goals related to health. See Public Facilities Public Facilities, Services, and Infrastructure element Goal PFS 15-1, related policies and implementation programs
5	Russian River Flood Control and Water Conservation Improvement District	September 26, 2022	Corrected agency name
6	Linda Sanders	September 26, 2022	Corrected Figure 2-6 and made suggestions to the Land Use and Public Facilities, Services, and Infrastructure elements, as appropriate
7	Tree Advisory Group	September 27, 2022	Modified Environment and Sustainability policies and implementation programs, as appropriate
8	Climate Action Mendocino (2)	October 4, 2022	See Mobility Element Goal MOB-1 and associated policies and implementation programs

9	Healthy Mendocino	October 12, 2022	See Public Facilities, Services, and Infrastructure element Goal PFS 15-1, related policies and implementation programs. Added implementation program D
10	California Geological Survey (Informal)	October 20, 2022	Added suggested reference to the Safety Element
11	NorCal 4 Health Project (2)	October 20, 2022	Incorporated suggestions as appropriate to the Agriculture, Economic Development and Public Facilities, Services and Infrastructure elements
12	Pinky Kushner (1)	November 1, 2022	No action needed by Staff at this time; The Community Development Department thanks you for your comments
13	Matthew Gilbert	November 6, 2022	No action needed by Staff; The Community Development Department thanks you for your comments
14	Pinky Kushner (2)	November 9, 2022	Responded to comments via email
15	Pinky Kushner (3)	November 9, 2022	Responded to comments via email
16	Judy Luria (2)	November 9, 2022	No action needed by Staff at this time; The Community Development Department thanks you for your comments
17	Mendocino County Farm Bureau	November 9, 2022	Responded to comments verbally at the 11/9 Planning Commission meeting. Land Use Table 2-2 has been revised for clarification.

From: [Judy Luria](#)
To: [Planning Division](#)
Subject: GP comments
Date: Monday, August 8, 2022 2:26:59 PM

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

Hello dear planners,

Wow, so much good stuff in the GP!

When do we need to have our comments to you by? What happens to our comments?

I'm still studying this document and welcome the opportunity for input.

Meanwhile there is an item that I believe is inaccurate:

On page 177, Agriculture

"Formalized agriculture within the Ukiah Valley began in the 1850s. Efforts included the raising of livestock and the growing of various grains, predominantly hops".

Hops is not a grain, but a flower, used to flavor beer.

<https://en.wikipedia.org/wiki/Hops>

Thanks for all your hard work,

Judy Luria

Comments on General Plan 2040 Draft
Rick Johnson

The document is quite large and it took a few sittings to go through all of it. Following are my comments. My intent is to have them coherent to share with the rest of the Planning Commission, but given the limited time I have, they are written informally.

OVERARCHING

A. Population and Demographic Data/Projections. The City had conducted some events over the last couple of years to solicit community input. For the most part, the ideas and comments were from the standpoint of improvements and directions for the next few years. As I was reading through the various elements I was thinking in terms of what Ukiah might be like in 2030 to 2040 in terms of population, demographics, and state/federal requirements. While I saw a lot of data on what is and was, I did not see any projections which might be helpful for anticipatory or pro-active planning.

1. What will the population be? (this will be helpful to plan that services will have the required capacity when needed)

2. What will the ethnic make-up be? (probably, like most of California, the Hispanic population will proportionally increase and the White will proportionally decrease. This could influence differences in desires for things like types of housing, recreation, entertainment, etc.)

3. Will our local economy expected to be roughly the same mix of activity in about the same proportions as it is now? (If different, then it could influence traffic patterns and utilization of current and future transportation systems such as roads & streets, public transportation, personal transportation)

4. In today's dollars, do we expect the distribution of incomes to be about the same? That is, the median income to be below the state median? This influences affordability of housing, transportation, food, discretionary income for dining, recreation, and goods, also the ability to generate tax revenue for government services.

Anyway, it would be helpful if a forecast of these parameters were provided that will help guide us to a plan that will take us into 2040. I would like us to have a City government/infrastructure that supports the needs of the citizens in 2040 and avoid investing heavily in infrastructure that may not be utilized then or becomes costly to maintain at the expense of important needs. (As an example without going into specifics, I am associated with an organization that made landscape and architectural decisions over twenty years ago and today, because of changing demographics within that organizations, struggles to generate the revenue needed to maintain the property.)

B. Climate Change/Decarbonization. The authors have included a number of statements indicating where they propose the City be by 2040. This future condition will be a significant change from where we are today. The General Plan should discuss how we will get from where we are now to the future state so the citizens can understand the impact on their quality of life, and of course their pocketbook.

1. Currently, the electrical power provided by the City utility is 70% renewable (<https://www.ukiahdailyjournal.com/2015/07/03/renewable-energy-ukiah-70-percent-carbon-free/>) According to ICF, a global consulting services company, there will be a 40% increase in energy demand from EVs (www.icf.com/insights/climate-electric-vehicle-revolution).

What plans does the city have to replace the 30% non-renewable electric power source and provide the extra power for the EVs? Mathematically, the City would have to double its renewable generation assuming no growth in population or economic activity. Is it contemplated that additional solar panel roof top installations will fill the gap? What would that look like in terms of quantities of additional roof top panels? Would the city contemplate a solar farm or a wind farm?

On top of this, it sounds like there is the possibility that there will no longer be diversions from the Eel River to Potter Valley with Scotts and Cape Horn Dams being taken and their power generation capacity eliminated. With flow eliminated through Potter Valley, the amount of water available to produce electricity at Coyote Dam would decrease. How would that power be replaced?

2. In the Mobility Element, specifically page 4-6, 51% of Ukiah's workforce live outside the City; 28% live in the City, but work outside; and just 21% live and work inside the City. Further, per Table 2.13 of the Housing Element, the median income of households in Ukiah and in the County is between \$35,000 and \$50,000. Clearly, at current prices, the cost of EVs is well beyond the reach of half our residents and as much as two-thirds. How will this work for the 72% for those who commute out of or into the City? Possibly, for the non-commuters and those using transportation to get them and their families to school, health care providers, shopping and recreation, walking and cycling is an alternative for many. Maybe some other creative solutions would include the use of more affordable electric golf carts to move around town ... but our streets would need to be designed to accommodate a mix of these smaller slower moving vehicles to share the city streets with larger vehicles including delivery trucks.

3. From what I read, the conversion to EVs would require cities to upgrade the capacity of its distribution system to power EV Charging Stations. Perhaps distribution systems to homes would be upgraded so residents could charge their vehicles at home or would there be neighborhood EV Charging Stations at various curbside locations? Just looking at the activity at the various filling stations in town and knowing that charging an EV takes longer than filling a gas tank, I think a lot of thought needs to go into this in order to understand the do-ability.

I realize much of the Climate Change/Decarbonization policy vision comes out of Washington, DC and Sacramento, but where we have flexibility in complying with state mandates, our General Plan should have reasonable goals with realistic strategies that could be implemented to get us to a some level of decarbonization considering our location, our demographics, and our economy which minimizes impacts on our quality of life....particularly those at lower income levels.

C. Water It would be helpful to have a couple of pie charts showing the current amount of water needed (diameter of pie) and its sources (pieces of the pie) compared to the amount forecast need in 2040 (population growth)

1. I've seen in some publications that our prime water source are aquifers, elsewhere, I've seen it is the underflow from the Russian River (the river has a very thick gravel bed ... so although not much water might be seen on the surface, there is a lot more flowing through the gravel bed. If the City's policy is to reduce dependency on the Russian River itself, our prime source would then shift to aquifers. If the Potter Valley Project is curtailed, this will have a profound and immediate effect on water supply from the Russian River, both surface and through the gravel bed. It will have a slower and longer term effect on the aquifers as these depend on recharge from surface water percolating from surface water to underground aquifers. How would the city continue to provide sufficient water to its citizens without the Potter Valley Project?

2. A great strategy is being able to use water more than once. The initial phases of the purple pipe project do this. A few years back, the plan was really gung-ho to get treated water to the high school, Todd Grove Park, the golf course, and the Anton Field complex. Is this still the plan? Is there sufficient excess water from the waste water treatment plant for this? This would be part of the pie chart.

MISCELLANEOUS COMMENTS & EDITS

There was a lot of material to read through and as I was doing so, I jotted down some notes, but did not have the time to do a comprehensive review. Here are some short comments on some items:

a. FAR ... Page 2-4 discusses Floor Area Ratio. It states “ the Floor area means the entire enclosed area of all floors that are more than four (4) feet above the existing or proposed grade...” So even if a commercial structure is built to the lot lines, if it is a single story and that story is at grade, the FAR would be ‘zero’. Is that correct? A two story building would be 1.00. But the diagrams for FAR seem to disregard the greater than four feet above grade requirement and show the single story as FAR 1.00 and a two story as FAR 2.00

b. On the same page there are diagrams depicting dwelling unit density per acre.....1, 6, 18, & 32 In other sections citing the code, there is reference to 15-28 du/ac. It would be helpful to have diagrams illustrate 15 and 28.

c. 2-27 shows the Downtown Area extending on Perkins to Orchard. Since Orchard and the Pear Tree Centers are really more like Highway Commercial, couldn't the Downtown Area begin about where the future courthouse is built and into the downtown core? There is a lot of opportunity to spiff up the parcels occupied by Romis BBQ, the Dragon Lady, and Curry's (all closed) while encouraging business activity with reduced restrictions on the parcel next to Chipotle, the MendoSavingsBank, and where the fast food restaurant was located (now just a concrete slab). Also, the map should show a Clay St/Peach St connector. (if we want to get people out of cars, this connector would provide a safe conduit for walkers, cyclists, eBikes, and golf cart vehicles). Also the map shows railroad tracks, instead it should show the Great Redwood Trail.

d. 2.34 has a figure showing Disadvantaged Unincorporated Communities, but I don't see any on the map. Although I can think of some because of density that lack close access to parks and grocery shopping would meet my definition, but since this is a defined term ... maybe only the residential areas that back up on Hwy 101 would be included....

e. p 3-2 lists types of employment and economic activity. I would include education mentioning both the public school system and the numerous private schools both inside (e.g., St. Marys and the Buddhist University) and those immediately outside like UJA, the Charter Schools at the Fairgrounds, and Mendocino College. As for value-adding businesses, most of which are outside the city limits, but do lend prestige and expertise to our community would include Factory Pipe, Maverick, wineries, breweries, and distilleries.

f. Tourism is covered in a couple of places in the plan. It certainly is an important part of our local economy and there is good opportunity for growth. I see mention of a Boutique Hotel and a Transit Center. The sentiment is that people do not want Ukiah to become a Healdsburg. I have been in and around Healdsburg most of my life and know residents there. Their big complaint is that the central plaza is no longer their plaza but is for the tourists....high end tourists.

If people want to enjoy visiting an affordable and welcoming 'small town', this is us. Aside from our downtown, the Sun House, Grace Hudson Museum, visitors can enjoy a nice walks in the westside neighborhoods, visit Todd Grove Park, and play a round of golf. What really struck me when I first spent time here was how friendly people were and they conversed with you like you were a neighbor.

We would all like to see the Palace Hotel replaced with something usable and if the new courthouse is ever built, there would be an opportunity for housing and/or a boutique hotel built there. For tourism also to work, we also have to make sure streets are safe and cars won't get broken into.

g. 4.2 mentions highways 20 and 101. There is also 253 to Anderson Valley and the unsigned 222 Talmage Road. Orr Springs Road to the hot springs, Montgomery Woods, and eventually the coast.

h. 4-10 shows collector streets. I would include Wabash, W Mill and W Clay to the hills, and Helen.

i. 4-14 I would show biking around Todd Grove Park, on Standley all the way around to Anton, all links to the Great Redwood Trail, routes to Observatory Park, River Park, Vinwood Park, and to all schools and commercial areas.

j. 9-74 has a statement that says 'Greenhouse Gases appear to cause ...climate change' I think this statement is inappropriate and we shouldn't be making policy based on conjecture. In an earlier part of the General Plan, there is a better statement which is more accurate mentioning solar activity, human activities, urban construction, as well as greenhouse gases. Carbon dioxide is at most, a contributor to climate change and is one we can, to some extent, mitigate. All I want to say on this is that we need to recognize that although there could be some environmental benefits to reducing CO2 emissions, going too far has a negative impact on the population by increasing the cost of goods, reducing movement of goods and people, and reducing economic activity. I do think the General Plan should steer away from providing opinion on the contribution of carbon dioxide, methane, et al to climate change and instead clearly state what Sacramento is requiring the City of Ukiah to do in its General Plan and the General Plan should cover its initiatives to comply with the State of California's mandates. Whatever flexibility we have within the state mandates, lets try to consider cost to the community (especially low income and seniors) vs. benefit.

k. GHG ... the definition lists a number of these. According to this article from NASA <https://climate.nasa.gov/ask-nasa-climate/3143/steamy-relationships-how-atmospheric-water-vapor-amplifies-earths-greenhouse-effect/> , Water Vapor is the most abundant Greenhouse Gas and contributes to half of the Earth's greenhouse effect. The definition should include water vapor.

Climate Action Mendocino
Review of the City of Ukiah Draft General Plan
August, September, 2022

LAND USE

LU -3 To improve and enhance the appearance and vibrancy of Downtown Ukiah to create a high-quality place for residents, businesses, and visitors. (Source: Existing GP Goal CD-9, modified)

LU - 3.5 Downtown Parking

The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. (Source: New Policy)

Might there be a way to empower the parking enforcement person to cite cars that are moved throughout the day to avoid citations, thereby taking up space for shoppers? The parking enforcement person is aware of these vehicles, but has no means to address the problem.

LU-11- To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling. (Source: New Goal)

LU-11.5 Public Street Furniture

The Public Works Department shall establish public design standards for street furniture and landscaping that enhance the streetscape and general fabric of the City. (Source: Existing Program CD-12.1a)

There are wooden or concrete benches along the new Headlands trail in Ft. Bragg that are very interested and offered by local woodworkers and other artists. This could be done to enhance the streetscapes in Ukiah.

LU-11.8 Tree Preservation

The City shall encourage the preservation of trees on public and private property. Priority should be given to the preservation of trees considered significant due to their size, history, unusual species, or unique quality. (Source: Existing Program CD-4.3b, modified)

The Urban Forest Plan under Environment and Sustainability in the Implementation section could address this well, but the timeline is too far in the future at 2031-2040.

LU-11.9 Historic Preservation and Restoration

The City shall encourage restorative maintenance to deteriorated buildings, particularly in Downtown, and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. The City shall encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development. (Source: New Policy)

Are there ideas to restore the Palace Hotel?

LU-11.10 Water Efficient Landscaping

The City shall ensure that Zoning Code landscape standards and design guidelines reflect the most current water efficient landscape standards that include native, adaptive, and drought resistant vegetation, as well as provisions for street canopies and streetscape enhancement. (Source: Existing Programs CD-4.2a and -4.3a)

Could solar street canopies be used to generate power for the City and local businesses and provide shade and decreasing a heat island effect.

LU-15- To promote meaningful dialogue and collaboration between members of disadvantaged communities and decision-makers to advance social and economic equity. (Source: New Goal)

LU-15.1 Community Input

The City shall continue to facilitate opportunities for disadvantaged community residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process. (Source: New Policy)

How would this happen? How is the City defining disadvantaged communities?

ECONOMIC DEVELOPMENT

ED - 2 To promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy. (Source: New Goal)

ED- 2.2 Energy Infrastructure

The City shall work to improve energy infrastructure to increase availability, reliability, sustainability, and use of renewable energy sources. (Source: New Policy)

Where would this be implemented? How would this happen and what would it look like?

ED - 4 To attract visitors and provide them with the amenities and services to make their stay in Ukiah enjoyable. (Source: New Goal)

What is being done to build fast charging stations to attract visitors?

ED - 7 To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses. (Source: New Goal)

What is being done to attract people and businesses? Is Human Resources making a concerted effort to advertise our attractiveness?

ED - 9 To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of evolving business needs. (Source: New Goal)

Is there an effort to align with Mendocino College for workforce training, particularly in green construction?

ED-10 To foster a robust and diversified local economy that provides quality employment and attracts stable businesses. (Source: New Goal)

Can we provide a strong program that offers better jobs for low income people, even put homeless people to work?

ED - 11 To diversify the economic base of Ukiah through the development and expansion of environmental, creative, and innovative businesses, including the non-profit sector. (Source: New Goal)

ED- 11.2 Green Economy

The City shall support the development and reduce local regulatory barriers for industries and businesses that promote and enhance environmental sustainability, greenhouse gas reductions, decarbonization, climate change adaptation, resiliency, and renewable energy generation,

storage, and transmission, including solar power and other appropriate renewable sources.
(Source: New Policy)

ED-11.3 Support Green Businesses

The County shall promote the efforts of existing businesses that meet green business criteria; job training in green building techniques and regenerative farming; and strive to build green technologies into and decarbonize existing public facilities. (Source: New Policy)

How would this be done? Would there be workshops for the trades? Incentives? Affordable Tool Sharing through the libraries or businesses? A facility akin to the Sonoma Clean Power's Advanced Energy Center?

MOBILITY

General Comments:

8 miles of street bike lanes is too small. Why is biking being decreased, it isn't safe to bike in Ukiah.

Arterial Streets are dedicated bicycle lanes, will there be bicycle facilities there, such as bike racks, places to pull over to attend to flats, water, rest?

*Collector Streets designate that bike lanes "should be provided wherever feasible collector street segments". Better wording should be **shall be provided wherever feasible**.*

Local Streets - some should be designated for bikes

MTA should offer more convenient scheduling, especially along South State Street where a lot of workers, walkers and children walk along the side of the road and presumably cannot ride the MTA because the schedule is restricted. A survey could be done to elicit needs.

Some cities have provided free public transportation. The MTA could offer that as a promotion to people who have been reluctant to use public transportation, e.g. a month free pass.

MOB - 1 To provide a citywide network of complete streets that meet the needs of all users, including pedestrians, bicyclists, motorists, transit, movers of commercial goods, children, seniors, and persons with disabilities. (Source: New Goal)

MOB -1.9 Bikeway Network

The City shall strive to complete the citywide bicycle network to create a full network of bicycle facilities throughout Ukiah, including bicycle lanes on all arterial and collector street segments where feasible. (New Policy)

*What is a bikeway network? Instead of "shall strive", insert **shall institute** or something like that? An underlying goal of complete streets **shall include bikes and the bikes shall be adequately accommodated**.*

MOB 1.11 Pedestrian Barriers & Utility Relocation

The City shall support elimination of barriers to pedestrian travel on sidewalks and walking paths including requiring the relocation or undergrounding of utilities where appropriate. (New Policy)

Vehicles are a barrier to pedestrian and bike travel in certain areas, e.g. Orr St. bridge

MOB - 2 To reduce vehicle miles traveled (VMT) to and from residences, jobs and commercial uses in Ukiah. (Source: New Goal)

MOB -2.1 Vehicle Miles Traveled (VMT) Reduction

The City shall support development and transportation improvements that help reduce VMT below regional averages on a “residential per capita” and “per employee” basis. (New Policy)
How will this be done? What is the process?

MOB - 2.3 Pedestrian Facilities

The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City. (New Policy)
Where would the connectivity be?

MOB - 2.4 Transit Facility Design

The City shall require new development to include facilities designed to make public transportation convenient. (Source: Existing Policy CT-9.1, modified)
Would this involve more flexible, frequent schedules?

MOB - 2.5 Transit Ridership

The City shall support funding and incentives to increase transit ridership opportunities. (Source: Existing Policy CT-9.2, modified)
Free passes to acclimate people to using public transportation?

MOB - 2.6 Downtown Transit Center

The City shall support creation of a Transit Center. (Source: Existing Policy CT-10.5)
Where might this be located?

MOB - 3 To provide a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions. (Source: New Goal)

Mob - 3.2 Safe Routes to Schools

The City shall promote Safe Routes to Schools programs for all schools serving the City. (Source: New Policy)
Walking School Bus programs at each school. Program to reduce idling of vehicles during school start and dismissal times.

MOB 3.3 Safety and Traffic Calming

The City shall use traffic calming methods within residential and mixed-use areas, where necessary, to create a pedestrian-friendly circulation system. (Source: New Policy)
Calming methods on some through streets in some heavily traveled residential neighborhoods.

MOB 3.5 Community Engagement

The City shall engage the community in promoting safe walking and bicycling through education and outreach. (Source: New Policy) PI]
How would this education and outreach look? Possible training at schools?

PUBLIC FACILITIES, SERVICE, AND INFRASTRUCTURE

PFS - 2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development. (Source: Existing GP Goal CF-6, modified)

PFS - 2.7 Protect Groundwater Quality

The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal. (Source: Existing GP Goal CF-7, modified)

Need to test for “forever chemicals” and ban pesticide use, which adversely affect public health, pollinators and soil microbes.

PFS - 3 To ensure adequate solid waste, recycling, and composting services and maximize waste diversion from landfills. (Source: New Goal)

PFS - 3.1 Solid Waste Diversion Targets

The City shall encourage increased community participation in recycling and composting programs and weekly collection of recyclables and organic waste to achieve 85 percent diversion for community waste and municipal operations by 2030. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/Objective SW.1.2 which was not adopted.)

Will both the City and the waste hauler provide education? How will that be done? How can the hauler do a better job: ensuring adequate education to improve our diversion rate. Kitchen bins for customers? Possible flyer with Best Practices for Homeowners and another for Businesses. What are the enforcement plans?

PFS - 3.2 Waste Management Services

The City shall continue waste management service contracts to provide quality and cost-effective solid waste removal throughout the city and require all residents and businesses to comply with solid waste collection and recycling service requirements. (Source: New Policy)

Concern about rates. Cost effective rates are not cost effective for customers who are strong recyclers compared to other cities who reward recyclers.

PFS - 3.4 Recycling Receptacles and Biodegradable/Recycled-Materials Products

The City shall require the availability of recycling and composting receptacles and use biodegradable or recycled-material products instead of single-use plastic products at all City facilities and City- sponsored events. (Source: New Policy)

Require vendors at City events to use compostable materials with no PFAS materials such as lids or wrapping.

PFS - 3.5

Sustainable Purchasing Policy

The City shall prioritize purchasing products that are environmentally friendly; made with postconsumer recycled content; are recyclable, compostable, or reusable; are less toxic than conventional goods; are manufactured locally; and are fairly traded. (Source: New Policy based on the Ukiah Climate Action Plan, Action SW.1.2(C), which was not adopted)

What does fairly traded mean in this goal?

PFS - 4 To enforce Citywide codes and ordinances, with special attention regarding private property maintenance, abandoned vehicles, rubbish/weeds, and public nuisances. (Source: New Goal)

PFS - 4.1 Solid Waste Diversion Targets

The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/Objective SW.1.2 which was not adopted.)

Who will monitor this? We need stronger action language than financially feasible. How will staff coordinate with C&S?

PFS - 5 To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality. (Source: New Goal)

PFS - 5.1 Low Impact Development

The City shall require new developments to install green infrastructure consistent with the sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID). (Source: New Policy)

Encourage the removal of laws that waste water.

PFS - 5.2 Pollutants Discharge Reduction

The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River. (Source: New Policy)

What is non-point pollution? Do pollutants include pesticides?

PFS - 6 Improve the efficiency and quality of utility services in the city. (Source: New Goal)

PFS - 6.1 New Initiatives

The City shall support innovative, sustainable, and alternative practices and technologies for delivering energy and utility services to the community. (Source: New Policy)

Instead of using the word 'alternative' wouldn't 'renewable' be a better choice?

PFS - 6.3 Energy Efficiency Education

The City shall support education for residents and businesses on the importance of energy efficiency.

(Source: Existing GP Goal, EG-7, modified)

How would this be done, through a brochure or through staff?

PFS - 6.4 Energy Efficient Municipal Buildings

The City shall require municipal and public buildings to operate at the highest energy efficiency level economically and operationally feasible. (Source: Existing GP Policy, EG-6.2)

Add 'with a goal to decarbonize municipal buildings'

PFS - 6.5 Privately-Owned Building Retrofits

The City shall promote retrofitting of privately-owned buildings to increase energy efficiency.

(Source: Existing GP Policy, EG-6.3, modified)

Including rebate programs for heat pumps, solar, wind, etc.

PFS - 6.6 Local Power Generation

The City shall support local power generation and production that is economically and operationally feasible. (Source: New Policy)

Including solar arrays and even the idea of a floating solar array on ponds south of town as well as community microgrids where possible

PFS - 7 To ensure a safe and resilient utility and infrastructure system. (Source: New Goal)

PFS - 7.3 Electric Infrastructure Upgrades

The City shall implement electrical infrastructure upgrades as outlined in the Ukiah Wildfire Mitigation Plan to reduce the risk of wildfires. (Source: New Policy)

What are the infrastructure upgrades?

NEW GOAL *PFS - 7.4 As gasoline powered generators are costly, dangerous and create unhealthy fumes and odors the City shall encourage renewable energy option for backup power, e.g. solar on the Conference Center with battery backup instead of a generator.*

PFS - 8 To transition to sustainable and renewable energy. (Source: New Goal)

PFS - 8.1 Utility Sustainability

The City shall continue to expand alternative, sustainable electric energy use. (Source: New Policy)

Use the terminology 'renewable, sustainable' instead of 'alternative'

PFS - 8.2 Sustainable Design and Energy Efficiency

The City shall encourage the site planning and design of new buildings to maximize energy efficiency.

(Source: Existing Policy EG-6.1, modified)

Instead of 'shall encourage' use 'shall require'

PFS - 8.3 Solar Photovoltaic Use

The City shall encourage solar photovoltaic systems for existing residential uses to reduce the reliance on the energy grid. (Source: New Policy)

Encourage solar photovoltaic systems and community microgrids

PFS - 8.4 Residential Electric Appliances

The City shall encourage the use of electric appliances and utility hook-ups in all new residential development. (Source: New Policy)

Instead of 'shall encourage' use 'shall require'

PFS - 8.6 Incentivize Energy Efficiency

The City shall consider providing incentives, such as prioritizing plan review, permit processing, and field inspection services, for energy efficient building projects. (Source: New Policy)

Reword to read 'The City shall provide incentives' instead of 'considering' them.

PFS - 9 To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah. (Source: Existing GP Goal CF-8, modified)

PFS - 9.2 Fire Prevention

The City shall require all new development to include provisions for onsite fire suppression measures and/or management of surrounding vegetation to provide minimum clearance between structures and vegetation. (Source: New Policy)

Recommend that the City speed up the process of summer weed trimming. There's too much time between the notice and action.

PFS - 11

PFS - 11.1 Adequate Community Facilities

The City shall develop or identify adequate and appropriate community facilities for public meetings and cultural activities. (Source: Existing Policy CF-10.1, modified)
Need to add 'affordable'

PFS - 12 To provide parks, recreational facilities, and trails for residents and visitors. (Source: New Goal)

PFS - 12.3 Equitable Access to Parks and Recreation Facilities

The City shall establish new parks and recreation facilities to ensure all residents have access within a one-mile radius of their place of residence regardless of socio-economic status. (Source: New Policy)

Decrease the radius to 1/2 mile? Prioritize new park development in underserved neighborhoods first. Riverside Park could be co-managed with tribes to provide access to and management of traditional native materials.

ENVIRONMENT AND SUSTAINABILITY

ENV - 1 Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards. (Source: New Goal)

ENV - 1.3 Open Space and Renewable Energy Production

The City shall seek, where feasible, to develop renewable energy production within City-owned open space. (Source: New Policy)

Needs to exclude any renewable energy production or development of open space set aside for recreation or nature in the future.

ENV - 4 To conserve and protect the city's natural woodlands and water resources for future generations. (Source: New Goal)

ENV - 4.1 Habitat Preservation

The City shall require new development to preserve and enhance natural areas that serve, or may potentially serve, as habitat for special-status species. Where preservation is not feasible, the City shall require appropriate mitigation. (Source: New Policy)

What are 'special-status' species? Endangered species?

ENV - 4.7 Water Capturing Permits

The City shall encourage and support residents to have an on-site water capturing system for landscaping and household use. (Source: New Policy)

Delete 'encourage and' and add something that discourages lawns.

ENV - 5 To ensure the health and viability of the Russian River fisheries and tributaries. (Source: Existing GP Goals OC-7 and OC-26, modified)

ENV 5.1 Local Collaboratives

The City shall participate in local collaborative efforts to restore and preserve the health of the Russian River as a habitat for riparian species. (Source: New Policy)

Change 'riparian species' to "native riparian species"

ENV - 5.3 Russian River Riparian Area

The City shall support the County in maintaining the Russian River as a natural riparian corridor.

(Source: Existing Policy OC-7.5, modified)

City to consult with tribes to maintain riparian corridors with original species used by native people.

ENV - 6 To preserve and restore creeks, streams, riparian areas, and wetlands. (Source: New Goal)

ENV - 6.4 Waterway Channelization

The City shall actively support the use of natural waterways within the city by avoiding any new waterway channelization within the city and collaborating with local and regional agencies to restore channelized waterways where feasible. (Source: New Policy)

Daylighting streams, where feasible.

ENV - 7 To improve air quality to the benefit of public health, welfare, and reduce air quality impacts with adverse effects on residents' health and wellbeing. (Source: New Goal)

ENV - 7.3 Implement Clean Air Plan

The City shall cooperate with Mendocino County Air Quality Management District (MCAQMD) to implement the Clean Air Plan required by the Clean Air Act, reduce non-attainment pollutants, including PM10, PM2.5, and ozone, and enforce air quality standards as required by State and Federal statutes. (Source: New Policy)

What is a Clean Air Plan?

ENV - 7.7 City Vehicle and Equipment Fleet

The City shall continue to purchase low-emission vehicles and use clean alternative fuels as part of their fleet. When possible, the City will replace gas and hybrid vehicles with electric vehicles. (Source: New Policy)

Use of renewable fuels, as soon as possible.

ENV 8 To achieve carbon neutrality by or before the year 2045. (Source: New Goal)

ENV 8.2 Micro-grid and Small Battery Storage

The City shall encourage the development of small-scale battery storage and micro grid capacity for storing renewable power for nighttime energy use. (Source: New Policy)

Delete the word 'capacity'.

ENV -8.3 Municipal Building Electrification Plan

The City shall adopt an electrification plan for all municipal buildings to convert them to all electric using energy from carbon-free and renewable sources by 2035. (Source: New Policy)

Change date to 'as soon as possible and by 2030'

ENV - 9 To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies. (Source: New Goal)

ENV - 9.1 Zero Waste

The City shall promote innovative activities that reduce waste and increase waste diversion, including sourcing products with reusable, recyclable, or compostable packaging; establishing food diversion programs; gasification, and promoting and educating on waste diversion and its importance. (Source: New Policy)

What is 'gasification'? How does that work?

Implementation Program E: Urban Forest Master Plan is too late at 2031-2040. Needs to be sooner.

SAFETY

SAF - 2 To create a more resilient community that is prepared for, responsive to, and recoverable from hazards created or made worse by climate change. (Source: CAVA).

SAF- 2.1 Community Service Organization Coordination

The City shall collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available to persons with limited transportation, communication, and other lifeline resources and services (Source: New Policy)
How will this be done and by whom, Fire Safe Councils?

SAF - 2.2 Vulnerable Populations Coordination

The City shall coordinate with the Mendocino County Homeless Services Continuum of Care and other existing programs to ensure that emergency shelters are available during extreme heat events, severe weather and flooding events, and other highly hazardous conditions. (Source: New Policy)

Also need to include low income, marginalized communities and include mobile home parks and provide cooling centers there, among other emergency facilities.

Safety Section on Flood Hazards 7.4

FEMA Flood Zones

Atmospheric Rivers are happening a lot more often than the 100 year or 500 year floods.

SAF - 5 To minimize wildland fire risk to protect life and property. (Source: Existing GP Goal SF-7, modified)

SAF- 5.2 Vegetation and Fuel Management

The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code. (Source: New Policy)

Native vegetation that hold soil moisture is recommended here.

AGRICULTURE

AG - 1 To preserve and strengthen agricultural uses

AG - 1.2 Preserve Agricultural Lands

With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley. (Source: New Policy)

No cannabis on unincorporated land.

AG - 2 To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity. (Source: New Goal)

AG 2.4 Backyard Food

The City shall allow and encourage residents to undertake supplementary local agriculture, including backyard gardens, apiaries, poultry, and 'foodscaping'. Examples include community, school, backyard, and rooftop gardens with a purpose extending beyond home consumption and education. (Source: New Policy)

Possibility of garden tours for foodscaping examples, maybe through the Garden Clubs.

Foodscaping could be encouraged on the space between sidewalks and the street. Lawns should be discouraged because of water use. Possible education program to promote growing food instead of lawns = less water, more local food consumption. Implement a No Mow May to encourage flowers in fields for pollinators. Support the Right to Farm concept.

AG - 2.6 Support Gardeners

The City shall coordinate with the University of California Cooperative Extension (UCCE) Mendocino County Master Gardener Program, to connect city residents with backyard gardening knowledge. (Source: Existing General Plan Policy OC-21.1)

Possible Master Gardener help line available for residents?

AG - 3 Help existing agricultural stakeholders move 'Beyond the Farm'. (Source: New Goal)

AG - 3.1

Establish Infrastructure to Grow the Agricultural Economy

The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region. (Source: New Policy)

Caring Kitchen, Mendocino College and Willits Grange as places for food production and kitchen space. Need space for people to rent land to produce food for Farmers Markets to encourage local food production.

AG 3.2 Agritourism

The City shall support expansion of the agricultural tourism industry by assessing utilization use of tourism facilities (e.g., hospitality, restaurants, etc.), as well as supporting efforts to plan and integrate the Great Redwood Trail into the agricultural economy. (Source: New Policy)

Possible thematic offerings such as meals prepared from local livestock (lamb, beef, pork, vegan classes and cooking demonstrations, vegetarian fare, wine focused meals, etc. Maybe even the potential of the tourism industry hiring a local food purchasing director to create programs and encourage and publicize Ukiah's food opportunities.

AG - 3.3 University Research

The City shall encourage research, particularly at the University of California Cooperative Extension, pertinent to the Ukiah Valley to identify new potential uses and enhancement for existing agricultural industries, especially pomology, 'forestry, livestock, and viticulture. (Source: New Policy)

Another perfect partnership to encourage research is through UC's Hopland Research and Extension Center.

Michelle Irace

From: Craig Schlatter
Sent: Monday, September 26, 2022 9:27 AM
To: Michelle Irace
Subject: FW: Follow up from last night's public comment session
Attachments: Sample Language - General Plans - SHS MUH.pdf; FINAL Mendocino - Poor Health Generates Costs for Businesses; Community-level Solutions Prove Promising.pdf

From: JoAnn Saccato <jsaccato@healthcollaborative.org>
Sent: Friday, September 23, 2022 11:37 AM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: Follow up from last night's public comment session

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

Hi Craig,

That was a really engaging session last night--thank you again.

I had a couple thoughts around the community engagement question. One is that I'd be glad to write a quick letter to the editor talking about the public comment period--of course I would do it from community health perspective--and encourage the public to get involved. That may be treated a little differently than a press release.

Second, the idea of having a place where a public conversation can be seen and held reminded me of comment sections on blogs and websites. I found this free one: <https://nowcomment.com/> as just one example. I'm not sure if Minter Harnish--who I believe you said is managing the Ukiah 2040 site?-- can embed something like this on the site, but it looks like you could easily set up different topic threads which would then be housed there for all to see and comment. It could be a pretty dynamic conversation space.

If you can send me the slide that shows the upcoming dates with the Planning Commission, etc. I'd be glad to share those out through my sources and encourage participation.

Also, I think I included some sample language sheets in the packet I left for you when we met, but just in case, I'm attaching one here. These are pieces gleaned from planning language from communities around California. The Clearlake example uses language that addresses tobacco, alcohol, and drug dependency, which may help address the inquiry by the mom.

I'm also attaching an article we wrote with local Mendocino data addressing the connection of community health with community economic wellness. I've recently submitted it to the UDJ, but it's a long one with graphics, so not sure it will make it into print. The article is based on a presentation we offer organizations and teams like yours to help make that connection. Let me know if you think it could be helpful and I'd be happy to present it at your convenience either in person or via Zoom to your staff or whoever else you think could benefit from it.

Not sure if it's too late in the game for these ideas, but just a few thoughts rattling around this morning. :)

Hope you have a good weekend. You and your team are highly deserving and greatly appreciated!

Together, we can!



JoAnn Saccato, MA

She/her
Community Engagement Coordinator
Lake & Mendocino
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California Health Collaborative

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for all through advancing health and equity
in community planning and policies.*



General Plans Sample Language - Tobacco Related Components

Community	Adoption Date	Chapter / Element	Goal	Policy	Language
Clearlake	2017	Health	Healthy lifestyles and educational programs for all.	HE 3.2	Promote community and family based activities that lead to healthy and active lifestyles and programs that are geared toward combating tobacco, alcohol and drug dependency.
				3.1	Tobacco-free youth. Reduce Coachella youths' exposure to, and interest in, tobacco products through educational programs and events.
				3.1 - Action Description #10	Tobacco retail licensing fee. Adopt a tobacco retail licensing fee and penalties that would allow more stringent oversight and enforcement of tobacco sales to minors.
				3.2	Secondhand smoke. Reduce residents' exposure to secondhand smoke.
Coachella	2015	Community Health & Wellness	Smoke-Free Environments. Reduced negative public health impacts of tobacco smoke	3.2 - Action Description #11	Smoke-free public events and facilities. Ban smoking at outdoor public events and public facilities, including farmers' markets, public parks and trails, and community street fairs.
				3.2 - Action Description #12	Second- and third-hand smoke exposure. Research and adopt an ordinance that bans smoking in multi-unit residential buildings and care/convalescent facilities. Before an ordinance is passed, educate single- and multi-family property owners and managers about the effects of second- and third-hand smoke and encourage them to include anti-smoking policies in rental agreements. Connect property owners to resources (such as model lease language) if they want to ban smoking in their rental units.
				3.2 - Action Description #13	Smoke-free workplaces. Write and adopt an ordinance that bans smoking: in outdoor dining areas, within 30 feet of unenclosed waiting areas, within 30 feet of enclosed areas where smoking is prohibited, in hotel rooms, in retail stores dealing exclusively in the sale of tobacco and smoking paraphernalia, and in unenclosed places of employment.
				3.4	Liquor and Tobacco marketing. Prohibit stores from placing alcohol and tobacco products near candy and from placing alcohol and tobacco advertisements on exterior signage and below four feet in height (child's eye-level).
				3.5	Smoke-free entertainment. Work with Riverside County Department of Public Health to encourage local casinos to ban smoking to protect Coachella residents who work in, and patronize, local casinos. Approach the California Gaming Control Commission about possible tobacco-related modifications to the tribes' Tribal-State Gaming Compacts.
Colusa	2012 / 2020	Housing	Equal Access to Safe and Decent Housing For All Income Groups	Program HO 4	Access to Safe and Decent Housing In attached housing development projects consider the inclusion of tobacco control restrictions to prevent second hand smoke impacts
Marin	2007	Countywide Goals	A Healthy and Safe Lifestyle		Marin residents will have access to a proper diet, health care, and opportunities to exercise, and the community will maintain very low tobacco, alcohol, drug abuse, and crime rates.
		Socioeconomic	Communities Free of Tobacco and Alcohol Dependency, and Other Drug Abuse Problems.		Reduce alcohol, tobacco, and other drug use by creating a social and physical environment that supports healthy choices, ensuring access to treatment services and enforcing existing regulations.
				PH-2.1	Adopt and Enforce Tobacco Control Laws. Continue updating and enforcing tobacco control laws that pertain to location and retailing practices of tobacco stores (that sell to underage youth), smoking restrictions, and smoke-free home and workplace laws.
Richmond	2012	Community Health and Wellness	Improved Environmental Quality	Action HW9.T	Second-Hand Smoke Ordinance: Regularly review and update the ordinance to restrict exposure to environmental tobacco smoke in new and existing multi-unit dwellings, public events and outdoor areas such as parks and playgrounds.
				HW9.10	Continue crafting policies that reduce exposure to harmful effects of second-hand smoke in indoor and outdoor areas. Continue to make efforts to protect vulnerable populations such as children and seniors from exposure to second-hand smoke.
			Improved Safety in Neighborhoods and Public Spaces	HW8.2	Promote active use of public spaces in neighborhoods and commercial areas at all times of day to provide "eyes-on-the-street." Provide an appropriate mix of uses, high-quality design and appropriate programming of uses to facilitate natural surveillance in public spaces. Improve the sense of safety for potential users by providing amenities and services such as restrooms, street furniture, street lighting, trees for shade, public art and secure bicycle parking and by restricting or prohibiting uses that are incompatible with community needs and priorities including, but not limited to liquor stores and smoke shops.

Community	Adoption Date	Chapter / Element	Goal	Policy	Language
San Diego (City)	2020	Housing	Enhance Quality of Life		Objective L: Protect public health and safety. HE-L3: Consider the adoption of a comprehensive smoke free ordinance for multifamily housing properties that covers the entire property.
Santa Clara	2015	Health-Social and Emotional Health	Prevent & effectively address harmful habitual & addictive behaviors	HE-B.18	Density and location of tobacco retail outlets. Encourage and support cities to restrict the number of tobacco retailers near schools, other youth-populated areas, and areas with a high density of existing tobacco retailers.
				HE-B.19	Tobacco retail licensing. Encourage and support cities to create a tobacco and/or electronic smoking device retail licensing policy that earmarks a portion of the license fee for enforcement.
				HE-B.22	Flavored tobacco and electronic smoking products. Support the elimination of the sale and distribution of mentholated cigarettes and/or other flavored tobacco and electronic smoking products.
				HE-B.25	Secondhand smoke. Encourage and support cities to reduce residents' exposure to secondhand smoke by banning use on government property and public spaces and events, including outdoor dining and service areas, entryways, farmers' markets, plazas, and community street fairs
				HE-H.3	Tobacco-free multi-family housing. Coordinate with cities and other stakeholders to establish tobacco-free housing, and prohibit smoking in multi-family residential housing.
South Gate	2009	Community Health	High levels of health and well-being for all residents	HE-H.9	Smoke-free parks. Encourage and support local jurisdictions in establishing smoke-free parks and recreational areas.
				P.3	The City should cooperate with regional and national organizations to promote programs to reduce dependence on substances harmful to health, including drugs, alcohol and tobacco.
				P.4	The City will continue to update or enforce tobacco control laws that pertain to location and retailing practices, smoking restrictions and smoking-free home and workplace laws.
Tuolumne (County)	2018	Healthy Communities	Reduce secondhand smoke exposure to residents in multiunit housing developments	10.C.1	Policy 10.C.1: Create a safe environment for residents of multi-unit housing developments by reducing exposure to secondhand smoke. Implement Program 10.C.a - Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of secondhand smoke. Implementation Program 10.C.b - Explore the development of incentives for landlords who implement voluntary smokefree policies in residential properties.
				2.F.4	Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand smoke
				2.F.f	Explore the development of incentives for landlords who implement voluntary smoke-free policies in residential properties, such as discounts or waivers on administrative fees (such as certificate of occupancy or inspection fees)
Vallejo	2017	Health / Community and People	Limit exposure to secondhand smoke, including from electronic smoking devices	CP-1.9B	Work with Solano Public Health and other community partners to consider adopting an ordinance regulating smoking in new and existing multi-family units.
			Protect children by restricting the location of tobacco sales	CP-1.10A	Amend City regulations to require use permit review to consider the potential negative impacts of uses proposing to sell tobacco in proximity to schools and other youth-serving facilities, and in areas with existing tobacco retailers.
			Protect children by restricting the location of tobacco sales	CP-1.10B	Consider establishing an annual fee on tobacco retailers to fund a regular monitoring program to increase compliance with tobacco related laws
Weed	2016	Health	A Community with Improved Environmental Quality	Program HE 6.1.1.2	Establish a second-hand smoke ordinance to restrict exposure to environmental tobacco smoke in new and existing multi-unit dwellings, public spaces, and outdoor areas such as parks and playgrounds. "
Windsor	2008 / 2014		CHAPTER 20 - Prohibition of Smoking: 3-20-100 - Purpose		It is the intent of the Town of Windsor in enacting this chapter, to provide for the health, safety, and welfare by discouraging the inherently dangerous behavior of smoking around nonsmokers; by protecting children from exposure to smoking while they play; by protecting the public from smoking and smoking-related litter and pollution; and, by affirming and promoting the family atmosphere of the Town of Windsor parks and public places.

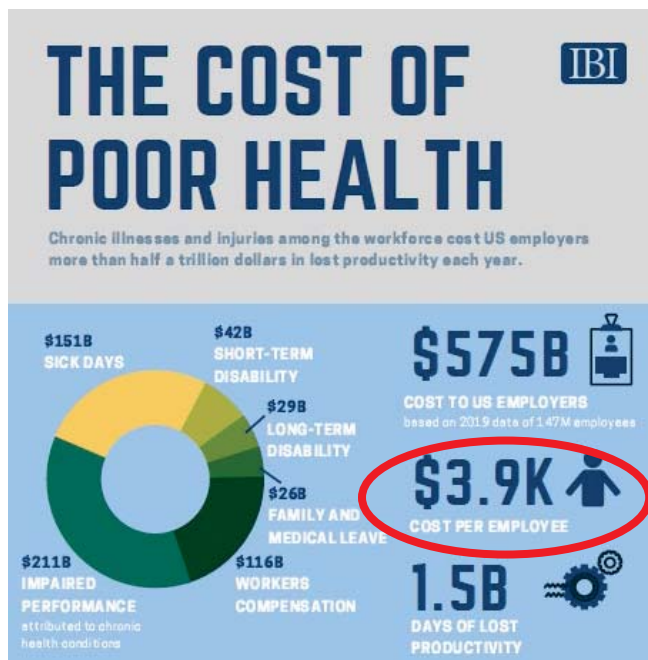
For more information www.NorCal4Health.org

Poor Health Generates Costs for Businesses; Community-level Solutions Prove Promising

We've heard it before and yet it may still be hard to believe: ***Our zip code determines our health more than our genetic code.*** Why is this important for business owners? Because poor health impacts us all through greater costs for businesses and higher taxes. Specifically, businesses are impacted by:

- Healthcare expenses are a direct cost for employers, whether through employer-provided insurance or public options supported by taxes.
- Higher rates of disability due to illness and injury generate higher insurance rates.
- Absences for illnesses and doctor's appointments plus presenteeism (working while sick) affect productivity.
- Poor health can lead to higher rates of employee turnover, causing greater costs for recruitment and training.

On a national level, this leads to what is known as the U.S. Healthcare Disadvantage and impacts our competitiveness globally. Chronic illnesses and injuries in the workforce cost U.S. employers more than half a trillion dollars (+\$500,000,000) and 1.5 billion days in lost productivity each year. That's a cost of almost \$4,000 per employee on average!



What can be done? Many communities are looking for solutions 'upstream'—before the illnesses and injuries occur. This is cost-effective because every \$1 spent on prevention saves \$5.60 on health spending "downstream."

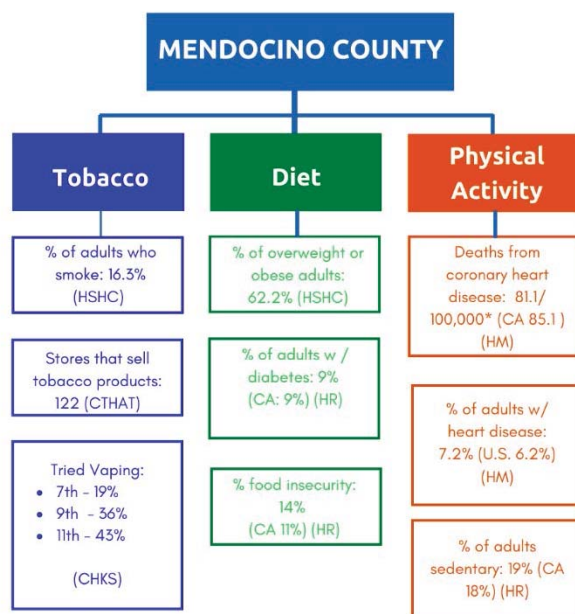
"Most of the time we're busy paying for illness and injuries on an individual basis 'downstream'—or after they've occurred," explained Amber Wier, previously a small business advisor for the North Coast Small Business Development Center and currently the Project Director of the California Health Collaborative's NorCal 4 Health project. "This can be really costly for everyone, but specifically for

businesses through direct and indirect costs, such as productivity loss, insurance rates and higher taxes."

As it turns out, most poor health outcomes are preventable and those that contribute to over 50% of deaths in California are due to personal behaviors around food, activity, and tobacco use. This phenomenon can be summed up by what is known as the 3-4-50 framework:

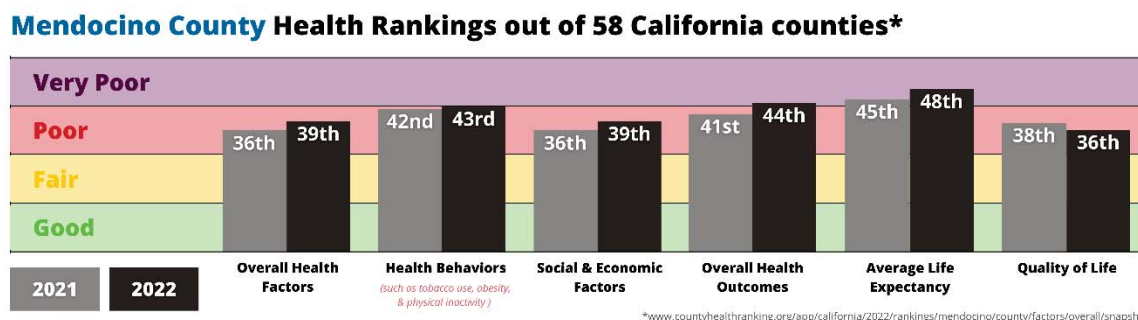


How do these behaviors translate in Mendocino County? In the graphic below we can see that while Mendocino County is ahead of the state and nation in some areas, it is behind in others:



***AGE ADJUSTED**
 CHKS - CALIFORNIA HEALTHY KIDS SURVEY (2017-19); CTHAT - CALIFORNIA TOBACCO HEALTH ASSESSMENT TOOL;
 HSHC - HEALTHY STORES HEALTHY COMMUNITIES (2018); HR - COUNTY HEALTH RANKINGS (2021); CHIS - CALIFORNIA
 HEALTH INTERVIEW SURVEY (2019-2020); HM - HEALTHY MENDOCINO (2019 DATA)

Below we can see Mendocino County residents suffer from higher rates of tobacco/nicotine use, heart disease, and food insecurity, which contribute to the county’s “poor” to “very poor” health rankings:



Promising Community-level Solutions

While we bring to light the three behavior areas that contribute to the four diseases that account for more than 50% of the deaths, addressing those behaviors on an individual level is just one point of opportunity for change. Remember the zip code determinant above? Health starts long before illness. As we now know, in America, 80-90% of health outcomes are the result of conditions in communities.¹

Additionally, the same vital conditions that shape health are the very features that attract and retain talented workers, loyal customers, tourists and prosperous businesses to a community. Some of these features include safe parks and green spaces, quality, affordable housing and public transportation, access to healthy foods, access to childcare and early childhood education, quality schools, and feelings of civic pride and responsibility.

As it happens, in America, 80-90% of health outcomes are the result of conditions in communities.¹ Additionally, the same vital conditions that shape health are the very features that attract and retain talented workers, loyal customers, tourists and prosperous businesses to a community.

¹ Hood, C. M., Gennuso, K. P., Swain, G. R., & Catlin, B. B. (2016). County health rankings: Relationships between determinant factors and health outcomes. American Journal of Preventive Medicine, 50(2), 129–135. Retrieved from: <https://www.hhs.gov/sites/default/files/chep-sgr-causes-health-disadvantage-fs3.pdf>.

Policies and planning decisions that build in healthier choices, like bike lanes, smoke-free outdoor spaces, smoke-free shared-wall housing (also known as multi-unit housing), and increasing access in neighborhoods for most things needed for daily living, like healthy food and household items, lead to better health outcomes naturally.”

Further, for many rural communities that rely on tourism dollars, reducing harmful tobacco consumption, secondhand smoke, and tobacco product waste helps attract tourists, especially those from urban areas who expect a tobacco-free environment.

“What we’re noticing is that communities that put specific features in place in their built environment have created natural and effortless conditions for not only better health for everyone,” concluded Wier. “but, also for better local economies. In other words, how we shape our community, in turn, shapes us.”

“We know it’s hard to think about when we’re busy working our business and assisting people in immediate need,” acknowledged Wier, “but spending a little more time addressing why they are in need, improving community conditions, and tackling the problem before it happens will ultimately save us time, money and provide a better quality of life for the long run.”

She continued, “Community health is part of business health and local business owners can have influence. They can use their voice to let elected officials know they want to create a more viable economic future through upstream prevention and planning. Speak up at public meetings. Email or call their representatives. Small businesses can influence community health and prosperity by encouraging government and local planning projects to incorporate upstream thinking and design.”

Wier invites business owners to learn more at their website www.NorCal4Health.org and looks to the Community Health and Economic Prosperity (CHEP) initiative enacted by previous Surgeon General, Jerome Adams, for inspiration: “Health and the economy are inextricably linked and both most thrive if either is to be strong.”

NorCal 4 Health is a project of the California Health Collaborative serving Lake, Mendocino, Humboldt, and Del Norte Counties. It provides education and resources on community-level solutions to elevate health and economic prosperity. The project is funded by the California Department of Public Health and works alongside local residents and organizations. Learn more at www.NorCal4Health.org

From: [Craig Schlatter](#)
To: [Michelle Irace](#)
Subject: FW: Zoom link for Ukiah General Plan Community Meeting
Date: Monday, September 26, 2022 9:26:08 AM
Attachments: [image001.png](#)
[image004.png](#)

From: Elizabeth Salomone <districtmanager@rrfc.net>
Sent: Friday, September 23, 2022 8:39 AM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: RE: Zoom link for Ukiah General Plan Community Meeting

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

Thanks!

Elizabeth Salomone, General Manager
Russian River Flood Control & Water Conservation Improvement District
 NEW ADDRESS: 304 N. State Street, #2, Ukiah, CA 95482
 Cell: 707-462-5278 www.RRFC.net



From: Craig Schlatter <cschlatter@cityofukiah.com>
Sent: Thursday, September 22, 2022 7:16 PM
To: Elizabeth Salomone <districtmanager@rrfc.net>
Subject: RE: Zoom link for Ukiah General Plan Community Meeting

Hi Beth- thank you so much for attending, and many apologies for the hybrid meeting technical issues. I will make sure we correct the "improvement" typographical error in the general plan, and please let me know if you'd like to discuss anything further or have questions.

Craig



Craig Schlatter, Director
 Department of Community Development
 300 Seminary Ave. Ukiah, CA 95482
 P: (707) 463-6219; F: (707) 463-6204
<http://www.cityofukiah.com/community-development/>

From: Elizabeth Salomone <districtmanager@rrfc.net>
Sent: Thursday, September 22, 2022 6:27 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: RE: Zoom link for Ukiah General Plan Community Meeting

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

Hi Craig,

Thanks for offering the hybrid meeting. The Plan looks great and is easy to read; congratulations!

One small note, the official name of the District includes the word "improvement"

Mendocino County Russian River Flood Control and Water Conservation District (Flood Control District),

Should be

Mendocino County Russian River Flood Control and Water Conservation **Improvement** District (Flood Control District),

Not sure the District will make any formal comments but I've already linked it in our website and plan to refer back to it often! Thank you, Beth

Elizabeth Salomone, General Manager

Russian River Flood Control & Water Conservation Improvement District

NEW ADDRESS: 304 N. State Street, #2, Ukiah, CA 95482

Cell: 707-462-5278 www.RRFC.net



From: Craig Schlatter <cschlatter@cityofukiah.com>

Sent: Thursday, September 22, 2022 2:28 PM

To: Craig Schlatter <cschlatter@cityofukiah.com>

Subject: Zoom link for Ukiah General Plan Community Meeting



City of Ukiah General Plan Update

Zoom Link Now Provided for Community Meeting Held at Ukiah Valley Conference Center this Evening (please see below)

Topic: Ukiah 2040 General Plan Community Meeting

Time: Sep 22, 2022 05:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83831051007>

Meeting ID: 838 3105 1007

One tap mobile

+16694449171,,83831051007# US

+13462487799,,83831051007# US (Houston)

Dial by your location

+1 669 444 9171 US

+1 346 248 7799 US (Houston)

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**City of Ukiah Draft General Plan Update
9-22-2022
Comments submitted by Linda Sanders**

On Page 12 titled under the header "Maintaining the General Plan" states, "For the General Plan to be a useful document, it must be monitored and periodically revised to respond to and reflect changing conditions and needs over time. The General Plan should be reviewed annually."

How will a new General Plan be monitored and followed on an annual basis? The above statements have not been followed by the City in years' past. As stated above, an annual review of the General Plan is important and useful as a planning tool for future growth and development. The City has spent thousands of dollars in its creation, required by the State and it is a public compact for the people of Ukiah. If a project or development is not "income enhancing" the City has demonstrated time and again its lack of motivation in pursuing any stated goals for open space, parks and the urban forest unless it is required by the state or federal government. I present my comments here to illustrate my concern that quality- of- life enhancements are desirable and cherished when they exist. The City of Ukiah has stymied many public benefits identified in the 1995 Ukiah General Plan.

Page 41 LU 4.4

Commercial Property Landscaping- The City shall require that landscaping on commercial properties be well maintained and encourage those commercial properties currently without landscaping to provide landscaping. (Source: Existing Program CD-17.2a, modified)

The City has not implemented this existing goal. Once a project has been approved by the Planning Commission and the conditions of approval are adopted with landscaping requirements, landscaping violations occur on commercial properties that go unenforced. What commonly happens post-planning commission or ministerial hearing when the project was approved then at some later time the owner or their designee decides to have their trees removed and they are not replaced and/or the irrigation system is disconnected allowing the landscaping to dry up and die with no follow up from the City. What specific modification has been made to actually implement this policy?

LU-6 Page 42

*Hillside Areas-To preserve the natural character of hillside development areas. (Source: New Goal)
Natural Features. The City shall require development to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, and water features.
(Source: New Policy)*

Hillside Development-The City shall require new development in hillside areas to minimize grading to retain a natural hillside setting. The City shall encourage clustered dwelling units in hillside areas and roadways to be designed to preserve the ecological and scenic character of the hillsides. (Source: New Policy)

Open Space Access- The City shall encourage new hillside developments to provide public access (as appropriate) to adjacent greenways, open space corridors, trails, and parks if development is proposed adjacent to such facilities. (Source: New Policy)

How will the City implement this goal and policy? The City has approved hillside development and has not allowed for public access. The City Council needs to adopt hillside development ordinance.

Figure 2-6 Page 60

*The map titled “Identified Disadvantaged and Unincorporated Communities” is the same map as shown in Figure 2-5 Airport Zone on Page 56. **Please correct this error.***

4.3 Page 87

The General Plan states, “A commitment to providing Complete Streets is a key to effective transportation planning and will maximize the effectiveness of the existing street network. One means of increasing the capacity of the existing system is to consider all forms of transportation when making planning decisions.”

How will the City implement this goal and policy? Past practices have shown that the City has been adverse in implementing ‘Complete Streets’ in their transportation planning.

“Emphasis on Sustainable Mobility Planning that respects the small-town quality of life in Ukiah will retain the intimacy of streets that attract pedestrian usage. Maintaining a balance between the various travel mode options during the planning process ensures that getting from home to work, shop, or play is convenient and easy without requiring use of a motor vehicle. “

How will the City implement this goal and policy? The argument the City has consistently used to eliminate pedestrian only access is there must be adequate width to accommodate a large fire truck. This has been a decade-long struggle by the Wagonseller neighborhood begging that the City of Ukiah fix the Orrs’ Street Bridge for pedestrian and bicycle travel. A “special project reserve fund” was set aside by former City Councils to make this happen but it was objected by city staff. The bridge now has been demolished.

Page 95

Pedestrian Corridor Network- The UBPMP identifies a Pedestrian Corridor Network that upon completion would provide a connected network of streets intended to improve pedestrian connections to neighborhood destinations, transit and recreational opportunities and serve high volumes of existing or expected pedestrian activity. The network includes corridors that serve the following land uses: • Retail shopping areas • Transit • Schools • Parks and community centers • Higher density residential development • Libraries • Community centers • Senior centers or senior living facilities • Large employment centers.

MOB 1.11 Page 98

Pedestrian Barriers & Utility Relocation-The City shall support elimination of barriers to pedestrian travel on sidewalks and walking paths including requiring the relocation or undergrounding of utilities where appropriate. (New Policy)

Pedestrians walk or travel in wheelchairs using the street to avoid the many obstructions encountered on the sidewalk, a few examples are: poorly maintained or non-existent sidewalks, driveway dips, unmaintained vegetation encroaching into the public right of way.

Figure 4.3 Page 96

The Orr Creek Trail Feasibility Study if implemented will at long last join an under resourced neighborhood to an existing park that is across four-lanes of interstate highway and is not easily accessible by walking or biking.

5.2 Page 109

Ukiah Valley Sanitation District- The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries. (Source: New Policy)

Why is “should” used in the above statement and not “shall”? Given the long, drawn out and expensive litigation the City has had with the Ukiah Valley Sanitation District in the past it would be advantageous to the ratepayers that the City maintain a collegial relationship with the District.

5.4 Page 111

PFS 5.1 & 5.2 are listed as new policy goals.

Low Impact Development- The City shall require new developments to install green infrastructure consistent with the sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID). (Source: New Policy)

The “Stormwater Low Impact Development Technical Design Manual” has been adopted by the Ukiah City Council since 2014 and has been in effect. The Ukiah Paths, Open Space and Creek Commission prepared the “City of Ukiah Creek Maintenance Policies and Procedures” that were also adopted by the Ukiah City Council back in May 18, 2010.

Pollutants Discharge Reduction-The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River. (Source: New Policy)

How will the City communicate to the public about maintaining an adequate stormwater management system to accommodate run-off and improve environmental quality? Most residents believe that it is lawful to blow their leaves onto city streets. Unfortunately, the services of the street sweeper are often inconsistent and inadequate thus hindering the goal of improving stormwater management and water quality.

PFS 7.2 Page 112

Vegetation Clearance- The City shall require vegetation clearance and tree trimming adjacent to transmission and distribution lines and other critical electrical infrastructure. (Source: New Policy)

How will the City address the conflict that comes from vegetation clearance and the loss of important shade canopy which then leads to added energy consumption by air conditioning usage and with increasing outdoor irrigation?

PFS-10 Page 114

To provide high-quality public safety and crime reduction services to maintain a safe and secure community. (Source: New Goal)

PFS 10.3-Community Policing Strategies- The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities,

and cultural backgrounds, and ensure public safety through meaningful cooperation and problem-solving techniques. (Source: New Policy)

Who in the City is responsible for policing the Ukiah Police Department? A new structure is essential for the public's safety given the astronomical litigation payouts that have resulted from a poorly handled insular internal affairs structure and from past command blunders. How will complaints from the public be handled in the future? Citizen and visitor complaints shall receive a thorough and thoughtful response to their complaints so that they are reassured that identified problems or excessive police actions are properly corrected.

12.1 & 12.3 Page 116

Equitable Access to Parks and Recreation Facilities- The City shall establish new parks and recreation facilities to ensure all residents have access within a one-mile radius of their place of residence regardless of socio-economic status. (Source: New Policy)

Connected Park System- The City shall provide an interconnected park system that creates an urban greenbelt and links all trail systems within the City. (Source: New Policy)

Both above items are listed as a new policy, however in the previous Ukiah General Plan that was adopted by the Ukiah City Council on December 6, 1995 on Page 13 under the heading V.2 Parks and Recreation, number 2.05 titled, Orr Creek-Wagonseller Neighborhood Park was identified with the General Plan goal to "Develop parks and recreation facilities in the Orr Creek Wagonseller neighborhood." Policy PR-4.1 states, "Establish new neighborhood parks and recreation facilities in the Orr Creek-Wagonseller neighborhood area to serve the needs of residents."

27 years later the neighborhood continues to grow and in the last couple of years has added another three major multi-family developments. The only action City staff have taken to create a neighborhood park was in authoring a draft document titled, "Wagonseller Neighborhood Park Feasibility Analysis, December 2017 that was presented to the Planning Commission on February 14, 2018. Yet, It still lingers on the planning shelf waiting for the City Council decision makers to take action.

Will the City of Ukiah ever invest resources into this neighborhood or will the decision makers continue making policies to keep it disenfranchised?

6.1 Page 123

City Tree Inventories- The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots. (Source: New Policy)

On Page 8 of the "City of Ukiah Tree Management Guidelines, revised November 19, 2014" specifies the following, "at least one tree shall be planted for every tree that is removed from City property," with the purpose of maintaining the urban canopy. Unfortunately, past practices resulted in large amounts of city trees being removed and not replaced because no mechanism was used to track the loss of trees on city property. The City has required tree lists that are available on the city website and this list includes: Required Riparian Tree List, Required Street Tree List, Required Parking Lot Tree List and Required Parks Tree List and all were approved and adopted by City Council.

ENV 3.6 Page 126

City-owned Historic Sites and Structures- The City shall maintain, preserve, and improve City-owned historic structures and sites in an architecturally and environmentally sensitive manner. (Source: Existing Policy HA-5.1, modified)

The City of Ukiah has a demolition committee to review requests for demolishing buildings 50 years or older. This committee is comprised of two staff positions and one volunteer position. To my knowledge no historic building in Ukiah has ever been saved from demolition unless the building was listed on the federal or state registrar. The Palace Hotel still stands because of its listing.

ENV 6.1 Page 128

Restoration Master Plans- The City shall establish a Creek and Stream Restoration Master Plan for each creek flowing through the City limits. (Source: Existing Policy OC-9.1, modified)

There are currently two studies that were conducted on Orrs and Gibson creeks. The final draft of the “Orrs Creek Habitat Enhancement and Flood Control Study” was submitted to the City in the Summer of 1999. The second study, titled “Gibson Creek Habitat Enhancement and Public Access Study” was submitted to the City of Ukiah in September of 2000. The Paths, Open Space and Creeks Commission over a period of two years prepared the “Doolin Creek, A Vision for Restoration and Enhancement” document which was submitted to the City Council in 2015. Unfortunately, all these studies sit on the Planning shelf gathering dust.

ENV 6.5 Page 129

Creek Protection- The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation. (Source: Existing Programs OC-7.5(a), OC-9.2d, OC-9.2e, modified)

In 2015 the Paths, Open Space and Creeks Commission began discussing creek setbacks for future development. Unfortunately, the planning staff was not supportive of this goal and no ordinance was ever prepared for City Council to adopt.

Page 23-24

Goals and Policies Each element contains the goals and policies to guide future land use, development, resource management, and environmental protection decisions in Ukiah. The goals and policies in the General Plan are presented in a standard format. Goal A goal is a statement that describes, in general terms, a desired future condition or “end” state. Goals describe ideal future conditions for a topic and are intentionally general and broad. Policy A policy is a statement that guides a specific course of action for decision-makers to achieve a desired goal. “Shall” vs. “Should” Policies and implementation measures throughout the General Plan use terms such as “shall” and “should” to define the intentions of the City relative to these components. These modifiers are used as follows in the General Plan: “Must” or “shall” or “required” are used to signify a mandatory requirement that the City will follow. For example, Policy ED-3.2 says: “The City shall coordinate with interested developers and relevant public agencies to develop infill sites consistent with the Land Use Diagram.” Words such as “should” or “may” are used to signify a less rigid directive, that will be honored in the absence of compelling or contravening considerations. For example, Policy PFS-14.1 says: “The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning..” This provides flexibility in addressing the policy in the context of the project or proposal. Figure I-3 shows an example goal and policy that illustrates this standard presentation format Implementation Programs While many policies can be implemented as part of standard City operations, some policies require specific implementation programs to ensure their implementation. The last section of each element includes a table of implementation programs in a format illustrated on Figure I-4. Similar to policies, implementation programs that address one or more of the cross-cutting topics described earlier include an icon to highlight the implementation program’s relationship to these topics, as applicable. To ensure all policies can be implemented, the General Plan contains a wide range of implementation programs. While the City intends to pursue the implementation programs included in the General Plan, the City will need to evaluate each program in light of City resources. This includes resources such as financial, staffing, and technology. Over the 20-year planning period, the City Council and staff will need to prioritize various implementation programs based on the resources available, and some implementation programs may not be completed as planned. Figure I-4 shows an example implementation program that illustrates this standard presentation format.

**Tree Advisory Group Recommendations
City of Ukiah General Plan Update
March 2, 2020**

Long term 20-year goal: Maintain and expand the City's Urban Forest as an economic asset and environmental resource that improves the quality of life for all residents.

To achieve this goal, implement short-term and long-term measures as follows:

- Provide adequate funding in the annual budget for tree-related activities, such as tree replacement planting, young tree care, staff training.
- Evaluate existing City code relating to street trees, parking lot trees, and new developments and combine into a tree ordinance for all City properties and right-of-ways.
- Review and update every 5 years the City's *Required Tree Lists*, with emphasis on native trees that are adaptable to hotter, drier climate conditions
- Promote the Landmark Tree Program and expand protection for future listings.
- Develop tree inventories and planting plans for all City parks
- Establish a tree commission to assure public input, oversight and coordination of tree-related activities.
- Review and update every 10 years the City's Tree Management Guidelines
- Complete and implement a City-wide tree planting, preservation and protection ordinance.
- Develop and continually update a tree inventory within the City.

With the purposes of providing input and monitoring the success of the General Plan, and identifying important goals, elements and policies identified in the 1995 General Plan should be included in the General Plan Update. They are as follows:

Policy GP-10.6 Ensure a City response to all citizen requests related to citizen involvement activities.

3.02.03 Responsible use of resources

Goal GP-20 Maintain and enhance area natural resources balancing the use of the resources, replenishment, and remaining supply.

Goal GP-21 Conserve open space, hillsides, stream courses, and indigenous flora and fauna for the enjoyment of future generations.

3.02.04 Aesthetics in planning and development

Goal GP-24 Conserve and enhance the natural beauty of the Ukiah Valley.

Goal GP-25 Ensure aesthetic qualities in the design and construction of the community.

Goal GP-26 Require that landscaping be significant component of development and redevelopment.

IV. The Resource Elements Open Space and Conservation

Policy OC-1.3 Coordinate landscaping of public and private development with preservation and restoration of open space and native vegetation

Goal OC-22 Conserve and replenish valley oaks in the Valley.

Goal OC-23 Native plant landscaping shall be encouraged.

Goal OC-24 Replace aging trees with new trees.

Goal OC-25 Maintain and enhance the City's canopy of shade trees.

Goal OC-29 Maintain and enhance the "urban forests" which create a sense of urban space.

IV.2 Noise

Policy NZ-2.4 Protect existing residential areas from future noise impacts.

IV.4

Energy

Goal EG-5 Site design shall incorporate shade trees for energy conservation.

V.5

Circulation and Transportation

5.01 ...wide streets which may inappropriately encourage higher speeds and remove trees or natural landscaping that enhance much of the areas rural character

Goal CT-7 Develop pedestrian access.

VI.2

Community Design

Goal CD-4 Seek uniform, attractive landscaping standards for non-single-family residential development throughout the Valley.

Policy CD-4.2 Encourage planting of native trees and plants.

Policy CD-4. 3 Require landscaping that will result in the creation of new street canopies.

2.02 The Ukiah Valley setting

...Many outstanding large trees of all species, which are significant visual resources and part of the heritage of the community, can be conserved or protected through creative site design.

Policy CD-5.2 Preserve native vegetation on the Russian River and along tributary creeks in the Ukiah Valley.

Policy CD-6.1 Enhance, protect and preserve view-scapes and visually important community separators

Goal CD-7 Improve the appearance of area gateways.

Policy CD-12.1 Maintain and improve Ukiah's streets, lighting, trees, landscaping, and parks in a manner that enhances the City's beauty and historic fabric.

Goal CD-17 Require commercial and industrial parking lots to be designed and sited so as to increase the attractiveness of the areas in which they are located.

To: [Brent Gibbons; jim@mintierharnish.com](mailto:jim@mintierharnish.com); [Michelle Irace](#)
Subject: FW: Complete Streets
Date: Tuesday, October 4, 2022 8:03:25 AM

Additional comments here from Climate Action Mendocino.

-----Original Message-----

From: Judy Luria <judya@pacific.net>
Sent: Friday, September 23, 2022 1:22 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>; Eileen Mitro <climateactionmendocino@gmail.com>
Subject: Complete Streets

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

Hi Craig,

I hope the GP Plan presentation and public input went well, sorry I had to miss it!

I'm looking back over my notes on our recent meeting on the GP and want to make sure I have this correct.

— "Ukiah Complete Streets Policy is in compliance with the state". I'm wondering where I would find that, or maybe it's irrelevant because:

— "General Plan to say that we need to develop a Complete Streets policy", not sure if I'm quoting you right here. It seems like a really good idea to define Complete Streets standards somewhere, maybe you have an idea on the best way to go about this.

And another question, as the Planning Commission is meeting in October, might this be something they would get involved with?

Somewhat obsessed here, thanks in advance for your advice!

Judy



Dear City of Ukiah Council Members, Planning Staff and Consultants,

Firstly, we would like to thank you for all you do to support and serve our community. We feel strongly that our city employees and City Council devote great efforts to keeping our citizens safe and healthy and our community moving in a positive direction. We also realize that our region faces many hurdles in accomplishing these goals.

Healthy Mendocino is an active coalition whose members include individuals and organizations from a variety of sectors, including community wellness, health service workers, education, tribal partners, family and child services.

We appreciate this opportunity to provide public input on the General Plan update underway and wish to voice our support for the inclusion of language and goals in the General Plan that address the overall health of all our community members.

While we encourage you to consider community health in all planning and policy decisions, particularly, we would like you to consider these options that can be influenced and/or addressed in the General Plan:

- Creating conditions for all residents to have easy access to healthy foods and smoke-free outdoor spaces (e.g. parks, sidewalks, parking lots, worksites).
- Creating secondhand and thirdhand smoke protections for families and children through smoke-free multi-unit housing (e.g. apartments, condominiums, duplexes, and other shared wall living spaces).
- Limiting the number of tobacco and vape retailers in our community to the California average of 2 per 2,500 residents. (Ukiah currently has 4 per 2,500 residents.)ⁱ
- Restricting tobacco, vape and other nicotine product retailing within 1,000 feet of youth-friendly locations such as parks, schools, and activity centers. (Ukiah currently has 3 retailers within 1,000 feet of a school.)ⁱⁱ

Behaviors such as limited physical activity, poor diet, and tobacco use contribute to diseases such as cancer, heart disease and stroke, Type 2 diabetes, and lung disease. Tobacco is the leading cause of preventable death in the United States.

The Mendocino County 2021 adult smoking rate was 15%, higher than the statewide rate of 10%.ⁱⁱⁱ According to the U.S. Surgeon General, there is no safe level of exposure to secondhand smoke and families living in rental housing are more likely to be exposed to secondhand smoke.^{iv}

Lack of smokefree housing, therefore, creates health disparities among those living in rental housing.

While individual behavior is a contributing factor to poor health, we now know that 80 - 90% of health outcomes are the results of conditions in communities.^v Most of these conditions can be addressed through planning and policies.

We recognize the power of planning in our communities and encourage you to take these considerations to heart when updating our General Plan.

Thank you, again for this opportunity to have input in this valuable process that helps create a vibrant, healthy, and prosperous Ukiah.

Sincerely,

Holly Madrigal, Program Director

Healthy Mendocino

i Stanford CTHAT. <https://cthat.org/>. Accessed 9 June 2022.

ii Stanford CTHAT. <https://cthat.org/>. Accessed 9 June 2022.

iii County Health Rankings & Roadmaps,

<https://www.countyhealthrankings.org/app/california/2022/rankings/mendocino/county/outcomes/overall/snapshot>. Accessed 9 June 2022.

iv Vital Signs: Disparities in Nonsmokers' Exposure to Secondhand Smoke — United States, 1999–2012.

https://www.cdc.gov/mmwr/preview/mmwrhtml/mm6404a7.htm?s_cid=mm6404a7_w. Accessed 6 Oct. 2021.

v Hood, C. M., Gennuso, K. P., Swain, G. R., & Catlin, B. B. (2016). County health rankings: Relationships between determinant factors and health outcomes. *American Journal of Preventive Medicine*, 50(2), 129–135. Retrieved from: <https://www.hhs.gov/sites/default/files/chep-sgr-causes-health-disadvantage-fs3.pdf>.

From: [CGS SHMP@DOC](mailto:CGS_SHMP@DOC)
To: [Michelle Irace](#)
Subject: RE: City of Ukiah General Plan Safety Element review
Date: Thursday, October 20, 2022 10:03:30 AM
Attachments: [image001.png](#)

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Hi Michelle,

Thank you for reaching out. We have reviewed the City of Ukiah's proposed Safety Element and have the following comments:

1. Liquefaction and Landslide Hazards

The California Geological Survey (CGS) has not yet assessed the potential for liquefaction and seismically induced landslides in the Ukiah area, although the Safety Element does include a discussion of these hazards. The City may wish to supplement the discussion of landslide hazards with information available in CGS Map Sheet 58, which analyzes landslide susceptibility throughout the state. The full map publication is available here:

https://www.conservation.ca.gov/cgs/Documents/Publications/Map-Sheets/MS_058.pdf

The GIS data for Map Sheet 58 is available at the link below. Please let me know if you have any questions regarding the use of these data.

<https://gis.conservation.ca.gov/portal/home/item.html?id=87289025c11d4ba7ae65f0f472bf7c2d>

I understand the proposed Safety Element has already been submitted to the State Clearinghouse for CEQA review, however, it has not yet been routed to CGS for review and comment. In the case that it is routed to CGS, I will resubmit these comments and copy the State Clearinghouse.

Erik

Dr. Erik Frost

Senior Engineering Geologist | Seismic Hazards Program



NorCal 4 Health

DEL NORTE • HUMBOLDT • MENDOCINO • LAKE

October 19, 2022

Dear City of Ukiah Mayor, Councilmembers, and Community Development Department Staff,

NorCal 4 Health is honored to take part in public comments for the Ukiah 2040 General Plan update. We applaud the work of the staff, consultants, and Council in preparing this important visioning document.

NorCal 4 Health's main concern in our region is access to healthy options and opportunities for all. We understand that 80%-90% of health outcomes are a result of conditions in the community.¹ Our project supports communities working on these conditions through their planning documents and policies.

In 2021-22, NorCal 4 Health conducted a public opinion survey of Mendocino County residents, of which we received 171 responses. We want to share a few things of note:

- Eighty-six percent (86%) of respondents agreed or strongly agreed that their city/town should take steps to make sure everyone has an equal opportunity to live a healthy life.²
- Over 70% of respondents had to take an action at an outdoor event or park in Mendocino County in response to secondhand smoke. Actions included moving from a location, leaving an event early, asking someone to stop smoking, and/or asking staff to intervene.³
- Seventy-five percent (75%) of respondents living in multi-unit housing were exposed to secondhand smoke on a regular basis.
- Thirty-four percent (34%) of respondents living in multi-unit housing have a health condition affected or made worse by secondhand smoke.⁴

We know that Ukiah citizens envision a healthy community which may include protecting children from exposure and initiation to harmful tobacco and nicotine products. We know there is no safe level of

¹ U.S. Department of Health and Human Services. (2021). Community health and economic prosperity: Engaging businesses as stewards and stakeholders—A report of the Surgeon General. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, Office of the Associate Director for Policy and Strategy.

² NorCal 4 Health, a California Health Collaborative project. 2022. Public Opinion Poll, June-December 2021. Mendocino County, CA.

³ Ibid.

⁴ Ibid.

secondhand smoke⁵ and we also know that in 2019, 33% of Ukiah 9th graders and 36% of Ukiah 11th graders tried vaping devices that include nicotine and other dangerous substances.⁶

What our project has come to learn is that these are things that can be addressed at the community planning and policy level. Below we offer some opportunities to strengthen what is already included in the health, health equity, economic, and sustainability portions of the General Plan. We hope they are taken in the light they are intended--to elevate community intentions and benefit the long-term health and prosperity of Ukiah residents and visitors.

Respectfully submitted,

JoAnn Saccato, MA
Community Engagement Coordinator
Lake & Mendocino
NorCal 4 Health project
California Health Collaborative

Phone: 707 530-5171

[www. NorCal4Health.org](http://www.NorCal4Health.org)



CALIFORNIA HEALTH
COLLABORATIVE



⁵ CDCTobaccoFree. (2022, August 22). *Health effects of secondhand smoke*. Centers for Disease Control and Prevention.

https://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/health_effects/index.htm

⁶ Ukiah Unified School District. California Healthy Kids Survey, 2018-19: Main Report. San Francisco: WestEd Health and Justice Program for the California Department of Education.

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
1-Introduction	1.1 Purpose and use of the General Plan	1-2		“Communities may also include other optional elements that address issues of local interest. Common themes include air quality, capital improvements, community design, economic development, energy, healthy lifestyle options, parks and recreation, and water.”
	1.3 GP Vision and Guiding Principles / Vision	1-7	Opportunity for more inclusion.	“The city offers a great place for people of all ages, abilities, incomes, religious preferences, ethnicities, cultures, gender identities, and sexual orientations to live, work and visit.”
	1.3 GP Vision and Guiding Principles / Guiding Principles / Community Vitality	1-7	Opportunity for more inclusion.	“...where people of all ages, abilities, incomes, religious preferences, ethnicities, cultures, gender identities, and sexual orientations thrive socially, economically, academically, and physically.”
	1.3 GP Vision and Guiding Principles / Guiding Principles / Economic Development	1-7	‘Development’ of businesses and jobs can offer greater potential to a community than singling out “job growth.” As well, keeping in mind the sustainability aspect of all development.	“Promote a diverse, local, business-friendly economy that fosters healthy and sustainable business and job development that is adaptable to changes in consumer habits and market trends.”
	1.3 GP Vision and Guiding Principles / Guiding Principles / Inclusivity	1-8	Opportunity for more inclusion.	“...housing options for community members of all ages, abilities, incomes, religious preferences, ethnicities, cultures, gender identities, and sexual orientations.

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
2- Land Use Element	LU-2.4 Pedestrian Orientation	2-14		"...to include amenities that connect and create a comfortable, healthy, clean air environment for walking, sitting and socializing.
	LU-3.4 Downtown Pedestrian Improvements	2-14		"Improvements could include smoke-free public spaces and pedestrian-oriented amenities such as lighting..."
	2.2 Pattern of Development	2-17		"New development should minimize resource consumption, reduce dependency on the automobile, preserve sensitive environmental resources, reduce maintenance and utility expenses, and improve promote physical, mental, and social well-being. social health and interaction. "
3- Economic Development Element	3.0 Economic Development	3-2	It is understood that 80-90% of health outcomes are a result of conditions in a community. ¹ In its efforts "to position itself as a place to do business" and by "helping make Ukiah attractive as a place to live for creative and skilled residents...", it is important to note that the same vital conditions needed for health are the features that attract and retain talented workers, loyal customers and prosperous businesses to a community. They are also helpful for tourism.	

¹ U.S. Department of Health and Human Services. (2021). Community health and economic prosperity: Engaging businesses as stewards and stakeholders—A report of the Surgeon General. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, Office of the Associate Director for Policy and Strategy.

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
	3.0 Economic Development (Cont.)	3-2 (Cont.)	Some of these vital conditions include: healthy living conditions; access to healthy foods; smokefree outdoor air protections (public and private spaces); access to parks and green spaces; and quality schools. Protecting workers from secondhand smoke is key to maintaining a healthy workforce, which is key for business success.	
	ED 7.1 Attract Skilled Workers	3-8	In efforts to attract skilled workers, the City may want to consider all outdoor workplaces to be smokefree.	
	3.5 Workforce Training and Education	3-8		"Businesses depend on having enough healthy, reliable workers suited..."
	3.6 Diversified Economy - ED-10.1 Value-Added Agriculture	3-9	Addressing environmental sustainability, healthy food choices, food security, and local economic development.	"...support the expansion of value-added agriculture products with an emphasis on local distribution and local consumption. "
4- Mobility Element		4-2	Since safety and health are driving factors for this element, consider adopting all public access methods (sidewalks, parking lots, streets) to be smokefree.	"...and support Ukiah's health , economic, and sustainability goals."
	4.3 Planned Transportation Network – Guiding Principles	4-7		"...during the planning process ensures that getting from home to work, shop, or play is healthy, convenient and easy... "

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
5- Public Facilities, Services, and Infrastructure Element	5.9 Healthy Community—Goals and Policies	5-14	Recognizing that Ukiah already bans smoking in parks, consider adding a secondhand and thirdhand smoke goal	Continue crafting policies that reduce exposure to harmful effects of secondhand and thirdhand smoke in indoor and outdoor areas. Continue to make efforts to protect vulnerable populations such as children and seniors.
	5.9 Healthy Community—Goals and Policies	5-14	Due to the dangers of secondhand smoke exposure, consider adding a goal that addresses it on City owned properties.	Prohibit smoking on all City-owned campuses and facilities.
	5.9 Healthy Community—Goals and Policies—PFS-15.1 Alcohol and Tobacco Sales	5-14		“In efforts to protect children from exposure and initiation to commercial tobacco products and alcohol use, the City shall establish zoning code provisions...”
	5.9 Health Community – Goals and Policies—PFS-15.6 Health Homes	5-15		“...that support ‘healthy homes,’ such as low VOC material, environmental tobacco smoke control , adopting comprehensive policies that eliminate multi-unit housing resident’s exposure to secondhand and thirdhand smoke, and indoor air quality...”
6-Environment and Sustainability Element	ENV-7 –Goals and Policies	6-10	Consider adding a goal that addresses secondhand smoke exposure in multi-unit housing and outdoor public spaces.	The City shall adopt comprehensive policies that reduce exposure to secondhand and thirdhand smoke in shared-wall (MUH) and other public outdoor spaces.

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
	ENV-9—Zero Waste community—9.1	6-12	In addition to being a source of wildfires, cigarette butts are the most common form of trash collected during debris cleanups. Cigarette filters pose significant health risks to wildlife and to humans as they leach toxic chemicals and microplastics that impact food supplies. Electronic cigarettes pose a new environmental threat including discarded plastics, heavy metals, toxic residues and lithium-ion batteries which can create a significant fire hazard. There is currently no safe procedure established for consumers to dispose of these products. ² The City may want to consider adopting a goal to review and implement policies and plans that either seek to remove the hazards from entering the consumer stream or create means and methods to dispose of materials in an environmentally sound way.	The City shall review and implement plans to address tobacco product waste.

² World Health Organization. Tobacco and its Environmental Impact: An Overview. 2017. California Coastal Commission. Statewide Results for Cleanups from 1988 to 2020 [dataset]. 2020. <https://www.coastal.ca.gov/publiced/ccd/stats/data.xlsx>. Truth Initiative. Tobacco and the Environment. 2021. https://truthinitiative.org/sites/default/files/media/files/2022/07/Truth_Environment%20FactSheet%20Update%202021_071222.pdf

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
8: Agriculture Element	AG-3—Help existing ag stakeholders move ‘beyond the farm’ –3.1 Establish infrastructure...	8-4	Addressing environmental sustainability and local economies.	“....innovative agriculture economy that creates new opportunities and products from regional producers for local consumption and export. ”
	AG-8.3 Implementation Programs—A Right to Farm	8-6		“adjacent to agricultural lands to reduce hazardous exposures and conflict between...”
	AG-8.3 Implementation Programs—B Right to Farm	8-6	Would concern about the movement of potentially hazardous materials (e.g. toxic levels of organic and non-organic pesticides and herbicides) into residential areas be addressed in this proposed ordinance?	
9: Housing Element (2019-27)			Future updates could possibly address second- and third-hand smoke exposure of multi-unit housing residents.	

From: [Craig Schlatter](#)
To: [Jesse Davis](#); [Michelle Irace](#)
Subject: FW: The GP
Date: Tuesday, November 1, 2022 11:19:55 AM

From: Pinky Kushner <pinkkushner@gmail.com>
Sent: Tuesday, November 1, 2022 11:18 AM
To: Craig Schlatter <c Schlatter@cityofukiah.com>
Subject: The GP

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

Hi Craig,

I have reviewed the General Plan and also the comments from the Climate Action group about the General Plan. I found myself sympathetic with each and every comment of the Climate Action group. Their comments, however, helped me realize how good the proposed GP is. Yes, it could be tweaked, but it is so much better than Ukiah's last GP, by a lot. So, my feeling now is to complement you on the fine job your group did.

Perhaps others may have thoughts on how to improve the proposed GP. For me, I never thought I would agree so easily to this document. I find it to be a fine and fitting accomplishment for the future of the City of Ukiah.

Respectfully,

Pinky Kushner
510 459-8289

From: [Craig Schlatter](#)
To: [Michelle Irace](#)
Subject: FW: [#20221107023507] Comment from Ukiah2040 Website Ukiah 2040 General Plan
Date: Tuesday, November 8, 2022 10:41:54 AM

From: Ukiah 2040 General Plan <administrator@ukiah2040.com>
Sent: Sunday, November 6, 2022 6:35 PM
To: brent@mintierharnish.com; ryanl@mintierharnish.com; Craig Schlatter <cschlatter@cityofukiah.com>; Michelle Irace <mirace@cityofukiah.com>; Mireya Turner <mturner@cityofukiah.com>
Subject: [#20221107023507] Comment from Ukiah2040 Website Ukiah 2040 General Plan

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Ticket: [#20221107023507]

Name: Matthew Gilbert
e-mail: shearingmatt@yahoo.com
Comments:
Hello all,

As we, the city of Ukiah grows, it is critical that we do so in a way that minimizes our reliance on cars. Already we are starting to have traffic problems. The solution is to ensure that there is as much mixed use as possible. Alternative 3 since it has far more Community Commercial which allows for mixed use would have huge environmental and quality of live benefits compared to the others.

Thank you.

Matthew Gilbert

Page title: [Ukiah 2040](#)

From: Pinky Kushner <pinkkushner@gmail.com>
 Sent: Wednesday, November 9, 2022 11:58 AM
 To: Jesse Davis <jdavis@cityofukiah.com>
 Subject: Time is running out to get something to you before the meeting tonight, something that you will have the time to read.

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

Hi Jesse,

Here's what I am thinking about.

Unfortunately our conversation did not quite get to some basic questions about annexations. In the below, I have bolded my questions and the points within the errata section that relate to my questions. Bolding is not meant to be 'shouting.' Rather bolding is meant to help identify my voice from the texts I am critiquing.

Thank you for your service to the City of Ukiah,
 Pinky

From the *errata* section of the GP:

Add the following Implementation Program for consistency with adopted City Council Annexation Policies:
 Implementation Program I, Annexation Guide. The City shall develop, maintain, and make publicly-available a *City of Ukiah Annexation Guide* that includes an annexation applicant's responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation.

Question: Is there an annexation guide at the present? Is there a 'draft annexation guide'?

- Revise Policy LU-7.2 for consistency with adopted City Council Annexation Policies: LU-7.2 Annexations. The City shall support property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of municipal services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated for the costs it will incur due to development in its Planning Area (Source: New Policy; City Staff; City Council Annexation Policies)

Question: Who is meant in the above described as “The City”? Is that Staff or Council Members?

Question: Who initiates annexations? I understand the City is initiating the 3 proposed annexations just presented to LAFCo and include land the City owns and uses for its public services. My question is, what about a developer wanting to build a housing project? It appears that the GP and the errata indicated that a future annexation is a process whereby a developer goes to the Planning Dept with a proposal and then the proposal moves to the Planning Commission? In that situation, Council Members seemingly come in *after* a plan has been proposed, approved and moved into the line of landmasses for annexations. The problem that arises at that point is how can council members say no since the client and the City have supported a lot of hours of effort? After all the planning commission is not an elected body, but an appointed body, albeit appointed by elected council members. Commissioners themselves do not report directly to a voting public.

A possible resolution to this conundrum is not an “ad hoc committee” of two council persons. That is just does not involve the public until the end of the process. It was this ad hoc process that promoted the misguided notions about the cannabis ordinances. (No limit in number; too close to schools and churches; being zoned PF, which is rather inappropriate; and so on.). I do not know what the resolution to this problem is—I am of the opinion, however, that the large a municipality becomes, the more expensive it is to operate. I also know that the State of California has as its goal in establishing the LAFCo process, to limit sprawl and preserve agriculture. [<https://www.iclafco.com/assets/forms/guide-to-lafco---application-submittal-w-exhibits.pdf>].

The public wanted very much to be involved in the cannabis decisions, just as the public very much wants to be involved in annexations. How can annexations be more democratic? The GP should not be a vehicle to permit an easier process for annexations. Democracy is not easy.

Below is an interesting passage from California code— Especially interesting in that the Staff report only cited the first three requirements (1), (2) and (3).

California Code, Government Code - GOV § 56742

(a) Notwithstanding [Section 56741](#), upon approval of the commission a city may annex noncontiguous territory not exceeding 300 acres if the territory meets all of the following requirements:

(1) It is located in the same county as that in which the city is situated.

(2) It is owned by the city.

(3) It is used for municipal purposes at the time commission proceedings are initiated.

(b) Territory which is used by a city for the reclamation, disposal, and storage of treated wastewater may be annexed to the city pursuant to this section without limitation as to the size of the territory.

(c) If territory is annexed pursuant to this section, the annexing city may not annex any territory not owned by the city, not used for municipal purposes, and not contiguous to the city, although the territory is contiguous to the territory annexed pursuant to this section.

(d) Notwithstanding any other provision of this section, a city which annexes territory pursuant to this section may annex additional territory in the same county as that in which the city is situated which is owned by the United States government or the State of California and which is contiguous to the first annexed territory if the total acreage of the first annexed and the subsequently annexed territory together does not exceed 300 acres in area. If after the

completion of the subsequent annexation, the city sells any or all of the first annexed territory, the subsequently annexed territory shall cease to be part of the city if the subsequently annexed territory is no longer contiguous to territory owned by the city.

(e) When any or all of the territory annexed to a city pursuant to this section is sold by the city, all of the territory that is no longer owned by the city shall cease to be a part of that city.

(f) A city may lease territory annexed pursuant to this section for any of the purposes authorized pursuant to [Sections 37380 to 37396](#), inclusive, as well as enter into leases for the construction and operation of electrical generation, transmission, and distribution. If, however, a city enters into a lease on and after April 24, 2002, pursuant to [Section 37395](#), [37396](#), or any other provision of law, that would authorize the development of a shopping center, hotel, motel, or lodging house on territory annexed pursuant to this section, the affected territory shall cease to be a part of the city.

(g) When territory ceases to be part of a city pursuant to this section, the legislative body of the city shall adopt a resolution confirming the detachment. The resolution shall describe the detached territory and shall be accompanied by a map indicating the territory. Immediately upon adoption of the resolution, the city clerk shall make any filing required by Chapter 8 (commencing with [Section 57200](#)) of Part 4.

(h) If territory annexed to a city pursuant to this section becomes contiguous to the city, the limitations imposed by this section shall cease to apply.x

From: [Pinky Kushner](#)
To: [Michelle Irace](#)
Subject: Re: Time is running out to get something to you before the meeting tonight, something that you will have the time to read.
Date: Wednesday, November 9, 2022 3:29:54 PM
Attachments: [image001.png](#)

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Yes
PinkyKushner

Sent from my iPhone

On Nov 9, 2022, at 2:44 PM, Michelle Irace <mirace@cityofukiah.com> wrote:

Hello again,
One more follow-up. Did you want the below questions, as well as the initial email you sent to Jesse included in the public record as correspondence received for tonight's meeting?

Thank you
Michelle

From: Michelle Irace
Sent: Wednesday, November 9, 2022 2:33 PM
To: Jesse Davis <jdavis@cityofukiah.com>; Pinky Kushner <pinkkushner@gmail.com>
Cc: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: RE: Time is running out to get something to you before the meeting tonight, something that you will have the time to read.

Hi Pinky,
I wanted to address your second question. The errata sheet included in Attachment 1 of the Staff Report for tonight's PC meeting includes all pages of the General Plan showing the proposed revisions in track changes as Exhibit A. These pages will be incorporated into the final document if approved.

Michelle

From: Jesse Davis <jdavis@cityofukiah.com>
Sent: Wednesday, November 9, 2022 2:10 PM
To: Pinky Kushner <pinkkushner@gmail.com>

Cc: Craig Schlatter <cschlatter@cityofukiah.com>; Michelle Irace
<mirace@cityofukiah.com>

Subject: FW: Time is running out to get something to you before the meeting tonight, something that you will have the time to read.

Hi Pinky,

Sounds good. Please let me know if myself or other Staff can address anything further prior to tonight's hearing. I remain available via phone and email. I wish you the best of luck with your car registration, and look forward to talking with you further.

Best Regards,
Jesse Davis



Jesse Davis, AICP

Chief Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6207
www.cityofukiah.com/community-development

From: Pinky Kushner <pinkkushner@gmail.com>

Sent: Wednesday, November 9, 2022 2:07 PM

To: Jesse Davis <jdavis@cityofukiah.com>

Subject: Re: Time is running out to get something to you before the meeting tonight, something that you will have the time to read.

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

Hi Jesse,

Have run into technical difficulties regarding, would you believe, my car registration. So unfortunately I must spend the afternoon attending to that....

MY two questions for tonight are

1. This issue of annexation, and you have given me valuable assurances about that, but I will need to digest more of what you have told me before I will be completely satisfied, AND
2. The is of having the errata instead of incorporating the changes into the appropriate locations into the GP itself. (We are calling it the EROTICA instead of the errata.)

From: [Judy Luria](#)
To: [Michelle Irace](#)
Subject: comments for Planning Commission
Date: Wednesday, November 9, 2022 4:33:37 PM

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

Thanks Michelle!

Thank you to the City of Ukiah Planners for all your hard and skillful work on the Ukiah General Plan! If we follow the new Plan, giving it the urgency it deserves, Ukiah will be on track to decrease our greenhouse gas emissions and do our share to alleviate global warming. We will also be on track to improve our quality of life, with special emphasis on underserved neighborhoods, children, pedestrians and bicyclists. One thing I hope our new City Council will address is defining "Complete Streets" so that it's not up to the discretion/ opinion of Public Works staff. I also hope that the Planning Department will now go full speed ahead on a Climate Action Plan for Ukiah. (but do enjoy Thanksgiving if you celebrate).

Judy Luria



Mendocino County Farm Bureau

303-C Talmage Road • Ukiah, CA. 95482 • (707) 462-6664 • Fax (707) 462-6681 • Email: admin@mendocfb.org
Affiliated with the California Farm Bureau and the American Farm Bureau Federation

November 9, 2022

City of Ukiah Planning Commission
300 Seminary Avenue
Ukiah, CA 95482

Sent Via Email: meeting@cityofukiah.com;
cschlatter@cityofukiah.com

***RE: Agenda Item 13A: Continued Public Hearing to Consider Adoption of a Resolution
Recommending the City Council Adopt the Ukiah 2040 General Plan to Replace the Existing Adopted
General Plan.***

Dear Commissioners,

The Mendocino County Farm Bureau (MCFB) is a non-governmental, non-profit, voluntary membership, advocacy group whose purpose is to protect and promote agricultural interests throughout the county and to find solutions to the problems facing agricultural businesses and the rural community. MCFB would like to offer the following comments on the Ukiah 2040 General Plan for consideration by the City of Ukiah Planning Commission under agenda item 13A for the November 9, 2022, meeting.

Land Use Element

P. 2-10: Open Space, OS, Land Use Designation

The OS designation lists agriculture as a typical use. Is this agricultural designation specific to active, commercial agricultural operations? Or, is the intent to limit this designation to agricultural lands that are no longer in production, but are being used solely for open space or conservation purposes?

P. 2-11: Agriculture, AG, Land Use Designation

It is appreciated that the AG designation description recognizes the value of maintaining, and securing for the future, lands within the General Plan oversight area, for commercial agriculture. It is also appreciated that lands under agricultural preserve contracts (assuming this includes properties under Williamson Act contracts) are recognized as is the importance of implementing a Right to Farm policy.

Currently, Figure 2-1, the 2040 Land Use Diagram, on P. 2-12 shows that there are areas around the Brush Street/Masonite proposed annexation area that are currently in the AG designation. It also appears that there are multiple parcels within this designation. If and when this annexation moves forward over the next 1-3 years as stated on P. 2-17, the property owners within the annexation area need to be notified so that there is an opportunity to ask questions and have additional conversations with the City, LAFCo, etc. regarding the annexation.

The City should be prepared, post approval of the General Plan, to continue to work on the various sections of the plan related to agriculture to move forward with developing the needed linked policies such as those related to right to farm or compliance with Williamson Act contracts. The timeline proposed in the Agricultural Element lists the adoption of a right-to-farm ordinance and a Williamson Act program between 2022-2025. It is hopeful that this timeline would allow for these policies to be in place prior to any future consideration of annexation of unincorporated areas with an AG zoning designation.

P. 2-15, Goals and Policies, LU-4.4: Commercial Property Landscaping

As a past commercial property owner in the City for many years, MCFB would like to mention the fact that installing and maintaining landscaping is becoming more of a challenge. Due to the increased pressure from transients including vandalism, litter/dumping, illegal camping and human waste, a number of commercial property owners have resorted to removing or minimizing landscaping. This fact needs to be considered prior to mandating additional landscape requirements for commercial properties.

P. 2-17, 2.2 Pattern of Development

The General Plan is intended to ensure an orderly, contiguous pattern of development that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities.

It is appreciated that the City stated the intent to preserve open space and agricultural resources as well as avoiding land use incompatibilities. Since there are vast areas that are currently in commercial agriculture surrounding the City, it is critical that any policies implemented by the City will not impact agricultural resources.

P. 2-20, Goals and Policies

LU-7.1 Development Pattern: The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. (Source: New Policy)

Again, it is appreciated that there is mention that infill development would be prioritized as well as preserving open space and agricultural resources.

LU-7.5 Agriculture and Annexation: The City shall discourage urban development of unincorporated land in the City's Sphere of Influence until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization. (Source: New Policy)

This language may not be intended to be interpreted as such, but it sounds like the City will only be discouraging urban development of agricultural lands within the sphere of influence UNTIL a time that the properties are considered for annexation by the City. Does this mean that the City plans to encourage development of agricultural lands once they are annexed by the City for "urbanization"? This seems to counter the statements made earlier in the document about supporting the preservation of agricultural resources.

P. 2-21, Goals and Policies: LU-8.2: Protection of Agricultural Areas: The City shall support the long-term economic viability of agriculture and agrotourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate. (Source: New Policy)

Supporting the long-term economic viability of agriculture is a positive goal. In terms of succession planning or preservation options, how would the City plan to implement these goal components?

Public Facilities, Services and Infrastructure Element

P. 5-3 Goals and Policies

PFS-1.3 Consolidation of Water Districts: The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery. (Source: New Policy)

Discussions regarding the consolidation of water districts in the Ukiah Valley have had stops and starts over a number of years. The City, as a municipality, typically does not deal with agricultural water use. However, there are several county districts that are involved with future consolidation efforts that do have agricultural customers. If consolidation efforts progress, it will be essential that those districts that service agricultural customers come up with a plan to continue this service. Working to consolidate municipal/urban water sources could ultimately free up water supplies for agricultural customers as well, but MCFB requests that the importance of keeping agricultural water users whole in any consolidation considerations is not forgotten.

PFS-1.5: Recycled Water Project: The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course. (Source: New Policy)

The recycled water project has been an amazing project taken on by the City. The phased project has currently provided a huge benefit to those agricultural users who have been able to use “purple pipe” water due to their proximity to the infrastructure. MCFB wants to remind the City to consider current users within the discussion of any future expansion of the recycled water project.

PFS-12.8: Great Redwood Trail – Ukiah. The City shall support the continued phased development of the Great Redwood Trail through and beyond the city limits, to connect adjoining regional trail networks. (Source: New Policy)

Promoting the Great Redwood Trail within the City boundaries is one thing, but the City needs to understand that there is not universal support for this trail development at this time. There are over 1200 private property parcels that the existing railroad tracks adjoin or bisect in Mendocino County. The future planning processes for the trail, including meetings with property owners and full environmental review, has not been completed. This planning process will be moving forward in 2023, but time will tell if the consultants and elected officials connected to the Great Redwood Trail agency honestly listen and work to mitigate the concerns brought forward by private property owners related to the future build out of the trail.

Environment and Sustainability Element

P. 6-3: Goals and Policies ENV-1: Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards. (Source: New Goal)

Again, it is appreciated that there is recognition by the City to work to retain open spaces for commercial agriculture and working landscapes. MCFB encourages the City to work with the County of Mendocino to strive to achieve this goal as there is a significant amount of agricultural land within the City planning area/sphere of influence as seen on P.6-5, Figure 6-1 Open Space.

P. 6-7: Goals and Policies: ENV-4.4: River and Creek Preservation: The City shall work cooperatively with the County and private landowners to develop pedestrian access along creeks flowing through the City where safe and feasible to do so and where it will not cause adverse impacts. (Source: Existing Program OC-9.4a)

This goal has pros and cons. If additional pedestrian access is planned along creeks, there will be appropriate use and abuse at the same time. Contamination of urban waterways within the City boundaries is already a significant issue that creates water quality impacts, flood impacts, public

health impacts, etc. The City should acknowledge that there will be responsible individuals who will utilize new trail systems and there are others that won't. Is the City prepared to commit additional resources to ensuring that new trail systems along creeks are maintained?

P. 6-12: Goals and Policies: Household Waste Programs: The City shall provide convenient, easy-to-use bulky item and household hazardous waste programs that facilitate the reuse and recycling of materials. (Source: New Policy)

Illegal dumping is a significant issue in the rural areas and agricultural lands that adjoin the City. It is hopeful that more low cost/free and easy disposal options may help to reduce these impacts.

Agricultural Element

Although the City has historically not had extensive involvement with oversight of agricultural issues, past planning decisions and projects related to City decisions have had influence over those farming properties that adjoin the City limits.

Both the City and the county have allowed for checkerboarded development projects over the years that has created pressure on existing agricultural lands through urban encroachment. MCFB is hopeful that with some of the policies proposed in the Agricultural Element, that the City will move into a new era to improve upon collaboration with other planning agencies to look at both municipal needs as well as the needs of surrounding farms and ranches.

MCFB would also like to mention that Jesse Davis, Chief Planning Manager for the City, was gracious enough to meet with us in the past months to discuss bigger picture concerns, specifics to the Agricultural Element and potential future efforts to further work to promote policies to retain the agricultural viability of the Ukiah Valley. MCFB plans to remain engaged with Mr. Davis and other staff as needed as policies outlined in the Agricultural Element are implemented.

P. 8-3. Goals and Policies:

AG-1.1 Reduce Agricultural/Urban Conflict: The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City. (Source: New Policy)

It has been, and will continue to be, important for the City to engage with the county (and vice versa) in relation to looking at proposed projects that could impact agricultural lands in the Ukiah Valley. This policy reflects the need to continue to work to improve some of these collaborative efforts to look at a more long-term vision for supporting agriculture.

AG-1.2: Preserve Agricultural Lands: With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley. (Source: New Policy)

Like comments under LU-7.5 Agriculture and Annexation above, MCFB would like to clarify what is envisioned for the development of agricultural properties if the City annexes areas that are currently in production agriculture? Currently the Brush Street/Masonite proposed annexation area affiliated with this plan contains agricultural parcels. There will be a public process for this annexation that will hopefully address the concerns brought forward from property owners and others to look at the best way for minimizing agricultural conversion and related conflicts.

P. 8-4:

AG-2: To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity. (Source: New Goal)

The policies listed under AG-2 work to support local food production at various scales. It is important for more urban areas to connect with agriculture and food production as on a national scale, less than 2% of the population is directly involved in agriculture. There has been an increasing disconnect between consumers and food producers as most people now have been generations removed from the farm. The City, by reviewing existing policies and looking to future policies such as these can help to bridge this divide and encourage more residents to look into gardening or larger scale food production opportunities.

AG-3.1: Establish Infrastructure to Grow the Agricultural Economy: The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region. (Source: New Policy)

Processing services for agricultural commodities has been a limiting factor for looking into providing value added products from local farming and ranching entities. The Ukiah Valley, due to the Highway 101 corridor, water and sewer availability, etc. makes the area a key resource for looking into potential processing facilities. Concepts such as a meat processing facility have come up in the past, but for several reasons, have not come to fruition. The City can look into future projects to see where assistance or resources could be provided to create new opportunities related to the expansion of producing local food products.

AG-3.2: Agritourism: The City shall support expansion of the agricultural tourism industry by assessing utilization use of tourism facilities (e.g., hospitality, restaurants, etc.), as well as supporting efforts to plan and integrate the Great Redwood Trail into the agricultural economy. (Source: New Policy)

Above, under *PFS-12.8: Great Redwood Trail*, MCFB mentioned that there is not universal support for the Great Redwood Trail by the private property owners that own property that adjoins the existing rail line. Many of these property owners are farmers and ranchers.

The planning process for the trail plan is just being initiated and there will need to be significant efforts brought forward to listen to the concerns of these property owners and plan for ways to mitigate potential impacts. There could be opportunities for incorporating agritourism opportunities in the trail plan that could provide some benefit to the local economy. However, at this point in time, without seeing how the planning process will proceed, MCFB is hesitant to only look at just the potential agritourism aspect.

AG-3.3: University Research: The City shall encourage research, particularly at the University of California Cooperative Extension, pertinent to the Ukiah Valley to identify new potential uses and enhancement for existing agricultural industries, especially pomology, 'forestry, livestock, 'and viticulture. (Source: New Policy)

The Ukiah Valley has been in agricultural production for decades. The evolution of the cash crop commodities in the valley have been influenced by factors such as market demand, processing limitations, resource availability and regulatory pressures. Research by entities such as the U.C. Cooperative Extension have played vital roles in supporting agricultural innovation in the past. With state budget limits there have continued to be UC position vacancies and consolidations amongst county extension offices. However, there have also been some recent UC hires that have brought in fresh perspectives to the county. Agriculture will continue to evolve as it has done in the past. Through this policy, the City can become more familiar with current research efforts by the UC and where support may be needed in the future.

P. 8-5: Ukiah Valley Agricultural Stakeholders

MCFB is willing to continue to engage with the City as a stakeholder for further discussions regarding the future implementation of the Agricultural Element. We can engage with the City, our membership and other partners to look at proposals and projects in a more collaborative setting. We appreciate the opportunity to participate.

MCFB encourages the City of Ukiah Planning Commissioners, staff and elected officials to consider the comments provided above in the discussions related to the adoption of the Ukiah 2040 General Plan. If there are any questions regarding these comments, please contact the MCFB office.

Sincerely,

A handwritten signature in black ink that reads "George Hollister". The signature is written in a cursive, flowing style.

George Hollister
President

RESOLUTION NO. 2022-01

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE UKIAH 2040 GENERAL
PLAN****WHEREAS:**

1. Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and
2. The City of Ukiah General Plan was last comprehensively updated on December 6, 1995, and subsequently amended in 2004 with the Circulation and Transportation Element, in 2019 with certification of the 2019-2027 Housing Element and in 2019 with the Land Use Element; and
3. In 2019, the City initiated a multi-year process to comprehensively update the General Plan by approving a work plan and schedule, hiring consultants, launching the General Plan Update website, and commencing public outreach efforts; and
4. The City Council and Planning Commission received periodic briefings from City staff and the consultant team to review input and receive information relevant to the specific topics throughout the General Plan process; and
5. In accordance with Government Code Section 65302, a comprehensive update to the City's General Plan has been prepared to address the eight mandatory elements required by state law and also includes two optional elements (Economic Development and Agriculture); and
6. The 2040 General Plan includes goals, policies, and actions regarding each of these General Plan elements; and
7. The 2040 General Plan carries forward some of the major goals of the 1995 General Plan but has been substantially updated to address current local conditions and community priorities; and
8. The City sent the draft 2040 General Plan to affected public entities and agencies in compliance with state law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and in accordance with Government Code Sections 65352.3 contacted California Native American tribes that are on the contact list maintained by the Native America heritage Commission to invite those tribes to consult on the proposed Draft 2040 General Plan; and
9. The City released the Public Review Draft 2040, General Plan, on August 5, 2022, and invited comments from the public; and
10. The City has included a General Plan Errata as a part of the Ukiah Draft 2040 General Plan to summarize changes and revisions that are proposed to the Draft 2040 General Plan since its release on August 5, 2022; and

11. The City prepared a Draft Environmental Impact Report (DEIR) (SCH#: 2022050556) for the Public Review Draft 2040 General Plan that provides a description of potential environmental impacts of the project and recommends mitigation measures to reduce the impacts to a less than significant level, where feasible, and released the DEIR on October 7, 2022, for a 45-day public review period; and
12. On October 20, 2022, the Mendocino County Airport Land Use Commission reviewed the Ukiah 2040 General Plan for consistency with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), in accordance with UKIALUCP Policy 2.2.1(b) and Public Utilities Code Section 21676, and adopted Resolution 22-0006, finding Ukiah 2040 consistent with the UKIALUCP; and
13. On November 9, 2022, the Planning Commission held a duly noticed public hearing on the Draft 2040 General Plan and considered all written and oral reports of staff and public testimony on the matter, including all written public comments received as of November 9, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Ukiah hereby adopts Resolution No. 2022-01, recommending that the City Council adopt the Ukiah 2040 General Plan.

PASSED AND ADOPTED this 9th day of November 2022, by the following roll call vote:

AYES: Commissioners de Grassi, M. Johnson, R. Johnson, Hilliker, and Chair Christensen

NOES: None

ABSENT: None

ABSTAIN: None



Laura Christensen, Chair

ATTEST:



Stephanie Abba, Recording Secretary

RESOLUTION NO. 2022-77

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (SCH NO. 2022050556); ADOPTING FINDINGS OF FACT PURSUANT TO PUBLIC RESOURCES CODE ("PRC") §21081 AND CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") GUIDELINES §15091; AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS IN ACCORDANCE WITH PRC §21081(b) AND CEQA GUIDELINES §15093; AND APPROVING A MITIGATION, MONITORING AND REPORTING PROGRAM IN CONNECTION WITH THE UKIAH 2040 GENERAL PLAN

WHEREAS:

1. Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the City; and
2. The City of Ukiah General Plan was last comprehensively updated on December 6, 1995 and subsequently amended in 2004 with the Circulation and Transportation Element, in 2019 with certification of the 2019-2027 Housing Element and in 2019 with the Land Use Element; and
3. In 2019, the City initiated a multi-year process to comprehensively update the General Plan (2040 General Plan) by approving a work plan and schedule, hiring consultants, launching the General Plan Update website, and commencing public outreach efforts; and
4. On August 5, 2022, the City sent the draft 2040 General Plan to affected public entities and agencies in compliance with state law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and in accordance with Government Code Section 65352.3, and invited comments by the public; and
5. The City has included a General Plan Errata, dated November 23, 2022, as a part of the Ukiah Draft General Plan to summarize changes and revisions that are proposed to the Draft General Plan since its release on August 5, 2022; and
6. In accordance with the CEQA Guidelines, a Notice of Preparation (NOP) of a Draft EIR was circulated to potentially interested parties from May 31, 2022 to June 30 2022. The NOP was circulated to all interested parties, stakeholders, and public agencies; posted at the State Clearinghouse and Mendocino County Clerk's office, as well as on the 2040 General Plan website; published in the Ukiah Daily Journal; and posted in the Civic Center glass case; and
7. During circulation of the NOP, the City of Ukiah received seven (7) written comments; a summary of comments and City responses to the comments are included in DEIR Table 1-1 (beginning on pp.1-5); and
8. On April 7, 2022, the City sent letter to the Native American Heritage Commission (NAHC) requesting a current SB 18 and AB 52 Native American Contact List for the Project vicinity. On June 9, 2022, the NAHC provided a list of fifteen (15) tribal contacts with connections to the

Planning Area. In accordance with AB 52 and SB 18, on June 21, 2022, the City notified the fifteen (15) tribes about the Project and invited them to participate in consultation. As noted in the DEIR (pp. 4.12-2 and 4.12-3), the City received letters from two tribes and provided responses in accordance with AB 52 and SB 18. No further action was required and the AB 52 and SB 18 process concluded on July 26, 2022; and

9. The City held a public scoping meeting for the DEIR on June 15, 2022. The scoping meeting was held in-person at the City's Civic Center Council Chamber, and participants were also able to join virtually via teleconference; and
10. The Draft EIR was prepared and made available for a 45-day public review period on October 7, 2022 and was distributed to local, regional, and State agencies. The Notice of Availability of the Draft EIR was posted with the State Clearinghouse, at the office of the Mendocino County Clerk, and on the City's website. The Notice of Availability was also published in a newspaper (Ukiah Daily Journal). Furthermore, copies of the Notice of Availability were e-mailed to a list of interested parties, groups, and public agencies. The Draft EIR was posted electronically on the City's 2040 General Plan website and hard copies of the Draft EIR were made available for public review at City Hall and at the Mendocino County Public Library (Ukiah Branch); and
11. The DEIR public review period ended on November 21, 2022 and the City received three comment letters on the DEIR. Copies of written comments on the Draft EIR received during the comment period, as well as responses to those comments, are included in Section 4 of the Final EIR (beginning on pp. 26); and
12. On November 23, 2022 a Final EIR ("FEIR"), including City responses to comments received on the DEIR and any changes proposed as a result of comments received, was prepared and distributed via email to all parties who commented on the DEIR, as well as all interested parties, stakeholders, and members of the public maintained on the City's email contact list. The FEIR was also posted to the 2040 General Plan website and made available at the Community Development Department counter; and
13. As described in DEIR Section 2.7.8, Project Buildout, the EIR analyzes impacts from the 2040 General Plan designating land uses defining the type and amount of development that can occur throughout the City and proposed annexation areas through the planning horizon year of 2040 (over approximately 18 years). Based on the potential land use changes, the 2040 General Plan has a maximum buildout potential of an additional 2,350 housing units and an additional 4,514,820 non-residential square footage. However, the maximum buildout is an estimate and is not intended to predict the amount of development that will occur in the City in the future. Similarly, this "maximum buildout" scenario is used as a conservative assumption for purposes of the CEQA analysis in the EIR and future streamlining opportunities; and
14. The DEIR identified significant environmental impacts of the Project; and determined that impacts to air quality, cultural resources, greenhouse gas emissions, and noise impacts cannot be mitigated to a level considered less than significant, as summarized below:
 - Air Quality Impact AQ-2: Development facilitated by the project would result in a net increase of criteria pollutants due to vehicle miles traveled (VMT) compared to existing conditions. However, the City has adopted thresholds of significance and screening criteria for transportation impacts that would be expected to result in a less than significant transportation impact for nearly all of the projects facilitated under the 2040 General Plan (see DEIR Appendix D). Additionally, all feasible mitigation measures to reduce VMT are included as Policies in the 2040 General Plan. However, the EIR conservatively determines that the overall operational impacts to Air Quality would

remain significant and unavoidable because the maximum buildout of the 2040 General Plan would increase criteria pollutants when compared to existing conditions (see FEIR pp. 2; DEIR pp. 4.3-13 and 4.11-13; and Appendix D).

- Cultural Resources Impact CUL-1: Development facilitated by the project would have the potential to impact historical resources. Existing Ukiah City Code and CEQA regulations, in addition to proposed 2040 General Plan policies and mitigation, would reduce impacts to historic resources. Nonetheless, impacts would be significant and unavoidable (see FEIR pp. 8; DEIR pp. 4-5.12).
 - Greenhouse Gas Emissions Impact GHG-1: Development facilitated by the 2040 General Plan would make progress towards achieving State goals but would not necessarily meet State 2030 or 2045 goals. Mitigation Measures GHG-1 and GHG-2 would result in implementation of CEQA GHG thresholds and a Climate Action Plan (CAP) update; however, development facilitated by the 2040 General Plan would not meet the 2030 or 2045 goals until the CAP is updated and adopted. This impact would be significant and unavoidable (see FEIR pp.10; DEIR pp. 4-6.12).
 - Noise Impact NOI-1: Construction of individual projects facilitated by the 2040 General Plan would temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses. Development facilitated by the project would introduce new on-site noise sources and would contribute to increases in traffic noise. The continued regulation of on-site noise, consistent with the Ukiah City Code and implementation of proposed 2040 General Plan policies would minimize disturbance to adjacent land uses. However, construction noise and traffic noise may still exceed noise standards and impacts would be significant and unavoidable (see FEIR pp.11; DEIR pp. 4-8.12).
15. PRC section 21081 and CEQA Guidelines section 15091 provide that the City shall not approve or carry out a project for which an EIR has been completed which identifies one or more significant environmental impacts, unless it makes specified findings; and
 16. PRC section 21081(b) and CEQA Guidelines section 15093 require a Statement of Overriding Considerations for a project that will have any unmitigated adverse environmental impacts; and
 17. As stated below, the City Council has made the findings and the Statement of Overriding Considerations required under CEQA Guidelines 15093, where, as here, a project has an adverse environmental impact that cannot be mitigated to a level of insignificance; and
 18. For purposes of CEQA and these findings, the record before the City Council includes: the DEIR and all appendices; the FEIR including an errata sheet, comments on the Draft EIR and responses to comments and all appendices to the Final EIR; all notices required by CEQA; all studies conducted for the proposed plans and contained in, or referenced by, the DEIR or the FEIR; and all public comment received; and
 19. The record of proceedings upon which this decision is based, including all of the aforementioned documents and information, is maintained in the office of the City's Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482, as the custodians of the record, and is available for public inspection upon request of the Director of Community Development, or his designee.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council finds that the FEIR (SCH No. 2022050556) was prepared and made available for public review and comment in full compliance with the procedures set forth in CEQA and the CEQA Guidelines.
2. The City Council finds that the FEIR was considered at a duly noticed public meeting held on December 7, 2022.
3. The City Council has considered all public comment and documents submitted and oral testimony given during the public comment period for the FEIR, the FEIR itself, and the December 7, 2022 Staff Report recommending certification of the FEIR (incorporated herein by reference).
4. The City Council has independently reviewed and analyzed this resolution and the FEIR.
5. The City Council hereby certifies the FEIR.
6. The City Council hereby adopts the Findings and Statement of Overriding Considerations included in Exhibit A, in accordance with sections 15091 and 15093 of the CEQA Guidelines.
7. The City Council hereby adopts the Mitigation, Monitoring and Reporting Program contained within Exhibit B, in accordance with Section 15091 of the CEQA Guidelines.

PASSED AND ADOPTED this 7th day of December, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jim O. Brown, Mayor

ATTEST:

Kristine Lawler, City Clerk

Ukiah 2040 General Plan EIR CEQA Certification and Findings

- A. The 2040 General Plan or “the Project” is described in full in the EIR, at pp. 2-1 through 2-14, and FEIR pp. 1 through 4. This project description is incorporated herein by reference.
- B. The EIR evaluated the impacts of the Project itself as well as its impacts in combination with impacts from past, present and probable future projects. Those impacts, both individual and cumulative, along with recommended mitigation measures and suggested conditions, are summarized in the Executive Summary provided in DEIR pp. ES-1 et seq. and Table 1: Summary of Impacts and Mitigation Measures, FEIR pp. 5 et seq.
- C. The City finds that, based upon substantial evidence in the record, as discussed throughout the EIR (DEIR Chapter 4, Environmental Impact Analysis), the Project’s impacts on the topical areas outlined in Appendix G of the CEQA Guidelines are as follows:
 - i. Less than Significant Impact: Aesthetics, Agricultural and Forestry Resources, Land Use and Planning, Population and Housing, Public Services, Transportation, and Utilities and Service Systems.
 - ii. Less than Significant Impact with Mitigation: Biological Resources, Tribal Cultural Resources, Wildfire, and Paleontological Resources.
 - iii. As discussed in DEIR Section 4.16, Effects Found Not to be Significant, during evaluation of the 2040 General Plan, the following topical areas were found to have a less than significant impact or no impact: Energy, Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality and Mineral Resources. As allowed under CEQA Guidelines Section 15128, these topical areas not further discussed in detail in the DEIR as individual sections.
- D. Mitigation measures designed to avoid or substantially lessen the significant environmental effects of the Project as identified in the EIR are set forth in the Mitigation Monitoring and Reporting Plan (“MMRP”), and incorporated herein by reference. The measures constitute binding commitments and those measures shall be incorporated into the Project and monitored in accordance with the MMRP.
- E. Based on substantial evidence presented and discussed throughout the EIR (DEIR Chapter 4, Environmental Impact Analysis), the City Council finds that these mitigation measures will avoid or reduce impacts to Biological Resources, Tribal Cultural Resources, Wildfire and Paleontological Resources to less than significant levels.
- F. The City finds that, based upon substantial evidence in the record, as discussed throughout the EIR (DEIR Chapter 4, Environmental Impact Analysis), the Project’s impacts on the following topical areas outlined in Appendix G of the CEQA Guidelines would remain significant and unavoidable: Air Quality, Cultural Resources, Greenhouse Gas Emissions, and Noise.
- G. The City Council finds that the Statement of Overriding Considerations included below related to the identified significant and unavoidable impacts. Based on the foregoing and pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Section 15091(a)(3) and 15093(b), the City finds that the remaining significant unavoidable impacts of the Project are acceptable in light of its economic, fiscal, technological, and social benefits as well as other considerations. Such benefits outweigh identified significant and

unavoidable impacts and provide the substantive and legal basis for this Statement of Overriding Considerations.

- H. For the following reasons, the City Council finds that specific economic, legal, social, technological or other considerations make infeasible the project alternatives identified in the EIR.
- i. **The Project Objectives.** As discussed on DEIR pp. 2-6 and 2-7, the 2040 General Plan is intended to function as a policy document to guide the City's long-term framework for future growth and resource management within the planning area through the year 2040. Based on community input and in recognition of the State's planning priorities, a vision and values supporting the vision for the community were developed.

The Ukiah City Council approved the following Vision Statement for the 2040 General Plan on March 3, 2021:

"The City of Ukiah is a diverse, family-oriented, and friendly community connected to the beautiful, surrounding natural open space areas that give the community its unique sense of place. Ukiah is a safe and resilient community that is fiscally responsible, environmentally conscious, and inclusive. The city offers a great place for people of all ages, incomes, and ethnicities to live, work, and visit."

The City of Ukiah developed guiding principles to expand on the main ideas contained in the vision statement. The following guiding principles express the key values and aspirations for Ukiah's future, guide the goals, policies and implementation measures contained within the 2040 General Plan, and serve as the Project's overarching objectives:

- Guide land uses and development that meet the needs of the community, are environmentally conscious, and maintain Ukiah as a diverse, family-oriented, and friendly community, where people from all racial, ethnic and cultural backgrounds thrive socially, economically, academically, and physically.
- Ensure development in all neighborhoods is compatible with the unique characteristics and land use patterns and fosters a sense of place.
- Promote resilient and sustainable facilities and infrastructure to ensure delivery of high-quality services.
- Promote a diverse, local, business-friendly economy that fosters new job growth and is adaptable to changes in consumer habits and market trends.
- Maintain and advance a well interconnected circulation network that accommodates and encourages alternative modes of transportation that reduce congestion and encourage walkable and bikeable neighborhoods.
- Preserve existing open space resources while enhancing accessibility to parks and recreational amenities.
- Manage, conserve, and preserve the existing natural environment to ensure sustainable longevity for present and future generations.
- Provide for a safe community through resilient infrastructure, community-wide education and preparation, and hazard planning that is responsive to potential climate-related, natural, and human-caused disasters.

- Preserve Ukiah Municipal Airport as a vital economic driver and transportation system and maintain consistency with the criteria and policies of the Ukiah Municipal Airport Master Plan and Mendocino County Airport Land Use Compatibility Plan.
- Foster an inclusive community through conditions that allow for and stimulate a diversity of housing options for community members of all ages, incomes, and ethnicities.

ii. **Infeasibility of Project Alternatives Discussed in EIR.** The following social, economic, legal, technological, and other considerations make the two alternatives identified in the EIR (DEIR pp. 5-1 through 5-19) infeasible. The three alternatives are: 1) No Project Alternative; and 2) Decreased Residential Density Alternative.

- a. *No Project Alternative.* The No Project Alternative assumes there is no change in zoning or General Plan land use designations and analyzes the existing General Plan land use designations and densities for vacant land within the City. The No Project Alternative includes identified sites for annexation, as well as housing sites identified as part of the 2019-2027 Housing Element. As the No Project Alternative focuses on existing designations, Annexation Areas would have existing land use designations, in contrast to the proposed Project, which apply City land use designations to these areas. Buildout under the No Project Alternative, assuming a maximum buildout scenario, would allow for 1,692 housing units and approximately 3,831,300 square feet of additional non-residential land uses.

The No Project Alternative would not accomplish project objectives to the extent that the proposed Project would, as the No Project Alternative would provide reduced housing options and exclude multiple policies from the 2040 General Plan pertaining to community development, preservation of natural resources, sustainability, and improvement of Ukiah's circulation network.

- b. *Decreased Residential Density Alternative.* The Decreased Residential Density Alternative (Alternative 2) assumes increased residential densities (1,868 units total) allowed by each land use designation compared to the existing General Plan or No Project Alternative (1,692 units total) but decreased residential densities when compared to the proposed Project (2,350 total units). For example, the existing General Plan allows High Density Residential development of up to 28 dwelling units per acre (du/ac) and the proposed Project (as well as Alternative 2) would allow a density of up to 40 du/ac. Both the proposed Project and Alternative 2 would apply new and/or existing General Plan land use designations to lands within the city limits and Annexation Areas. However, Alternative 2 would not add new land use designations intended to increase commercial land uses and would rely on existing General Plan land use designations (and densities). Because Alternative 2 would maintain the same designations as the General Plans for non-residential spaces, the buildout of non-residential space would be the same as the No Project Alternative. In addition, Alternative 2 would not add some of the new land use designations identified for the proposed Project, which explains why Alternative 2 would have less residential units than the proposed Project.

Assuming a maximum buildout scenario, buildout under Alternative 2 would allow for 1,868 housing units and approximately 3,831,300 square feet of additional

non-residential land uses (refer to Table 5-1). Non-residential development would be the same as the No Project Alternative but would be less than the proposed Project. Resulting residential density would be less than the proposed Project and more than the No Project Alternative. However, Alternative 2 would not accomplish project objectives to the extent that the proposed Project would, as Alternative 2 would provide reduced housing options.

iii. **Alternatives Considered but Rejected in the EIR**

As discussed on DEIR pp. 5-17, the City considered an alternative that would require an update to the zoning code to include requiring noise barriers to reduce construction noise for development on project sites. Noise barriers would reduce on-site noise by about 10 to 20 dBA depending on construction materials and barrier height, since noise barriers are traditionally constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. This alternative, which would require noise barriers that would reduce construction noise, could reduce the significant construction noise impact, but would not reduce the significant and unavoidable operational noise impact. Additionally, construction of noise barriers could result in increased impacts associated with ground disturbance (such as those related to biological resources, geology and soils, air quality, etc.) and visual impacts. Lastly, this alternative would meet Project objectives to provide housing, but fewer housing units would likely be built, because development on certain sites would be infeasible due to construction cost constraints.

iv. **Environmentally Superior Alternative**

CEQA requires identification of the environmentally superior alternative among the alternatives to the proposed project. The environmentally superior alternative must be an alternative that reduces some of the project's environmental impacts, regardless of the financial costs associated. Identification of the environmentally superior alternative is an informational procedure and the alternative identified as the environmentally superior alternative may not be that which best meets the goals or needs of the proposed project.

Table 5-2 of the DEIR (pp. 5-18) provides a summary of impacts and indicates whether each alternative's environmental impact is greater than, less than, or equal to the proposed Project for each of the issue areas studied. Overall, none of the alternatives identified in this analysis changed the impact conclusions that were identified for the proposed Project. However, some of the alternatives did reduce the severity of the impact; thus, the analysis considers the severity of the impact to identify the environmentally superior alternative. Based on the analysis of alternatives in the DEIR, the No Project Alternative is the environmentally superior alternative as it lessens the severity of most impacts of the proposed Project.

If the No Project Alternative is determined to avoid or reduce more impacts than any other alternative, CEQA requires that the EIR identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6[e]). Of the other alternatives evaluated in the EIR, the Decreased Residential Density Alternative (Alternative 2) would be the environmentally superior alternative. Like the No Project Alternative, Alternative 2 would result in less construction impacts (air quality construction emissions, biological resources, cultural resources, greenhouse gas emissions, temporary noise, tribal cultural resources, and paleontological resources) than the proposed Project because of a reduction in buildout. In addition, Alternative 2

would result in less operational impacts (aesthetics, air quality, greenhouse gas emissions, noise, public services, recreation, and utilities) due to the reduced buildout. Nonetheless, compared to the proposed Project, Alternative 2 would not fulfill the project objectives as well. This is because the proposed Project would offer more housing opportunities and a diversity of land uses for future Ukiah residents.

Pursuant to CEQA requirements, Alternative 2 would be considered the environmentally superior alternative; however, the 2040 General Plan would offer benefits that would not be achieved by Alternative 2, primarily housing opportunities and a diversity of land uses.

Statement of Overriding Considerations

CEQA requires decision makers to balance the benefits of the proposed Project against its unavoidable environmental risks when determining whether to approve the Project. If the benefits of the Project outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (CEQA Guidelines Section 15093[a]). CEQA requires the lead agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (CEQA Guidelines Section 15093[b]). The agency's statement is referred to as a "Statement of Overriding Considerations." The following sections provide a description of each of the Project's significant and unavoidable impacts and the justification for adopting a statement of overriding considerations.

For the following reasons, the City Council finds that the economic, social, technological or other benefits of the Project outweigh the significant and unavoidable air quality, greenhouse gas emissions, cultural resources and noise impacts and identified in the EIR. The City finds that each of the benefits set forth below in this Statement constitutes a separate and independent ground for finding that the benefits of the proposed plans outweigh the risks of their potential significant adverse environmental impacts. The benefits of the proposed General Plan Update are as follows:

- Under State law, the City must adopt a General Plan which is its long-term framework or "constitution" for future growth and development. The general plan represents the community's aspiration for its future growth and development. The general plan contains the goals and policies upon which the City Council and Planning Commission will base their land use decisions.
- The City has prepared the update to refine the General Plan, address emerging trends and recent State laws, consider new issues, and remove and/or consolidate implementation measures. This effort is a comprehensive overhaul of the existing General Plan. This allows the City to implement best practices in planning to ensure Ukiah is resilient to future risks while also improving quality of life.
- The 2040 General Plan was shaped by an extensive public outreach process that engaged the community and decision-makers. The City hosted a series of community workshops, online forums, stakeholder interviews, and Planning Commission and City Council meetings. The 2040 General Plan was developed with all this public input and consideration.
- The 2040 General Plan would achieve a number of economic benefits that address both City and regional goals for fiscal sustainability, housing supply and affordability,

enhancement of public infrastructure and facilities and improved quality of employment opportunities (as demonstrated through the Project's Objectives listed above).

- The 2040 General Plan reflects the stated vision, goals and objectives of the City of Ukiah.
- The 2040 General Plan will ensure orderly development patterns to accommodate projected increases in population through buildout of the General Plan by providing strategic land use designations that avoid or minimize land use conflicts.
- The 2040 General Plan will maximize and broaden the City's sales tax base by providing local and regional tax-generating uses.
- Through numerous legislative actions in the past several years, the State of California has identified the lack of housing as a significant area of public concern, leading to an unsustainable lack of housing affordability, increased homelessness, social stress related to increased poverty and a reduction in economic prosperity for many state residents. The 2040 General Plan will provide a variety of housing opportunities with a range of densities, styles, sizes and values that will be designed to satisfy existing and future demand for quality housing in the area, and aid in achieving the City's regional housing needs allocation (RHNA).

The City Council finds that any one or more of these overriding considerations would have been sufficient to outweigh adverse impacts. As the CEQA Lead Agency for the proposed action, the City Council has carefully reviewed the Project and the alternatives presented in the EIR, and fully understands the Project and Project alternatives. Further, this City Council finds that all potential adverse environmental impacts and all feasible mitigation measures to reduce the impacts from the Project have been identified in the Draft EIR, the Final EIR and public testimony. On balance, the City finds that there are specific considerations associated with The 2040 General Plan that serve to override and outweigh the Project's significant unavoidable impacts. Therefore, pursuant to CEQA Guidelines Section 15093(b), these adverse effects are considered acceptable.

CITY OF UKIAH 2040 GENERAL PLAN UPDATE MITIGATION, MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
Air Quality					
AQ-1: Implement BAAQMD and MCAQMD Basic Construction Mitigation Measures					
To reduce fugitive dust emissions from the construction of individual projects, the City shall require that future projects implement the BAAQMD and MCAQMD Basic Construction Mitigation Measures. These include, but are not limited to, the following: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.	Developer/Applicant	Developer/Applicant City Community Development Department	During Construction		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
- All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. - Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's number shall also be visible to ensure compliance with applicable regulations.					
AQ-2: Implement Measures to Reduce Operational Emissions					
Prior to discretionary approval by the City of Ukiah for development projects subject to CEQA review (i.e., non-exempt projects), a screening assessment shall be performed by the City using the screening criteria from the 2017 BAAQMD CEQA Air Quality Guidelines. If the project exceeds the screening size by land use type, the project applicant shall prepare and submit a technical assessment to the City for review and approval, which evaluates potential project-related operational air quality impacts. The evaluation shall be prepared in conformance with BAAQMD methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the BAAQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following: For site-specific development that requires refrigerated vehicles, the planning documents shall demonstrate an adequate number of	City Community Development Department Developer/Applicant	Developer/Applicant City Community Development Department	Prior to Project Approval		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers, to reduce idling time and emissions. • Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 California Code of Regulations Chapter 10 Section 2485). • Provide changing/shower facilities as specified in Section A5.106.4.3 of the CalGreen Code (Nonresidential Voluntary Measures). • Provide bicycle parking facilities pursuant to Section A4.106.9 (Residential Voluntary Measures) of the CalGreen Code. • Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of the CalGreen Code (Nonresidential Voluntary Measures). • Provide facilities to support electric charging stations pursuant to Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures) of the CalGreen Code. • Applicant-provided appliances (e.g., dishwashers, refrigerators, clothes washers, and dryers) shall be Energy Star–certified appliances or appliances of equivalent energy efficiency. Installation of Energy Star–certified or equivalent appliances shall be verified by Building & Safety during plan check.					

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
Applicants for future development projects along existing and planned transit routes shall coordinate with the City and County to ensure that bus pad and shelter improvements are incorporated, as appropriate.					
AQ-3: Conduct Construction Health Risk Assessment					
For individual projects (excluding accessory dwelling units, single-family residences, and duplexes) where construction activities would occur within 1,000 feet of sensitive receptors, would last longer than two months, and would not utilize Tier 4 and/or alternative fuel construction equipment, the project applicant shall prepare a construction health risk assessment (HRA) prior to project approval. The HRA shall determine potential risk and compare the risk to the following BAAQMD thresholds: - Non-compliance with Qualified Community Risk Reduction Plan; - Increased cancer risk of > 10.0 in a million; - Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute); or - Ambient PM2.5 increase of > 0.3 µg/m3 annual average If risk exceeds the thresholds, measures such as requiring the use of Tier 4 and/or alternative fuel construction equipment shall be incorporated to reduce the risk to appropriate levels.	Developer/Applicant	City Community Development Department	Prior to Project Approval or Construction		
Biological Resources					
BIO-1: Recommended Policy for Biological Resource Assessment					
The City shall implement the following policy into Ukiah 2040: Policy ENV-4.9: Biological Resource Assessment. The City shall require that new development proposed in or adjacent to ecologically sensitive areas, to complete a site-	Developer/Applicant	City Community Development Department Qualified Biologist	Prior to Project Approval or Construction		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
specific biological resource assessment prepared by a qualified biologist that establishes the existing resources present.					
BIO-2: Pre-Construction Bird Surveys, Avoidance, and Notification					
For construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation, abandoned structures, man-made features, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Mendocino Region. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.	Developer/Applicant	City Community Development Department Qualified Biologist	14 days Prior to Construction Activities Occurring February 1-September 15		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.					
BIO-3: Roosting Bat Surveys and Avoidance Prior to Removal					
Prior to tree and structure removal, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the spring or the fall, and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required. If day roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City's approval. The plan shall incorporate the following guidance as appropriate: When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following:	Developer/Applicant	City Community Development Department Qualified Biologist	Prior to Tree and/or Structure Removal		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
- Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs. - Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs. - If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist's guidance, the contractor shall implement measures similar to or exceeding the following: - If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure. - If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season (April 15 to August 31). - Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two.					

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required. If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.					
BIO-4: Bird Safe Design					
Development shall incorporate bird-friendly building materials and design features, including but not limited to the following: There are no “see through” passageways or corners. Outside lighting is appropriately shielded and directed to minimize attraction to night migrating or nocturnal birds.	Developer/Applicant	Developer/Applicant City Community Development Department	Prior to Project Approval/Construction		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
- Interior lighting is turned off at night if not in use and designed to minimize light escaping through windows during night operation. - Landscaping is designed without features known to increase collisions. The City shall review and approve the bird-friendly building materials and design features prior to project approval.					
Cultural Resources					
CUL-1: Historical Resources Study Program					
The City shall require project applicants for discretionary projects to investigate the potential to impact historical resources. For a project involving a property that contains buildings structures, objects, sites, landscape/site plans, or other features that are 50 years of age or older, a historical resources study shall be conducted to determine if the project would demolish or otherwise alter the characteristics that make a historical resource eligible for inclusion in the CRHR. The study shall, at a minimum, be conducted by a qualified professional meeting the Secretary of the Interior's (SOI) Professional Qualifications Standard (PQS) for architectural history (NPS 1983). The study shall include a pedestrian survey of the project site and background research including a records search at the Northwest Information Center (NWIC), building permit research, and/or research with the local historical society(ies). The subject property(ies) and/or structures shall be evaluated for federal (as applicable), and state significance on California Department of Parks and Recreation 523 series forms, included as an appendix to the study. If historical impacts are identified, the study shall include recommendations to avoid or reduce impacts on historical resources and the project sponsor shall implement the recommendations or conduct additional environmental review. Application of mitigation shall	Developer/Applicant	Qualified Professional City Community Development Department	Prior to Project Approval		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the implementing agency for review. Efforts shall be made to the greatest extent practical to ensure that the relocation, rehabilitation, or alteration of the resource is consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR Section 15126.4(b)(1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the implementing agency for review and concurrence. If significant historical resources are identified on a development site and compliance with the Standards and/or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. Mitigation measures may include documentation of the historical resource in the form of a Historic American Building Survey (HABS) report. The report shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation					

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the implementing agency prior to issuance of any permits for demolition or alteration of the historical resource. Copies of the report shall be provided to a local library and/or other appropriate repositories.					
CUL-2: Archaeological Resources Study Program					
The City shall require project applicants for discretionary projects to investigate the potential to disturb archaeological resources. If preliminary reconnaissance suggests that cultural resources may exist, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI) Professional Qualifications Standard (PQS) for archaeology (NPS 1983). A Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and, as necessary, field sampling to determine whether archaeological resources may be present. Archival research shall include a records search at the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC), and coordination with Native American tribes listed by the NAHC. The Phase I technical report documenting the study shall include recommendations to avoid or reduce impacts on archaeological resources, such as establishing environmentally-sensitive areas excluded from project activities, archaeological and/or Native American monitoring, or redesign of the project to avoid known cultural resources. The project sponsor shall implement the recommendations prior to and during construction.	Developer/Applicant	Developer/Applicant City Community Development Department	Prior to Project Approval/Construction		
Greenhouse Gas Emissions					
GHG-1: Adopt and Implement a CEQA GHG Emissions Threshold					

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
The City shall include and implement a new 2040 General Plan policy under the Environment and Sustainability Element to prepare, adopt, and implement a CEQA GHG Emissions threshold of significance. The City shall adopt the CEQA GHG Emissions threshold of significance by Fall 2024 for use in future CEQA GHG emissions analyses through 2030. In addition, upon completion of future CAP updates and as necessary, the City shall update the CEQA GHG Emissions threshold of significance and Ukiah CEQA GHG Checklist to be consistent with each CAP update.	City Community Development Department	City Community Development Department City Council	By Fall of 2024		
GHG-2: Update Ukiah CAP to the State's 2030 and 2045 GHG Emissions Goals					
The City shall update the Ukiah CAP by Fall 2024 to outline how Ukiah will meet the State's 2030 goal of 40 percent below 1990 emissions levels and 2045 goal of carbon neutrality. Implementation measures in the updated CAP to achieve the 2030 and 2045 goals may include, but are not limited to, the following: • Develop and adopt Zero Net Energy requirements for new and remodeled residential and non-residential development; • Develop and adopt a building electrification ordinance for existing and proposed structures; • Expand charging infrastructure and parking for electric vehicles; • Implement carbon sequestration by expanding the urban forest, participating in soil-based or compost application sequestration initiatives, supporting regional open space protection, and/or incentivizing rooftop gardens; and • Implement policies and measures included in the California 2017 Climate Change Scoping Plan, such as mobile source strategies for increasing clean transit options and zero emissions vehicles by providing electric vehicle charging stations.	City Community Development Department	City Community Development Department City Council	By Fall of 2024		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
Noise					
NOI-1: Construction Noise Reduction Measures					
The following measures to minimize exposure to construction noise shall be included as standard conditions of approval for applicable projects involving construction: • Mufflers. During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. • Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers. • Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receivers. • Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction. • Signage. For the duration of construction, the applicant or contractor shall post a sign in a construction zone that includes contact information for any individual who desires to file a noise complaint. • Temporary Noise Barriers. Erect temporary noise barriers, where feasible, when construction	Developer/Applicant	Developer/Applicant City Community Development Department	Project Approval During Construction		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receivers during the daytime) and when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.					
NOI-2: Construction Vibration Control Plan					
Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, and static rollers as opposed to vibratory rollers shall be used. If necessary, construction	Developer/Applicant	City Community Development Department	Prior to Issuance of Building Permit		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.					
Tribal Cultural Resources					
TCR-1: Avoidance of Tribal Cultural Resources					
When feasible, development facilitated by the project shall be designed to avoid known tribal cultural resources. Any tribal cultural resource within 60 feet of planned construction activities shall be protected by establishing an Environmentally Sensitive Area (ESA) that would be fenced, or otherwise protected to ensure avoidance. The feasibility of avoidance of tribal cultural resources shall be determined by the City and applicants in consultation with local California Native American tribe(s).	Developer/Applicant	City Community Development Department Local Native American Tribes	Prior to Project Approval/Construction		
TCR-2: Unanticipated Discovery					
If previously unidentified tribal cultural resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally-affiliated Native American Tribe shall be contacted to evaluate the resource and prepare a tribal cultural resources plan identifying methods necessary to protect the resource, in consultation with the City.	Developer/Applicant	City Community Development Department Local Native American Tribes	Prior to Project Approval/Construction		
Wildfire					
WFR-1: Construction Wildfire Risk Reduction					
The City shall require the following measures during project construction: 1. Construction activities with potential to ignite wildfires shall be prohibited during red-flag warnings issued by the National Weather Service for the site. Example activities include welding and grinding outside of enclosed buildings.	Developer/Applicant	Developer/Applicant City Community Development Department	During Project Construction		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
2. Fire extinguishers shall be available onsite during project construction. Fire extinguishers shall be maintained to function according to manufacturer specifications. Construction personnel shall receive training on the proper methods of using a fire extinguisher. 3. Construction equipment powered by internal combustion engines shall be equipped with spark arresters. The spark arresters shall be maintained pursuant to manufacturer recommendations to ensure adequate performance. At the City's discretion, additional wildfire risk reduction requirements may be required during construction. The City shall review and approve the project-specific methods to be employed prior to building permit approval.					
WFR-2: Project Design Wildfire Risk Reduction					
Prior to finalizing site plans, proposed structure locations shall, to the extent feasible given site constraints, be located outside of known landslide-susceptible areas and located at least 50 feet from sloped hillsides. Project landscape plans shall be encouraged to include fire-resistant vegetation native to Mendocino County and/or the local microclimate of the site and prohibit the use of fire-prone species especially non-native, invasive species. Should the project meet the above criteria, no additional measures are necessary. Should the location be within a known landslide area or within 50 feet of a sloped hillside, structural engineering features shall be incorporated into the design of the structure to reduce the risk of damage to the structure from post-fire slope instability resulting in landslides or flooding. These features shall be recommended by a qualified engineer and approved by the City prior to the building permit approval.	Developer/Applicant	Developer/Applicant City Community Development Department	Prior to Project Approval/Construction		

Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented	Notes
<i>Paleontological Resources</i>					
PAL-1: Retention of Qualified Professional Paleontologist					
Prior to initial ground disturbance in areas underlain by high sensitivity geologic units (i.e., Quaternary terrace deposits and Plio-Pleistocene sedimentary rocks), the City shall require the project applicant retain a Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP) (2010), to determine the project's potential to significantly impact paleontological resources according to SVP (2010) standards. If necessary, the Qualified Professional Paleontologist shall recommend mitigation measures to reduce potential impacts to paleontological resources to a less than significant level.	Developer/Applicant	City Community Development Department Qualified Professional Paleontologist	Prior to initial ground disturbance		

RESOLUTION NO. 2022-78**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ADOPTING THE CITY OF UKIAH 2040 GENERAL PLAN****WHEREAS:**

1. Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the City; and
2. The City of Ukiah General Plan was last comprehensively updated on December 6, 1995 and subsequently amended in 2004 with the Circulation and Transportation Element, in 2019 with certification of the 2019-2027 Housing Element, and in 2019 with the Land Use Element; and
3. In 2019, the City initiated a multi-year process to comprehensively update the General Plan (2040 General Plan) by approving a work plan and schedule, hiring consultants, launching the General Plan website, and commencing public outreach efforts; and
4. The City Council and Planning Commission received periodic briefings from City staff and the consultant team to review input and receive information relevant to the specific topics throughout the 2040 General Plan process; and
5. In accordance with Government Code Section 65302, a comprehensive update to the City's 2040 General Plan has been prepared to address the eight mandatory elements required by state law, as well as two optional elements (Economic Development and Agriculture); and
6. The 2040 General Plan includes goals, policies, and actions regarding each of these General Plan elements; and
7. The 2040 General Plan carries forward some of the major goals of the 1995 General Plan but has been substantially updated to address current local conditions and community priorities; and
8. The City sent the draft 2040 General Plan to affected public entities and agencies in compliance with state law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and, in accordance with Government Code Section 65352.3, contacted California Native American tribes that are on the contact list maintained by the Native America Heritage Commission to invite those tribes to consult on the proposed Draft 2040 General Plan; and
9. The City released the Public Review Draft 2040 General Plan on August 5, 2022 and invited comments by the public; and
10. The City has included a General Plan Errata, dated November 23, 2022, as a part of the 2040 General Plan to summarize changes and revisions that are proposed to the Draft General Plan since its release on August 5, 2022; and

11. The City prepared a Draft Environmental Impact Report (DEIR) (SCH#: 2022050556) for the 2040 General Plan that provides a description of potential environmental impacts of the project and recommends mitigation measures to reduce the impacts to a less than significant level, where feasible, and released the DEIR on October 7, 2022 for a 45-day public review and comment period; and
12. On October 20, 2022 the Mendocino County Airport Land Use Commission reviewed the 2040 General Plan for consistency with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), in accordance with UKIALUCP Policy 2.2.1(b) and Public Utilities Code Section 21676, and adopted Resolution 22-0006, finding the 2040 General Plan consistent with the UKIALUCP; and
13. On November 9, 2022, the Planning Commission held a duly noticed public hearing on the 2040 General Plan, and considered all written and oral reports of staff and public testimony on the matter, including all written public comments received as of November 9, 2022; and adopted Planning Commission Resolution No. 2022-01, recommending that the City Council adopt the 2040 General Plan; and
14. On November 23, 2022 a Final EIR, incorporating City responses to comments received on the DEIR and any proposed changes as a result of comments received, was prepared and distributed via email to all parties who commented on the DEIR, as well as all interested parties, stakeholders and members of the public maintained on the 2040 General Plan email distribution list; and
15. On December 6, 2022, the California Department of Board and Forestry reviewed and approved the Safety Element of the 2040 General Plan; and
16. On December 7, 2022, the City Council held a duly noticed public hearing on the 2040 General Plan and EIR and considered all written and oral reports of staff and public testimony on the matter, including all written public comments received as of December 7, 2022; and
17. At the December 7, 2022 meeting, Council adopted Resolution No. 2022-77, certifying the EIR, and adopting the Findings and Statement of Overriding Considerations in accordance with CEQA Guidelines 15091 and 15093, as well as the Mitigation, Monitoring and Reporting Program in accordance with CEQA Guidelines 15091.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ukiah hereby adopts the 2040 General Plan to replace the existing General Plan (1995 Ukiah Valley General Plan and Growth Management Program).

PASSED AND ADOPTED this 7th day of December, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jim O. Brown, Mayor

ATTEST:

Kristine Lawler, City Clerk

DRAFT



AGENDA SUMMARY REPORT

SUBJECT: Consideration and Acceptance of Contract Pertaining to Wood, Green, and Mixed Organic Waste.

DEPARTMENT: Finance

PREPARED BY: Dan Buffalo, Finance Director

PRESENTER: Dan Buffalo, Finance Director

ATTACHMENTS:

1. Clean - Second Amended and Restated Agreement for Receipt of Wood Waste Green Waste and Mixed Organic Waste

Summary: Council will review and consider accepting a revised agreement between Pacific Recycling Solutions ("PRS"), Ukiah Waste Solutions (UWS), and Solid Waste Systems ("SWS"), extending the term of service and addressing mixed organic waste solutions. The City is not a party to the agreement but incorporates it as Exhibit D within its agreements with UWS and SWS for curbside and transfer station solid waste collection and disposal.

Background: Pursuant to contracts between the City of Ukiah, UWS and SWS, preliminary notices of intent were submitted to the City by the Company on August 22, 2022, for adjustments to collection rates for residential and commercial curbside service and rates for Ukiah Transfer Station services. City management evaluated the notice and the underlying analysis, and asked UWS and SWS to consider changes affecting third-party relationships that might reduce the overall effects of the noticed rate increases and ensure the City had a longer-term depository for its mixed organic waste, including wood and green waste. UWS, SWS, and PRS arrived at a solution requiring a revised, new agreement, which the City will incorporate into its separate agreements with UWS and SWS. It is included here as Attachment 1.

Discussion: The effects of this new agreement between UWS, SWS, and PRS, and incorporation into the separate agreements between the City, UWS, and SWS are the following:

1. The First Amended and Restated Agreement for Receipt of Wood Waste and Green Waste between Pacific Recycling Solutions (PRS) and Solid Waste Solutions (SWS) and Ukiah Waste Solutions (UWS) is renamed Second Amended and Restated Agreement for Receipt of Wood Waste, Green Waste and Mixed Organic Waste. This is referenced as Exhibit D in both agreements with the City.
2. The agreement sets forth the terms beginning on January 1, 2023, under which PRS will accept and process mixed organic waste ("MOW") collected by UWS in the City and delivered to the PRS processing facility and green and wood waste delivered by SWS to the PRS facility from the transfer station. The PRS Facility was recently permitted to accept and process MOW, which includes food waste mixed with green waste. Until now, only Cold Creek Compost ("CCC") in Potter Valley was licensed to do this.
3. The current CCC agreement terminates on December 31, 2022. CCC has offered to extend the contract to align with the terms of the current agreements with the City and UWS/SWS at an increased gate fee of \$60/ton. When the cost to transport MOW from Ukiah to CCC is added to the proposed gate fee, the cost per ton is approximately \$84. This new agreement will set the initial gate fee at the PRS facility for mixed organic waste at \$65/ton with no additional cost for transport. The \$65 gate fee is substantially less than the cost to use CCC, when transport costs are included.

Like the First Amended agreement, this new agreement provides for annual rate adjustments based on changes in the cost of living and for specified pass-through costs. It also provides for a rate review every five years, when the rates for curbside collection and the transfer station gate fees are reviewed. The first such review under the agreement is in calendar year 2026 with the adjusted rate commencing on January 1, 2027.

The result of this agreement and its recognition as Exhibit D of the agreements between the City, UWS, and SWS will lower the pass through cost for the disposal of green, wood and mixed organic waste that would otherwise apply to the curbside waste collection rates in their absence. As such, the total cost and resulting rates for curbside services to residential customers for mandatory services will be lower than they otherwise would be.

Recommended Action: Accept the attached agreement between Pacific Recycling Solutions, Ukiah Waste Solutions, and Solid Waste Systems, and incorporate the agreement as Exhibit D to the agreements between the City and Ukiah Waste Solutions and Solid Waste Systems.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Tim Eriksen, Public Works Director; David Rapport, City Attorney; Sage Sangiacomo, City Manager

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI): Exhibit A. Section 3. Solid Waste. Efficient maintenance of solid waste disposal and diversion and mixed organic waste.

Approved: 
Sage Sangiacomo, City Manager

SECOND AMENDED AND RESTATED AGREEMENT FOR RECEIPT OF WOOD WASTE, GREEN WASTE AND MIXED ORGANIC WASTE

THIS SECOND AMENDED AND RESTATED AGREEMENT FOR RECEIPT OF WOOD WASTE, GREEN WASTE AND MIXED ORGANIC WASTE (this “Agreement”) is entered into, effective as of January 1, 2023 (the “Effective Date”), by and among Pacific Recycling Solutions, Inc., a California corporation (“PRS”), Ukiah Waste Solutions, Inc., a California corporation (“UWS”), and Solid Wastes Systems, Inc., a California corporation (“SWS”), each of whom may be referred to as a “Party”, and collectively as the “Parties”.

RECITALS:

A. PRS owns and operates a green waste, wood waste and mixed organic waste processing facilities located 3515 Taylor Drive, Ukiah, California (the “Facility”).

B. The Facility, which is permitted to receive Green Waste, Wood Waste and Mixed Organic Waste, accepts and processes such materials received from SWS and UWS without limit subject to the Facility’s permitted capacity, annually of Materials (as defined below) at the Facility.

C. SWS is party with the City of Ukiah (the “City”) to that certain First Amended and Restated Transfer Station Agreement of even date herewith for the operation of the Ukiah Valley Transfer Station for the receipt, collection, transportation and disposal of municipal, commercial and industrial solid waste (the “TS Agreement”), and UWS is party with the City to that certain First Amended and Restated Waste Collection Agreement for the collection and disposal of solid waste (the “Collection Agreement”), which agreements have been amended and restated, subject to subsequent addenda, to allow for the recycling of Food Waste and Mixed Organic Waste.

D. Prior to the Effective Date, PRS had an Agreement for the receipt of Mixed Organic Waste with Cold Creek Compost, Inc. (“CCC”), dated September 15, 2015 (the “CCC Agreement”), the term of which extends to December 31, 2022. The City in the exercise of its flow control over Green Waste, Wood Waste and Mixed Organic Waste generated within the City has authorized disposition of such material at the Facility after the expiration of the CCC Agreement.

E. The Parties are parties to that certain First Amended and Restated Agreement for Receipt of Wood Waste, Green Waste and Mixed Organic Waste, dated as of October 15, 2017 (“Prior Agreement”).

F. The Parties wish to amend and restate the Prior Agreement on the terms herein effective as of the Effective Date, so that this Agreement shall supersede the Prior Agreement as of the Effective Date, when the Prior Agreement shall cease to have any effect (except for periods prior to the Effective Date).

AGREEMENT:

In consideration of the afore-mentioned recitals and upon the terms and conditions herein set forth, the Parties hereto agree as follows:

1. Definitions: The following terms shall have the respective meanings set forth below:

“Green Waste” shall mean green trimmings, grass, weeds, leaves, prunings, branches, dead plants, brush, tree trimmings, dead trees, small wood pieces and other types of organic yard waste, provided that dead trees and branches may not exceed six (6) inches in diameter or four (4) feet in length.

“Food Waste” shall mean food scraps, paper tissues, paper napkins and towels, coffee grounds and filters, pizza boxes, food soiled paper plates and cups, and miscellaneous paper not suitable for recycling that is discarded (as from a commercial or residential property kitchen).

“Mixed Organic Waste” shall mean any combination of Green Waste, Wood Waste or Food Waste.

“Wood Waste” shall mean unpainted and untreated lumber and boards.

“Materials” shall mean Green Waste, Wood Waste, Food Waste and Mixed Organic Waste.

“Process” shall mean handle, grind or chip and recycle (including by composting or anaerobic digestion) Materials.

2. Agreement to Accept Materials: PRS agrees to accept and Process all Materials received at SWS’s transfer station or collected by UWS, as provided for under the TS Agreement and the Collection Agreement, and delivered by SWS or UWS to the Facility, on the terms herein. PRS shall receive and process all such Materials in strict compliance with the permits governing the operation of the Facility.

3. Processing Rates: As consideration for the receipt and proper Processing by PRS of the Materials delivered by SWS and UWS, SWS and UWS shall each pay PRS the following fees: (a) **Sixty-Five Dollars** (\$65.00) per ton for Green Waste and/or Wood Waste received by PRS at the Facility from SWS and UWS, respectively (the “GW Processing Rate”); and (b) **Sixty-Five Dollars** (\$65.00) per ton for Food Waste and/or Mixed Organic Waste received by PRS at the Facility from SWS and UWS, respectively (the “MOW Processing Rate”). The GW Processing Rate and the MOW Processing Rate shall each be adjusted pursuant to Section 4 below. Fees shall be paid by SWS and UWS within thirty (30) days of receipt from PRS of a written invoice detailing the amount of Materials received by PRS for each month.

4. Adjustment of Processing Rates:

(a) **Adjustment based on CPI:** PRS shall have the right, commencing on January 1, 2024, and annually thereafter, to increase or decrease the GW Processing Rate and the MOW Processing Rate by a percentage equal to the applicable percentage increase or decrease, if any, in the Consumer Price Index, All Urban Consumers, U.S. City Average, All Items (1982-1984=100), published by the United States Department of Labor, Bureau of Labor Statistics (“Index”), for the preceding year, using the Index published for the month nearest the beginning and the month nearest the end of such year. The “applicable percentage” shall be 100% for the GW Processing Rate, and 100% for the MOW Processing Rate. If PRS forgoes the application of a CPI adjustment

in any year, that adjustment will be treated as a zero increase (decrease) in subsequent years and shall not be retroactively recouped.

(b) **Adjustment for Government Impositions:** Notwithstanding any other provision herein, to the extent any government having jurisdiction over the Facility should impose any fee, tax or other charge (“Government Imposition”) on the Facility associated with the Processing of Materials, the GW Processing Rate and/or the MOW Processing Rate, as the case may be, shall be increased by the amount of such Government Imposition, either at the per ton rate of such Imposition or if such Government Imposition is not assessed on a per ton basis, in the proportion that the total tonnage of relevant Materials PRS reasonably projects to accept from SWS and UWS during the period for which the Government Imposition will pertain compared with other users of the Facility. On each adjustment of the GW Processing Rate and/or the MOW Processing Rate, PRS shall deliver to SWS and UWS written notice stating the adjusted GW Processing Rate and/or MOW Processing Rate.

(c) **Five Year Review:** During calendar year 2026 and every five (5) years thereafter, the Parties and the City shall review the GW Processing Rate and the MOW Processing Rate to determine to what extent, if any, changes in the market value for Green Waste, Wood Waste and Mixed Organic Waste and attendant disposal and processing costs warrant an adjustment in the GW Processing Rate and/or the MOW Processing Rate to account for such changes if receiving, transfer and processing costs have become substantially more or less and/or the income produced from processed material has substantially increased or decreased during the initial five (5)-year period since the Effective Date or during the five (5)-year period since the last rate review, the GW Processing Rate and/or the MOW Processing Rate shall be adjusted to account for these changes starting on January 1, 2027, and every five (5) years thereafter based upon the applicable five (5)-year review.

5. Term of Agreement: This Agreement shall expire as to each of SWS and UWS on the expiration of the TS Agreement or the Collection Agreement, respectively, including extensions, subject to earlier termination, as follows. PRS, on the one hand, and either of SWS or UWS, on the other, shall be entitled to terminate this Agreement in the event of the other Party’s material breach hereof unless such breach is cured within thirty (30) days after written notice thereof. This Agreement shall terminate automatically as to any Party in the event of such Party’s insolvency, bankruptcy, assignment for the benefit of creditors or other debt reorganization unless, in the case of bankruptcy, the petition is removed or withdrawn within thirty (30) days.

6. Type of Waste: PRS shall only accept, and SWS and UWS shall only be entitled to provide, Materials not containing any prohibited substances or hazardous waste. PRS shall be entitled to inspect the Materials and reject and/or return to SWS or UWS any Materials that are not in conformance with the standards set forth herein. Notice of rejection of non-conforming Materials shall be given in writing prior to the close of business on the day PRS receives such non-conforming Materials at the Facility. Failure to provide written notice in accordance with the terms of the preceding sentence shall forfeit PRS’s right to reject such non-conforming Materials. SWS or UWS, as the case may be, shall bear all costs associated with inspecting, testing and rejecting any non-conforming Materials. Each Party agrees to comply with all laws applicable to such Party in the performance of its duties hereunder.

7. Amount of Waste to be Delivered: SWS and UWS shall deliver an aggregate maximum of 100 tons or any greater amount per day of Materials to the Facility as authorized by the Facility's permits.

8. Time of Delivery: SWS and UWS shall be entitled to deliver Materials to the Facility six (6) days a week, Monday thru Saturday during normal operating hours.

9. Binding Effect: This Agreement shall be binding upon and inure to the benefit of the successors and assigns of SWS, UWS and PRS.

10. Attorney's Fees: If any litigation is commenced between PRS and SWS or PRS and UWS to collect any sums due under this Agreement, or concerning any provisions of this Agreement, the prevailing Party in such litigation shall be entitled, in addition to such other relief deemed appropriate by the court, to reasonable attorney's fees and expenses incurred in connection with such litigation.

11. Confidentiality: No Party shall disclose the GW Processing Rate or the MOW Processing Rate to any person except with the express written permission of the other Parties, which permission shall not be unreasonably withheld. Without limiting the generality of the foregoing, PRS shall agree to allow SWS or UWS to disclose such Processing Rates as may be reasonably requested or required by the City under the TS Agreement or the Collection Agreement.

12. Counterparts: This Agreement may be executed in counterparts and shall be effective when fully executed by all of the Parties. The Parties agree to accept signatures transmitted by facsimile.

13. Third Party Beneficiaries: The City shall be deemed a third party beneficiary of this Agreement with all of the rights of a Party to enforce the terms of this Agreement.

14. Assignment: No assignment of this Agreement can be made without the prior written approval of the City and may be assumable by the City, exercising its rights under Section 11 of each of the Waste Collection Agreement or the TS Agreement.

15. Entire Agreement: This Agreement, and the documents and agreements to be delivered hereunder and incorporated by reference herein, constitute the full and entire understanding and agreement between the Parties with respect to the subject matter hereof and thereof, and supersede all prior understandings, agreements or representations by or among the Parties, written or oral, to the extent they relate to the subject matter hereof or thereof the transactions contemplated herein or therein, including, without limitation, the Prior Agreement.

16. Amendment: No modifications, amendments or supplements to this Agreement or the defined terms incorporated by reference into this Agreement, whether by course of conduct or otherwise, shall be valid and binding unless set forth in a written agreement executed and delivered by each of the Parties hereto.

17. Governing Law and Jurisdiction: This Agreement, and all disputes and controversies arising out of or relating to this Agreement or the transactions contemplated

hereby, including the interpretation or validity of its provisions, the performance or enforcement of its terms, or a breach or termination hereof, whether in contract, tort, equity or otherwise (“*Disputes*”), shall be governed by and construed in accordance with the laws of the State of California without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than the State of California.

18. WAIVER OF JURY TRIAL: EACH OF THE PARTIES HERETO KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH, THIS AGREEMENT OR THE CONTEMPLATED TRANSACTIONS, OR ANY COURSE OF CONDUCT, COURSE OF DEALING OR STATEMENTS (WHETHER VERBAL OR WRITTEN) RELATING TO THE FOREGOING. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

*Remainder of page intentionally left blank;
Signatures on next page.]*

IN WITNESS WHEREOF, this Agreement is entered into as of the date first set forth above.

PACIFIC RECYCLING SOLUTIONS, INC.

By: _____
Its: _____

SOLID WASTES SYSTEMS, INC.

By: _____
Its: _____

UKIAH WASTE SOLUTIONS, INC.

By: _____
Its: _____



AGENDA SUMMARY REPORT

SUBJECT: Determination of Notification of Intent to Adjust Curbside Collection and Transfer Station Service Rates in Compliance with Solid Waste Contracts.

DEPARTMENT: Finance

PREPARED BY: Dan Buffalo, Finance Director, Sage Sangiacomo,
City Manager

PRESENTER: Dan Buffalo, Director of Finance

ATTACHMENTS:

1. SWS Annual Adjustment
2. UWS Annual Adjustment, 2023

Summary: The City Council is asked to receive and review a determination from the City Manager of proposed rates, as intended to be adjusted by Ukiah Waste Solutions, Inc. and Solid Waste Systems, Inc. for curbside and Ukiah Transfer Station services, respectively. The proposed rate adjustments are, by contract, allowed annually to address cost adjustments borne by the City's franchise solid waste contractor. Those operating costs are limited and specifically identified by contract as pass-through or affected by inflation, measured by the consumer price index (CPI-u).

Background: Pursuant to contracts between the City of Ukiah and Ukiah Waste Solutions, Inc., and City of Ukiah and Solid Waste Systems, Inc. (collectively referred to herein as the "Company"), preliminary notices of intent were submitted to the City by the Company on August 22, 2022, for adjustments to collection rates for residential and commercial curbside service and rates for Ukiah Transfer Station services. These notices are allowed by contract annually, and any subsequent adjustments to rates are applied to the next calendar year. Corresponding notices are further detailed in the discussion section and included as attachments to this report.

Discussion: The Finance Department was tasked to review the methodology and supporting materials used by the Company to arrive at the proposed rate adjustments to evaluate its conformity with contract requirements. As required by contract and following Finance's review, the City Manager reviewed the notices of intent from the Company received August 22, 2022. The City requested Company revisit certain elements of its rate adjustment analysis and resubmit a revised analysis to the City Manager, which was received and attached here (Attachments 1 and 2). This delayed an earlier presentation to City Council but nonetheless still allows the rate adjustments to take effect by January 1, 2023.

Requested changes made by the Company result in modifications to pricing of all services. Notably, these changes help to address the effects on service costs of significantly rising inflation for both the Company and city customers by more equitably distributing such costs to the customer base.

For both curbside and transfer station services, the regular cost elements under review consist of changes to the following:

Curbside collection costs:

- fuel
- landfill disposal fees for garbage
- landfill disposal fees for mixed organic waste

- recycling processing costs
- operating costs affected by inflation (CPI-u)
- five-year financial review (independent CPA services)
- mitigation costs

Transfer Station costs:

- fuel
- disposal and processing costs of garbage and recycling
- property tax based on tonnage
- operating costs affected by inflation (CPI-u)

The consumer price index (CPI-u) used was for the San Francisco-Oakland-San Jose area, which is the most relevant inflationary metric geographically and the index used for this analysis in the past.

It is important to note that the City is responsible for ensuring the agreement between it and the Company is maintained well and that value is maximized for the citizenry. This is done through a comprehensive annual review process, including examining financials, service delivery, and by comparing our service arrangements to those enjoyed by other sister agencies and neighboring communities.

The determination by the Finance Department and recommendation to the City Manager after review and testing of information provided by the Company is that the financial justifications for rate adjustments are reasonable and justifiable and are consistent with the contractual terms of the agreements. Further, the value provided to the citizenry of Ukiah through the agreements with the Company remains high, offering a quality level of service at a competitive price.

Supporting documentation provided by the Company for Ukiah Transfer Station services and curbside services is attached here as Attachments 1 and 2 respectively.

Recommended Action: Confirm the determination of the City Manager, as reported here, of compliance with the provisions of the agreements between the City of Ukiah and Ukiah Waste Solutions, Inc. and Solid Waste Systems, Inc. regarding the company's notice of intent to adjust curbside collection and transfer station rates.

BUDGET AMENDMENT REQUIRED: N/A

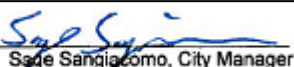
CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Public Works Department

Approved: 
Sage Sangiacomo, City Manager

**Solid Wastes Systems Transfer Station
Annual Adjustment Calculations
Effective Date January, 2023
Using 2021-2022 Data (July to June)**

COSTS Subject to adjustment

	Cost	Index		Adjustment Allowed
Operating Costs subject to CPI	\$2,519,939.63	CPI		\$ 138,848.67
Fuel	\$266,585.74	Fuel		\$ 97,631.75
Disposal - Garbage	\$881,843.44	Contract rate	Pass Through	\$ 182,210.55
Disposal - Processing GW	\$382,925.77	Negotiated	Pass Through	\$ 284,071.82
Disposal - Processing Recycling	\$42,353.08		Pass Through	\$ (162,039.35)
			Pass Through	\$ -
Maint / Prop Tax \$2.36/ton	\$98,004.26	CPI	Pass Through	\$ 5,400.03
City Rent \$10/ton	\$415,272.29	Lease rate	Pass Through	\$ -
City Landfill Fee \$14/ton	\$581,381.19	Set by City	Pass Through	\$ -
MSWMA Fee \$6.50/ton	\$259,346.32	Set by City	Pass Through	\$ -

Total COSTS Subject to adjustment**\$5,447,651.73****\$ 546,123.47****Adjusted Costs****\$5,993,775.20****Adjustments:**

\$0.00

\$ -

Total Adjustments\$0.00\$ -**Adjusted Cost****\$5,447,651.73****\$ 546,123.47****Revenue base**

Comparison Year Revenue	\$4,028,946.21	Less GYW
Fuel	\$97,631.75	
Disposal - garbage	\$182,210.55	
Disposal - processing	\$284,071.82	
CPI adjustment	\$138,848.67	
City Landfill Fee \$14/ton	\$0.00	
Maint / Prop Tax \$2.36/ton	\$5,400.03	
Disposal Processing - Recycling	-\$162,039.35	
	\$0.00	

Revenue change - Contractor\$546,123.47**Less: City & MSWMA Fee Adjustments****Adjusted revenue**\$4,575,069.68**Adjusted Revenue Difference**\$546,123.47

		Current	Adjustment	New
Contractor Rate increase as a percent	13.55%	\$83.60	\$11.33	\$94.93
MSWMA Rate increase as a percent	0.00%	\$6.50	\$0.00	\$6.50
City Rate increase as a percent	0.00%	\$24.45	\$0.00	\$24.45
		\$114.50	Total Rate	\$125.88
EFFECTIVE RATE ADJUSTMENT PERCENT				9.94%

**Solid Wastes Systems Transfer Station
Annual Adjustment Calculations
Effective Date January, 2023
Using 2021-2022 Data (July to June)**

**Worksheet for computing the change in various indexes and factors which comprise the components
on which rates are adjusted**

Fuel - June to June (EIA Petroleum & Other Liquids)

See Fuel cost adjustment worksheet

CPI Bay Area- Nov 21 to June 22 (normal year is June to June)

Nov-21	Jun-22	Index Increase (Decrease)
313.265	330.539	17.274
CPI % Change		5.51%

Landfill Fee Jan 2022 to Jan 2023

January 2022	January 2023	Increase (Decrease)
\$ 25.36	\$ 30.60	\$ 5.24
Disposal - Garbage Cost % Change		20.66%

Disposal Processing Fee Jan 2022 to Jan 2023

CPI Jun to Jun

January 2022	January 2023	Nov-21	Jun-22	Increase (Decrease)
\$ 37.32	\$ 65.00	N/A	N/A	27.683
Disposal - Green Waste Cost % Change				74%

Transfer Station MSW Tonnage at gate, Year to Year

Y/E 2020	12 months ended June 2022	Increase (Decrease)
44,453.09	41,527.23	(2,925.86)
Tonnage % Change		-6.58%

City Landfill Fee June to June

January 2022	January 2022	Increase (Decrease)
\$ 14.00	\$ 14.00	\$ 0.00
City Landfill Fee % Change		0.00%

MSWMA Fee June to June

January 2022	January 2023	Increase (Decrease)
\$ 6.50	\$ 6.50	\$ 0.00
MSWMA Fee % Change		0.00%

Recycle Tip Fee June to June

Y/E 2020	12 months ended June 2022	Increase (Decrease)
\$204,392.43	\$42,353.08	-\$162,039.35

Fuel Revenue Adjustment Worksheet, based on Fuel Index change, June to June			SWS
Base Year Fuel Index and Cost	3.216	\$201,261.07	June 2020 after 5 yr Review - Jan 2021
Index Change - New vs. Base Year			
Annual adjustment based on Fuel Index change, year to year (using example fuel index changes)			
1 Estimated Fuel index adjustment at Dec 2021 Revenue adjustment for January 2022 rate revision	4.776	\$97,631.75 48.51% \$97,631.75	Plus: Base Year Cost X Index Change Less: Prior Fuel Cost applied to rate Fuel Cost Allowed Year 1 - 2022
2 Estimated Fuel index adjustment at June 2022 Revenue adjustment for January 2023 rate revision	6.874	\$131,282.59 113.74% \$298,892.82	Plus: Base Year Cost X Index Change Less: Prior Fuel Cost applied to rate Fuel Cost Allowed Year 2 - 2023
3 Estimated Fuel index adjustment at June 2023 Revenue adjustment for January 2024 rate revision	6.874	\$0.00 113.74% \$430,175.41	Plus: Base Year Cost X Index Change Less: Prior Fuel Cost applied to rate Fuel Cost Allowed Year 3 - 2024
4 Estimated Fuel index adjustment at June 2024 Revenue adjustment for January 2025 rate revision	6.874	\$0.00 113.74% \$430,175.41	Plus: Base Year Cost X Index Change Less: Prior Fuel Cost applied to rate Fuel Cost Allowed Year 4 - 2025
5 Estimated Fuel index adjustment at June 2025 Revenue adjustment for January 2026 rate revision	6.874	\$0.00 113.74% \$430,175.41	Plus: Base Year Cost X Index Change Less: Prior Fuel Cost applied to rate Fuel Cost Allowed Year 5 - 2026

Solid Wastes Systems, Inc.
Transfer Station Rate Schedule
Effective Date January 2023

Item	2022		Calculated		NEW	
	Rate		2023	FA Rate	2023	Rounded *
MSW - Ton	\$114.50		\$125.88		\$125.90	
MSW - Yard	\$25.70		\$28.42		\$28.40	
Minimum Gate Fee - MSW	\$12.85	Up to 3 cans	\$14.21		\$14.20	
Per Can Rate - 32 gallon	\$4.30	After 3 cans	\$4.74		\$4.75	
Green Waste - Ton	\$55.05		\$65.00		\$65.00	
Green Waste - Yard	\$8.00		\$8.00		\$8.00	
Minimum Gate Fee - Green Waste	\$7.90		\$7.90		\$7.90	
Mixed Load - Additional Charge	\$24.60		\$27.93		\$27.95	
Appliances	\$13.45		\$15.27		\$15.25	
Oil Filters - Small	\$0.50		\$0.57		\$0.55	
Oil Filters - Medium	\$0.85		\$0.97		\$0.95	
Oil Filters - Large	\$1.15		\$1.31		\$1.30	
Concrete - Ton	\$86.30		\$97.99		\$98.00	
Dirt - Ton	\$86.30		\$97.99		\$98.00	
Sheetrock - Clean	\$55.05		\$62.51		\$62.50	
Sheetrock - Dirty	\$86.30		\$97.99		\$98.00	
Tires - Bicycle	\$1.55		\$1.76		\$1.75	
Tires - Motorcycle	\$3.00		\$3.41		\$3.40	
Tires - Passenger Car	\$4.50		\$5.11		\$5.10	
Tires - Passenger Car with Rim	\$7.05		\$8.01		\$8.00	
Tires - Truck	\$9.60		\$10.90		\$10.90	
Tires - Truck with Rim	\$12.95		\$14.70		\$14.70	
Tires - Tractor	56.85 - 429.95		66.71 - 504.55		66.70 - 504.55	
E-Waste - Computers	No Charge		No Charge		No Charge	
E-Waste - Monitors	No Charge		No Charge		No Charge	
Scrap Metal	No Charge		No Charge		No Charge	

* Rates are rounded to the nearest five cents

This rate adjusted by 9.85% (effective rate)
 This rate = 24.05% of per ton contractor gate fee PLUS per ton City & MSWMA fees divided by 5.54 (yards / ton)
 This rate = MSW Yard fee / 2
 This rate - Min Gate fee / 3
 This rate - changing to \$65/ton on 1/1/2023
 Increased in proportion to per Ton GW increase.
 Increased in proportion to per Ton GW increase.

These rates adjusted by 17.35% (contractor rate)

Solid Wastes Systems, Inc.
Transfer Station Rate Schedule
Effective Date January 2023

		NEW 2023 Rate
<u>Item</u>		<u>Rounded *</u>
MSW - Ton		\$125.90
MSW - Yard		\$28.40
Minimum Gate Fee - MSW	Up to 3 cans	\$14.20
Per Can Rate - 32 gallon	After 3 cans	\$4.75
Green Waste - Ton		\$65.00
Green Waste - Yard		\$8.00
Minimum Gate Fee - Green Waste		\$7.90
Mixed Load - Additional Charge		\$27.95
Appliances		\$15.25
Oil Filters - Small		\$0.55
Oil Filters - Medium		\$0.95
Oil Filters - Large		\$1.30
Concrete - Ton		\$98.00
Dirt - Ton		\$98.00
Sheetrock - Clean		\$62.50
Sheetrock - Dirty		\$98.00
Tires - Bicycle		\$1.75
Tires - Motorcycle		\$3.40
Tires - Passenger Car		\$5.10
Tires - Passenger Car with Rim		\$8.00
Tires - Truck		\$10.90
Tires - Truck with Rim		\$14.70
Tires - Tractor		66.70 - 504.55
E-Waste - Computers		No Charge
E-Waste - Monitors		No Charge
Scrap Metal		No Charge

* Rates are rounded to the nearest five cents

SWS Transfer Station Agreement

		Cost/Rev	Adjustment Period	Adjustment Method	Index Used	Cost Group	
1,2,4	Construction / Lease	\$2.36 / MSW ton	Annual	100% of index change	CPI - US Cities CPI-U	Base Rate as Adjusted	
3	Construction / Lease	\$10.00 / MSW ton	Time to Time	Per City	N/A	Pass Through	
1,2	Fuel		Annual	100% of index change	eia CA #2 Diesel Retail all sellers	Base Rate as Adjusted	
	Disposal - Landfill		Time to Time	Per Landfill Agreement	N/A	Pass Through	
9	Disposal - Processing		Time to Time	Per Processor Agreements	N/A	Pass Through	
1,2	Operating Costs		Annual	100% of index change	CPI - US Cities CPI-U	Base Rate as Adjusted	
	Per Ton Contractor Gate						
4	City Franchise Fee	\$2.00	Time to Time	Per City	N/A	Pass Through	
4	MSWMA Fee	\$5.00	Time to Time	Per MSWMA	N/A	Pass Through	
6,7,8	TOTAL GATE FEE						

Notes

- 1 Agreement should state mutually agreed upon Index if Index becomes unavailable
 - 2 June to June change
 - 3 Lease rate replaces construction rate January 1, 2017 - \$10.00 per ton MSW
 - 4 Part of Construction rate left in gate rate to cover triple net lease costs (adjusts by CPI) starting January 1, 2017. i.e.. Prop tax, Insurance & R&M.
 - 4 Agreement should state initial rate, subject to change by City / MSWMA action
 - 5 Exhibit of calculation to be made part of agreement
 - 6 SWS requests new rate by Aug 15, City approves by Oct 15, Pub Notice given by Nov 1, Adjusted Rate goes into effect following January 1.
 - 7 Per Yard Gate Fee shall be equal to 24.05% of per ton contractor gate fee PLUS per ton City & MSWMA fees divided by 5.54 (MSWMA yards / ton)
 - 8 Rate change is calculated as follows: % annual adjustment X actual prior year (July to June) component cost = new funds needed / total gate revenue
= % adjustment to gate rate.
 - 9 Processing contract mutually agreed to with city - i.e. PRS grinding yard rate charged SWS for greenwaste.
- City can direct SWS to implement other programs, provided the costs of such programs are covered through increased rates.

Solid Waste Systems
Disposal Breakdown by Stream & Facility

				SWS MSW	
	Potrero -		PRS -	Inbound	SWS Compost
	MSW \$	PRS - GYW \$	Recycling \$	Tons	Inbound \$\$
2021-07	\$ 71,081	\$ 31,910	\$ -	6,172	12,318
2021-08	68,827	31,910	-	6,452	12,318
2021-09	80,311	28,731	-	6,486	11,031
2021-10	68,516	28,731	-	6,111	9,635
2021-11	77,522	36,206	4,248	6,586	18,797
2021-12	69,654	32,986	5,378	5,711	14,160
2022-01	76,768	30,081	6,254	6,253	10,548
2022-02	71,789	36,060	6,322	5,858	10,423
2022-03	74,721	26,411	5,434	6,439	9,561
2022-04	72,235	25,755	4,845	5,946	11,775
2022-05	69,902	25,755	4,845	5,839	14,526
2022-06	80,517	48,389	5,028	6,488	12,724
Total	\$ 881,843	\$ 382,926	\$ 42,353	74,340	\$ 123,179

	Rent	Franhise Fees	MSWMA
2021-07	\$ 38,146	\$ 53,404	\$ 23,689
2021-08	\$ 35,834	\$ 50,168	\$ 22,291
2021-09	\$ 34,321	\$ 48,050	\$ 21,526
2021-10	\$ 33,920	\$ 47,488	\$ 21,161
2021-11	\$ 36,628	\$ 51,279	\$ 22,855
2021-12	\$ 33,458	\$ 46,841	\$ 20,934
2022-01	\$ 36,312	\$ 50,836	\$ 22,757
2022-02	\$ 33,699	\$ 47,178	\$ 21,108
2022-03	\$ 37,571	\$ 52,599	\$ 23,560
2022-04	\$ 30,807	\$ 43,129	\$ 19,304
2022-05	\$ 29,617	\$ 41,463	\$ 18,549
2022-06	\$ 34,961	\$ 48,946	\$ 21,612
Total	\$ 415,272.29	\$ 581,381.19	\$ 259,346.32

41,527.23 Total Tons

Bureau of Labor Statistics

CPI for All Urban Consumers (CPI-U) Original Data Value

Series Id: CUURS49BSA0
 Not Seasonally Adjusted
 Series Title: All items in San Francisco-Oakland-Hayward, CA, all
 Area: San Francisco-Oakland-Hayward, CA
 Item: All items
 Base Period: 1982-84=100
 Years: 2012 to 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2012	236.880	236.880	238.985	238.985	239.806	239.806	241.170	241.170	242.834	242.834	242.834	239.533	239.533	238.099	241.201
2013	242.677	242.677	244.675	244.675	245.935	245.935	246.072	246.072	246.617	246.617	246.617	245.711	245.023	243.894	246.152
2014	248.615	248.615	251.495	251.495	253.317	253.317	253.354	253.354	254.503	254.503	254.503	252.273	251.985	250.507	253.463
2015	254.910	254.910	257.622	257.622	259.117	259.117	259.917	259.917	261.019	261.019	261.019	260.289	258.572	256.723	260.421
2016	262.600	262.600	264.565	264.565	266.041	266.041	267.853	267.853	270.306	270.306	270.306	269.483	266.344	263.911	268.777
2017	271.626	271.626	274.589	274.589	275.304	275.304	275.893	275.893	277.570	277.570	277.570	277.414	274.924	273.306	276.542
2018	281.308	281.308	283.422	283.422	286.062	286.062	287.664	287.664	289.673	289.673	289.673	289.896	285.550	282.666	288.435
2019	291.227	291.227	294.801	294.801	295.259	295.259	295.490	295.490	298.443	298.443	298.443	297.007	295.004	293.150	296.859
2020	299.690	299.690	298.074	298.074	300.032	300.032	300.182	300.182	301.736	301.736	301.736	302.948	300.084	299.109	301.059
2021	304.387	304.387	309.419	309.419	309.497	309.497	311.167	311.167	313.265	313.265	313.265	315.805	309.721	306.724	312.718
2022	320.195	320.195	324.878	324.878	330.538	330.538								323.408	

Source: Bureau of Labor Statistics

Generated on: August 11, 2022 (03:53:27 PM)

Weekly Retail Gasoline and Diesel Prices									
(Dollars per Gallon, Including Taxes)									
Area: California		Period: Monthly							
Download Series History		Definitions, Sources & Notes							
Show Data By:									
☒ Product	☐ Area								
Gasoline - All Grades		Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	View History	
All Grades - Reformulated Areas									2000-2022
Regular		4.568	5.562	5.598	5.774	6.201	5.807		1995-2001
Reformulated Areas									2000-2022
Midgrade		4.820	5.829	5.867	6.052	6.470	6.087		1995-2001
Reformulated Areas									2000-2022
Premium		4.934	5.928	5.980	6.158	6.569	6.149		1995-2001
Reformulated Areas									2000-2022
Diesel (On-Highway) - All Types		5.018	6.133	6.260	6.479	6.874	6.587		1995-2022
Ultra Low Sulfur (15 ppm and Under)		5.018	6.133	6.260	6.479	6.874	6.587		2007-2022

Click on the source key icon to learn how to download series into Excel, or to embed a chart or map on your website

-- No Data Reported; -- = Not Applicable; NA = Not Available; W = Withheld to avoid disclosure of individual company data.

Notes: Conventional area is any area that does not require the sale of reformulated gasoline. All types of finished motor gasoline may be sold in this area. RFG area is an ozone nonattainment area designated by the U.S. Environmental Protection Agency (EPA), which requires the use of reformulated gasoline. We stopped publishing Low Sulfur On-Highway Diesel (LSD) prices at the U.S. level on December 8, 2006, because fewer stations were selling LSD as a result of EPA diesel fuel regulations. We continued to collect LSD prices from retail outlets and included them in the Diesel Average All Types price until July 26, 2010 when no more outlets reported LSD sales. Beginning July 26, 2010, publication of Ultra Low Sulfur Diesel (ULSD) price became fully represented by the Diesel Average All Types price. As of December 1, 2010 (September 1, 2006 in California), any on-highway diesel fuel sold is ULSD as mandated by EPA on-highway diesel fuel regulations. We did not collect weekly retail motor gasoline data between December 10, 1990 and January 14, 1991. Monthly and annual averages are simple averages of the weekly data. For months and years with incomplete weekly data series, the monthly and/or annual averages are not available. On May 14, 2018, we implemented statistical methodology changes to improve the accuracy of the weekly retail gasoline price estimates. As a result of these statistical methodology changes, the published retail gasoline estimates for May 14, 2018 are not directly comparable to those published for May 7, 2018. On June 13, 2022, we implemented statistical methodology changes to improve the accuracy of the weekly retail on-highway diesel fuel price estimates. As a result of these statistical methodology changes, the published retail on-highway diesel fuel prices for June 13, 2022 are not directly comparable to those published for June 6, 2022. See Definitions, Sources, and Notes link above for more information on this table.

Release Date: 8/8/2022

Potrero Hills Landfill, Inc
Change of Law and/or Permit Related Increases- Section 4 (C)

Potrero Hills Landfill Waste Received (2017 - 2022)							
Total Tons Received	2017	2018	2019	2020	2021	2022	Total
	980,315	935,397	940,054	904,202	974,406	1,086,543	5,822,917
(CalRecycle Data: See Annual Tonnage Tab for Links)							
Dollars				Total Cost/Ton			
Annual Operating Cost/Year	\$3,052,021	\$2,914,761	\$3,257,030	\$3,718,607	\$4,078,061	\$5,139,304	\$22,159,784
YOY Change in Operating Cost for Permit Compliance		\$(137,259)	\$ 342,269	\$ 461,577	\$ 359,453	\$ 1,061,243	\$2,087,283
Annual CPI Adjustment		2.7%	3.8%	2.4%	1.4%	3.3%	
Reduced Inc. Based on Annual CPI Adjustment		(78,742)	(125,065)	(91,049)	(58,279)	(169,263)	
Increased Permit Compliance Cost not Related to Annual CPI Adjustment		\$(216,001)	\$217,203	\$370,528	\$301,175	\$891,980	\$1,564,985
Increased Operating Cost/Ton		-\$0.23	\$0.23	\$0.41	\$0.31	\$0.82	\$1.54
CARB Related Cost +/-			335,631	130,481	8,791	113,046	
Increased CARB Related Cost/Ton			0.36	0.14	0.01	0.10	\$0.61
Increased Depletion Cost/Ton		-\$0.09	\$0.07	\$0.44	\$0.00	\$0.30	\$0.73
Change in Depletion Costs Related to Changes in BCDG Final Grading plan and Additional Changes in Cell Construction Compliance Costs							
Increase in PPT		-\$0.32	\$0.66	\$0.99	\$0.32	\$1.23	\$2.88
							\$26.37
							\$1.35
							\$30.60
							5.12%
							Proposed Rate

4. Compensation to Company.

(A) **Basic Disposal Prices.** The basic per Ton prices paid by Customer to Company for Acceptable Waste and Special Waste delivered to the Disposal Site hereunder (the "Basic Disposal Prices") shall be as set forth on Exhibit A, which is attached hereto and made a part hereof. The parties may amend Exhibit A from time to time upon mutual written agreement for the purpose of adding additional types of Acceptable Waste and the corresponding Basic Disposal Prices for such additional types of Acceptable Waste. The Basic Disposal Prices include current Fees and Taxes imposed on acceptance of Acceptable Waste at the Disposal Site in effect as of the Effective Date, but does not include sales or use taxes, if applicable, for which Customer shall be solely responsible.

(B) **CPI Adjustment.** Commencing on January 1, 2018, and on each January 1st thereafter, each of the Basic Disposal Prices for Acceptable Waste and Special Waste shall automatically increase as follows:

(i) **Ninety percent (90%) of the actual percentage change in the Consumer Price Index for the Prior Rolling Twelve-Month Period (as defined below).** The Consumer Price Index or "CPI-U" means the All Items Consumer Price Index for All Urban Consumers- in the San Francisco I Oakland I San Jose Metropolitan Area, standard reference base period 1982 - 1984 = 100 as prepared by the United States Department of Labor Bureau of Labor Statistics ("BLS") or its successor. If BLS designates an index with a new title or code number or table number as being the continuation of the index cited above, the new index will be used. Otherwise, the parties shall agree upon a new index. The "Prior Rolling Twelve Month Period" shall be calculated by establishing the CPI-U on each August 1st as compared to the immediately preceding August 1 during every year of the Term.

(C) **Change of Law.** The parties acknowledge that solid waste disposal is a highly regulated and highly taxed enterprise. From time to time, state, federal and local governments impose new taxes or increase existing Fees and Taxes. In addition, changes in laws and regulations require additional investment of capital and cause Company's costs of operations to increase. These tax and cost requirements are unavoidable by Company. If new or increased Fees and Taxes or increased regulatory compliance costs are at any time imposed, assessed, levied or charged on Company's waste management and disposal activities, or if increased operational costs result from changes in regulations, permit conditions or regulatory interpretation (together the "Allowable Costs"), the Basic Disposal Price shall be equitably adjusted to allow Allowable Costs to be passed through to Customer by a Basic Disposal Price adjustment; provided, however, such Allowable Costs must be ratably shared across all applicable customers of Company utilizing the Disposal Site. Notwithstanding anything contained herein to the contrary, a determination by any governmental entity (including, without limitation, the State of California, or Solano County) that Diversion Materials utilized by Company hereunder as alternative daily cover shall no longer qualify for AB 939 diversion credits shall constitute the imposition of new taxes and allow for adjustment to the Basic Disposal Price for Waste Used as ADC in accordance with the terms of this Section 4(C). Company shall notify Customer of its calculation of the new Basic Disposal Price per ton (the "New Rate"), including with such notice the methodology used to calculate the New Rate and Customer shall have thirty (30) days from the date of such notice to dispute the New Rate or the manner in which it was calculated..

(D) **Special Waste.** The Basic Disposal Price for Special Waste shall be as set forth in Exhibit A, which may be amended and updated from time to time by the mutual agreement of the parties to add additional agreed upon Special Waste Streams.

(E) **Cumulative Compensation.** Every adjustment to Company's compensation pursuant hereto will be cumulative and in addition to every other adjustment pursuant hereto.

Source Data

<https://www2.calrecycle.ca.gov/RecyclingDisposalReporting/Reports/JurisdictionDisposalAndBeneficial>

<https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Origin/FacilitySummary>

<https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting>

CPI-All Urban Consumers (Current Series)
Original Data Value

[Link to Index](#)

Series Id: CUURA422SA0

Not Seasonally Adjusted

Series Title: All items in San Francisco-Oakland-San Jose,

Area: San Francisco-Oakland-San Jose, CA

Item: All items

Base Period: 1982-84=100

Years: 2007 to 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2007	213.688	219.612	222.166	223.854	227.697	228.110	227.954	225.801	225.824	217.949	218.485	216.048	214.736	217.361	217.361
2008	219.612	222.166	223.854	227.697	228.110	227.954	225.801	225.824	217.949	218.485	216.048	214.736	217.361	217.361	217.361
2009	222.166	223.854	227.697	228.110	227.954	225.801	225.824	217.949	218.485	216.048	214.736	217.361	217.361	217.361	217.361
2010	226.145	229.981	234.121	238.985	244.675	251.495	257.622	264.565	271.626	281.308	291.227	299.690	304.387	320.195	320.195
2011	229.981	234.121	238.985	244.675	251.495	257.622	264.565	271.626	281.308	291.227	299.690	304.387	320.195	320.195	320.195
2012	236.880	242.677	248.615	254.910	262.600	271.626	281.308	291.227	299.690	304.387	320.195	320.195	320.195	320.195	320.195
2013	242.677	248.615	254.910	262.600	271.626	281.308	291.227	299.690	304.387	320.195	320.195	320.195	320.195	320.195	320.195
2014	248.615	254.910	262.600	271.626	281.308	291.227	299.690	304.387	320.195	320.195	320.195	320.195	320.195	320.195	320.195
2015	254.910	262.600	271.626	281.308	291.227	299.690	304.387	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195
2016	262.600	271.626	281.308	291.227	299.690	304.387	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195
2017	271.626	281.308	291.227	299.690	304.387	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195
2018	281.308	291.227	299.690	304.387	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195
2019	291.227	299.690	304.387	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195
2020	299.690	304.387	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195
2021	304.387	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195
2022	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195	320.195

2017	2.7%
2018	3.8%
2019	2.4%
2020	1.4%
2021	3.3%
2022	5.1%

CARB Compliance Related Equipment Purchases

District	Asset #	Parent/ Child	Descr	In Service Date	Annual 2019	Annual 2020	Annual 2021	Annual 2022
4040	211055	P	2018 D9T CAT Dozer	1/1/19	63,458.13	63,458.13	63,458.13	63,458.13
4040	211056		Engine	1/1/19	26,921.63	26,921.63	26,921.63	
4040	211057		Standard Transmission or Hydrostatic Tra	1/1/19	23,075.68	23,075.68	23,075.68	
4040	211058		Hydraulic pumps, Drive motors, Hydraulic	1/1/19	15,383.79	15,383.79	15,383.79	
4040	211060		Final drives - Rear, Left	1/1/19	15,383.79	15,383.79	15,383.79	
4040	211061		Final drives - Rear, Right	1/1/19	15,383.79	15,383.79	15,383.79	
4040	219566	P	2019 Landfill Compactor chassis	7/2/19	36,085.05	36,085.05	36,085.05	36,085.05
4040	219566	P	2019 Landfill Compactor chassis	7/2/19	36,085.05	36,085.05	36,085.05	36,085.05
4040	219567		Planetaries - Front, Right	7/2/19	5,280.74	10,561.48	10,561.48	5,280.74
4040	219568		Planetaries - Front, Left	7/2/19	5,280.74	10,561.48	10,561.48	5,280.74
4040	219569		Planetaries - Rear, Right	7/2/19	5,280.74	10,561.48	10,561.48	5,280.74
4040	219570		Planetaries - Rear, Left	7/2/19	5,280.74	10,561.48	10,561.48	5,280.74
4040	219571		Compactor Wheel - Front, Right	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	219572		Compactor Wheel - Front, Left	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	219573		Engine	7/2/19	15,842.22	31,684.44	31,684.44	15,842.22
4040	219574		Standard Transmission or Hydrostatic Tra	7/2/19	14,081.97	28,163.95	28,163.95	14,081.97
4040	219575		Hydraulic pumps, Drive motors, Hydraulic	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	219576		Differentials - Front	7/2/19	8,801.23	17,602.47	17,602.47	8,801.23
4040	219577		Differentials - Rear	7/2/19	8,801.23	17,602.47	17,602.47	8,801.23
4040	219578		Compactor Wheel - Rear, Right	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	219579		Compactor Wheel - Rear, Left	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	272712	P	2022 Landfill Compactor chassis 836K	1/2/22				36,703.46
4040	272713		Standard Transmission or Hydrostatic Tra	1/2/22				28,646.60
4040	272714		Hydraulic pumps, Drive motors, Hydraulic	1/2/22				14,323.30
4040	272715		Differentials - Front 836K	1/2/22				17,904.13
4040	272716		Differential - Rear 836K	1/2/22				17,904.13
4040	272717		Planetaries - Rear, Right 836K	1/2/22				10,742.48
4040	272718		Planetaries - Rear, Left 836K	1/2/22				10,742.48
4040	272719		Compactor Wheel - Front, Right 836K	1/2/22				14,323.30
4040	272720		Compactor Wheel - Front, Left 836K	1/2/22				14,323.30
4040	272721		Compactor Wheel - Rear, Right 836K	1/2/22				14,323.30
4040	272722		Compactor Wheel - Rear, Left 836K	1/2/22				14,323.30
4040	272723		Planetaries - Front, Right 836K	1/2/22				10,742.48
4040	272724		Planetaries - Front, Left 836K	1/2/22				10,742.48
4040	272725		Engine 836K	1/2/22				32,227.43
4040	281720	P	2022 CAT D6 Dozer Chassis	5/12/22				21,262.79
4040	281721		Engine	5/12/22				9,020.58
4040	281722		Standard Transmission or Hydrostatic Tra	5/12/22				7,731.93
4040	281723		Hydraulic pumps, Drive motors, Hydraulic	5/12/22				5,154.62
4040	281724		Undercarriage (Non E&P Region)	5/12/22				11,597.89
4040	281725		Final drives - Rear, Left	5/12/22				5,154.62
4040	281726		Final drives - Rear, Right	5/12/22				5,154.62
4040	235215	66718	Tipper Engine	7/16/20		8,791.26	17,582.52	17,582.52
4040	227551	64880	Engine Upgrade- 2000 Tipper	1/1/20		17,834.82	17,834.82	17,834.82
					335,631	466,112	474,903	587,949

**Ukiah Waste Solutions Curbside Rate
Annual Adjustment Calculations
Effective Date January 1, 2023**

<u>Comparison Year Costs July 2021-June 2022</u>	Index	Increase / Decrease Allowed	
TOTAL COSTS	\$4,948,319		
Less: Fuel Cost	\$181,146	Fuel	\$78,995.17
Less: Disposal Fees - Garbage	\$806,260	SWS TS Gate	\$80,142.22
Less: Disposal Fees - Mixed Organic Waste	\$136,177	Negotiated	\$6,563.75
Less: Processing - Recycling	\$68,477	Contract	(\$99,187.97)
Less: City Landfill Closure Costs	\$60,000	Set by City	\$0.00
Less: City Commercial Oversight fee	\$10,000	Set by City	\$0.00
Collection Costs	\$3,686,259		
Change in Franchise Fee & Billing Costs			\$109,155.04
Collection COSTS Subject to CPI adj.	\$3,686,259	CPI BA	\$203,112.87
Per Adjustment Summary			\$378,781.08
			TOTAL

<u>Revenue base July 2021 - June 2022</u>	Residential	Commercial	Roll Off	Total Revenue
	28.83%	64.15%	7.03%	100.00%
	\$1,517,614.73	\$3,376,997.79	\$369,879.06	\$5,264,491.58
	\$1,517,614.73	\$3,376,997.79	\$369,879.06	\$5,264,491.58
Fuel Cost	\$22,772.23	\$50,672.80	\$5,550.14	\$78,995.17
Disposal Fees - MOW	\$1,892.16	\$4,210.43	\$461.16	\$6,563.75
Abatement	\$15,087.64	\$33,573.02	\$3,677.22	\$52,337.88
	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
Processing - Recycle	(\$28,593.29)	(\$63,625.81)	(\$6,968.87)	(\$99,187.97)
Landfill closure cost	\$0.00	\$0.00	\$0.00	\$0.00
Commercial Oversight fee	\$0.00	\$0.00	\$0.00	\$0.00
Other Regulatory & Governmental Costs	\$0.00	\$0.00	\$0.00	\$0.00
Disposal Fees - Garbage	\$23,102.90	\$51,408.59	\$5,630.73	\$80,142.22
CPI adjustment	\$58,552.11	\$130,290.21	\$14,270.55	\$203,112.87
Total before franchise and billing fees	\$1,610,428.48	\$3,583,527.03	\$392,499.99	\$5,586,455.50
Franchise & Billing Fees	\$31,466.53	\$70,019.36	\$7,669.15	\$109,155.04
Adjusted revenue	\$1,641,895.01	\$3,653,546.40	\$400,169.14	\$5,695,610.54
Revenue Adjustment	\$124,280.28	\$276,548.61	\$30,290.08	\$431,118.96

Rate adjustment as a percent	8.19%
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**Ukiah Waste Solutions Curbside Rate
Annual Adjustment Calculations
Effective Date January 1, 2023**

Fuel - June to June (EIA Petroleum & Other Liquids)

See Fuel Cost Adjustment Worksheet

CPI Bay Area - June to June (Index)

Nov-21	Jun-22	Index Increase (Decrease)
313.265	330.539	17.274
CPI % Change		5.51%

Transfer Station Fee (Disposal Fees - Garbage) Jan to Jan

Apr-22	Jan-23	Increase (Decrease)
\$114.50	\$125.88	\$11.38
Transfer Station Fee % Change		9.94%

Mixed Organic Waste Disposal Fee (Disposal - Green Waste) June to June

Nov 2021	Jun-22	Increase (Decrease)
313.265	N/A	
313.265	N/A	
\$62.01	\$65.00	\$ 2.99
Disposal Fee - Green Waste % Change		4.82%

Landfill Closure Costs Jan to Jan

January 2022	January 2023	Increase (Decrease)
\$60,000	\$60,000	\$0.00
Landfill Closure Costs % Change		0.00%

Commercial Oversight Fee Jan to Jan

January 2022	January 2023	Increase (Decrease)
\$10,000	\$10,000	\$0.00
Commercial Oversight Fee % Change		0.00%

Recycle Tip Fee June to June

Jun-21	Jun-22	Increase (Decrease)
\$167,664.90	\$68,476.93	(\$99,187.97)

City Franchise Fee	15%	City Billing Fee - Residential Customers	3%
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Ukiah Waste Solutions, Inc.
JANUARY 1, 2023 RATE ADJUSTMENT

SUMMARY OF RATE ADJUSTMENT FOR STANDARD SERVICES

Service Level	Current 2022 Rate	New 2023 Rate	Total Monthly Adjustment
<u>Curbside Service</u>			
No Service Minimum Charge	\$ 10.36	\$ 11.21	\$ 0.85
20 gallon can rate	\$ 21.65	\$ 23.42	\$ 1.77
32 gallon can rate	\$ 24.39	\$ 26.39	\$ 2.00
68 gallon can rate	\$ 55.67	\$ 60.23	\$ 4.56
95 gallon can rate	\$ 78.44	\$ 84.86	\$ 6.42
Other combinations - rate per gallon	\$ 0.92	\$ 1.00	\$ 0.08
1 yard bin rate	\$ 173.44	\$ 187.64	\$ 14.20
1.5 yard bin rate	\$ 216.80	\$ 234.56	\$ 17.76
2 yard bin rate	\$ 281.84	\$ 304.92	\$ 23.08
3 yard bin rate	\$ 411.92	\$ 445.66	\$ 33.74
4 yard bin rate	\$ 542.00	\$ 586.39	\$ 44.39
6 yard bin rate	\$ 787.80	\$ 852.32	\$ 64.52

<u>Packout Service</u>			
20 gallon can rate	\$27.18	\$ 29.41	\$ 2.23
32 gallon can rate	\$ 31.93	\$ 34.55	\$ 2.62
68 gallon can rate	\$ 72.48	\$ 78.42	\$ 5.94
95 gallon can rate	\$ 104.69	\$ 113.26	\$ 8.57
Other combinations - rate per gallon	\$ 1.12	\$ 1.21	\$ 0.09

Remote Area Service

Add to the Packout Service rate.	\$ 10.29	\$ 11.13	\$ 0.84
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In areas with limited access, an additional fee is charged to fund the costs of special equipment and special handling necessary to provide garbage pickup services. This fee is in addition to the "Packout Service" fee listed in this schedule.

Commercial / Multi-Family Service

20 gallon can rate	\$22.47	\$ 24.31	\$ 1.84
32 gallon can rate	\$ 27.06	\$ 29.28	\$ 2.22
68 gallon can rate	\$ 61.81	\$ 66.87	\$ 5.06
95 gallon can rate	\$ 87.10	\$ 94.23	\$ 7.13
1 yard bin rate	\$ 173.44	\$ 187.64	\$ 14.20
1.5 yard bin rate	\$ 216.80	\$ 234.56	\$ 17.76
2 yard bin rate	\$ 281.84	\$ 304.92	\$ 23.08
3 yard bin rate	\$ 411.92	\$ 445.66	\$ 33.74
4 yard bin rate	\$ 542.00	\$ 586.39	\$ 44.39
6 yard bin rate	\$ 787.80	\$ 852.32	\$ 64.52

Calculation to adjust fuel costs				
Effective Date January 1, 2023				
Fuel Revenue Adjustment Worksheet, based on Fuel Index change, June to June			UWS	
Base Year Fuel Index and Cost	3.216	Index Change - New vs. Base Year	\$162,843.06	June 2020 after 5 yr Review - Jan 2021
Annual adjustment based on Fuel Index change, year to year (using example fuel index changes)				
2 Fuel index adjustment at Dec 2021	4.776	48.51%	\$78,995.17	Plus: Base Year Cost X Index Change
Revenue adjustment for January 2022 rate revision			\$0.00	Less: Prior Fuel Cost applied to rate
			\$241,838.23	Fuel Cost Allowed Year 1 - 2022
3 Estimated Fuel index adjustment at June 2022	6.874	113.74%	\$185,217.70	Plus: Base Year Cost X Index Change
Revenue adjustment for January 2023 rate revision			\$78,995.17	Less: Prior Fuel Cost applied to rate
			\$348,060.76	Fuel Cost Allowed Year 2 - 2023
4 Estimated Fuel index adjustment at June 2023	6.874	113.74%	\$185,217.70	Plus: Base Year Cost X Index Change
Revenue adjustment for January 2024 rate revision			\$0.00	Less: Prior Fuel Cost applied to rate
			\$348,060.76	Fuel Cost Allowed Year 3 - 2024
5 Estimated Fuel index adjustment at June 2024	6.874	113.74%	\$185,217.70	Plus: Base Year Cost X Index Change
Revenue adjustment for January 2025 rate revision			\$0.00	Less: Prior Fuel Cost applied to rate
			\$348,060.76	Fuel Cost Allowed Year 4 - 2025
6 Estimated Fuel index adjustment at June 2025	6.874	113.74%	\$185,217.70	Plus: Base Year Cost X Index Change
Revenue adjustment for January 2026 rate revision			\$0.00	Less: Prior Fuel Cost applied to rate
			\$348,060.76	Fuel Cost Allowed Year 5 - 2026

Ukiah Waste Solutions Curbside Agreement

Effective Date January 1, 2018

		Cost/Rev	Adjustment		Index	Used	Cost Group
			Period	Method			
1,2	Fuel		Annual	100% of index change	eia Ca #2 Diesel Retail all sellers		Base Rate as Adjusted
	Disposal - Solid Waste		Time to Time	Per TS (SWS) Agreement	N/A		Pass Through
1,2	Operations (all other costs)		Annual	100% of index change	CPI - US Cities CPI-U		Base Rate as Adjusted
3	Recycle Reduction		Annual	Per Recycle Agreement	Rec Market Value Grid - \$5 base		Operating Cost Reduction
1,2	Green Waste Disposal	\$30 / Ton	Annual	Up to CPI (Contractor Choice)	CPI - US Cities CPI-U		Base Rate as Adjusted
1,2,8	Food Waste Disposal (Comm)	Up to \$40 / ton	Annual	Up to CPI (Contractor Choice)	CPI - US Cities CPI-U		Base Rate as Adjusted
4	City Franchise Fee	15%	Time to Time	City Action	N/A		Pass Through
4	City Bill Fee	3%	Time to Time	City Action	N/A		Pass Through
4	City Oversight Fee	\$10,000.00	Time to Time	City Action	N/A		Pass Through
4	City Landfill Closure Fee	\$60,000.00	Time to Time	City Action	N/A		Pass Through
6,9	TOTAL NET COST						

Notes

- 1 Agreement should state mutually agreed upon Index if Index becomes unavailable
 - 2 June to June change
 - 3 Recycle Agreement with PRS renewable every 5 years with Base Market Value per mixed ton to provide for Rev sharing with City (reduction of operating costs).
 - 4 Agreement should state initial rate, subject to change by City action
 - 5 Exhibit of calculation to be made part of agreement
 - 6 UWS requests new rate by Aug 15, City approves by Oct 15, Pub Notice given by Nov 1, Adjusted Rate goes into effect following January 1.
 - 7 Agreement must provide for City Flow Control with language that directs flow to contractor facilities when available.
 - 8 FOOD WASTE - UWS will implement a pilot and or full commercial food waste program in place by June 2013 provided proper permits can be obtained
Details still to be worked out.
 - 9 Rate change is calcd as follows: % annual adjustment X actual prior year (July to June) actual component cost = new funds needed / collection revenue
= % adjustment per rate. New cost adj dollars (fuel, disposal, city fees etc..) need to be adjusted for city fees - CPI adj does not.
- RE-OPENER - the contract should have a mutual re-opener for other new items

Greenwaste & Recycling Tip Fee
July 2021 - June 2022

	Green Yard Waste		Recycling	
	SWS	PRS	Disposal Cost	Tip Fee/Ton
2021-07			-	\$ -
2022-08			-	\$ -
2021-09	1,652	9,262	-	\$ -
2021-10	1,143	11,780	-	\$ -
2021-11	5,784	15,860	6,517	\$ 25.00
2021-12	4,731	10,387	9,507	\$ 35.00
2022-01	2,268	9,996	9,901	\$ 45.00
2022-02	1,702	8,802	8,808	\$ 35.00
2022-03	888	10,051	8,474	\$ 35.00
2022-04	1,237	12,689	8,394	\$ 35.00
2022-05	754	13,680	8,373	\$ 35.00
2022-06	735	12,777	8,502	\$ 35.00
	\$ 20,894	\$ 115,284	\$ 68,477	

Bureau of Labor Statistics

CPI for All Urban Consumers (CPI-U) Original Data Value

Series Id: CUURS49BSA0
 Not Seasonally Adjusted
 Series Title: All items in San Francisco-Oakland-Hayward, CA, all
 Area: San Francisco-Oakland-Hayward, CA
 Item: All items
 Base Period: 1982-84=100
 Years: 2012 to 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2012	236.880	242.677	248.615	254.910	262.600	271.626	281.308	291.227	299.690	304.387	320.195	239.533	239.650	238.099	241.201
2013	242.677	248.615	254.910	262.600	271.626	281.308	291.227	299.690	304.387	320.195	239.533	245.711	245.023	243.894	246.152
2014	248.615	254.910	262.600	271.626	281.308	291.227	299.690	304.387	320.195	239.533	245.711	252.273	251.985	250.507	253.463
2015	254.910	262.600	271.626	281.308	291.227	299.690	304.387	320.195	239.533	245.711	252.273	260.289	258.572	256.723	260.421
2016	262.600	271.626	281.308	291.227	299.690	304.387	320.195	239.533	245.711	252.273	260.289	269.483	266.344	263.911	268.777
2017	271.626	281.308	291.227	299.690	304.387	320.195	239.533	245.711	252.273	260.289	269.483	277.414	274.924	273.306	276.542
2018	281.308	291.227	299.690	304.387	320.195	239.533	245.711	252.273	260.289	269.483	277.414	289.896	285.550	282.666	288.435
2019	291.227	299.690	304.387	320.195	239.533	245.711	252.273	260.289	269.483	277.414	289.896	297.007	295.004	293.150	296.859
2020	299.690	304.387	320.195	239.533	245.711	252.273	260.289	269.483	277.414	289.896	297.007	302.948	300.084	299.109	301.059
2021	304.387	320.195	239.533	245.711	252.273	260.289	269.483	277.414	289.896	297.007	302.948	315.805	309.721	306.724	312.718
2022	320.195	239.533	245.711	252.273	260.289	269.483	277.414	289.896	297.007	302.948	315.805	323.408			

Source: Bureau of Labor Statistics

Generated on: August 11, 2022 (03:53:27 PM)

Weekly Retail Gasoline and Diesel Prices

(Dollars per Gallon, Including Taxes)

Area: California

Period: Monthly

Download Series History		Definitions, Sources & Notes						
Show Data By:		Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	View History
☒ Product ☐ Area								
Gasoline - All Grades		4.660	5.655	5.692	5.871	6.294	5.897	2000-2022
All Grades - Reformulated Areas								1995-2001
Regular		4.568	5.562	5.598	5.774	6.201	5.807	2000-2022
Reformulated Areas								1995-2001
Midgrade		4.820	5.829	5.857	6.052	6.470	6.087	2000-2022
Reformulated Areas								1995-2001
Premium		4.934	5.928	5.880	6.158	6.569	6.149	2000-2022
Reformulated Areas								1995-2001
Diesel (On-Highway) - All Types		5.018	6.133	6.260	6.479	6.874	6.587	1995-2022
Ultra Low Sulfur (15 ppm and Under)		5.018	6.133	6.260	6.479	6.874	6.587	2007-2022

Click on the source key icon to learn how to download series into Excel, or to embed a chart or map on your website

- = No Data Reported; -- = Not Applicable; NA = Not Available; W = Withheld to avoid disclosure of individual company data.

Notes: Conventional area is any area that does not require the sale of reformulated gasoline. All types of finished motor gasoline may be sold in this area. RFG area is an ozone nonattainment area designated by the U.S. Environmental Protection Agency (EPA), which requires the use of reformulated gasoline. We stopped publishing Low Sulfur On-Highway Diesel (LSD) prices at the U.S. level on December 8, 2008, because fewer stations were selling LSD as a result of EPA diesel fuel regulations. We continued to collect LSD prices from retail outlets and included them in the Diesel Average All Types price until July 26, 2010, when no more outlets reported LSD sales. Beginning July 26, 2010, publication of Ultra Low Sulfur Diesel (ULSD) price became fully represented by the Diesel Average All Types price. As of December 1, 2010 (September 1, 2006 in California), any on-highway diesel fuel sold is ULSD as mandated by EPA on-highway diesel fuel regulations. We did not collect weekly retail motor gasoline data between December 10, 1990, and January 14, 1991. Monthly and annual averages are simple averages of the weekly data. For months and years with incomplete weekly data series, the monthly and/or annual averages are not available. On May 14, 2018, we implemented statistical methodology changes to improve the accuracy of the weekly retail gasoline price estimates. As a result of these statistical methodology changes, the published retail gasoline estimates for May 14, 2018, are not directly comparable to those published for May 7, 2018. On June 13, 2022, we implemented statistical methodology changes to improve the accuracy of the weekly retail on-highway diesel fuel price estimates. As a result of these statistical methodology changes, the published retail on-highway diesel fuel prices for June 13, 2022 are not directly comparable to those published for June 6, 2022. See Definitions, Sources, and Notes link above for more information on this table.

Release Date: 8/8/2022

Potrero Hills Landfill, Inc
Change of Law and/or Permit Related Increases- Section 4 (C)

Potrero Hills Landfill Waste Received (2017 - 2022)							
Total Tons Received	2017	2018	2019	2020	2021	2022	Total
	980,315	935,397	940,054	904,202	974,406	1,988,543	5,822,917
(CalRecycle Data: See Annual Tonnage Tab for Links)							

Dollars							
Total Cost/Ton							
Annual Operating Cost/Year	\$3,092,021	\$2,914,761	\$3,257,030	\$3,718,607	\$4,078,061	\$5,139,304	\$22,159,784
YOY Change in Operating Cost for Permit Compliance		\$(137,259)	\$ 342,269	\$ 461,577	\$ 359,453	\$ 1,061,243	\$2,087,283
Annual CPI Adjustment		2.7%	3.8%	2.4%	1.4%	3.3%	
Reduced Inc. Based on Annual CPI Adjustment		(78,742)	(125,065)	(91,049)	(58,279)	(169,263)	
Increased Permit Compliance Cost not Related to Annual CPI Adjustment		\$(216,001)	\$217,203	\$370,528	\$301,175	\$891,980	\$1,564,985
Increased Operating Cost/Ton		-\$0.23	\$0.23	\$0.41	\$0.31	\$0.82	\$1.54
CARB Related Cost +/-			335,631	130,481	8,791	113,046	
Increased CARB Related Cost/Ton			0.36	0.14	0.01	0.10	\$0.61
Increased Depletion Cost/Ton		-\$0.09	\$0.07	\$0.44	\$0.00	\$0.30	\$0.73
Change in Depletion Costs Related to Changes in BODC Final Grading plan and Additional Changes in Cell Construction Compliance Costs							
Increase in PPT		-\$0.32	\$0.66	\$0.99	\$0.32	\$1.23	\$2.88
Current Rate							\$26.37
2023 CPI							5.12%
Proposed Rate							\$30.60

4. Compensation to Company.

(A) **Basic Disposal Prices.** The basic per Ton prices paid by Customer to Company for Acceptable Waste and Special Waste delivered to the Disposal Site hereunder (the "Basic Disposal Prices") shall be as set forth on Exhibit A, which is attached hereto and made a part hereof. The parties may amend Exhibit A from time to time upon mutual written agreement for the purpose of adding additional types of Acceptable Waste and the corresponding Basic Disposal Prices for such additional types of Acceptable Waste. The Basic Disposal Prices include current Fees and Taxes imposed on acceptance of Acceptable Waste at the Disposal Site in effect as of the Effective Date, but does not include sales or use taxes, if applicable, for which Customer shall be solely responsible.

(B) **CPI Adjustment.** Commencing on January 1, 2018, and on each January 1st thereafter, each of the Basic Disposal Prices for Acceptable Waste and Special Waste shall automatically increase as follows:

(i) Ninety percent (90%) of the actual percentage change in the Consumer Price Index for the Prior Rolling Twelve-Month Period (as defined below). The Consumer Price Index or "CPI-U" means the All Items Consumer Price Index for All Urban Consumers- in the San Francisco I Oakland I San Jose Metropolitan Area, standard reference base period 1982 - 1984 = 100 as prepared by the United States Department of Labor Bureau of Labor Statistics ("BLS") or its successor. If BLS designates an index with a new title or code number or table number as being the continuation of the index cited above, the new index will be used. Otherwise, the parties shall agree upon a new index. The "Prior Rolling Twelve Month Period" shall be calculated by establishing the CPI-U on each August 1st as compared to the immediately preceding August 1 during every year of the Term.

(C) **Change of Law.** The parties acknowledge that solid waste disposal is a highly regulated and highly taxed enterprise. From time to time, state, federal and local governments impose new taxes or increase existing Fees and Taxes. In addition, changes in laws and regulations require additional investment of capital and cause Company's costs of operations to increase. These tax and cost requirements are unavoidable by Company. If new or increased Fees and Taxes or increased regulatory compliance costs are at any time imposed, assessed, levied or charged on Company's waste management and disposal activities, or if increased operational costs result from changes in regulations, permit conditions or regulatory interpretation (together the "Allowable Costs"), the Basic Disposal Price shall be equitably adjusted to allow Allowable Costs to be passed through to Customer by a Basic Disposal Price adjustment; provided, however, such Allowable Costs must be ratably shared across all applicable customers of Company utilizing the Disposal Site. Notwithstanding anything contained herein to the contrary, a determination by any governmental entity (including, without limitation, the State of California, or Solano County) that Diversion Materials utilized by Company hereunder as alternative daily cover shall no longer qualify for AB 939 diversion credits shall constitute the imposition of new taxes and allow for adjustment to the Basic Disposal Price for Waste Used as ADC in accordance with the terms of this Section 4(C). Company shall notify Customer of its calculation of the new Basic Disposal Price per ton (the "New Rate"), including with such notice the methodology used to calculate the New Rate and Customer shall have thirty (30) days from the date of such notice to dispute the New Rate or the manner in which it was calculated..

(D) **Special Waste.** The Basic Disposal Price for Special Waste shall be as set forth in Exhibit A, which may be amended and updated from time to time by the mutual agreement of the parties to add additional agreed upon Special Waste Streams.

(E) **Cumulative Compensation.** Every adjustment to Company's compensation pursuant hereto will be cumulative and in addition to every other adjustment pursuant hereto.

Source Data

<https://www2.calrecycle.ca.gov/RecyclingDisposalReporting/Reports/JurisdictionDisposalAndBeneficial>

<https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Origin/FacilitySummary>

<https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting>

CPI-All Urban Consumers (Current Series)
Original Data Value

[Link to Index](#)

Series Id: CUURA422SA0

Not Seasonally Adjusted

Series Title: All items in San Francisco-Oakland-San Jose,

Area: San Francisco-Oakland-San Jose, CA

Item: All items

Base Period: 1982-84=100

Years: 2007 to 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2007	213.688	215.842	216.123	216.240	216.240	216.240	216.240	216.240	216.240	216.240	216.240	216.240	216.240	216.240	216.240
2008	219.612	222.074	225.181	225.411	225.411	225.411	225.411	225.411	225.411	225.411	225.411	225.411	225.411	225.411	225.411
2009	222.166	223.854	225.692	225.801	225.801	225.801	225.801	225.801	225.801	225.801	225.801	225.801	225.801	225.801	225.801
2010	226.145	227.697	228.110	227.954	227.954	227.954	227.954	227.954	227.954	227.954	227.954	227.954	227.954	227.954	227.954
2011	229.981	234.121	233.646	234.608	234.608	234.608	234.608	234.608	234.608	234.608	234.608	234.608	234.608	234.608	234.608
2012	236.880	238.985	239.806	241.170	241.170	241.170	241.170	241.170	241.170	241.170	241.170	241.170	241.170	241.170	241.170
2013	242.677	244.675	245.935	246.072	246.072	246.072	246.072	246.072	246.072	246.072	246.072	246.072	246.072	246.072	246.072
2014	248.615	251.495	253.317	253.354	253.354	253.354	253.354	253.354	253.354	253.354	253.354	253.354	253.354	253.354	253.354
2015	254.910	257.622	259.117	259.917	259.917	259.917	259.917	259.917	259.917	259.917	259.917	259.917	259.917	259.917	259.917
2016	262.600	264.565	266.041	267.853	267.853	267.853	267.853	267.853	267.853	267.853	267.853	267.853	267.853	267.853	267.853
2017	271.626	274.589	275.304	275.893	275.893	275.893	275.893	275.893	275.893	275.893	275.893	275.893	275.893	275.893	275.893
2018	281.308	283.422	286.062	287.664	287.664	287.664	287.664	287.664	287.664	287.664	287.664	287.664	287.664	287.664	287.664
2019	291.227	294.801	295.259	295.490	295.490	295.490	295.490	295.490	295.490	295.490	295.490	295.490	295.490	295.490	295.490
2020	299.690	298.074	300.032	300.182	300.182	300.182	300.182	300.182	300.182	300.182	300.182	300.182	300.182	300.182	300.182
2021	304.387	309.419	309.497	311.167	311.167	311.167	311.167	311.167	311.167	311.167	311.167	311.167	311.167	311.167	311.167
2022	320.195	324.878	330.539	328.871	328.871	328.871	328.871	328.871	328.871	328.871	328.871	328.871	328.871	328.871	328.871

2017	2.7%
2018	3.8%
2019	2.4%
2020	1.4%
2021	3.3%
2022	5.1%

CARB Compliance Related Equipment Purchases

District	Asset #	Parent/Child	Descr	In Service Date	Annual 2019	Annual 2020	Annual 2021	Annual 2022
4040	211055	P	2018 D9T CAT Dozer	1/1/19	63,458.13	63,458.13	63,458.13	63,458.13
4040	211056		Engine	1/1/19	26,921.63	26,921.63	26,921.63	
4040	211057		Standard Transmission or Hydrostatic Tra	1/1/19	23,075.68	23,075.68	23,075.68	
4040	211058		Hydraulic pumps, Drive motors, Hydraulic	1/1/19	15,383.79	15,383.79	15,383.79	
4040	211060		Final drives - Rear, Left	1/1/19	15,383.79	15,383.79	15,383.79	
4040	211061		Final drives - Rear, Right	1/1/19	15,383.79	15,383.79	15,383.79	
4040	219566	P	2019 Landfill Compactor chassis	7/2/19	36,085.05	36,085.05	36,085.05	36,085.05
4040	219567	P	2019 Landfill Compactor chassis	7/2/19	36,085.05	36,085.05	36,085.05	36,085.05
4040	219568		Planetaries - Front, Right	7/2/19	5,280.74	10,561.48	10,561.48	5,280.74
4040	219569		Planetaries - Front, Left	7/2/19	5,280.74	10,561.48	10,561.48	5,280.74
4040	219570		Planetaries - Rear, Right	7/2/19	5,280.74	10,561.48	10,561.48	5,280.74
4040	219571		Planetaries - Rear, Left	7/2/19	5,280.74	10,561.48	10,561.48	5,280.74
4040	219572		Compactor Wheel - Front, Right	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	219573		Compactor Wheel - Front, Left	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	219574		Engine	7/2/19	15,842.22	31,684.44	31,684.44	15,842.22
4040	219575		Standard Transmission or Hydrostatic Tra	7/2/19	14,081.97	28,163.95	28,163.95	14,081.97
4040	219576		Hydraulic pumps, Drive motors, Hydraulic	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	219577		Differentials - Front	7/2/19	8,801.23	17,602.47	17,602.47	8,801.23
4040	219578		Differentials - Rear	7/2/19	8,801.23	17,602.47	17,602.47	8,801.23
4040	219579		Compactor Wheel - Rear, Right	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	219580		Compactor Wheel - Rear, Left	7/2/19	7,040.99	14,081.97	14,081.97	7,040.99
4040	272712	P	2022 Landfill Compactor chassis 836K	1/2/22				36,703.46
4040	272713		Standard Transmission or Hydrostatic Tra	1/2/22				28,646.60
4040	272714		Hydraulic pumps, Drive motors, Hydraulic	1/2/22				14,323.30
4040	272715		Differentials - Front 836K	1/2/22				17,904.13
4040	272716		Differential - Rear 836K	1/2/22				17,904.13
4040	272717		Planetaries - Rear, Right 836K	1/2/22				10,742.48
4040	272718		Planetaries - Rear, Left 836K	1/2/22				10,742.48
4040	272719		Compactor Wheel - Front, Right 836K	1/2/22				14,323.30
4040	272720		Compactor Wheel - Front, Left 836K	1/2/22				14,323.30
4040	272721		Compactor Wheel - Rear, Right 836K	1/2/22				14,323.30
4040	272722		Compactor Wheel - Rear, Left 836K	1/2/22				14,323.30
4040	272723		Planetaries - Front, Right 836K	1/2/22				10,742.48
4040	272724		Planetaries - Front, Left 836K	1/2/22				10,742.48
4040	272725		Engine 836K	1/2/22				32,227.43
4040	281720	P	2022 CAT D6 Dozer Chassis	5/12/22				21,262.79
4040	281721		Engine	5/12/22				9,020.58
4040	281722		Standard Transmission or Hydrostatic Tra	5/12/22				7,731.93
4040	281723		Hydraulic pumps, Drive motors, Hydraulic	5/12/22				5,154.62
4040	281724		Undercarriage (Non E&P Region)	5/12/22				11,597.89
4040	281725		Final drives - Rear, Left	5/12/22				5,154.62
4040	281726		Final drives - Rear, Right	5/12/22				5,154.62
4040	235215		Tipper Engine	7/16/20		8,791.26	17,582.52	17,582.52
4040	227551		Engine Upgrade- 2000 Tipper	1/1/20		17,834.82	17,834.82	17,834.82

335,631	466,112	474,903	587,949
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AGENDA SUMMARY REPORT

SUBJECT: Approval of Award of Contract to Magellan Broadband for Implementation of the “Digital Infrastructure Design and Implementation Plan” in the amount of up to \$252,339, Authorize the City Manager to Negotiate and Execute Agreement, and Approve Corresponding Budget Amendments.

DEPARTMENT: Electric Utility

PREPARED BY: Jim Robbins, Grants Manager

Jim Robbins, Grants Manager, Community

PRESENTER: Development Department

ATTACHMENTS:

1. Professional Services Agreement Magellan

Summary: Council will consider awarding a contract to Magellan Broadband for implementation of the “Digital Infrastructure Design and Implementation Plan” in the amount of up to \$252,339.

Background: The City has been awarded a grant from the California Public Utilities Commission (CPUC) to implement the City of Ukiah Digital Infrastructure Design and Implementation Plan. The project deliverables include: a broadband Asset Inventory; Design Engineering; Technical Grant Assistance; Partner RFP Development; Market Assessment and Gap Analysis; Business Model and Partner Negotiations; and a Report Compilation and Approval Process. The proposed plan seeks to design a local broadband network, address inequities in broadband service, and provide opportunities to access symmetrical 100 Mbps broadband download and upload speeds for households, businesses, and institutions within the city limits.

The CPUC Local Agency Technical Assistance (LATA) Program Grantee Administrative Manual application process requires that grantees provide a proposed contract as part of their application if planning to work with a consultant or community-based organization on the project. The City does not have sufficient staff resources to implement the project on its own, and requested assistance from Magellan Broadband to help develop a proposal following an existing model provided by the City of Fort Bragg, which also submitted a grant proposal to the CPUC. The attached Magellan “Broadband Master Planning” proposal (p. 9 of Attachment 1) formed the core of the City’s application to the CPUC, and it was instrumental in demonstrating to the CPUC that the City had sufficient technical expertise to implement the project within the required timeframe.

Discussion: Given the role of the Magellan proposal in securing State funding, Staff recommends the approval of a sole source contract with Magellan to implement the project (Attachment 1). Similar proposals were solicited from other qualified contractors by the City of Fort Bragg; however, Magellan was the only firm able to respond in the required timeframe. By making use of Fort Bragg’s process, City of Ukiah Staff were able to submit a viable proposal to the CPUC in time to secure funding.

Magellan’s team of advisors has experience working with agencies throughout California to help develop and execute broadband strategies for local communities. They have demonstrated to Staff an understanding of the challenges and opportunities local governments face in gaining a competitive edge for broadband development and bridging the digital divide. Magellan has worked with several communities similar to Ukiah to create actionable strategies that leverage existing infrastructure, develop strategic partnerships, create successful broadband policies, and identify smart investments to enhance services and operations of government, businesses, education and healthcare institutions. Magellan has worked with other local

governments in California on similar projects such as the County of Marin, the County of Napa, the County of Sonoma, the County of Ventura, the County of Fresno, the City of Fremont, the City of South San Francisco, the City of Concord, and the City of San Leandro. Magellan is also working with several other local jurisdictions on LATA-funded projects.

A corresponding budget amendment is being requested in the full amount of the grant award.

Recommended Action: Approve award of contract to Magellan Broadband for implementation of the “Digital Infrastructure Design and Implementation Plan” in the amount of up to \$252,339, Authorize the City Manager to negotiate and execute an agreement, and authorize corresponding budget amendments.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 20900000.43209.18391: \$0; 20913900.80230.18391: \$0

PROPOSED BUDGET

AMOUNT: 20900000.43209.18391: \$311,004.85; 20913900.80230.18391: \$311,004.85

FINANCING SOURCE: CPUC LATA Grant

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Mary Horger, Financial Services Manager; Cindy Sauers, Electric Utility Director; Ryan Burkhart, IT Manager

DIVERSITY-EQUITY INITIATIVES (DEI): **Goal 5** – Instill diversity, equity, and inclusion as essential core elements of policy-making, accountability, and delivery of City services.

CLIMATE INITIATIVES (CI): N/A

Approved: 
Sage Sangiacomo, City Manager

ATTACHMENT 1

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement, made and entered into this _____ day of December, 2022 ("Effective Date"), by and between CITY OF UKIAH, CALIFORNIA, hereinafter referred to as "City" and MAGELLAN BROADBAND, LLC, a limited liability company organized and in good standing under the laws of the state of Colorado, hereinafter referred to as "Consultant".

RECITALS

This Agreement is predicated on the following facts:

- a. City requires consulting services related to broadband master planning for the project titled "City of Ukiah Digital Infrastructure Design and Implementation Plan," which is being funded by a grant to the City by the California Public Utilities Commission Local Agency Technical Assistance Program (CPUC LATA).
- b. Consultant represents that it has the qualifications, skills, and experience and is properly licensed to provide these services, and is willing to provide them according to the terms of this Agreement.
- c. City and Consultant agree upon the Scope-of-Work and Work Schedule attached hereto as Attachment "A", describing contract provisions for the project and setting forth the completion dates for the various services to be provided pursuant to this Agreement. City and Consultant agree upon the Contractor Staff Rates attached hereto as Attachment "B". City and Consultant agree upon the State agency funding terms and conditions of the CPUC LATA Program Grantee Administrative Manual attached hereto as Attachment "C".

TERMS OF AGREEMENT

1.0 DESCRIPTION OF PROJECT

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

2.0 SCOPE OF SERVICES

- 2.1 As set forth in Attachment "A".
- 2.2. Additional Services. Additional services, if any, shall only proceed upon written agreement between City and Consultant. The written Agreement shall be in the form of an Amendment to this Agreement.

3.0 CONDUCT OF WORK

- 3.1 Time of Completion. Consultant shall commence performance of services as required by the Scope-of-Work upon receipt of a Notice to Proceed from City and shall complete such services within 12 months from receipt of the Notice to Proceed. Consultant shall complete the work to the City's reasonable satisfaction, even if contract disputes arise or Consultant contends it is entitled to further compensation.

4.0 COMPENSATION FOR SERVICES

- 4.1 Basis for Compensation. For the performance of the professional services of this Agreement, Consultant shall be compensated on a time and expense basis not to exceed a guaranteed maximum dollar amount of \$252,339. Labor charges shall be based upon hourly billing rates for the various classifications of personnel employed by Consultant to perform the Scope of Work as set forth in the attached Attachment B, which shall include all indirect costs and expenses of every kind or nature, except direct expenses. The direct expenses and the fees to be charged for same shall be as set forth in Attachment B. Consultant shall complete the Scope of Work for the not-to-exceed guaranteed maximum, even if actual time and expenses exceed that amount.
- 4.2 Changes. Should changes in compensation be required because of changes to the Scope-of-Work of this Agreement, the parties shall agree in writing to any changes in compensation. "Changes to the Scope-of-Work" means different activities than those described in Attachment "A" and not additional time to complete those activities than the parties anticipated on the date they entered this Agreement.
- 4.3 Sub-contractor Payment. The use of sub-consultants or other services to perform a portion of the work of this Agreement shall be approved by City prior to commencement of work. The cost of sub-consultants shall be included within guaranteed not-to-exceed amount set forth in Section 4.1.
- 4.4 Terms of Payment. Payment to Consultant for services rendered in accordance with this contract shall be based upon submission of monthly invoices for the work satisfactorily performed prior to the date of the invoice less any amount already paid to Consultant, which amounts shall be due and payable thirty (30) days after receipt by City. The invoices shall provide a description of each item of work performed, the time expended to perform each task, the fees charged for that task, and the direct expenses incurred and billed for. Invoices shall be accompanied by documentation sufficient to enable City to determine progress made, support the expenses claimed, and receive reimbursement from the State of California for the expenses.

5.0 ASSURANCES OF CONSULTANT

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

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

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

Consultant shall pay all estimated and actual federal and state income and self-employment taxes that are due the state and federal government and shall furnish and

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

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

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

6.0 INDEMNIFICATION

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

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office ("ISO) Commercial General Liability Coverage Form No. CG 20 10 10 01 and Commercial General Liability Coverage – Completed Operations Form No. CG 20 37 10 01.
2. ISO Form No. CA 0001 (Ed. 1/87) covering Automobile Liability, Code 1 "any auto" or Code 8, 9 if no owned autos and endorsement CA 0025.
3. Worker's Compensation Insurance as required by the Labor Code of the State of California and Employers Liability Insurance.
4. Errors and Omissions liability insurance appropriate to the consultant's profession. Architects' and engineers' coverage is to be endorsed to include contractual liability.

B. Minimum Limits of Insurance

Consultant shall maintain limits no less than:

1. General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations. If Commercial General Liability Insurance or other form with a general aggregate limit is used, the

general aggregate limit shall apply separately to the work performed under this Agreement, or the aggregate limit shall be twice the prescribed per occurrence limit.

2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
3. Worker's Compensation and Employers Liability: Worker's compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.
4. Errors and Omissions liability: \$1,000,000 per occurrence.

C. Deductibles and Self-Insured Retentions

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

D. Other Insurance Provisions

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

1. General Liability and Automobile Liability Coverages

- a. The City, its officers, officials, employees and volunteers are to be covered as additional insureds as respects; liability arising out of activities performed by or on behalf of the Consultant, products and completed operations of the Consultant, premises owned, occupied or used by the Consultant, or automobiles owned, hired or borrowed by the Consultant for the full period of time allowed by law, surviving the termination of this Agreement. The coverage shall contain no special limitations on the scope-of-protection afforded to the City, its officers, officials, employees or volunteers.
- b. The Consultant's insurance coverage shall be primary insurance as respects to the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees or volunteers shall be in excess of the Consultant's insurance and shall not contribute with it.
- c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.
- d. The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. Worker's Compensation and Employers Liability Coverage

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

3. Professional Liability Coverage

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

4. All Coverages

Each Insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

E. Acceptability of Insurers

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

F. Verification of Coverage

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

G. Subcontractors

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

6.2 Indemnification. Notwithstanding the foregoing insurance requirements, and in addition thereto, Consultant agrees, for the full period of time allowed by law, surviving the

termination of this Agreement, to indemnify the City for any claim, cost or liability that arises out of, or pertains to, or relates to any negligent act or omission or the willful misconduct of Consultant in the performance of services under this contract by Consultant, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by the City, or arising from the active negligence of the City.

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

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

7.0 CONTRACT PROVISIONS

- 7.1 Ownership of Work. All documents furnished to Consultant by City and all documents or reports and supportive data prepared by Consultant under this Agreement are owned and become the property of the City upon their creation and shall be given to City immediately upon demand and at the completion of Consultant's services at no additional cost to City. Deliverables are identified in the Scope-of-Work, Attachment "A". All documents produced by Consultant shall be furnished to City in digital format and hardcopy. Consultant shall produce the digital format, using software and media approved by City.
- 7.2 Governing Law. Consultant shall comply with the laws and regulations of the United States, the State of California, and all local governments having jurisdiction over this Agreement. The interpretation and enforcement of this Agreement shall be governed by California law and any action arising under or in connection with this Agreement must be filed in a Court of competent jurisdiction in Mendocino County.
- 7.3 Entire Agreement. This Agreement plus its Attachment(s) and executed Amendments set forth the entire understanding between the parties.
- 7.4 Severability. If any term of this Agreement is held invalid by a court of competent jurisdiction, the remainder of this Agreement shall remain in effect.
- 7.5 Modification. No modification of this Agreement is valid unless made with the agreement of both parties in writing.
- 7.6 Assignment. Consultant's services are considered unique and personal. Consultant shall not assign, transfer, or sub-contract its interest or obligation under all or any portion of this Agreement without City's prior written consent.
- 7.7 Waiver. No waiver of a breach of any covenant, term, or condition of this Agreement shall be a waiver of any other or subsequent breach of the same or any other covenant, term or condition or a waiver of the covenant, term or condition itself.
- 7.8 Termination. This Agreement may only be terminated by either party: 1) for breach of the Agreement; 2) because funds are no longer available to pay Consultant for services

provided under this Agreement; or 3) City has abandoned and does not wish to complete the project for which Consultant was retained. A party shall notify the other party of any alleged breach of the Agreement and of the action required to cure the breach. If the breaching party fails to cure the breach within the time specified in the notice, the contract shall be terminated as of that time. If terminated for lack of funds or abandonment of the project, the contract shall terminate on the date notice of termination is given to Consultant. City shall pay the Consultant only for services performed and expenses incurred as of the effective termination date. In such event, as a condition to payment, Consultant shall provide to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Consultant under this Agreement. Consultant shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder, subject to off-set for any direct or consequential damages City may incur as a result of Consultant's breach of contract.

7.9 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.

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

CITY OF UKIAH
CITY MANAGER'S OFFICE
300 SEMINARY AVENUE
UKIAH, CALIFORNIA 95482-5400

MAGELLAN BROADBAND, LLC

999 18th Street, Suite 3000
DENVER, CO 80202

9.0 SIGNATURES

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

MAGELLAN BROADBAND, LLC

BY: _____

Date

PRINT NAME: _____

IRS IDN Number

CITY OF UKIAH

BY: _____

CITY MANAGER

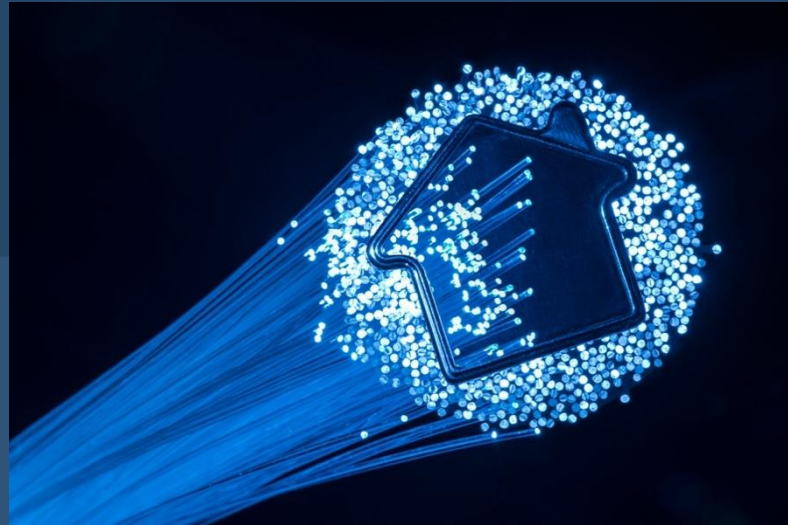
Date

ATTEST

CITY CLERK

Date

CITY OF UKIAH, CA



Broadband Master Planning

Prepared for:
Cindy Sauers
Electric Utility Director
csauers@cityofukiah.com
707-463-6295

Prepared by:
Jory Wolf
Magellan Broadband
jwolf@magellanbroadband.com
818-312-7768
magellanbroadband.com



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Letter of Transmittal

August 26, 2022

Cindy Sauers
Electric Utility Director
City of Ukiah

Magellan Advisors is pleased to submit this proposal to assist the City of Ukiah in assessing the broadband environment in Ukiah, and developing a conceptual design and plan that will prepare the City to submit qualified, competitive applications for broadband grants anticipated to be released by the end of the calendar year.

Based on your feedback and direction, we have prepared a proposal targeted specifically for your needs and timeline, with interim deliverables including a Conceptual Network Design (30% High Level Design) that will put Ukiah in position a to submit informed, realistic, and competitive grant applications. Working from a possible September 2022 Notice to Proceed, we have streamlined our approach that will enable the City to apply for California SB 156 Last Mile Funding opportunities before the end of calendar year 2022.

Asset Inventory

Design Engineering

Technical Grant Assistance

Partner RFP Development and Evaluation

Market Assessment & Gap Analysis

Business Model and Partner Negotiations

Report Compilation and Approval Process

Magellan provides professional consulting services to local governments that want to develop effective broadband and Smart City strategies that are unique to their communities and are based on real-world and demonstrable success. Our team of advisors has worked with agencies throughout California and around the US to help them develop and execute broadband strategies for their communities. We understand the challenges and opportunities local governments face in gaining a competitive edge for economic development and bridging the

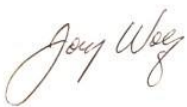
digital divide. Magellan has worked with several communities like Ukiah to create actionable strategies that leverage existing infrastructure, develop strategic partnerships, create successful broadband policies and identify smart investments to enhance services and operations of government, businesses, education and healthcare institutions, including:

- County of Marin: Digital Marin
- County of Napa: Broadband Strategic Planning
- County of Sonoma: Broadband Feasibility
- County of Ventura: Broadband Master Planning
- County of Fresno: Broadband Master Plan
- City of Fremont: Broadband Master Planning
- City of South San Francisco: Broadband & Wireless Master Planning
- City of Concord: Broadband Master Planning
- City of San Leandro: Broadband Master Planning

As every community is unique, our goal is to deliver individually tailored strategies and guidance to you. We strongly believe our experience makes us well suited to work extensively with your staff and departments as well as stakeholders in your communities to understand how Ukiah can best use its unique capabilities and strengths to enhance the availability of broadband throughout its community. Magellan Advisors prides itself on being more than just consultants; our team is comprised of practitioners of innovative broadband strategies deployed by local governments in cities across the nation.

If you have any questions or we can be of assistance in any way, please feel free to contact me with any questions or comments. You can reach me directly at 818.312.7768 or jwolf@magellan-advisors.com.

Sincerely,

A handwritten signature in black ink, reading "Jory Wolf".

Jory Wolf
VP of Digital Innovation, Magellan Advisors

Magellan Overview

Magellan Broadband serves local governments nationally with offices in Texas, Colorado, Florida, California and Missouri. Our Colorado headquarters are located at 999 18th Street, Suite 3000 Denver, CO 80202. Magellan's web address is www.magellanbroadband.com. Magellan Advisors, LLC was founded in January of 2004 and has been in operation as a Limited Liability Company since inception. Magellan's office number is 888-960-5299. Magellan's Federal Employee Identification number is 65-1218484. The contact for this contract is Vice President Jory Wolf. His email is jwolf@magellanbroadband.com and his phone number is 818-312-7768.

Magellan is the leading turnkey broadband development firm for municipalities and utilities. We specialize in planning, designing and building fiber to the home networks for communities that need faster, more reliable high-speed internet. With over 18 years in business and over 400 municipal clients, Magellan is the most experienced firm for munis that want to enhance economic development, education, healthcare and the quality of life of their communities through world-class broadband.

Our staff understands the goals of local governments that recognize broadband as a policy issue. In our feasibility studies, we help educate, inform and direct municipalities to the most feasible options for solving local broadband issues. We work with internal and external stakeholders to build a profile of your community to determine the current state of broadband and identify key issues. Based on real-world solutions, we help you determine the best opportunities to close gaps and position your community for the future. We believe that every community is unique and customized broadband strategies are essential in every project we undertake. In every case, we have helped municipalities find and implement the right solutions to enhance local broadband.

We are the only firm that creates custom tailored broadband networks to achieve municipal objectives. Our networks deliver the fastest internet services at the lowest cost, while giving municipalities a platform to deploy smart city innovations that help them manage their communities. We've led the planning, funding, construction and management of over 50 fiber broadband networks passing over 1 million households and connecting more than 1,000 schools, hospitals, government offices and community organizations and totaling \$1 billion in investments. Magellan has helped more communities successfully plan, implement and manage broadband networks than any other firm in the market.

Magellan provides fiber engineering, consulting and network implementation to municipalities and utilities whose goal is to improve broadband in their communities. Over 400 municipalities, utilities and cooperatives have used Magellan to develop their fiber and broadband networks.

Our mission is to connect every community, one at a time, to the digital economy so that no one is left behind. Our work ensures that communities can access every opportunity the internet has to offer so they can thrive in the connected world.

MUNICIPALITIES

The fastest, most innovative fiber and broadband networks, purpose-built for your community's unique needs.

[Get in touch](#)

Our turnkey broadband solutions allow our clients to maintain a single partner that fulfills every aspect of planning and deploying broadband networks, with seasoned experts guiding their deployments every step of the way. Our success is based on our clients' success and our fiber to the home solutions enable our clients to serve their citizens most pressing broadband needs in the digital age.



We work for municipalities, utilities, co-ops and regional governments but serve any organization that is building fiber and broadband infrastructure.

Magellan is trusted by over 400 municipalities and utilities to plan, engineer and build their broadband & smart city networks

400

MUNIS, UTILITIES
& CO-OPS

50

FIBER & WIRELESS
NETWORKS

900

THOUSAND HOMES
WITH FIBER

750

MILLION IN
NEW INVESTMENTS

Community Focused Fiber & Broadband Solutions



Broadband Planning

Feasibility studies, fiber master plans and business plans that give you real-world guidance and results you can count on when deploying fiber and broadband.



Grants & Funding

Funding strategy, grant writing and compliance for all major federal and state fiber and broadband grant programs.



Design Engineering

Cutting edge fiber and broadband engineering to connect more sites, more devices and more customers at the speed of light.



Turnkey Implementation

A single, trusted partner to manage your entire network implementation, with over 50 fiber and broadband deployed networks across the US.



Launch & Startup Support

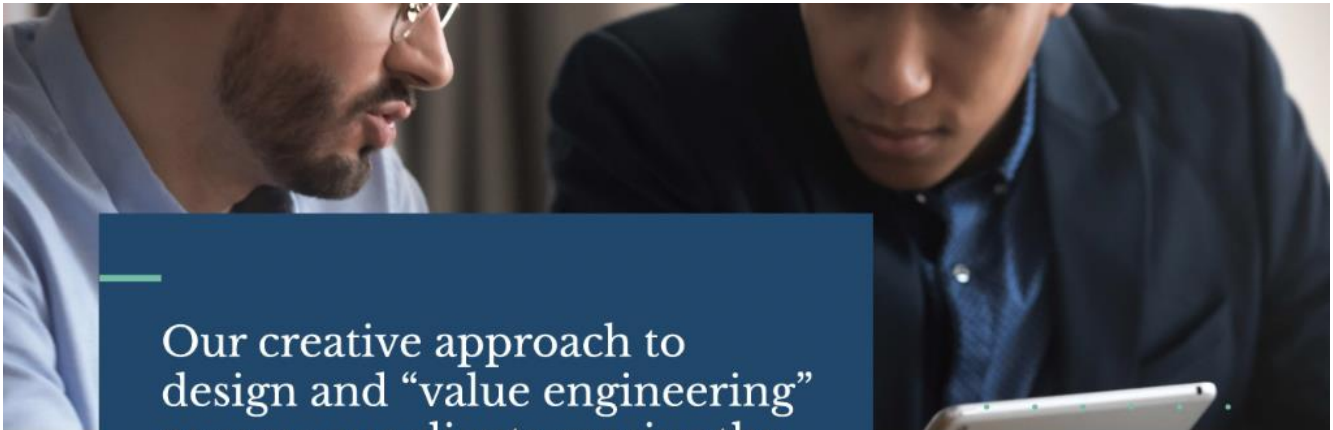
From network integration, to billing, to customer service to tech support, we provide you with the most experienced resources to manage your fiber and broadband networks.



Retail ISP Services

LightSpeed, powered by Magellan Advisors serves your community with fast, reliable and affordable internet services, built on a culture of delivering superior service.





Our creative approach to design and “value engineering” assures our clients receive the best possible outcome.

FIBER TO THE HOME - FIBER BACKBONES - METRO & LONG HAUL

Fiber & Broadband Design Solutions



Aerial

Thousands of miles of aerial fiber installed for over a million homes. Our experience includes ADSS, strand and lash, make-ready and pole preparation in diverse environments.



Underground

We manage the entire design, engineering and permitting process for direct bury and conduit installations to minimize cost and accelerate construction.



GPON & Active Ethernet

FTTX architecture and design based on end-user customers' need for speed, reliability and redundancy.



Data Center, Central Office & Shelters

Inside plant design covering layouts, infrastructure, racking, power, cooling, fiber termination and equipment.



Network Architecture

Turnkey layer 2 and 3 design, including IP, MPLS, Carrier Ethernet, DNS and DHCP.



Construction Packages

Complete packages for competitive bidding that result in the lowest cost and best value.



Construction Management

We manage the entire construction project from start to finish, ensuring that the network is built to client specifications.



Project Management

We manage large and complex construction projects, letting our clients focus on their most valuable asset – their customers.



Related Experience and References

FIBER & WIRELESS NETWORK DESIGN: NAVAJO NATION



CONTACT

Pearl Lee
Program Manager
P: 928.871.7613
E: pearllee@navajo-nsn.gov

Start and End Date:
2019 - present

"This is an incredible opportunity for the Navajo Nation. For the first time, all three branches of the Navajo government have collaborated to develop a comprehensive plan that makes affordable, high speed connectivity a reality for all Navajo communities and anchor institutions."

-Norbert Nez, IT Manager, Division of Community Development

CHALLENGE:

Navajo leaders understand the financial and social consequences of having little to no broadband service across the reservation. The quality of life for Navajo families, K-12 students and elders deteriorated significantly due to Covid-19. To address this ongoing economic burden, the current Navajo leadership supported the creation of a Navajo interagency task force that focused on identifying existing broadband assets and developed strategies for increasing infrastructure deployment. The Nation engaged Magellan in early 2020 to develop a broadband plan that would provide coverage across 26,000 square miles in four states: Arizona, New Mexico, Utah, and Colorado. Magellan also conducted a Nation-wide infrastructure inventory and issued a guidance framework to help improve coverage using fixed and mobile platforms including the utilization of different licensed and unlicensed spectrum assets including 2.5Ghz, 3.5Ghz, 5.9Ghz and 700Mhz.

MAGELLAN'S SOLUTION

Navajo leadership turned to Magellan to develop a cost-effective fiber and wireless solution. Magellan's team developed a preliminary design and cost analysis of a proposed Navajo Network that provides fiber as middle-mile backbone throughout the Nation and a wireless solution to deliver last-mile service. Magellan maintains a dedicated team of broadband engineers and planners that developed a network design that included a wireless overlay for all 26,000 square miles of the reservation. By utilizing a hybrid fiber and wireless model, the design included coverage to 100% of homes and anchor institutions.

OUR CLIENT'S SUCCESS

The Navajo Nation President Nez presented testimony that was drafted by Magellan to the U.S. House Energy and Commerce Committee articulating the need for additional funds to support investment in broadband infrastructure. Magellan continues to support the Nation on all aspects of its broadband funding, engineering and network design needs as well as its policy goals to increase the adoption and expansion of distance learning, telehealth, public safety, digital literacy, and other critical use cases.

FIBER DESIGN & CONSTRUCTION REFERENCE: CITY OF RANCHO CUCAMONGA, CA



CONTACT

Fred Lyn
Utility Division Manager
P: 909.477.2740 ext. 4035
E: fred.lynn@cityofrc.us

"Today this infrastructure plays a crucial role in Rancho Cucamonga, not only in economic development, but will be pivotal in the long-term sustainability and future planning of the City. Rancho Fiber has arrived." -Fred Lyn, Utilities Division Manager

CHALLENGE

City leadership recognizes that fiber-optic infrastructure is an important part of the Rancho Cucamonga community. They understand that in today's world, connectivity affects every aspect of the community - whether in municipal operations, public safety, education, healthcare, quality of life, entertainment and commerce. To realize leadership's vision, the City needed a partner that could develop and manage the expansion of fiber-based broadband across the City in a measured approach that achieved the City's financial constraints while expanding access in year-by-year deployments across the City.

MAGELLAN'S SOLUTION

In 2016, Magellan worked with the City to develop a fiber master plan and engineering assessment that laid out a multi-year plan for new aerial and underground fiber deployment throughout the City, totaling \$12 million over 6 years. Since adopting the master plan in 2017, Magellan has designed and built the first three phases of the fiber to the premises network. In this work, we have provided full engineering, fielding, utility assessments, pole and make ready planning, construction prints and bid packages. We also manage construction as an owner's representative for the City in the fiber build, ensuring that the construction contractor meets our engineering specifications developed for the City, with tight quality control and within the budget.

OUR CLIENT'S SUCCESS

Today, the City has connected neighborhoods and business corridors, enabling gigabit broadband services to residents and businesses across the City. Residential customers receive gigabit service for \$69.99 per month, giving them nearly 5 times the bandwidth for a lower cost than is available in the market today. Businesses have competitively priced internet on City fiber that has replaced slow and unreliable DSL, and cable internet services.

FIBER DESIGN & CONSTRUCTION REFERENCE: CITY OF HILLSBORO, OR



CONTACT

Greg Mont
Information Services Director
P: 503.681.5401
E: greg.mont@hillsboro-oregon.gov

"The partnership between the City and HSD is all about what's best for our community. We have a long history of working together to best serve our students and families, and this is another opportunity for us to do the right thing and make our schools and our community stronger."

-Mike Scott, Hillsboro Schools District Superintendent

CHALLENGE

The City of Hillsboro and Hillsboro School District envisioned a joint partnership for a community owned fiber network to support schools' connectivity needs and enable a platform for world-class broadband. In 2017, the City and School district signed an agreement to co-build the network. The next step was to identify a partner that understood municipal fiber projects and could manage the complex engineering process at hand, creating two networks from one.

MAGELLAN'S SOLUTION

The City of Hillsboro hired Magellan in 2017 to develop a citywide fiber backbone and fiber to the home broadband network. Magellan approached the design by working with School District staff to determine their most important needs – high bandwidth, reliability and redundancy across all schools. Through the planning process, Magellan designed a highly redundant, multi-ring fiber backbone to connect 34 schools with dark fiber.

Concurrently, Magellan engineered an optimal fiber to the home architecture using the backbone network as a launchpad for broadband. Our design furnished the City with a blueprint for broadband across 44,000 homes and businesses. We provided detailed fielding, utility assessment, permitting, make-ready, prints, costing and as-builts for each phase of construction. The design delivers 1 and 10 gigabit capabilities natively in the network. To enable seamless deployment of the network, the City also selected Magellan to manage construction, given our deep experience constructing municipal fiber and our collaborative approach with the City's internal departments.

OUR CLIENT'S SUCCESS

Today, 34 schools are connected to the network, providing nearly unlimited bandwidth to support their current and future needs, while reducing its operating budgets by \$200,000 annually. The fiber backbone and the first phase of fiber to the home construction have been completed to enable the City to launch its gigabit internet services to the first homes in Hillsboro.

Broadband Feasibility Study – City of Waterloo, Iowa



CONTACT

Andy Van Fleet
Waterloo Communications
Board Chairman
P: 319-291-4323
E: andy@vlgux.com

CHALLENGE

The City of Waterloo, Iowa selected Magellan Advisors in 2019 as its partner in the development of a Broadband Study and Action Plan that will identify needs and opportunities for future broadband expansion and growth. Magellan assisted the City of Waterloo in preparing for the internet of things by integrating fiber-to-the-home broadband and smart city technologies into the City's Broadband Study and Action Plan, a long-term plan, which will ensure that Waterloo is prepared to take advantage of all future wired and wireless applications which may benefit the community.

MAGELLAN'S SOLUTION

Magellan Advisors engaged the City of Waterloo leadership and studied the state of broadband throughout the community, while gathering and presenting information to assist City leadership in making informed decisions as it relates to deploying broadband citywide. The Magellan team developed supporting financial models and presented multiple options to the City for its consideration. Our team developed an implementation strategy and action plan for Waterloo, allowing the City to immediately begin making improvements to the community's broadband services. This plan will enable the City of Waterloo to also support retaining and attracting new businesses, improving residential and business broadband services all while making Waterloo a high-tech competitive community. The project's final report will serve as an implementation roadmap to ensure the broadband needs of Waterloo are served today, and well into the future.

OUR CLIENT'S SUCCESS

In April 2021 the City of Waterloo extended Magellan's contract to begin Design, Engineering and Permitting activities for a 120-mile fiber-optic backbone identified in the Action Plan. This backbone will connect hundreds of City and Utility sites and will provide the necessary capacity to support a Fiber-to-the-Home deployment. Magellan Advisors engaged the City of Waterloo in 2020 to study the state of broadband throughout the community to gather and present information to assist City leadership in making informed decisions as it relates to deploying broadband citywide. The Magellan team developed supporting financial models presented multiple options to the City. Our team developed an implementation strategy and action plan for Waterloo, allowing the City to immediately begin making improvements to the community's broadband services. This plan will enable the City of Waterloo to also support retaining and attracting new businesses, improving residential and business broadband services all while making Waterloo a high-tech competitive community. The project's final report has been delivered and the City is moving forward with funding.

FIBER DESIGN ENGINEERING REFERENCE: CITY OF GLENDALE, CA



CONTACT

Craig Kuennen
Deputy General Manager
P: 818.548.3369
E: ckuennen@glendaleca.gov

"Today this infrastructure plays a crucial role in Rancho Cucamonga, not only in economic development, but will be pivotal in the long-term sustainability and future planning of the City. Rancho Fiber has arrived."

-Fred Lyn, Utilities Division Manager

CHALLENGE

Glendale Water & Power currently owns and operates approximately 98 miles of dark fiber network within Glendale's city limits. The majority of connections are for municipal communication systems with limited commercial access. To meet increasing demand for fiber in the City, City Council authorized the development of a Fiber Optic Business Plan. This plan is currently under implementation to provide improved commercial network infrastructure and necessary business organization required to expand the City's operation as a provider.

MAGELLAN'S SOLUTION

In 2018, Magellan Advisors has been the City's partner for implementation of its fiber strategy, including design for electronics and connectivity, development of the construction documents and strategy for deployment of an expanded fiber backbone to bring connectivity to Glendale's electric substations and other field equipment to serve the utility. Magellan's strategy was to leverage the fiber backbone expansion for as many purposes as possible across the City, utility and broadband use cases. Magellan laid out fiber backbone routes to reach all electric substations, creating a new ring of connectivity to improve reliability in the electric plant. The design was dimensioned to support high-capacity broadband services as part of Glendale's strategic plan to deploy the network.

OUR CLIENT'S SUCCESS

Today, the City has connected neighborhoods and business corridors, enabling gigabit broadband services to residents and businesses across the City. Residential customers receive gigabit service for \$69.99 per month, giving them nearly 5 times the bandwidth for a lower cost than is available in the market today. Businesses have competitively priced internet on City fiber that has replaced slow and unreliable DSL and cable internet services.

FIBER OPTIC NETWORK EXPANSION REFERENCE: CITY OF PALO ALTO, CA



CONTACT

Todd Henderson
IT Manager
P: 650.329.2342
E: Todd.Henderson@CityofPaloAlto.org

MAGELLAN'S SOLUTION

Magellan was selected by the City of Palo Alto to assist the City and its electric utility with development of a high-level design for an expanded backbone network to connect City facilities for the enhancement of automated meter reading (AMI), Public Works, and Public Safety functions. The project also includes a high-level design and business case assessment for a fiber-to-the-home network that leverages existing infrastructure and expands the City's existing commercial fiber offerings to residents.

OUR CLIENT'S SUCCESS

Our team of engineers and consultants worked to assess the current residential broadband market in Palo Alto to determine appropriate rate structures and focus areas, made recommendations about policy to enhance broadband, and interviewed City departments to determine use cases for the backbone network, leading to the development of a resilient fiber ring that will support the City's internal functions for years to come, as well as a FTTH design to support residential broadband needs. The designs also included an analysis of the business case for extending fiber and conduit infrastructure, a detailed bill of materials, and phased implementation plan for deployment. In the second phase of the project, our team will continue our work with Palo Alto by assisting with outreach to the community and investigating partnership options.

Project Team

JORY WOLF

VP of Digital Innovation: Project Executive

Jory joined Magellan after 22 years as CIO of the City of Santa Monica, CA where he launched Santa Monica City Wi-Fi, which provides free internet services to the public through a network of 32 hot zones and wireless coverage in most major commercial and transit corridors throughout the city. He created Santa Monica City Net, a 100-gigabit broadband initiative to support an environment for local businesses to compete in the global economy with cutting edge network solutions. Jory has over 35 years of experience in Information Technology, including broadband, FTTH and Smart City initiatives. Jory and his teams have received over 50 awards for information technology projects during his career and in 2012 he received the CIO Lifetime Achievement Award from the Los Angeles Business Journal. Since joining Magellan Broadband in July 2016, Jory has led teams that have worked on 60+ government projects in broadband master planning, feasibility studies, wireless strategic planning, 5G small cell policies, dig once policies and smart city.

WILL MORAT

Senior Broadband Consultant: Project Manager

Will has 15 years of experience leading complex projects in government, communications, and economic development. He has led public fiber optic network projects from the nascent stages all the way through launch. His focus is on leveraging public assets with private investment to realize community benefit: closing the Digital Divide, improving public services through technology, and enhancing the quality of life and economic environment. Will brings a background in public policy, local government administration, and cross-departmental experience in project management that complements the critical role of broadband in community growth and development.

GREG WHELAN

Senior Broadband Consultant

Greg is a subject matter expert in broadband, fiber, digital infrastructure, mobile, 5G, cloud/edge, telecommunications, and IoT. He was a pioneer in broadband and created the project that led to the first broadband modem chipset in the industry. He was a co-founder and vice president of the original Broadband Forum and participated in early international broadband standards organizations. He was part of the team that architected one of the first Open Access Broadband networks in the USA and was early in connecting private funding and open fiber networks in the USA. Prior to joining Magellan Broadband, he was an independent broadband industry analyst and advisor. Before that he led broadband marketing and products at Cisco Systems, Cascade Communications, Analog Devices and a number of start-ups in greater Boston.

AL KAMUDA**Design Team Lead**

Al Kamuda is a seasoned telecommunications and GIS professional with over 20 years' experience in telecommunications engineering, mapping, design and outside plant construction. Prior to joining Magellan, Al was the Senior Design Manager for the Central Florida region at Spectrum (Charter Communications), where he led the planning, project management and implementation of outside plant design for various company growth projects including residential, commercial, cellular backhaul and metro WIFI. His extensive experience with the telecommunications industry, CAD platforms and geospatial expertise along with his strategic forward thinking provides an extremely diverse skill set that allows him the valuable insight needed to understand the client's objectives in all aspects of telecommunications construction and design processes.

COLE HENKLE**Director – Broadband Design**

Cole has a decade of experience managing large broadband designs. He manages the full life cycle of engineering projects from inception to completion, managing all permitting activities and personnel in local and remote locations. He has direct experience working with major carriers, municipalities and regional governments on regional fiber and broadband deployments across the US, some of which include Google Fiber, Verizon and the Cities of Hillsboro, OR, Chesapeake, VA, Portsmouth, VA, Boulder, CO, and Ann Arbor, MI. Mr. Henkle led the City of Hillsboro design engineering project, with 100 miles of fiber backbone and 5,000 homes designed and built to date.

SHAWN MORRIS**Broadband Designer**

Shawn Morris has more than seven years of experience designing, and coordinating fiber projects and has additional experience in the architecture design industry. Most recently, Shawn has contributed towards multiple municipality based FTTH and Infrastructural Network projects. Shawn excels at identifying potential problems early in projects and uses his problem-solving skills to plan and develop processes and procedures to navigate each unique challenge. His excellent customer service is consistently recognized by our clients and Shawn always ensures that quality deliverables are provided. Shawn holds a Master of Architecture from Kansas State University. Shawn is experienced with the following software: Microsoft Office, Autocad, ArcGIS, 3-GIS, SketchUp, Adobe InDesign, G Suite, and Lucidchart.

Scope of Work

TASK 1: ASSET INVENTORY

We will conduct a comprehensive asset inventory of the current broadband assets in the public right-of-way including conduit, fiber, antennas, poles, towers, abandoned facilities, active facilities, and other infrastructure to determine their usefulness for expanding broadband within the region. This effort will provide a realistic assessment of assets available for expanding broadband connectivity.

We believe that the following components should be analyzed:

- Underground conduit, innerduct, empty and available conduit
- Fiber cables, strand counts, splice points, terminations and utilized strands
- Vault and handhole locations
- Available and reserved capacity throughout the network
- Construction and placement method policies
- Current as-builts and documentation
- Terminating locations and public facilities
- GIS maps including publicly-owned property, right of way, easements
- Location of capital improvement projects and economic development zones
- Current and planned locations of public safety cameras and traffic signal interconnect

Magellan will request GIS files, capital projects, planning and development data from the City itself, its cities, unincorporated communities, and anchor institutions to develop a broadband asset map. Using this data, we propose to first build a geo-correct layer of conduit and fiber, identifying placed conduit, type, size, status (occupied/vacant) and related information. A second layer will incorporate poles, traffic signal cabinets and other assets to be used for expanding broadband.

A third layer may include General, Economic Development, Transportation and Capital Projects Plans to identify strategic and cost-effective methods of deploying and expanding broadband in a planned, organized and phased approach. We will also engage with private internet service providers to request information about the locations of their assets. Magellan's team will coordinate meetings with incumbents and new-entrants to understand how their existing infrastructure serves the community, what their plans are for the future, and what implications those plans have for the City. We should expect that some of these companies may be reluctant to provide details about their assets and plans, but have found that developing relationships with these organizations is a key component of broadband planning.

Task 1 Deliverable: *Magellan will provide geodata shape files of the final Asset Inventory and an assessment and recommendation through a Technical Memorandum at the conclusion of Task 1.*

TASK 2: DESIGN ENGINEERING

2.A: Conceptual Design

Magellan will undertake a comprehensive field validation and outside plan audit of the City's August 2021 *Digital Infrastructure Project* by creating a High-Level Design (30%) that can subsequently be completed and finalized in Task 2. As we develop the High-Level Design, we will work with the Ukiah team to determine the best running lines, infrastructure and locations where fiber should be constructed.

Magellan will have their design process begin in which fiber alignments, placements, structures, cable sizes and splice points are identified in the network. Magellan will work with the City to analyze any existing fiber backbone routes and determine the best construction strategy and methods. Minor changes in the backbone routes may be preferred to avoid congestion or those planned for replacement in the next few years.

Also, Magellan will look at opportunities to optimize the backbone for future City services and broadband applications that may give the City advantages for expanding the network in the future but come with little if any additional cost today. The High-Level Design will include geo-located data layers for the following:

- Review of construction standards, policies and practices
- Placement of new backbone cable
- Right of way analysis
- Sites to connect on the backbone
- Laterals to each site
- Interconnection with core data centers/utility sites

The 30% High-Level Design will focus on 4 key components that will accurately inform and guide the final design engineering:

Backhaul/Redundant Connections – Connecting the City's local, publicly-owned fiber network to other public and/or private regional middle-mile and long-haul transport circuits to procure diverse, redundant pathways to colocation and data facilities that ensure connection to the Internet. A resilient City network will require at least two independent fiber paths to ensure that service is not interrupted due to technical issues, construction, accidental cable cuts, natural disasters/fire, or other unforeseen events.

Core Fiber Backbone - Connecting communities to one another across the City and building a high-capacity fiber backbone that connects to the greater internet points of presence, colocation centers and central offices. The core fiber backbone will consist of high-count fiber using redundant rings and/or mesh architectures to support a highly resilient backbone. It will include all outside plant fiber assets, hut locations, facility locations and core network elements to light the network.

Fiber Laterals to Key Organizations – We will connect community anchor organizations to the fiber backbone, providing multi-gigabit connectivity to schools, hospitals, government offices, public safety

facilities, utilities, cooperatives, and other key facilities. It will include all outside plant fiber assets and network elements to connect facilities to the network.

Fiber To The Home Distribution/Access – Magellan will provide dense fiber distribution to homes and businesses within each region, enabling individual users to connect to the network. FTTH distribution will include outside plant fiber, distribution huts, splitter cabinets and other distribution elements to enable service drops that will connect end users to the network for fiber to the home broadband services.

As Magellan completes the High-Level Design, we will conduct a formal review with maps illustrating all components of the backbone overbuild. We will present the 30% design, alignments, sites, laterals and connections to give the Ukiah staff a first look at the preliminary design, provide feedback and give Magellan a chance to make any adjustments to running lines and other outside plant aspects of the network before moving into detailed engineering in Task 2.

2.B: Low Level Design (60%)

Once consensus on the high-level design has been received, Magellan will begin the onsite fielding process, in which the internal field team will conduct detailed walkouts of all routes and fiber lines. Our fielding process identifies features and attributes, constructability, hazards, and survey of existing infrastructure. We utilize Trimble GPS units for all fielding and iPad data collection to record features and upload them in real time to our design engineers in the back office. This gives us the ability to expedite the design process in concert with our onsite field team. The fielding team will also provide make-ready analysis for the fiber overbuild. Magellan will look at the opportunities to over lash to existing cable vs new attachments for backbone fiber installation.

After all field data has been collected, Magellan will begin the detailed engineering design from the survey data and make adjustments to running lines. This is known as the Low-Level Design and is the 60% milestone. Magellan utilizes a route optimization process to determine the best paths for fiber backbone routes, avoiding any potential constructability issues encountered during the fielding process. This process allows us to optimize the final routes for you and value engineer the network to keep costs down. Our low-level design process will also create all fiber cable sizes, splicing diagrams, port assignments, terminations and final site connections for the new backbone. Furthermore, it will provide preliminary bills of materials and cost estimates for the new network.

Magellan will review the Low-Level Design (60%) with the City and will provide the first set of construction prints with detailed placement and routing, integration with existing fiber and conduit, preliminary fiber splice plans, cabinet layouts, pedestals and other low-level outside plant infrastructure documentation. Magellan will provide a detailed review of the plant with the City, pointing out how the design has changed from the 30% Conceptual Design. In this review, Magellan will provide GIS data and plots to the City in advance of the meetings, so you have ample time to review. Accompanying this data will also be the preliminary cost estimates, bills of materials and bid package documents for construction. This 60% review

will give The City a chance to provide feedback to Magellan at a more detailed level and better understand the costs of plant construction, to determine if any changes should be made to reduce budgets, speed the deployment or adjust the fiber routes.

2.C: Final Design (90%)

Once all updates are invoked Magellan will complete the 90% milestone known as the Final Design. This design process will incorporate any changes from the 60% Low Level Design into the final design. We will finalize all routing, alignments, separations, structure sizing and placement, cabinet placement, splice plans and other components of the design. This process will also identify all permits required, costs and timeframes to acquire the permits. Magellan will have a final review with the City to review all of the scope and address any questions or concerns.

The Final Design and Bid Package will provide the City with the following:

- All construction documents
- City procurement requirements
- Construction standards
- Construction plans
- Sequencing and schedules
- Bills of Materials (see Task 2.C below) using unit costs and pay items for the release and RFP or invitation to bid.

Magellan will provide final QA/QC on all documents and conduct a formal review of the final deliverables with the City to determine if any changes need to be made before going to bid. Magellan will develop the final bid package for construction and provide the City with all content to support a competitive construction procurement. Magellan will provide design specifications, prints, pay items, units, and final documents, incorporating in the City's existing procurement documents to create a final construction package for release to the market. Magellan is happy to manage the pre-bid meeting, answer questions, post addenda, evaluate bidders and make recommendations to the City on the final award.

2.D: Bill of Materials

Magellan will create a final high-level design and cost estimates for the fiber and wireless networks which itemizes all labor, materials and equipment costs. We will provide a comprehensive bill of materials with unit rates for construction, based on local labor costs that are commensurate with the current market. This bill of materials will supply each per unit cost for outside plant construction, splicing, termination, testing, wireless siting, construction, installation and activation.

Pricing for Task 2, Design Engineering, may be adjusted should expansion miles change as a result of the work in this Master Plan.

Task 2 Deliverable: *Magellan will provide a geodata files, maps and accompanying files for a 30% High Level Design, 60% Low Level Design, a 90% Final Design, a Bill of Materials, and Bid Package.*

TASK 3: TECHNICAL GRANT ASSISTANCE

Our team maintains current relevant information about new policies and practices across the broadband industry and is deeply entrenched in the California broadband regulatory environment. Using this expertise, Magellan’s team will work with Ukiah to provide guidance about relevant state and federal broadband policies and plans including the state of California’s implementation of senate bill 156 – communications broadband and the federal infrastructure investment and jobs act. We maintain frequent communications with key contacts at the California public utilities commission (CPUC), Golden State Network, CENIC, and other agencies that are involved in statewide broadband planning, as well as regularly tracking updates about ongoing programs at various federal agencies. We will provide regular reports to Ukiah about updates to these initiatives and how they can be leveraged for Ukiah’s broadband efforts. We will develop a funding strategy for Ukiah that includes available grant and loan programs through local, state, and federal sources, as well as potential cost-sharing agreements with state and regional partners.

Task 3 Deliverable: *Magellan will ongoing technical grant assistance throughout its engagement with the City.*

TASK 4: PARTNER RFP DEVELOPMENT AND EVALUATION

Magellan will assist the City throughout the process of soliciting, evaluating, and selecting the best private sector partner that can operate, maintain, and manage the City’s publicly-owned fiber network through a public-private partnership. Publicly-owned fiber networks that serve retail customers require day-to-day management and maintenance, and some grant funding opportunities require public agencies to secure a private partner prior to application submission. Smaller municipalities that don’t already operate a power utility typically are not resourced or equipped to efficiently operate as an internet provider, and finding the right private partner to handle network management is essential to long-term success.

Aligned with City project goals and adhering to procurement processes, Magellan will develop and draft an RFP that will solicit comprehensive proposals from Internet Services Providers (ISP) that are qualified and capable of operating the City’s future fiber network. We will organize and draft the RFP to leverage City assets, infrastructure, and planned network construction in order to maximize the proposed contribution of RFP respondents.

Magellan will also utilize its experience to help the City evaluate proposals based on detailed and transparent criteria, including working closely with City-appointed evaluators (either City staff, community stakeholders, or both). We will also work closely with staff to draft reports, memos, and presentation slide decks in preparation for any public meetings where City Council or other legislative deliberation and action is required.

Task 4 Deliverable: *Magellan will provide a draft RFP to solicit ISP partners and any accompanying memos and presentation decks required to assist the City through the partner evaluation process.*

TASK 5: MARKET ASSESSMENT AND GAP ANALYSIS

Our team will conduct an inventory of existing providers and broadband assets to gain an understanding of what service offerings are currently available to businesses and anchor institutions in the City of Ukiah. Magellan's analysis will identify the services that are available, providers, service level, pricing, and access. We will document all privately-owned networks and research incumbent providers that currently serve the market as well as potential new entrants. This information will come from a variety of sources, including our comprehensive broadband database, third-party research, and information obtained from the providers themselves.

We should expect that some of these companies may be reluctant to provide details about their assets and plans, but have found that developing relationships with these organizations is a key component of broadband planning. Therefore, we will make introductions between the providers and the City and will collaborate with both parties to obtain as much information as possible.

We will also recommend actions to promote broadband and 5G deployment, such as "dig once" ordinances and other best practices seen in other communities.

Based on the current market and location of assets, our team will conduct a gap analysis to delineate well-served, underserved and unserved areas, which will allow us to identify indicated areas that have a need for broadband but currently lack the necessary infrastructure. We will work with the County to present this data to the State, including our contacts at the California Public Utilities Commission (CPUC), California Department of Technology, and Golden State Net in order to raise awareness about the needs of Ukiah as the state moves forward with its ongoing broadband planning efforts. We believe that sharing this information with the State will provide opportunities for the City to make a case for funding opportunities including grant programs and earmarked funds that could support broadband in the City.

Task 5 Deliverable: *Magellan will a comprehensive market assessment and gap analysis through within the Final Report.*

TASK 6: BUSINESS MODEL AND PARTNER NEGOTIATIONS

Task 6.A: Business Model Pro Forma

Magellan will utilize our Broadband Financial Sustainability Model to ensure that the City has a full understanding of the business and financial sustainability of the proposed project and future operations.

Our financial models have been specifically developed for broadband utilities and are very similar to electric utility rate studies. Magellan's financial modeling tools have been utilized to plan and manage broadband network investments for over \$500 million in broadband projects nationwide. Using our financial tools, we propose using a 20-year period to analyze the project and develop a Pro Forma projection that includes the following:

- Develop the cost model for the network, including one-time and ongoing capital expenditures to build the network for City facilities, businesses and anchor institutions.
- Develop the cost model for operations, including O&M, network operations, field services, staffing, billing and customer service applicable to the City and/or private partner.
- Adjust projections for the customer segmentation and growth on the network, across each type of customer (government, business and anchor institutions).
- Determine a proposed competitive rate schedule for potential services, using competitive market pricing information.
- Develop financial statements, pro-formas, depreciation schedules, and cash flows.
- Conduct comprehensive financial analysis on the project to determine overall financial sustainability using key metrics such as free cash flow, debt service coverage, operating margin, and net income.
- Recommend the most feasible business model based on the City's goals, overall business and financial sustainability, community benefit, and long-term value to the community.

Task 6.B: Partner Negotiations

The information from Magellan's business model will help the City evaluate its selected partner and negotiate a long-term public-private partnership agreement. Magellan will work closely with the City to participate and advise throughout the negotiation process, including developing and drafting the outline of a proposed partnership agreement for the City to review and prepare for City Council consideration. Magellan will specifically assist the City in negotiating the best terms that address the following key terms:

- City broadband services for public facilities
- Retail services & pricing to a range of customer segments, including commercial and anchor institutions
- Retail services & pricing to government and anchor organizations
- Retail services that leverage other utilities for outsourced content and services
- Fiber leasing arrangements
- Revenue sharing agreements
- Open Access Model compliance
- Phased roll-out of lit services to customers
- Milestones & performance schedules to guarantee delivery of services
- Partnership arrangements with third-party asset owners (County, other private telecoms)
- Others to be determined throughout the course of negotiations.

Task 6 Deliverable: *Magellan will provide a pro forma financial projection and business model, assist and participate in negotiations with the City's selected partner.*

TASK 7: REPORT COMPILATION AND APPROVAL PROCESS

The culmination of the project will be a concise Final Report that summarizes the activities of the project including details of committee and engagement activities, findings and recommendations from the assessment, and a presentation of clear pathway options for building a better broadband system across the City of Ukiah. The report will detail findings of all tasks and recommendations for Ukiah to bring next- generation broadband to its communities by leveraging existing infrastructure and key partnerships.

Magellan will provide a final report including:

- Asset Inventory
- Market Assessment and Gap Analysis
- Business Models
- Final Recommendations

We will also prepare and conduct a presentation of our findings and recommendations to Council in support of the document's approval.

Task 7 Deliverable: *Magellan will provide a Final Report, including any public presentation needed for Report approval.*

Timetable

- ◆ Ongoing Task
- Final Deliverable

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8
Task 1: Asset Inventory	◆	◆	□					
Task 2: Design Engineering	◆	◆	□					
Task 3: Technical Grant Assistance	◆	◆	◆	◆	◆	◆	◆	□
Task 4: Partner RFP Development and Evaluation				◆	◆	□		
Task 5: Market Assessment and Gap Analysis					◆	◆	□	
Task 6: Business Model & Partner Negotiations						◆	◆	□
Task 7: Report Compilation and Approval Process							◆	□
Project Management & Meetings	◆	◆	◆	◆	◆	◆	◆	◆

Pricing

The total cost to Ukiah is \$252,339 and includes all work to be completed by Magellan as stated in this proposal. Magellan will bill the City in eight (8) equal monthly payments of \$31,542.38.

Magellan will bill on the first day of the month for the current month's services. Travel and incidental expenses will be billed as incurred. Invoices are payable on net 30 terms from the date of invoice. Pricing for Task 2: Design Engineering are estimated costs and may be adjusted based on the data collected and knowledge gained regarding more accurate construction footages from work done during the project.

Task/Description	Cost
Task 1: Asset Inventory	\$13,570
Task 2: Design Engineering	\$157,339
Task 3: Technical Grant Assistance	\$13,570
Task 4: Partner RFP Development and Evaluation	\$16,963
Task 5: Market Assessment and Gap Analysis	\$13,570
Task 6: Business Model and Partner Negotiations	\$20,355
Task 7: Report Compilation and Approval Process	\$16,972
Total for Magellan's Services	\$252,339

ATTACHMENT B

Megellan Broadband Contractor Staff Rates and Hours for City of Ukiah LATA Project

Personnel Title	Specific Personnel	Estimated Hours	Hourly Rate	Total
Project Executive	Jory Wolf	56	\$260	\$14,560
Project Manager	Will Morat	168	\$185	\$31,080
Broadband Consultant	Greg Whelan	96.4445	\$180	\$17,360
Project Management Analyst	Taram Mann	100	\$180	\$18,000
GIS Engineer	Al Kamuda	100	\$140	\$14,000
Total Hourly Costs				\$95,000

Design Engineering Costs	Engineering costs based on \$1.50 per linear foot	\$157,339
Total Project Costs		\$252,339



LOCAL AGENCY TECHNICAL ASSISTANCE GRANT PROGRAM

Grantee Administrative Manual

Communications Division

June 28, 2022

To all Local Agency Technical Assistance Applicants and Grant Recipients:

The California Public Utilities Commission (CPUC or the Commission) thanks you for your interest in broadband technical assistance grants. We welcome your applications for funding of pre-construction work that facilitates last-mile broadband projects led by local agencies and tribes in California. We look forward to working with you.

Respectfully,

CPUC Communications Division

Local Agency Technical Assistance Grantee Administrative Manual

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Local Agency Technical Assistance Grantee Administrative Manual

I. Introduction

The Local Agency Technical Assistance (LATA) grant program provides funding to assist California's local agencies and tribes in their efforts to provide high-speed broadband to unserved Californians. On February 24, 2022, the Commission approved [Decision \(D.\) 22-02-026](#)¹ which established the LATA grant program and implemented current requirements and guidelines for the program.²

The purpose of the *Local Agency Technical Assistance Grantee Administrative Manual* is to provide guidance on the application process and administrative lifecycle for broadband technical assistance grants.³ This manual is intended to help potential applicants and grant recipients (grantees) become familiar with the LATA program, including funding eligibility, the application process, and administrative and performance requirements.⁴

II. Funding Overview

Local Agency Technical Assistance grants provide reimbursement for Tribes and local agencies for pre-construction expenses that facilitate development of broadband network deployment projects to areas in need. Grants may be used to reimburse eligible costs such as environmental, feasibility, and engineering design studies or reports; needs assessments, market studies, broadband strategic plans, and business plans; forming a joint powers authority; and consultant and community-based organization services.

Grantees may receive up to 100 percent of technical assistance project costs of up to \$500,000 per local agency or tribe per fiscal year. The program has a budget of \$50 million, including a \$5

¹ D. 22-02-026 is part of the Commission's California Advanced Services Fund (CASF) Rulemaking proceeding (R.) 20-08-021. Learn more about the various CASF funding programs on the program website here: <https://www.cpuc.ca.gov/casf/>

² Senate Bill 156 (SB) text: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB156

³ This Administrative Manual was prepared by CPUC CD staff. It does not change, replace, or waive any of the rules or guidelines adopted in D.22-02-026 nor has the CPUC passed upon the accuracy or adequacy of the information in it. The contents of the manual are for informational proposed only.

⁴ [D.22-02-026 Attachment 1 Guidelines](#).

million set-aside for tribes, for reimbursement of eligible costs incurred by December 31, 2024. Grants will be awarded on a first come first served basis until funding is exhausted.

In addition to eligibility for funding from the LATA program, tribes will continue to be eligible for broadband grants from the CPUC's existing Tribal Technical Assistance grant program, which has a separate set of rules.⁵

Because funding stems from federal Coronavirus State and Local Fiscal Recovery Funds, projects authorized through this program will be subject to federal rules in addition to the Guidelines adopted by the Commission in D.22-02-026. Under the federal rules, the LATA program may fund eligible pre-construction costs if they are tied to an eligible broadband infrastructure project designed to provide service to unserved or underserved households and businesses⁶ and that are designed to, upon completion, reliably meet or exceed symmetrical 100 Mbps download speed and upload speeds, or should be reasonably expected to lead to such a project.⁷ The term "unserved" in this manual is intended to include underserved California communities, households, and businesses.⁸

III. Eligibility

The following eligibility criteria determine who may apply for Local Agency Technical Assistance broadband funding.⁹

A. Who is Eligible to Apply

For the purpose of this program, local agency has the same meaning as that provided in Government Code section 53167 (e), as amended by SB 156, wherein "local agency" means any

⁵ D.22-02-026, Attachment 1 at 2.

⁶ For example, the Treasury Overview of the Final Rule (January 2022) specifies investments "provide service to locations with an identified need for additional broadband investment."
<https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-Overview.pdf>. Areas with an identified need include areas unserved and underserved locations under the Interim Final rule: "Unserved and underserved households or businesses" means one or more households or businesses that are not currently served by a wireline connection that reliably delivers at least 25 Mbps download speed and 3 Mbps of upload speed." Coronavirus State and Local Fiscal Recovery Funds, 86 Fed. Reg. 26,786, 26,823 (May 17, 2021) (to be codified at 31 C.F.R. pt. 35). The unserved or underserved locations need not be the only locations served by the proposed project. Dept. of the Treasury, Coronavirus State and Local Fiscal Recovery Funds Frequently Asked Questions at 30 (as of July 19, 2021), available at <https://home.treasury.gov/system/files/136/SLFRPFAQ.pdf>.

⁷ [D.22-02-026 Attachment 1 Guidelines](#) at 1.

⁸ See footnote 6 above.

⁹ D.22-02-026, Attachment 1 at 4.

agency of local government authorized by law to provide broadband internet access service, including the following:

- A city
- A county, including a county service area
- A community services district
- A public utility district
- A municipal utility district
- A joint powers authority
- A local educational agency, as defined in section 47640 of the Education Code
- A sovereign tribal government
- An electrical cooperative, as defined in section 2776 of the Public Utilities Code

B. What is Eligible for Funding

Technical assistance grants must support developing broadband service to unserved communities. Technical assistance projects may include but are not limited to:

- Environmental, feasibility, engineering design studies or reports
- Needs assessments, market studies, broadband strategic plans, business plans
- Forming a joint powers authority¹⁰
- Consultant and community-based organization services

Per D.22-02-026, grant applications must meet the following criteria:

Pre-Construction Costs Related to Broadband Deployment – LATA grants reimburse pre-construction costs related to the development of broadband network deployment projects through activities such as studies and planning. Technical assistance work should be tied to a broadband deployment project or be reasonably expected to lead to such a project.

Achieve 100 Mbps or Better Upload and Download Speeds – The resulting broadband infrastructure projects will be designed to reliably meet or exceed 100 Mbps download and upload speeds.

¹⁰ A “joint powers agency” or “joint powers authority” means an agency or entity formed pursuant to the Joint Exercise of Powers Act (Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1) that is formed for the local performance of governmental functions that includes the provision of municipal services. Cal. Gov. Code § 56047.7.

Provide Service to Unserved Households and Businesses – Technical assistance is defined as work products resulting from activities such as studies and planning that support local agencies in developing broadband network projects that benefit unserved Californians.

C. Areas Eligible for Funding

Applicants must provide a description of the areas for which they are considering funding. Cities that are applying should include as much geographic information as possible about the area of their proposed project and should identify city and county names as well as the census blocks in their application. Multiple jurisdictions, census designated places, joint powers authorities, utility district or county areas should describe the area and include census blocks in the application.¹¹

If multiple agencies are applying for technical assistance funding in the same area, they should coordinate. Applicants are required to submit a letter of support demonstrating this coordination. Separate local agencies operating in the same geographic area may be considered for grants through a Commission resolution process and need to demonstrate collaboration with any overlapping jurisdictions for the efficient use of resources. For the purposes of this program, cities do not have overlapping jurisdictions with the county or counties in which the city is located, nor are tribal governments considered to have overlapping jurisdictions with other eligible local agencies.

IV. Required Application Materials

Applicants must complete and submit an application along with additional requested documentation, which is available on the LATA webpage as an Excel document. Each part of the application is a different tab in the spreadsheet. The application and additional required materials should be submitted via email to Broadband.TechAssist@cpuc.ca.gov. See **Appendix A** for samples of the application and affidavit form.¹² A summary of required materials follows.

Part 1. Application Checklist.

Item 1 – Applicant Name and Organization (local agency or tribe)

Item 2 – Key Project Contact Information

¹¹ Local agencies that are seeking a list of census blocks and do not have a pre-existing GIS method can use the California Interactive Broadband Map tool. <https://www.broadbandmap.ca.gov/>

¹² D.22-02-026, Attachment 1 at 5-7.

- Item 3 – Grant Project Description
- Item 4 – Letter of Support (upload with submission)
- Item 5 – Project Proposal or Proposed Contract (upload with submission)
- Item 6 – Proposed Total Budget
- Item 7 – Name of Organization to Receive Payment
- Item 8 – Certification and Affidavit of Statements and Representations
- Item 9 – Affirmation of Incremental Staff Hours
- Item 10 – Affirmation of 24-Month Project Completion
- Item 11 – Notarized Affidavit (upload required form with submission)
- Item 12 – Electronic Signature

Part 2. Project Summary. These fields must be completed:

- Project Name
- Type of Project and Scope
- Total Budget
- Timeline Start through Completion Dates (estimate completion within 24-months from Commission approval)
- How Project Supports Last-Mile Broadband Deployment of at least 100 Mbps Upload and Download Speeds to Unserved and/or Underserved Households and Businesses
- Summary of Consultant/Staff/Team Professional Experience (upload resumes)
- Short project description of scope of work for publication on the CPUC Webpage
- Other Information

Part 3. Budget Summary. These fields must be completed:

- Year 1 and 2 Consultant, Sub-Consultant, Staff and Administrative Costs¹³
- Year 1 and 2 Work Product Costs

Part 4. Geographic Information. Applicant must provide information about the location and boundaries of the proposed project including:

- Detailed description of the area where the technical assistance will be applied (e.g., city, town, county).
- Identify all the area's census blocks.
- Upload shapefiles if possible

¹³ Up to 15 percent of the total requested for reimbursement may be used to reimburse the grantee for administrative costs associated with the securing or completion of reimbursable work products, other than the cost of local agency staff hours. D.22-02-026, Attachment 1 at 2.

- Use the *California Interactive Broadband Map* if needed to map proposed technical assistance project areas: <https://www.broadbandmap.ca.gov/>

If needed, the 'Data Query Tool' on CPUC's California Interactive Broadband Map (see link above) may be used to export census blocks or other types of political boundaries (e.g., tribal areas, counties, census designated places) into a CSV file by manually selecting regions on the map. See **Appendix B** and the link below to learn more about using this mapping tool.

V. Required Supplemental Materials

Applicants must also upload a project proposal or proposed contract, letter of support, and a notarized affidavit form. See **Appendix A** for a sample notarized affidavit form.

A. Project Proposal or Proposed Contract

Applicants must provide a proposed contract(s) if planning to work with a consultant or community-based organization. A written project proposal will suffice if technical assistance is to be provided in-house. The proposed contract or project proposal must include the following:

- Scope of work with a description of the reimbursable work product (e.g., a report summarizing X, a written engineering study including network diagrams, a broadband strategic plan with last mile project specifications)
- Description of each reimbursable work product expected to result from the contract or project proposal. While more than one reimbursable work product may result from a contractor or project proposal, each reimbursable work product proposed in the application must be supported by a contract or project proposal.¹⁴
- Detailed cost estimate including hourly rates and total cost per team member
- Proposed timeline for completion within 24 months
- Professional qualifications/resumes of team members

B. Letters of Support

Applicants are required to submit a letter of support demonstrating collaboration between overlapping local agency jurisdictions. This letter must include information relating to coordination performed with other eligible local agencies with geographic jurisdictions that overlap with the local agency applicant's geographic jurisdiction, if the applicant is not a sovereign tribal government.

¹⁴ D.22-02-026, Attachment 1 at 6.

Tribal applicants are required to submit a letter of support from the tribal chair, administrator, or council, though these letters need not detail coordination efforts with local agencies.

VI. Application Submission and Timeline

Applicants are required to submit the Commission-provided application form and supporting documents. Completed applications should be submitted electronically to the following address. This email should also be used for all program inquiries and administrative needs, including payment requests and reporting:

LATA Program Email:

Broadband.TechAssist@cpuc.ca.gov

LATA Program Address:

California Public Utilities Commission, Communications Division
Attn: Local Agency Technical Assistance Grant Program
505 Van Ness Avenue, San Francisco, CA 94102

If needed, larger files may be submitted via secure file transfer to <https://cpucftp.cpuc.ca.gov/>. Applications may be submitted at any time until funding is exhausted. The Communications Division staff will notify an applicant by letter or email specifying reasons for denial should an application fail to meet program eligibility criteria or other factors. Local agencies that are not selected are welcome to re-apply with revised proposals.

VII. Required Forms and Obligations

Consent Form and Payee Data Record. Upon a funding application's approval, the grantee will receive an email from the Commission requesting them to submit required documents, which include a Consent Form and a [Payee Data Record](#).¹⁵ The Payee Data Record (STD 204) is a State of California standardized form that is needed for tax purposes. The Consent Form binds the grant recipient to the terms, conditions, and requirements of both the authorizing Decision and the approval document (whether a Commission Resolution awarding the grant or an award letter, if approved by CD staff). Grantees must sign and submit a Consent Form within 30

¹⁵ The Payee Data Record is required in order to receive payment from the State of California, and information provided in this form will be used by the Commission to prepare Information Returns (e.g., Internal Revenue Service, Form 1099).

calendar day from the date of the award. Failure to submit the Consent Form within 30 calendar days from the date of award letter will deem the grant null and void.

Federal Compliance Form. As recipients of Federal financial assistance, grantees are also required to submit a form entitled [Assurances of Compliance with Title VI of the Civil Rights Act](#) and meet legal requirements relating to nondiscrimination and nondiscriminatory use of Federal funds.¹⁶ (This form does not apply to tribal grantees.) The Commission will not initiate payment for LATA grants until CD staff receive these forms.

Prevailing Wages. Prevailing Wage rules and requirements apply to LATA grants.

VIII. Payments and Compliance

Grantees must submit payment requests using the Completion Report to Communications Division template. See **Attachment C** for a sample. All requested reimbursements must be allocated to activities/g approved in the work plan and be supported by attaching relevant invoices. Please note the following additional requirements.

A. Direct Payment to Grantee

Payment will be made directly to the local agency or tribe as the grant recipient.

B. Partial Payment

Local agency grantees may request partial reimbursement if they complete one or more of the approved reimbursement work products prior to completion of other reimbursable work products approved in the same grant authorization. Payment will be based upon receipt and approval of an invoice(s) submitted by the local agency showing the expenditures incurred for the reimbursable work product, along with work product for which partial payment is requested. Invoices must be supported by documentation including but not limited to the actual cost of labor and any other expense that will be recovered by the grant. If any portion of

¹⁶ These requirements include ensuring that entities do not deny benefits or services, or otherwise discriminate on the basis of race, color, national origin (including limited English proficiency), disability, age, or sex (including sexual orientation and gender identity), in accordance with Title VI of the Civil Rights Act of 1964 (Title VI) Public Law 88-352, 42 U.S.C. 2000d-1 et seq., and the Department's implementing regulations, 31 CFR part 22; Section 504 of the Rehabilitation Act of 1973 (Section 504), Public Law 93-112, as amended by Public Law 93-516, 29 U.S.C. 794; Title IX of the Education Amendments of 1972 (Title IX), 20 U.S.C. 1681 et seq., and the Department's implementing regulations, 31 CFR part 28; Age Discrimination Act of 1975, Public Law 94-135, 42 U.S.C. 6101 et seq., and the Department implementing regulations at 31 CFR part 23

the partial reimbursement request is found to be out of compliance, grantees will refund any disallowed amount along with appropriate interest.¹⁷

C. Itemized Accounting for Administrative Costs

To the extent that any portion of an award was used to reimburse a local agency for administrative costs associated with securing or completing a reimbursable work product, the local agency must submit an itemized accounting of such costs, demonstrating the total requested for reimbursement does not exceed 15 percent (15%) of the total authorized award.¹⁸

D. Timing and Modifications

Grantees must complete projects within 24 months or the Commission may withhold or reduce payment.¹⁹ If the grantee cannot complete the project within the 24-month timeline, they must notify the Commission or CD's Director (CD_Director@cpuc.ca.gov) as soon as they become aware that they may not meet the project deadline. Grantees must request timeline changes and receive approval at least 30 days before the anticipated change. They must provide details in writing regarding the reason for timeline change and a revised schedule, including impacts on any work deliverables (see next section). In the event the grantee fails to notify the Commission or CD's Director and secure approval at least 30 days before the anticipated change, the Commission may withhold or reduce payment. If any portion of reimbursement is found to be out of compliance, grantees will refund any disallowed amount along with appropriate interest.²⁰

In addition, grantees must communicate in writing to Communications Division Director regarding any changes to the substantive terms and conditions underlying Commission approval of the grant (such as changes to a reimbursable work product contract, work plan, or budget) at least 30 days before the anticipated change. Substantive changes may require approval by either the Communications Division Director or by Commission resolution before becoming effective.

All tasks and performance specified under the terms of any award shall be completed on or before the completion of the project. The Commission may withhold or terminate grant payments if the grantee does not comply with any of the requirements set forth in its application and D.22-02-026.²¹

¹⁷ D.22-02-026, Attachment 1 at 10.

¹⁸ D.22-02-026, Attachment 1 at 2 and 10.

¹⁹ D.22-02-026, Attachment 1 at 9.

²⁰ D.22-02-026, Attachment 1 at 10.

²¹ D.22-02-026, Attachment 1 at 10.

E. Project Completion and Final Payment

Project Completion. Upon completion of the technical assistance and before final payment, grantee must provide a signed *Completion Report and Final Payment Form* and they must submit a copy of the final report/study/joint powers agreement etc. to the program email address. See **Appendix C** for a sample of this form template. These materials should state that the agreed upon work has been completed and include a request for final payment as well as documentation of the overall project outcome and deliverables in accordance with the approved grant agreement. Among the information requested in the form, grantees should provide the following:

- Short summary of the reimbursable work product(s) created under the contract.
- A short description of the technical assistance work completed that is suitable for posting on the Commission's web page.
- Identification of areas where the local agency intends to deploy broadband infrastructure stemming from their technical assistance work, suitable for posting on the Commission's website.

Work products that should be considered for confidential treatment should be accompanied by an attestation by the grantee describing the reasoning for confidential treatment according to General Order 66-D.

Failure to Comply. If the grantee fails to complete the project, in accordance with the terms of approval granted by the Commission, and as described in the contract, the grantee will be required to reimburse some or all of the funds that it has received.²²

F. American Rescue Plan Act Reporting Requirements

The American Rescue Plan Act (ARPA), State and Local Fiscal Recovery Fund Reporting Requirements directs grantees and CPUC staff to ensure all required reporting information set forth in the Compliance and Reporting Guideline and Project and Expenditure Report for broadband infrastructure projects is available for each technical assistance grant.²³ Reporting guidelines are anticipated from the US Treasury and California Department of Finance by 2023.

G. Contractor Monthly Reporting Requirements

SB 156 requires grantees to fulfill the monthly reporting requirements set forth in Public Utilities Code section 281(l)(1) if they are using a licensed contractor or subcontractor to

²² D.22-02-026, Attachment 1 at 10.

²³ <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>

undertake a contract or subcontract in excess of twenty-five thousand dollars (\$25,000). The Commission is required to post that information on its website. Specifically, SB 156 requires the following to be reported to the Commission on a monthly basis:

- The name and contractor's license number of each licensed contractor and subcontractor undertaking a contract or subcontract in excess of twenty-five thousand dollars (\$25,000) to perform work on a project funded or financed pursuant to this section.
- The location where a contractor or subcontractor described in subparagraph (A) will be performing that work.
- The anticipated dates when that work will be performed.

Licensed contractor or subcontractor means any contractor that holds a California state license through the contractor's state license board (<https://www.cslb.ca.gov/>).

H. Record Retention

Grantees are required to maintain records such as files, invoices, and other related documents for five years after final payment. Grantees shall make these records and invoices available to the Commission upon request and agree that these records are subject to financial audit by the Commission at any time within the five years after the final payment made to a grantee.²⁴

IX. Acknowledgment and Publicity

Any publications, studies, or reports made possible or derived in whole or in part from the project, and any news articles, brochures, seminars, or other promotional materials or media through which the grantee publicizes the Project will acknowledge the program in the following manner:

"Funding for this project has been provided in part through a grant for Local Agency Technical Assistance from a program administered by the California Public Utilities Commission."

²⁴ D.22-02-026, Attachment 1 at 10.

X. More Information and Links

In addition to this manual, the program webpage provides background and updates. The URL is: <https://www.cpuc.ca.gov/industries-and-topics/internet-and-phone/broadband-implementation-for-california/local-agency-technical-assistance>

The following are CPUC links for more information about Local Agency Technical Assistance as well as other broadband funding programs:

- [Decision 22-02-026 with Guidelines for Local Agency Technical Assistance](#)
- [CPUC Broadband Implementation Webpage for SB 156 Programs](#)
- [Local Agency Technical Assistance](#)
- [Last-Mile Federal Funding Account](#)
- [Open-Access Middle Mile](#)
- [California Advanced Services Fund \(CASF\)](#)
- [Tribal Technical Assistance Broadband Grants](#)
- [US Treasury Coronavirus State and Local Fiscal Recovery Funds](#)

Appendix A: Technical Assistance Application & Forms

Local Agency Technical Assistance
PART 1. GRANT APPLICATION CHECKLIST

Instructions: To assist the CPUC Communications Division in verifying the completeness of your application, mark the box to the left of each item to indicate you provided the requested information and uploaded required additional materials with your application spreadsheet. For more details about these requirements, please review CPUC Decision D.22-02-026, Appendix 1.

[link to D.20-02-026 Technical Assistance Decision and Guidelines](#)

#	Item Included?	Item	To Be Completed By Applicant (submit separately if indicated below)
1		Applicant Name and Organization	
		Authorized Local Agency or Tribal Leader Name and Title	Provide information below:
		<i>Address Line 1</i>	
		<i>Address Line 2</i>	
		<i>City</i>	
		<i>State</i>	
		<i>ZIP Code</i>	
		<i>Website Address</i>	
		<i>Phone Number</i>	
		<i>California Tribe?</i>	
		<i>Federal Tribal Recognition?</i>	
2		Key Project Contact (i.e., staff contract manager)	Provide information below:
		<i>First Name</i>	
		<i>Last Name</i>	
		<i>Organization Position</i>	
		<i>Address Line 1</i>	
		<i>Address Line 2</i>	
		<i>City</i>	
		<i>State</i>	
		<i>ZIP Code</i>	
		<i>Email Address</i>	
		<i>Phone Number</i>	
3		Grant Project Description	Provide information below:

		<i>Project Title</i>	
		<i>Brief Description</i>	
		<i>Project Location</i>	
4		Letter of Support	Submit as separate attachment(s) and check box to indicate included.
5		Project Proposal (if planning to use in-house staff) or Proposed Contract (if planning to outsource work)	Submit as a separate attachment(s) and check box to indicate included. Must include: (1) the project scope of work for a consultant and/or staff to carry out the Local Agency Technical Assistance; (2) detailed cost estimate including hourly rates and estimated total hours for each person; and (3) proposed timeline for completion; (4) geographic basis for the proposed project area (such as by Census Block) sufficient to demonstrate broadband need. If the applicant intends, as part of the project, to (a) complete multiple work products (i.e. joint powers agreement(s), feasibility studies, etc.) and (b) request partial payment for work product(s) completed before the project's completion, all potential work products must be outlined and supported in the contract or proposal, and listed separately in the Budget Summary.
6		Proposed Total Budget (\$)	\$
7		Project Summary	Provide information in Tab 2 (Project Summary) of this spreadsheet and check box to indicate included.
8		Budget Summary	Provide information in Tab 3 (Budget Summary) of this spreadsheet and check box to indicate included.
9		Name of Organization to Receive Payment (Local Agency or Tribal Entity)	
		<i>Address Line 1</i>	

		<i>Address Line 2</i>	
		<i>City</i>	
		<i>State</i>	
		<i>Zip Code</i>	
		<i>Website Address</i>	
		<i>Phone Number</i>	
10		Affirmation of Incremental Staff Hours	I, the undersigned, affirm that any staff hours expended on reimbursable activities, and for which reimbursement will be requested, are incremental to the pre-grant award scope of work and would not be performed by the staff person absent the grant award.
11		Agreement for 24-Month Completion	I, the undersigned, acknowledge that the project must be completed within 24-months from the date of Commission approval of the grant.
12		Notarized Affidavit (separate form, upload with submission)	Submit separate required form and check box to indicate included. The form can be found on the LATA website: https://www.cpuc.ca.gov/industries-and-topics/internet-and-phone/broadband-implementation-for-california/local-agency-technical-assistance
13		Electronic Signature	X

Local Agency Technical Assistance APPLICATION PART 2: PROJECT SUMMARY	
<i>Instructions:</i> Please provide the following information about a broadband technical assistance project that supports a local agency or Tribe. Project types may include but are not limited to: needs assessments, market studies, broadband strategic plans, business plans; environmental, feasibility, engineering design studies or reports; forming a joint powers authority; consultant and community-based organization services.	
Name and Location of Proposed Grant Project	
Type of Project and Scope	
Total Budget (\$)	
Project Timeline (include start and end dates, must be completed within 24 months)	
Explain how the proposed technical assistance grant project will support your Local Agency or Tribe in pursuit of last-mile broadband infrastructure deployment to unserved or underserved households and businesses.	
How will the proposed technical assistance grant support broadband infrastructure deployment to unserved and/or underserved households and businesses at speeds of at least 100 Mbps upload and download speeds?	
Summary of consultant or staff experience. Upload resumes separately.	
Short description of the project suitable for posting on the Commission's web page.	Example: The proposed project will fund a Broadband Strategic Plan for City X. This plan will outline a strategy expected to result in broadband infrastructure projects designed to provide service to unserved or underserved households and businesses and that are designed to, upon completion, reliably meet or exceed symmetrical 100 Mbps download and upload speeds. This project will be completed within the 24-month timeline.
Other Information	

**Local Agency Technical Assistance
APPLICATION PART 3: BUDGET SUMMARY**

Instructions: Please provide the following descriptive and quantitative budget summary information for your proposed grant project. Add additional space if needed.

Applicant (Local Agency or Tribe):						
Project Name:						
	Year 1			Year 2		
BUDGET LINE ITEM	Work Product	Work Product	Work Product	Work Product	Work Product	Work Product
Work Product Title (e.g., Request for Proposal Development, Needs Assessment, Strategic Broadband Plan)						
Timeline (weeks from project start)						
Work Product Costs (consultants, subconsultants, organizations, and/or staff)	Cost	Cost	Cost	Cost	Cost	Cost
Total Work Product Costs (consultants, subconsultants, organizations, and/or staff)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Administrative Costs (see <i>Note</i>)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COSTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Note:

Administrative costs are defined as indirect overhead costs attributable to a project, per generally accepted accounting principles (GAAP), and the direct cost of complying with Commission administrative and regulatory requirements related to the grant itself. Up to 15% of administrative costs may be associated with the securing or completion of reimbursable work products, other than the cost of local agency staff hours. (D.22-02-026, Attachment 1 at 2)

Local Agency Technical Assistance APPLICATION PART 4: GEOGRAPHIC INFORMATION		
<i>Instructions:</i> Please provide a description of the geographic location(s) that the applicant intends for service to be provided as a result of the technical assistance project(s). The CPUC requests this information since local agencies with geographically overlapping jurisdictions are encouraged to collaborate. We encourage the applicant(s) to provide as much detail on the intended geographic location(s) as possible.		
ITEM	INSTRUCTIONS	RESPONSE
Type of Local Agency	Choose from drop down in spreadsheet.	
	Describe type of Local Agency if not in dropdown.	
Describe Project Location	Provide a short description of the intended geographic location(s) (e.g., city limits, county limits, utility service area) to assist in the review of this application.	
Census Block(s)	Submit as separate document and note the file name in this field (if submitting via email).	
	The 'Data Query Tool' on CPUC's California Interactive Broadband Map can be used to export census blocks into a CSV file by manually selecting regions on the map. (https://www.broadbandmap.ca.gov/) If Census Blocks are not currently known, the Data Query Tool can also be used to create CSV files of other types of political boundaries (counties, Tribal Areas, etc.) and can be provided in a separate file. Additional information on the intended geographic location(s) can be listed in the relevant fields below.	
	If Census Block(s) are not known, provide the following information on intended geographic location(s):	
	County/Countries	
	City/Cities	
	Zip Codes	
	Other Unique Geographic Data (describe and provide list)	

Shapefile and/or Map	A shapefile and/or map of the intended geographic location(s) may be submitted as separate document(s) instead of census blocks. Indicate via the drop down whether a shapefile or map is included in relevant fields below:	
	<i>Shapefile included?</i>	
	<i>Name of Shapefile (if included "N/A" if not):</i>	
	<i>Map Included?</i>	
	<i>Name of Map file (if included, "N/A" if not):</i>	

Notarized Affidavit

My name is _____. I am _____ [Title] of
_____ [Name of Organization to receive grant].

My personal knowledge of the facts stated herein has been derived from my employment with
_____ [Name of Organization to receive grant].

I swear or affirm that I have personal knowledge of the facts stated in this Application for a Local Agency Technical Assistance Grant under the provisions of Decision (D.) 22-02-026, as authorized by the Legislature and the California Public Utilities Commission, I am competent to testify to them, and I have the authority to make this Application on behalf of and to bind the Organization.

I further swear or affirm that _____ [Name of Organization to receive grant] agrees to comply with all federal and state statutes, rules, and regulations, including the California Advanced Services Funds program rules the Commission establishes, covering broadband services and state contractual rules and regulations, if granted a Local Agency Technical Assistance grant.

I further swear or affirm that _____ [Name of Organization to receive grant] agrees to comply with the terms, conditions and requirements of the grant and thus submits to the jurisdiction of the Commission with regard to the disbursement and administration of the grant if granted a Local Agency Technical Assistance grant.

I swear or affirm that I agree to comply with Rules 1.11 and 2.2 of the California Public Utilities Commission's Rules of Practice and Procedure.

I swear or affirm, under penalty of perjury, and under Rule 1.1 of the California Public Utilities Commission's Rules of Practice and Procedure, that, to the best of my knowledge, all of the statements and representations made in this Application are true and correct.

If _____ [Grantee Name] violates the terms and conditions of this award or other program and project compliance requirements, it shall be subject to Public Utilities Code Sections 2108 and 2111. The Commission may impose the maximum penalties allowed under Public Utilities Code sections 2108 and 2111 for failure to meet the program and project compliance requirements, as determined by the Commission.

Signature and title

Type or print name and title

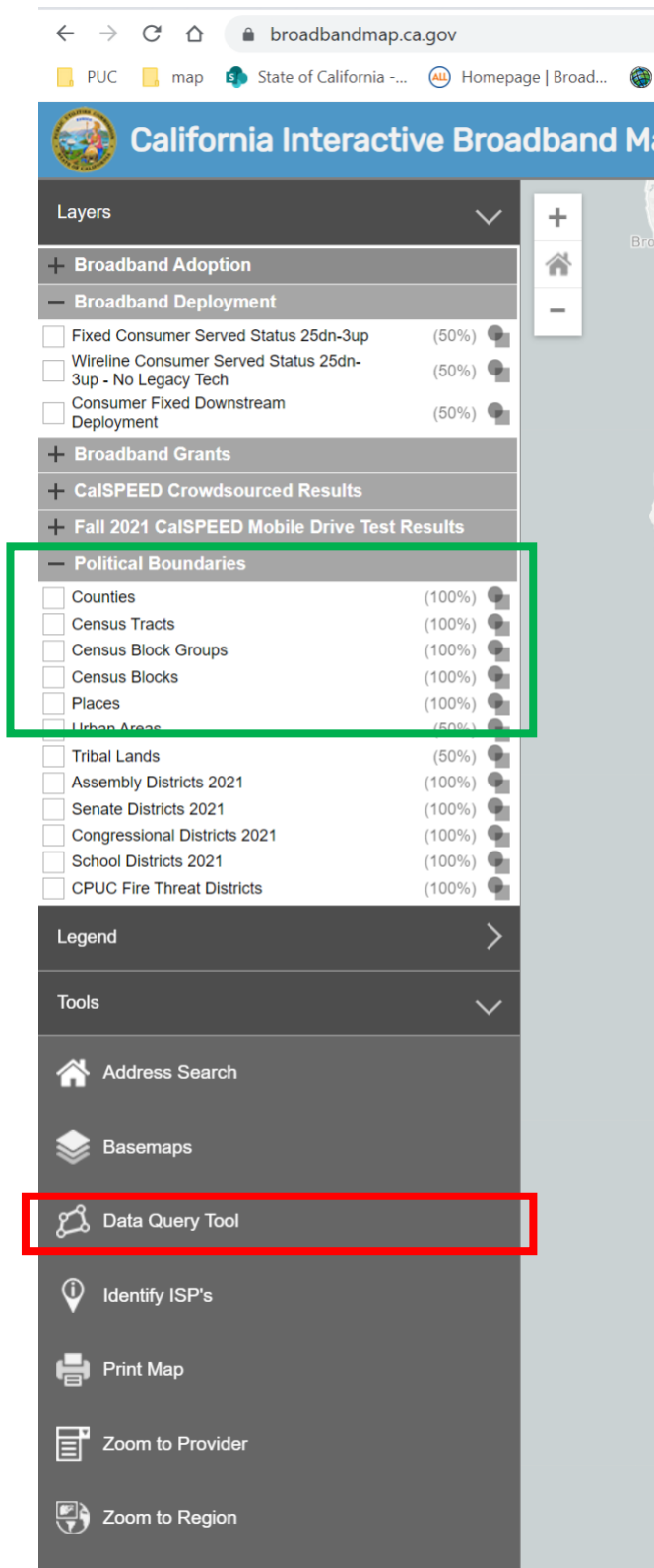
SUBSCRIBED AND SWORN before me on the ____ day of _____, 20____.

Notary Public In and For the State of _____

My Commission expires _____

Appendix B: California Interactive Map Reference

California Broadband Mapping Tool



Link to the mapping tool:

<https://www.broadbandmap.ca.gov/>

Includes census political boundaries (green box)

Data Query Tool (red box) allows selection of individual census blocks (so long as the layer is already visible).

Screenshot of the Data Query Tool in Use

- ⇒ Note the census blocks layer is on and shows the boundaries.
- ⇒ One of the “Select Draw Tool” options is used to select the census blocks.
- ⇒ Select “Get Features” to display a block and populate the data on the right, which can be exported as a CSV (the red box).
- ⇒ Brief primer on the census hierarchy (from largest area to smallest): census tract, census block group, census block

The screenshot shows the 'California Interactive Broadband Map' interface. On the left, a 'Layers' panel lists various data layers, including 'Broadband Adoption', 'Broadband Deployment', 'Broadband Grants', 'CalSPEED Crowdsourced Results', 'Fall 2021 CalSPEED Mobile Drive Test Results', and 'Political Boundaries'. Under 'Political Boundaries', 'Census Blocks' is selected. The main map area displays a street grid with several census blocks highlighted in grey. On the right, the 'DATA QUERY TOOL' is active. It includes a 'Select Draw Tool' section with four icons: a point, a line, a polygon, and a circle. Below these are 'Clear' and 'Get Features' buttons. The 'Get Features' button is highlighted with a red box. Below the buttons, the tool displays the following counts: 'Blocks Found: 4', 'Block Groups Found: 1', 'Census Tracts Found: 1', and 'Anchors Found: 0'. A red box highlights an export icon (a green 'X' with a document symbol) next to these counts. Below the counts, there are tabs for 'Blocks', 'Block Groups', 'Census Tracts', and 'Anchors'. The 'Blocks' tab is selected, showing details for the selected block: 'Full Census Block Code: 060750177002025', 'Block Name: Block 2025', 'County Name: San Francisco', 'Place Name: San Francisco', and 'Land Area (Square Meters): 35,142'.

Full Census Block Code:	060750177002025
Block Name:	Block 2025
County Name:	San Francisco
Place Name:	San Francisco
Land Area (Square Meters):	35,142

Appendix C: Completion Report and Payment Form (Sample)

Local Agency Technical Assistance Completion Report & Final Payment Form

Sample Template (Subject to Revisions)

1. GRANTEE AND PROJECT OVERVIEW

Grantee Name:	
Consultants Name:	
Project Name:	
Project ID:	
Award Grant Amount: (\$)	
Payment(s) received to date: (\$)	
Project completion date: (MM/DD/YY)	
Report submission date: (MM/DD/YY)	
Amount of Request: (\$)	
Attested by: I certify to the best of my knowledge that all statements and representations made in this report are true and correct under penalty of perjury.	<u>Name:</u> <u>Signature:</u>

2. PROJECT SUMMARY

Please provide a summary of the contract including work completed by the consultant, contractor and/or local agency staff. Provide details of the work that was completed, including scope of the work, detailed costs, and the timeline from start to completion. (Add additional pages if necessary).
Describe the area(s) where grantee intends to deploy broadband based on the reimbursable work product(s) and expects the technical assistance work will lead to broadband infrastructure deployment project(s) that will achieve the CASF deployment goal. Provide a summary suitable for posting on the Commission's website. (Add additional pages if necessary).

3. PROJECT DOCUMENTATION DESCRIPTION

Please provide the following necessary documents and check the boxes “Yes” or “No” in Section 4 below. If you checked the box “No” then please provide the brief reasoning in the Comments section or on a separate sheet.

- a. Copy of the original Contract (for outsourced work) and/or Project Proposal (for in-house staff work). Include scope of work with details and any approved changes.
- b. Invoices supporting consultant/contractor and administrative expenses.
- c. Completed Reimbursable Technical Assistance Final Work Product(s) (e.g., market analysis, environmental review, engineering and design documents, other).
- d. Itemized Accounting for local agency administrative costs.

4. PROJECT DOCUMENTATION CHECK LIST

Please check off documents submitted that pertain to the Contract or Project Proposal. Also, upload work products to Broadband.TechAssist@cpuc.ca.gov or via FTP if larger at <https://cpucftp.cpuc.ca.gov/>.

Contract/Agreement/Proposal

No.	Document Required	Document Submitted	Comments
a.	Copy of the Contract and/or Project Proposal, with scope of work details and any approved changes.	Yes _____ No _____	
b.	Invoices supporting services from consultants, contractors, administrative expenses, etc.	Yes _____ No _____	
c.	Final Technical assistance work products such as consultant and engineering products (e.g., blueprints, drawings, plans, design documents, etc.), staff and community-based organization work products.	Yes _____ No _____	

d.	Staff timesheets, receipts, billable hours for legal counsel	Yes _____ No _____	
----	--	-----------------------	--

5. COST DETAILS NEEDED FOR REIMBURSEMENT – DESCRIPTION

Provide a summary of project cost breakdown for each project that is outsourced (e.g., to a consultant, other contracting work, community-based organizations) or conducted in-house by staff. Examples of cost categories: Hardware, Software, License, Accessories, etc. Services and finished products such as Engineering, Design, Drawings, Blueprints, Plans, etc. Shipping, Handling, and Taxes, administrative costs, or any other costs incurred. Itemize costs in Section 6 below.

6. REIMBURSEMENT REQUEST COST DETAILS

Please provide project expenses summary as per budget line item in the below table.

- Itemized details for all the expenses claimed on the project for the payment reimbursement should be provided through contract and/or agreement for services and supporting invoices and/or receipts.
- The project expenses summary should agree with the total amount in the approved budget or less but not more.
- Add more lines if needed.

Project Expenses Summary	Grant Funds (\$)
Consultation Cost:	
Engineering and Design Costs as mentioned above:	
Plans, Blueprints, Drawings cost:	
Shipping, Handling, Mailing, Insurance cost:	
Hardware, Computer Program cost:	
Administrative Costs:	
Other expenses (if any):	
Total Requested Reimbursement (\$):	



AGENDA SUMMARY REPORT

SUBJECT: Authorization for City Manager to Negotiate and Execute Joint Venture Agreement with County of Mendocino for Conversion of the Low Gap Park Tennis Courts to Pickleball Courts.

DEPARTMENT: Community Services

PREPARED BY: Marianne Davison, Senior Recreation Coordinator

PRESENTER: Marianne Davison, Senior Recreation Coordinator

ATTACHMENTS:

1. MOU
2. Proposal
3. Example of Cost

Summary: Staff is requesting City Council authorization for City Manager to negotiate and execute a joint venture with the County of Mendocino for Conversion of the Low Gap Park Tennis Courts to Pickleball Courts.

Background: Pickleball is one of the fastest growing sports in the United States and in Ukiah. It has elements of tennis, badminton, and ping-pong played with a paddle and wiffle ball. While popular mostly amongst seniors because of its low impact and accessibility, it is a growing sport of all ages and athletic skills.

Since 2018, the pickleball community has approached the City of Ukiah for dedicated pickleball courts. Currently, pickleball players mostly play at the Oak Manor Tennis Courts with painted lines and inside of the Alex Rorabaugh Recreation Gym. The City's Recreation Department has offered open pickleball gym, leagues, and tournaments.

Therefore, the City is looking to upgrade the tennis facility to become dedicated pickleball courts at Low Gap Park. There are currently two tennis courts that could be converted to six pickleball courts. The conditions of the tennis courts are poor, but improvements would increase utilization and allow up to 32 players to play at a single time. Recent outreach has shown the decline of interest in tennis in Ukiah. However, the proposed project would simply shift the existing availability of the court from Low Gap to Oak Manor for tennis players and visa versa for pickle ball players.

Currently, the City and the County of Mendocino have a Memorandum of Understanding (MOU) (Attachment 1) for the County to operate, manage, provide oversight of, and maintain the Park Use Area. The Park Use Area includes the picnic area, playground, tennis courts, and other amenities.

Discussion: With continued interest of community members and the Ukiah Pickleball Club (UPC) to have dedicated pickleball courts, the City would like to work in collaboration with the UPC to resurface the tennis courts at Low Gap Park, and convert them to dedicated pickleball courts (See Attachment 2 for Proposal).

The majority of pickleball players in Ukiah currently play at the Oak Manor Tennis Courts, but the Low Gap Tennis Courts are a preferred location for this project due to noise levels associated with the game. There are no homes located immediately next to the Low Gap Tennis Courts, which makes this an ideal location.

Staff has met with the County and administratively agree the project is worth considering. Staff is seeking Council authorization at this time to proceed with project development and implementation including authorizing the City Manager to Negotiate and Execute a Joint Venture Agreement with the County of

Mendocino.

Under the proposed Joint Venture Agreement, the City will be the financial lead on the project and will seek funding through grants. Additionally, Staff will work in support of the UPC's fundraising efforts. The City will be responsible for all aspects of awarded grants and project management, including the bidding process, contracting, and construction oversight. The City will ask the County to provide letters of support and other materials as may strengthen grant applications, as well as respond in a timely manner to requests for approval of contract awards and construction schedules. The City will provide routine updates to the County on project progress and seek approval from the County before awarding contracts and beginning construction. Note: The existing Memorandum of Understanding between the City and County will be updated to reflect the continued maintenance by the County after this project is completed.

Staff met with UPC to start the research process for the cost of tennis court conversions (See Attachment 3 for example of cost). There are different levels of conversion depending on the condition of current tennis courts. Costs vary from simple repairs costing \$10,000 up to \$50,000 for resurfacing. UPC has started the fundraising process and has about \$5,000. There will be no financial impact beyond staff time who will coordinate fundraising and grant efforts as well as project implementation.

Recommended Action: Authorize the City Manager to negotiate and execute a joint venture agreement with the County of Mendocino for Conversion of the Low Gap Tennis Courts to Pickleball Courts.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Grants, fundraising, donations, and sponsorship

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

DIVERSITY-EQUITY INITIATIVES (DEI): Goal 4 – Identify and actively engage underrepresented communities in which to retain, expand, develop, and implement programs.

CLIMATE INITIATIVES (CI): N/A

Approved: 
Sage Sangiacomo, City Manager

BOS AGREEMENT # 10-152

**MEMORANDUM OF UNDERSTANDING
(Superseding BOS Agreement 09-071)**

This Memorandum of Understanding (MOU) is entered into on the 14th day of September, 2010 ("Effective Date"), by and between the County of Mendocino (hereinafter referred to as "the County") and the City of Ukiah (hereinafter referred to as "the City"), superseding BOS Agreement No.09-071:

Whereas, on June 26, 1973, the City and the County entered into a 'Cost Sharing Agreement Based on Use' ("Use Agreement", see attached Exhibit A) for property (APN 001-020-09) adjoining the County Regional Park on Low Gap Road, said property being more particularly depicted and described in the attached "Exhibit B" and "Exhibit C"; and

Whereas, the area subject to the Use Agreement ("the Parking Area") is a portion of APN 001-020-09; and

Whereas, the terms of the Use Agreement granted the County of Mendocino the use of "the Parking Area" for a parking facility for said park, in return for a contribution toward the purchase price of APN 001-020-09, not to exceed \$12,500; and

Whereas, after the City's purchase of APN 001-020-09, the County developed a portion of APN 001-020-09 ("the Park Use Area"), for a parking facility, picnic tables, playground, tennis courts, volleyball courts, and a Rotary Club memorial grove; and

Whereas, since 1973, the County has continually developed, improved, installed, operated and maintained the "Park Use Area", which is more particularly described in the attached "Exhibit D", as a portion of the County Regional Park on Low Gap Road; and

Whereas, the City will be constructing a Skate Park and restrooms located within the "Park Use Area", which is more particularly described in the attached "Exhibit E"; and

Whereas, the City has received a grant from Roberti-Z'Berg-Harris Nonurbanized Area Need-Basis Program 2002 in the amount of \$500,000 ("the Grant"), which contains conditions with which the City is required to comply; and

Whereas, under the terms of the Grant, the City is required to exercise "site control" over the property improved with grant funds and to keep the improved facilities available for public recreation purposes for not less than twenty (20) years; and

Whereas, "site control" for the operation, management, oversight, and maintenance of Low Gap Regional Park was established on October 2, 2007,

under Board of Supervisors Agreement 07-202, and subsequently superseded on May 12, 2009, under Board of Supervisors Agreement 09-071 to further include "site control" over the location of the Skate Park and Restroom area; and

Whereas, the terms of the Use Agreement give the County the use of the Ukiah Skate Park for property development; and

Whereas, the County has agreed to put forth \$70,000 of Prop 40 funds to the City for the building of a skate park at the Low Gap Park; and

Whereas, after the County's contribution toward development of the Ukiah Skate Park, the City will continue to dedicate the Ukiah Skate Park for public and community use; and

Whereas, under the terms of the Grant, the City must have the authority to oversee and approve the County's use of the improved property in order to comply with the City's obligations under the terms of the Grant; and

Whereas, for the foregoing reasons, the City and County desire to set forth herein their rights and obligations concerning the operation and maintenance of the Ukiah Skate Park; and

Whereas, the City and the County mutually agree to support one another's applications for future grant funding for Low Gap Park;

Now, therefore, the following are the terms and conditions of this MOU:

1. The County will continue, at its own expense, to operate, manage, provide oversight of, and maintain the Park Use Area for the uses currently conducted on that property, described above, as part of the County Regional Park on Low Gap Road. The County will continue to maintain the playground equipment as required by Proposition 12. The County shall use reasonable efforts to maintain the current facilities within the newly described "Park Use Area" (Exhibit E) in a condition that allows for public use of the facilities for their intended purposes and shall not permit or maintain a dangerous condition of public property thereon.

2. In the event that the County does not operate, manage, provide oversight of, and maintain the facilities in the "Park Use Area" and within the County Regional Park on Low Gap Road in the condition as required by Section 1 of this Agreement, the City shall have the right to provide written notice to the County of any conditions that violate the requirements of this Section 2. Within 15 days of its receipt of the notice, the County must provide the City Manager with a written response.. The current conditions of the facilities of the Park Use Area are depicted on the attached "Exhibit E". Nothing in this Agreement shall be construed to require the County to assign an employee to supervise the Park Use Area at all times that it is being used by the public. The County in its

discretion shall determine how often and by what means it supervises the use of the Park Use Area.

3. In the event that the City does not provide adequate supervision and oversight of the Skate Park, so as to minimize any negative impacts on the County leased portion of the City's property (Park Use Area), the County shall have the right to provide written notice to the City of any conditions that violate the requirements of this Section 3. Within 15 days of its receipt of the notice, the City Manager must provide the County with a written response. Nothing in this Agreement shall be construed to require the City to assign an employee to supervise the Skate Park at all times that it is being used by the public. The City in its discretion shall determine how often and by what means it supervises the use of the Skate Park.

4. The City shall at its own expense operate, manage, provide oversight of, and maintain the Ukiah Skate park for public recreation purposes. The City shall use reasonable efforts to maintain the park in a condition that allows for public use for its intended purposes and does not constitute a dangerous condition of public property. For the term of this MOU, the County hereby grants the City authority to manage, direct, superintend, restrict, regulate, govern, administer, or oversee the Skate Park portion of the property located at 1041 Low Gap Road, Ukiah, California for the public recreational use of said property and the City shall keep the Ukiah Skate Park available for public recreational purposes and in a condition suitable for such purposes, for a period of twenty (20) years from the completion of the work funded by the Grant.

5. The County shall have the right to provide the City with written notification. In the event that the City does not operate, manage, provide oversight of, and maintain the Ukiah Skate park in an operational condition as of the Effective Date and in a condition as required by paragraph 4 above.

6. Within 15 days of its receipt of the notice as described in paragraph 5, the City manager must provide the County with a written response, setting forth remedies which are acceptable to the County. If the City closes the Skate park, it shall accept full responsibility for any liabilities of the County arising under the terms of the Grant agreement, if any, and shall fully indemnify and defend the County from and against any such liability.

7. The "Park Use Area" shall no longer include the City owned property wherein the City plans to build the Skate Park, as depicted in Exhibit E, and the County has no ownership, or operation and maintenance responsibilities of the Skate Park.

8. The City shall provide restroom facilities on the City's property near the location of the Skate Park and shall maintain said restroom facilities, which shall be available for the use by users of the Skate Park and the Park Use Area. If the restrooms are damaged at any time by minor vandalism (an amount not to exceed \$2,000), the City and the County shall share equally the cost to repair

such damage. If the restrooms are damaged at any time by major vandalism (an amount over \$2,000) the City shall be solely responsible for the costs associated with the repairs. If at any time prior to December 31, 2012, the State of California releases the County's Proposition 40 per capita funding, the County shall contribute, not to exceed, \$70,000 of said funds to pay or reimburse the cost of construction of the Skate Park. Said \$70,000 from the County is contingent upon approval by the State for said project.

9. The City shall provide parking lot enhancements to include combining into a single parking lot the two existing parking lots and paving the lots in accordance with standards mutually agreeable to the parties. Once the lots have been improved, as provided herein, the parties shall share equally the costs to maintain the parking lot infrastructure. Routine daily maintenance of the parking lot shall be the responsibility of the City.

10. City and County will comply with all federal, state, and local laws and ordinances as may be applicable to the carrying out this MOU.

11. The Term of the MOU shall commence on Sept. 14, 2010 shall continue until Sept. 14, 2030. This MOU may be extended on its same terms and conditions, for a period not to exceed twenty (20) years, upon written agreement between the County and City.

12. The County shall indemnify, defend and hold harmless the City, its officers, officials, employees and volunteers from and against all claims, damages, losses and expenses, including the fees of attorneys, investigators, experts, expert witnesses and consultants, arising out of the County's performance under this Memorandum of Understanding, and the performance thereunder of its contractors, subcontractors, officers, agents and employees or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, except where the claim, damage, loss or expense is caused by active, sole negligence, or willful misconduct of the City. County shall name City as an additional insured under its insurance coverage, whether by an insurance company or a joint powers agency. County shall furnish City with a policy endorsement or other satisfactory evidence that such coverage is in effect and that City is named as an additional insured.

13. The City shall indemnify, defend and hold harmless the County, its officers, officials, employees and volunteers from and against all claims, damages, losses and expenses, including the fees of attorneys, investigators, experts, expert witnesses and consultants, arising out of the City's performance under this Memorandum of Understanding, and the performance thereunder of its contractors, subcontractors, officers, agents and employees or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, except where the claim, damage, loss or expense is caused by active, sole negligence, or willful misconduct of the County. City shall name County as an additional insured under its insurance coverage, whether by an insurance company or a joint powers agency. City shall furnish County with a policy

endorsement or other satisfactory evidence that such coverage is in effect and that County is named as an additional insured.

14. County and City each bind themselves, their partners, successors, executors, and administrators and assigns to the other party to this MOU, and to the partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement.

15. Except as above, neither County nor City shall assign, sublet, or transfer this interest in this MOU without the written consent of the other.

16. This MOU may be terminated by either party with a 60 day written notification to the other party. This MOU may be amended by written consent of both parties. Either party shall have the right to terminate the MOU upon the failure of the other party to adhere to the conditions of the MOU. Notice of intent to terminate shall be in writing, and shall provide that the party not in compliance shall have the right to come into compliance within 60 days of receiving such written notification.

17. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this MOU or any part thereof is, for any reason, held to illegal, such decision shall not affect the validity of the remaining portions of this Agreement or any part thereof.

18. No waiver, alteration, or modification of any of the provisions of this MOU shall be binding unless in writing and signed by a duly authorized representative of both parties to this Agreement.

19. Whenever notice is permitted or required under the terms of this Agreement, it shall be deemed given when received, if delivered personally, by fax or by overnight courier, and 48 hours after deposit in the United States Mail with proper first class postage affixed thereto. Notices shall be sent to the following address or fax number, unless notice of an address change is given as provided herein.

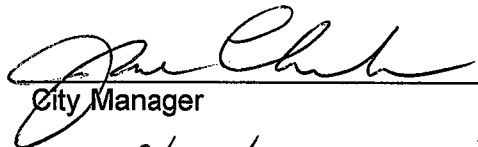
CITY OF UKIAH
C/O City Manager
Ukiah Civic Center
300 Seminary Ave.
Ukiah, CA. 95482
Fax: 463-6204

COUNTY OF MENDOCINO
C/O GSA
841 Low Gap Road
Ukiah, CA. 95482
Fax: 463-4673

IN WITNESS WHEREOF, the parties hereto have executed these presents in duplicate original the day and year first above written.

CITY OF UKIAH

COUNTY OF MENDOCINO

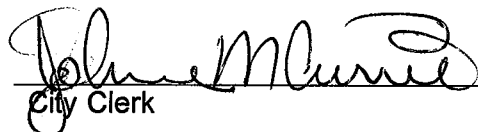


City Manager

9/24/2010

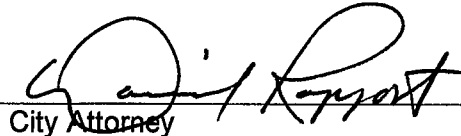
Date

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

Chair, Board of Supervisors

Date

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:

JEANINE B. NADEL,
County Counsel

INSURANCE REQUIREMENTS:

KRISTIN McMENOMEY, Director
General Services Agency

By

RISK MANAGER

IN WITNESS WHEREOF, the parties hereto have executed these presents in duplicate original the day and year first above written.

CITY OF UKIAH

City Mayor

Date

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

COUNTY OF MENDOCINO



Chair, Board of Supervisors

SEP 14 2010

Date

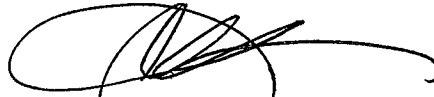
ATTEST:



Clerk of the Board

DEPUTY

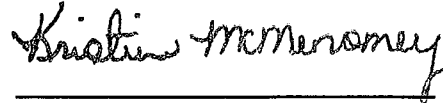
APPROVED AS TO FORM:



JEANINE B. MADEL,
County Counsel

INSURANCE REQUIREMENTS:

KRISTIN McMENOMEY, Director
General Services Agency



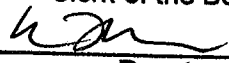
By

RISK MANAGER

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

CARMEL J ANGELO
Clerk of the Board

By:



Deputy

EXHIBIT A

COST SHARING AGREEMENT BASED ON USE

WHEREAS, the City of Ukiah has negotiated the purchase of a parcel of property adjoining the proposed County Regional Park on Low Gap Road, and

WHEREAS, the County of Mendocino has indicated, that in return for the use of a portion of the property for a parking facility for said park, the County of Mendocino would contribute one half of the land purchase price, said figure not to exceed \$12,500.00.

W I T N E S S E T H:

That the parties hereto agree to the following assurances.

1. That the County of Mendocino, State of California will contribute one half of the land purchase price, said figure not to exceed \$12,500.00. Said contribution to be made within 30 days from the closing of escrow.
2. That the City of Ukiah, State of California, will allow said County to utilize a portion of the purchased property for the parking of vehicles of those persons utilizing the proposed Low Gap Regional Park. Said portion utilized will be located in the southwest portion of the parcel to be purchased. Said utilization will be provided until the year 2025.
3. If the purchased property is not available to the County for Park parking purposes prior to 2025, the City agrees to reimburse the County's funding participation up to \$12,500.00 to the County.

IN WITNESS WHEREOF, this agreement has been executed by County this 26th day of June, 1973, and by City this 29th day of June, 1973.

EXHIBIT A

1 County of Mendocino
2 State of California

City of Ukiah, State of
California, a Municipal
Corporation.

3
4 *Charles H. P. W.*
5 Chairman, Board of Supervisors,
6 Mendocino County

Jack Simpson
Mayor

7
8 ATTEST:

9 VIOLA N. RICHARDSON, County
10 Clerk and ex-officio Clerk
11 of the Board of Supervisors

12 By *Viola N. Richardson*

Attest:

Hattie M. Dill
City Clerk

EXHIBIT B

Mendocino County

45334

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME The City of Ukiah
ADDRESS 203 S. Federal St.
CITY Ukiah, Ca. 95502
STATE

Title Order No. 58607 Escrow No.

RECORDED AT REQUEST OF
WESTERN TITLE COMPANY
MENDOCINO COUNTY DIVISION

BOOK 932 PAGE 593
JUL 25 10 32 AM '73

OFFICE OF THE COUNTY
CLERK
MENDOCINO COUNTY
Charles J. Golden
RECORDED

MAIL TAX STATEMENTS TO

NAME Grantee at above address
ADDRESS
CITY
STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 25.50
Computed on full value of property conveyed, or
Computed on full value less liens and encumbrances
remaining thereon at time of sale

William D. Western Title
Signature of Notary Public or Agent Authorized to Record

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, CHARLES SHIMMIN and MARIE SHIMMIN, his wife,
THOMAS E. GOFORTH and SHARON GOFORTH, his wife, and
NEWELL RAWLES and DOLLENE RAWLES, his wife,
GRANT TO THE CITY OF UKIAH, a Municipal Corporation,

All that real property situated in the

County of

Mendocino

State of California, described as follows:

BEGINNING at a point on the Northerly line of Lot 8, Yokayo Rancho,
distant thereon South 71° 30' East, 673.19 feet from the Northwest corner
of said Lot 8; thence South 60° 19' West, 237.26 feet; thence South 38° 35'
East, 409.89 feet; thence South 39° 25' East, 71.34 feet; thence North 55°
26' East, 222.33 feet; thence North 82° 27' East, 224.74 feet; thence South
51° 32' East, 290.11 feet; thence South 75° 10' East, 103.68 feet; thence
North 18° 30' East, 215.04 feet to said Northerly line of Lot 8; thence
North 71° 30' West along said Northerly line 893.54 feet to the point of
beginning.

EXCEPTING therefrom a strip of land 20 feet in width lying along and
adjacent to said Northerly line of Lot 8, and containing after said
exception, 5.00 acres, more or less.

Dated July 9, 1973

Charles Shimmin
Marie Shimmin
Thomas E. Goforth
Sharon Goforth
Newell Rawles
Dollene Rawles

Charles Shimmin
Marie Shimmin
Thomas E. Goforth
Sharon Goforth
Newell Rawles
Dollene Rawles

STATE OF CALIFORNIA

County of Mendocino

On July 23, 1973, before me, the undersigned

a Notary Public, in and for said State, personally appeared Charles
Shimmin, Marie Shimmin, Thomas E. Goforth,
Sharon Goforth, Newell Rawles & Dollene Rawles
known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that
they executed the same.

Notary Public

FOR NOTARY SEAL OR STAMP



BOOK 932 PAGE 593

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

Mendocino County

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated July 9, 1973

from Charles Shimmin and Maria Shimmin, et al. to the City Council, City of Ukiah, a political corporation, and for the purpose of recording the same in the public records of the County of Mendocino, California, pursuant to authority conferred upon the City Council, City of Ukiah, by the resolution of the City Council, City of Ukiah, adopted on February 1, 1973, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7-18-73 by James A. [Signature]
City Clerk

CITY BUSINESS - FREE

This is to certify that this document is presented for recordation by the City of Ukiah pursuant to Section 6103 of the Government Code and it is necessary to complete the chain of title of the City of Ukiah to be acquired by the City of Ukiah.

[Signature]
City Clerk of the City of Ukiah

BOOK 932 PAGE 594

45334

EXHIBIT C

Legal Description

Being a portion of that tract of land, Shimmin, Goforth, and Rawles to the City of Ukiah, as recorded July 25, 1973 in Official Records of Mendocino County, Book 932, Page 593, said portion being more particularly described as follows:

All that portion of Lot 8, of the Yokayo Rancho, lying within the County of Mendocino, State of California, being more particularly described as follows:

Commencing at a point on the northerly line of Lot 8, of the Yokayo Rancho, said point lying S 71°30' E, 673.19 feet from the northwest corner of said Lot 8; thence leaving said point of commencement S 60°19'00" W, 26.84 feet; thence S 71°30'00" E, 168.14 feet to the True Point of Beginning; thence leaving the true point of beginning S 18°30'00" W, 122.07 feet; thence S 43°38'01" E, 110.16 feet; thence S 47°13'38" E, 71.04 feet; thence N 82°27'00" E, 220.23 feet; thence N 18°30'00" E, 106.05 feet; thence N 71°30'00" W, 360.00 feet to the True Point of Beginning, containing 1.31 Acres, more or less.

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

Arthur W. Colvin
Arthur W. Colvin, LS 6112, Exp.: 3-31-08
County Surveyor

JULY 5, 2006
Dated



EXHIBIT D

Legal Description

Being a portion of that tract of land, Shimmin, Goforth, and Rawles to the City of Ukiah, as recorded July 25, 1973 in Official Records of Mendocino County, Book 932, Page 593, said portion being more particularly described as follows:

All that portion of Lot 8, of the Yokayo Rancho, lying within the County of Mendocino, State of California, being more particularly described as follows:

Commencing at a point on the northerly line of Lot 8, of the Yokayo Rancho, said point lying S 71°30' E, 673.19 feet from the northwest corner of said Lot 8; thence leaving said point of commencement S 60°19'00" W, 26.84 feet to the True Point of Beginning; thence leaving said true point of beginning S 60°19'00" W, 210.43 feet; thence S 38°55'00" E, 409.89 feet; thence S 39°25'00" E, 71.34 feet; thence N 35°26'00" E, 222.33 feet; thence N 47°13'38" W, 71.04 feet; thence N 43°38'01" W, 110.16 feet; thence N 18°30'00" E, 122.07 feet; thence N 71°30'00" W, 168.14 feet to the True Point of Beginning, containing 2.26 Acres, more or less.

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyors' Act.

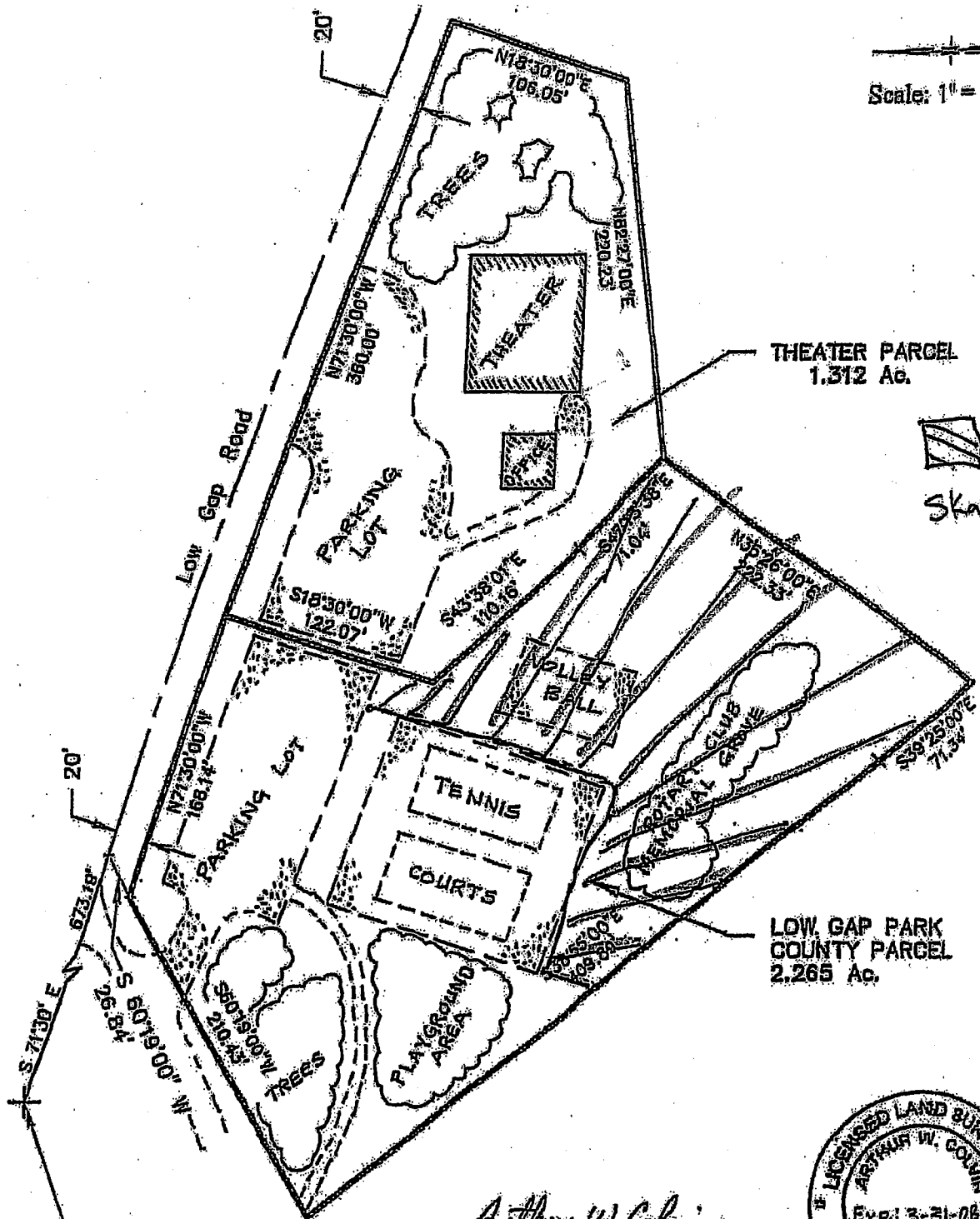
Arthur W. Colvin
Arthur W. Colvin, LS 6112, Exp.: 3-31-08
County Surveyor

JULY 5, 2006
Dated



EXHIBIT E

Scale: 1" = 80'



NW Cor. Lot 8
Yakaya Rancho

Arthur W. Colvin

Arthur W. Colvin, LS 6112
EXP. Date: 3-31-08

Date: July 5, 2006





PROPOSAL FOR CONVERTING LOW GAP TENNIS COURTS TO PICKLEBALL COURTS

September 6, 2021

Executive Summary

On behalf of pickleball players in and around Ukiah, we propose that the two tennis courts at Low Gap Park be converted into six pickleball courts. The Ukiah Pickleball Club is prepared to help plan and execute the conversion, with donated labor and money.

Background

In January of 2021, The Economist magazine ran a story with the following headline:

“Pickleball is the fastest growing sport in America”

The Sport and Fitness Industry Association says pickleball participation grew by 21% in 2020, partly because it is a safe outdoor activity for players of all ages, even during a pandemic.

For cities and counties trying to keep up with growing populations, this trend is great news. Why? Simple math. The same patch of parkland that can accommodate two tennis courts can house six pickleball courts. Plus, pickleball is almost always played as a doubles sport, so 24 people can play at the same time instead of just 4 to 8.

The Ukiah Area Is Sorely Lacking in Pickleball Facilities

There are currently no dedicated pickleball courts in the Ukiah area. The less popular tennis, on the other hand, has six courts at the college, six at the high school, three at Oak Manor, two at Low Gap, and scattered other, mostly private, courts. More than 50 players signed the attached petition, demonstrating the widespread desire for more courts.

Where do we play currently? Pickleball lines have been superimposed on tennis courts in two locations, Oak Manor Park and Low Gap Park, for a total of five courts. (The double set of lines is confusing for both pickleball and tennis players. Also, the net height must be adjusted depending on which sport is being played.)

Currently, because Low Gap has only two courts, the Ukiah Pickleball Club hosts drop-in play at Oak Manor three mornings each week. On a recent Saturday, at the peak time, 23 players were gathered at Oak Manor, eager to play, but half of them had to wait for a court at any given time. Our Facebook page has 92 followers, more than a few of whom have simply stopped coming to drop-in play because of long wait times. Several players travel south to Sonoma County each weekend, where there are dedicated pickleball courts.

Players come from Ukiah, Redwood Valley, Potter Valley, Willits, and even from the coast and Lake County. Occasionally, visitors from out of town join us, after finding out about play times via our website

(ukiahpickleball.org). Nearly every week, a new player joins in the fun. Even out-of-town firefighters have played with us.

While we have players of all ages, many of our growing population of pickleball players are seniors who abandoned tennis because it became too physically demanding. The Blue Zones Project and the Blue Point needs assessment both point to the need for more and better senior facilities in Mendocino County.

Low Gap Park is a great location for pickleball courts

Low Gap Park has ample parking. There are no residential neighbors to be pestered by paddle noise and players happily shouting. Restrooms are located nearby. Existing trees provide some shelter from the wind, which is important to a sport played with wiffle balls.

We have measured the site and determined that it can easily accommodate six pickleball courts (see layout on page 4). The court surface needs refurbishing anyway; it badly needs to have its many cracks filled, and its courts repainted (see photos on page 5).

The two tennis courts at Low Gap Park are rarely used by tennis players. We know this because some pickleball players have begun to play there regularly, and they rarely encounter tennis players.

How much will it cost?

After consulting with the Shasta Lake Pickleball Club, which performed a similar conversion, we estimate the hard costs to be less than \$10,000 (see the List of Tools on page 9 and the List of Materials on page 10). Lights for night-time play would be welcomed, but if that added cost turns out to be prohibitive, we regard it as an add-on, not a requirement.

We plan to raise funds to help offset the costs of this project. We are currently working toward achieving 501(c)(7) tax-exempt status as an unincorporated nonprofit association. Our members have pledged more than \$3,800 for this project. The South Ukiah Rotary Club has pledged \$1,000. We have barely begun our outreach.

Some of our members have experience with court repairs or similar construction activities and are willing to donate their labor. We have researched the steps involved (see the Court Surfacing and Repair Hints on pages 11-13) and have links to how-to videos online. We would welcome assistance and supervision from county staff to make sure the results meet county standards.

Conclusion

The local pickleball community has grown rapidly in recent years. The lack of local pickleball courts is causing long wait times. Out of frustration, some players are splintering away from the drop-in play times, reducing the social value of the game for everyone involved.

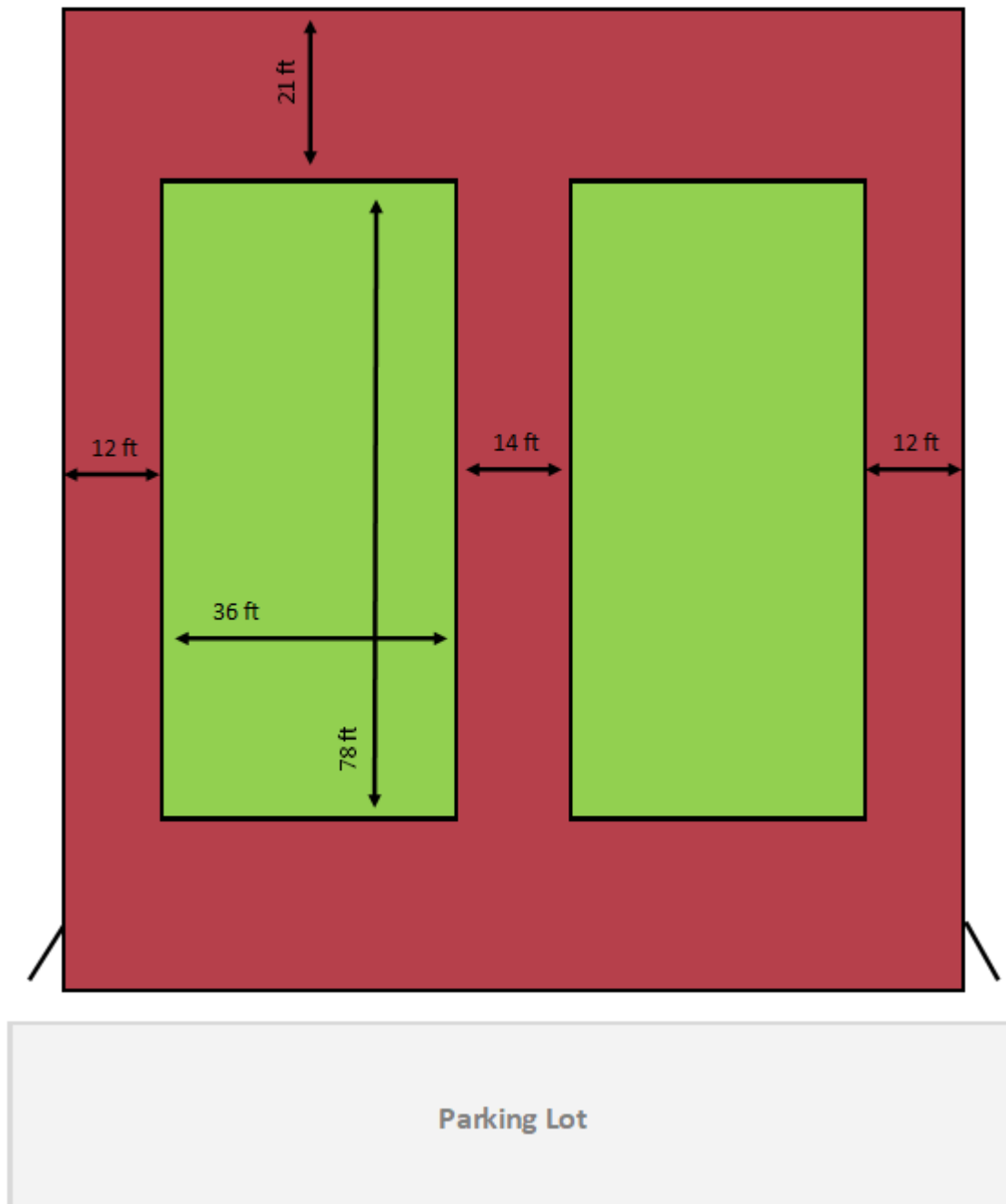
A solution is well within reach: Low Gap Park has two under-utilized tennis courts, which can be converted cheaply into six pickleball courts, serving 24 simultaneous players. Considering that the courts will need to be refurbished soon anyway, this is an opportunity for the county to get significant help with the expense, and to serve a growing need in the community at the same time.

Ukiah Pickleball Club is well organized, and we are determined to do everything we can to help county staff do the work and help pay for it.

For further information, please contact our president, David Riemenschneider, at driemen@pacific.net. Thank you for considering this proposal.

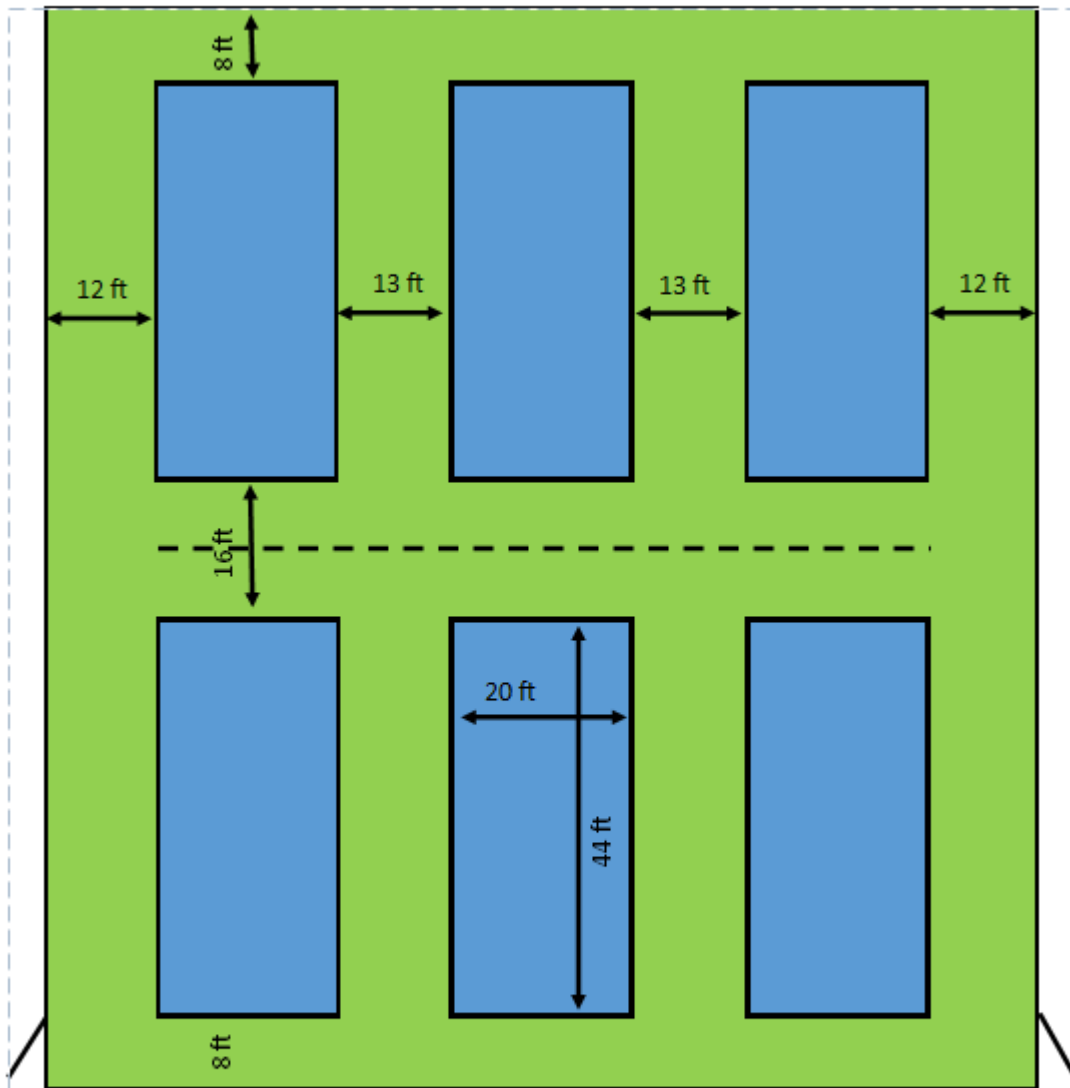
Existing Tennis Courts at Low Gap Park

These courts accommodate 4 to 8 players



Proposed Pickleball Courts at Low Gap Park

These courts would accommodate 24 players



Parking Lot

Low Gap Courts Are Overdue for Attention



Ukiah Pickleball Club members have already shown a willingness to help maintain the Low Gap courts.

BEFORE →

AFTER
↓



Courts at Oak Manor Park Are Too Crowded



Even with a temporary court set up, all courts are full.



Lots of players have to wait on the sidelines.



Paddles of waiting players, in two racks (regular and advanced play).

Courts at City of Shasta Lake (Before and After)



Tools Needed, with Costs

TOOLS NEEDED	QTY	PRICE	COST
V-Shaped Coating Application Squeegee	1	\$79.95	\$79.95
36" Coating Application Squeegee	1	\$124.95	\$124.95
24" Coating Application Squeegee	1	\$104.95	\$104.95
Floor Scaper	1	\$31.97	\$31.97
Wheelbarrow	1	Donated	\$0.00
Regular Shovel	1	Donated	\$0.00
Square Point Shovel	1	Donated	\$0.00
Garden Hose (100')	3	\$36.49	\$109.47
Faucet Splitter	1	\$9.99	\$9.99
Hose Nozel/ Sprayer	2	\$9.99	\$19.98
3" Paint Roller Handle	2	\$8.42	\$16.84
3" Paint Roller Cover	4	\$3.80	\$15.20
5' Roller Handle & Squeegee Handle	2	\$7.50	\$15.00
5 Gallon Bucket	5	\$3.60	\$18.00
1 Gallon Pail	2	\$8.34	\$16.68
Chalk Line	1	Donated	\$0.00
Mixing Paddle (5 gal)	1	\$25.00	\$25.00
Mixing Paddle (55 gal)	1	\$35.00	\$35.00
Yellow Carpenter Crayons	2	\$3.00	\$6.00
Line Taping Machine	1	\$320.38	\$320.38
Whisk Broom	1	Donated	\$0.00
Drill Motor (Mixing)	1	Donated	\$0.00
Gas Powered Pressure Washer	1	Donated	\$0.00
Gas Powered Blower	1	Donated	\$0.00
Orbital Floor Sander (rented)	1	Donated	\$0.00
TOOL COST			\$949.36

Estimated Materials, with Costs

MATERIALS NEEDED	QTY NEEDED	SIZE	QTY	PRICE	COST
Acrylic Patch Binder (cracks & bird baths)	10 gal	5 gal	2	\$200.00	\$400.00
Neutral Concentrate w/sand (2 coats)	110 gal	55 gal	2	\$581.99	\$1,163.98
Pigment (Light Green OB, field)	4 gal	1 gal	4	\$64.99	\$259.96
Pigment (Blue, PB courts)	4 gal	1 gal	4	\$59.99	\$239.96
Sand (40-60 mesh for Patch Binder)	200	100	2	\$13.00	\$26.00
Cement (added to Patch Binder)	2 bags	94 lbs	2	\$10.00	\$20.00
White Line Paint, Textured			1	\$34.99	\$34.99
Stripe Rite (Crisp, sharp lines)			1	\$22.99	\$22.99
Sport Wax (acrylic top coat - 2 coats)	120 gal	30 gal	4	\$525.99	\$2,103.96
2" Masking Tape. 180' Roll	3000'	180'	17	\$9.00	\$153.00
Masking Paper, 1000' Roll	2000'	1000	2	\$22.98	\$45.96
Pickleball Post (set of 2)	6	1 set	6	\$379.99	\$2,279.94
Pickleball Net			6	\$159.99	\$959.94
Post Sleeve (set of 2)	6	1 set	6	\$28.99	\$173.94
Blue Chalkline Chalk			1	\$2.99	\$2.99
Pickleball paddle rack			1	\$109.99	\$109.99
Signage: Court & game rules on Aluminum			2	\$89.95	\$179.90
Misc. tarps, rags, gloves, safety goggles					\$100.00
MATERIALS COST					\$8,277.50
TOTAL TOOLS					\$949.36
TOTAL MATERIALS					\$8,277.50
TOTAL LABOR					FREE
GRAND TOTAL					\$9,226.86

We Are Prepared to Help: Court Surfacing and Repair Hints

This tennis court surfacing and repair industry is very unique. Tennis court surfacing and repair can be accomplished with a relatively low investment, in comparison to other trades. The right tools and equipment can help a good contractor achieve a quality tennis court surfacing job, in a safe and timely manner. The following list contains both necessary items and optional items that make the tennis court surfacing and repair process easier, quicker or cleaner.

1. Truck : Preferably, a flatbed truck with side racks and a hydraulic lift gate for loading and unloading surfacing material drums. A trailer that is low to the ground can also be utilized for transporting drums to the jobsite. Court surfacing materials can be mixed on the trailer, without removing heavy drums.

2. Drum Cart : Heavy duty 2-wheel cart for moving drums of court surfacing material. A good drum cart has a sliding hook and secures the top of the drum, to keep drum secure on cart.

3. Mixing Equipment : For Tennis Court Surfacing and Repair Materials

- a. Agitated tanks – SportMaster Color Mixing Machines
- b. Electric Drill: 1 ½ HP or larger, with long paddle mixer (approx. 30 inches) to reach bottom of drums.

4. Blower : At least 5 horsepower for removing debris, prior to surfacing.

5. Edging tool : Billy Goat Grazor, Little Wonder Pro Edger, or weed wacker to remove vegetation around court, and prevent from hanging into the court, prior to court repairs and surfacing.

6. Line Taping Machine : Dispenses masking tape for line painting, after surfacing coats.

- a. Striping accessories:
 - i. 2" to 3" paint roller & threaded handle (or paint brush)
 - ii. Good quality masking tape (approx. 8 rolls per tennis court)

7. Scrapers : Wide scrapers for scraping the court surface before and after each coat of surfacing material is applied, (SportMaster Super Scraper).

8. Broom : Stiff street brooms for cleaning.

9. Sport Application Squeegee : For tennis court surfacing material application.

10. Patching Straight Edges : Available from SportMaster in various lengths (always use straight edge wider than area in need of repair). Steel screed, for patching/leveling low spots (bird baths) on court surface.

11. Shovels :For picking up excess surfacing materials from court surfaces.

12. Two 100 foot Tape Measures :preferably steel, same make and model.

13. Chalk Line :For line/stripping layout.

14. Chalk or Soap Stones :Markings.

15. Clean Empty Pails (5-gallon) :

- a. For mixing court surfacing materials and patching mixes.
- b. For transporting patching, repair, and surfacing materials.
 - i. SportMaster “Sealer Wheeler” is also helpful for transporting court surfacing material onto court during application process.
- c. A smaller (approx. 2-gallon) pail is helpful for dipping into drums and splitting repair and surfacing materials, when mixing with drill and paddle mixer.

16. Masking Tape :

- a. For marking corners of playing areas on two-tone courts, to preserve existing lines and eliminate having to layout lines from scratch, after surfacing.

17. Roofing Paper (rolls) :Tape down at the end of a tennis court insert to collect extra surfacing materials, for ease of removal by shovel.

18. Tarp :For mixing area on jobsite and entry area to courts. Prevents drips and splatter of surfacing and repair materials from getting on the ground.

19. Empty Drums :

- a. Clean drums for mixing court repair and surfacing materials
- b. Extra drums for cleaning tools and collecting wastewater

20. Rags :For cleanup and to fill Net Post Sleeves prior to surfacing (prevents filling sleeves with coatings).

21. Other Tools & Equipment :

- a. Wrench and Socket: For opening/closing lids on drums.
- b. Water Hoses & Spray Nozzle: For dilution & cleaning.

- c. Garden-Type pump sprayer: For spraying Acrylic Adhesion Promoter (on new concrete courts) and good for misting hot court surfaces in front of application, to cool surface.
- d. Pressure Washer & cleaning supplies: Tri Sodium Phosphate (TSP) for cleaning detergent, and bleach to remove fungus, moss & mold, when needed. Visit www.sportmaster.net for maintenance and cleaning manual.
- e. Water Source: Make sure locate/secure on-site water or bring clean water for pressure washing, cleaning, and dilution of repair and surfacing products.
- f. Power Source: Make sure to locate/secure on-site electric or bring a generator to power the drill for mixing court surfacing and repair materials.
- g. Pail Openers: For efficient opening of pails.
- h. Trowel/Putty Knife: For application of acrylic trowel grade crack fillers and repair products.
- i. V or U-shaped Squeegee: To apply Acrylic Patch Binder mix into cracks and areas where surface repair is needed.
- j. Box Cutter: Use to open boxes, cut pour spouts on jugs, etc.
- k. Wire Brush: Helpful for cleaning surfacing materials that are dried on tools, and to remove stubborn vegetation in cracks, prior to repair.
- l. Work Gloves: Hand Protection
- m. Dust Mask: Use for air safety when pouring silica sand into surfacing materials.

22. Caution Tape :Secure the courts after application to prevent premature usage and tracking of sport surfacing materials.

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2369 Ocean Ave., Suite 200
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Napa: 707.253.1841
Monterey: 831.658.0225

Proposal and Contract

Created Date 8/2/2022

Quote Number 7069-v1
Estimator

Client

Contact Name David Riemenschneider

Quote To Name Ukiah Pickleball Club
Quote To Low Gap Road
Ukiah, CA 95482

Project

Project Name Ukiah Pickleball Club-Convert 2 tennis courts to 6 pickleball courts
Project Address Low Gap Road
Ukiah, CA 95482

Court Resurfacing

PICKLEBALL NET POSTS: Install pickleball net posts in sleeves, center anchor and net 6 SETS	\$24,920.00
Clean and scrape surface	
Lance and/or grind cracks	
Fill cracks with acrylic patch compound	
Acrylic resurfacer = 1 coat	
PLEXIPAVE ACRYLIC ATHLETIC SURFACING: Squeegee apply 3 coats acrylic tennis surfacing over prepared substrate.	
Paint 6 pickle ball court lines per existing layout.	
	\$25,200.00
NOTES: ALL CRACKS WILL REAPPEAR IMMEDIATELY. Maintenance resurfacing only. Bubbleline may occur in new surface if caused by moisture vapor pressure (assumes no vapor barrier under existing concrete). Will follow contours of existing substrate. Assumes existing court has 1% slope to drain all in one direction to within 1/8" +/- in 10' tolerance. Access for pick-up trucks directly to work area. Electricity and water to be provided at all times within 50' of work area.	
Court Resurfacing TOTAL:	\$50,120.00

TENNIS COURTS • PLAYGROUNDS • TRACKS • DECKS & FLOORS



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ADD OPTION: Crack proof overlay

TENNIS COURT - SLIPSHEET OVERLAY SYSTEM Procedure: • Install Slipsheet system with 2 reinforcement membranes. Requires 3-5 days curing. • Install by leveling screed ½" carpet coat. Flexible pavement (premium aggregate / plaster sand / carpet coat emulsified asphalt). Requires 3-5 days curing. • Hot roll and apply 3 refinement and smoothing coats • Apply acrylic resurfacer Click for details	\$78,000.00
SLIPSHEET NOTES: Permanent solution to cracking. Free floating system allows cracks to move without reflecting through play surface. Slipsheet terminates approximately 8-12" inside the fence or borders. Cracking will appear in this outer edge area but does not affect the court surface. Staging area and truck access required. Proposal assumes substrate is sound with a slope of 1% for drainage. Our work will follow contours of existing substrate. Water puddles can be remediated if there is sufficient slope. Electricity and water to be provided within 50' of work area. All work and material guaranteed for a period of five years. 5 YEAR WARRANTY AGAINST CRACKING OF THE SLIPSHEET	
ADD OPTION: Crack proof overlay TOTAL:	\$78,000.00

TOTAL ALL OPTIONS

TOTAL ALL OPTIONS	\$127,120.00
TOTAL ALL OPTIONS TOTAL:	\$127,120.00

TENNIS COURTS • PLAYGROUNDS • TRACKS • DECKS & FLOORS



AGENDA SUMMARY REPORT

SUBJECT: Discussion of Brown Act Updates for 2023, and Adoption of Resolution Modifying Agenda Order.

DEPARTMENT: City Attorney

PREPARED BY: Darcy Vaughn, Assistant City Attorney

PRESENTER: Darcy Vaughn, Assistant City Attorney

ATTACHMENTS:

1. AB 2449 Implementation Memo
2. Resolution - Agenda Order - redline & clean

Summary: The City Attorney's office will explain and answer questions about Brown Act updates that will go into effect on January 1, 2023, and engage Council in discussion about implementing any procedural changes necessary, and Council will consider adopting a resolution adding an agenda item to address future notifications in respect to AB 2449.

Background: In response to the COVID-19 pandemic, Governor Newsom issued Executive Orders lifting several of these requirements to allow agencies to hold public meetings while complying with shelter-in-place orders and social distancing recommendations. In September 2021, the Governor signed AB 361, which effectively incorporated those Executive Orders into the Brown Act. Under AB 361, an agency can hold fully remote or hybrid teleconference meetings without meeting the access and notice requirements listed above, provided that:

1. The Governor has declared a state of emergency, and
2. Either state or local officials have imposed or recommended measures to promote social distancing, or the legislative body finds that meeting in person would present imminent risks to health or safety of attendees.

The COVID State of Emergency declaration is expected to be lifted on February 28, 2023. At this time, agencies will no longer have the necessary authority to hold AB 361 virtual meetings as a result of COVID-19. Please note that until the State of Emergency declaration is lifted, all legislative bodies of the City may continue to hold virtual meetings under the existing AB 361 rules. However, in the absence of a declared state of emergency, the Brown Act requires that a teleconference meeting must comply with the following:

1. At least a quorum of the board must participate from locations within the agency's jurisdiction.
2. Each teleconference location must be identified in the notice and agenda of the meeting.
3. Agendas must be posted at each teleconference location.
4. Each location must be accessible to the public.
5. The agenda must provide the opportunity for the public to address the legislative body directly at each teleconference location.
6. All votes must be by roll call.

However, effective January 1, 2023, the Brown Act updates in AB 2449 will give individual members of legislative bodies increased flexibility to participate in meetings via teleconference in the event of a personal emergency without the requirement of a state of emergency declaration. AB 2449 provides complex alternative teleconference procedures to allow members of a legislative body to participate remotely, the application of which turns on individual facts and circumstances. AB 2449 sets forth requirements for a Board

member's remote participation in a public meeting, but agencies may continue to hold virtual meetings at which the public or agency staff members participate remotely.

Discussion: Requirements for individual legislative body members meeting remotely:

Pursuant to AB 2449, a legislative body may hold a "hybrid" (partial teleconference, partial in-person) meeting without following the pre-pandemic requirements for teleconferencing, provided that a quorum of the legislative body still meets in person at a single location that is identified in the meeting agenda and that is open to the public. A member of a legislative body may participate in a public meeting via teleconference in the following limited circumstances:

1. With "just cause", the member can participate remotely after giving notice as soon as possible and as late as the start of a regular meeting. The legislative body does not need to take action to allow the member to attend the meeting virtually under the "just cause" provision. AB 2449 defines "just cause" as:
 - (a) a family childcare or caregiving need;
 - (b) a contagious illness;
 - (c) a need related to a physical or mental disability that is not otherwise accommodated; or
 - (d) travel while on official business.

AB 2449 also limits a member to participating remotely under this provision to two meetings per calendar year.

2. In "emergency circumstances," defined as a physical or family emergency that prevents the member from attending in person, the member can participate remotely by giving notice and requesting approval to do so from the legislative body. Unlike the "just cause" provision, the "emergency circumstances" provision requires that legislative body take action and approve the remote attendance at the start of the meeting for the member to be allowed to participate remotely for that meeting. The legislative body may take action on the request as soon as possible, including at the beginning of the meeting, even if there was not sufficient time to place the request formally on the agenda.

Under either circumstance, the member in question must give a general description of the circumstances relating to their need to appear remotely, but need not disclose any medical diagnosis, disability, or other confidential medical information. Staff has prepared a draft memorandum (Attachment 1) outlining the requirements for individual members of any City legislative body to notify and justify remote participation in a public meeting.

In addition, AB 2449 provides that a member cannot participate solely by teleconference due to "emergency circumstances" under the new teleconference framework for more than 3 consecutive months or more than 20 percent of the agency's regular meetings, or more than two meetings per year if the agency meets fewer than 10 times per year. As noted above, members participating remotely under the "just cause" provision are limited to two remote meetings per calendar year.

A member of the legislative body participating from a remote location under the AB 2449 rules for teleconferencing must participate through both audio and visual technology during the entire meeting.

Disclosure Requirement

AB 2449 requires that a member participating telephonically shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any such individuals.

AB 2449 Notifications and Considerations Resolution

To address future notifications and considerations in respect to AB 2449, Staff is recommending that Council adopt a resolution (Attachment 2) modifying the agenda order by adding a new agenda section: *AB 2449 Notifications and Considerations*. Once AB 2449 goes into effect, this section would be used to comply by giving written notification of any Councilmember remote participation.

Additional requirements for hybrid meetings:

A quorum of the legislative body must still meet in-person, and the body must meet the following relaxed remote access rules that went into effect with AB 361:

1. Provide either a two-way audio visual system or a two-way phone service in addition to live webcasting;
2. Identify a call-in or internet-based access option on the agenda, in addition to the in-person meeting location;
3. Ensure that if a disruption to the online meeting occurs, the body takes no further action on agendized items until public access is restored; and
4. Avoid requiring public comments to be submitted in advance, and provide a real-time option for the public to address the body at the meeting.

Recommended Action: Provide direction to Staff on any additional information needed or actions to be taken, and adopt resolution modifying the agenda order.

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: City Clerk

DIVERSITY-EQUITY INITIATIVES (DEI):N/A

CLIMATE INITIATIVES (CI):N/A

Approved: 
Sage Sangiacomo, City Manager

Law Offices Of

RAPPORT AND MARSTON

An Association of Sole Practitioners

405 W. Perkins Street
Ukiah, California 95482
e-mail: dvaughn@cityofukiah.com

David J. Rapport
Darcy Vaughn

(707) 462-6846
FAX 462-4235

MEMORANDUM

TO: Members of City Council and all City Legislative Bodies
FROM: Darcy Vaughn, Assistant City Attorney
DATE: December 2, 2022
SUBJECT: Brown Act Requirements for Teleconferencing as of January 1, 2023

The COVID State of Emergency is expected to be lifted on February 28, 2023. At this time, agencies will no longer have the necessary authority to hold AB 361 virtual meetings as a result of COVID-19 without following the teleconferencing requirements set forth in the Brown Act at Government Code § 54953(b).

However, effective January 1, 2023, the Brown Act updates in AB 2449 will give individual members of legislative bodies increased flexibility to participate in meetings via teleconference in the event of a personal emergency, without the requirement of a state of emergency declaration. Specifically, AB 2449 provides alternative teleconference procedures and requirements to allow members of a legislative body to participate remotely if either of the following circumstances applies:

1. Just Cause

With “just cause,” the member can participate remotely after giving notice to the legislative body as soon as possible, including at the start of a regular meeting. AB 2449 defines “just cause” as:

- (a) a family childcare or caregiving need;
- (b) a contagious illness;
- (c) a need related to a physical or mental disability that is not otherwise accommodated by the accessibility requirements set forth in the Americans with Disabilities Act; or
- (d) travel while on official business.

AB 2449 limits a member to participating remotely under this provision to two (2) meetings per calendar year. While the member must give adequate notice to appear remotely, the legislative body does not need to take action to allow the member to attend the meeting virtually under the

To: Members of City Council and Legislative Bodies
Subject: Brown Act Requirements for Teleconferencing as of January 1, 2023
Date: December 2, 2022

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“just cause” provision.

2. Emergency Circumstances

In “emergency circumstances,” defined as a physical or family emergency that prevents the member from attending in person, the member can participate remotely by giving notice and requesting approval to do so from the legislative body. Unlike the “just cause” provision, the “emergency circumstances” provision requires that legislative body take action and approve the remote attendance at the start of the meeting for the member to be allowed to participate remotely for that meeting. The legislative body may take action on the request as soon as possible, including at the beginning of the meeting, even if there was not sufficient time to place the request formally on the agenda.

Under either circumstance, the member in question must give a general description of the circumstances relating to their need to appear remotely, but need not disclose any medical diagnosis, disability, or other confidential medical information. For the emergency circumstances exception, the general description does not need to exceed twenty (20) words.

Required Procedures for Remote Participation under AB 2449

1. Notice and General Description. A member shall make a written request to participate remotely at a meeting as soon as possible. The request must state whether the member is claiming “just cause” or “emergency circumstances” and shall include a general description explaining their need to meet remotely. Members must make a separate request for each meeting in which they seek to participate remotely.

2. Action on the Request for Remote Participation due to “Emergency Circumstances”. The legislative body must take action on a request to participate remotely due to “emergency circumstances” at the earliest opportunity. If the request does not allow sufficient time to place proposed action on such a request on the posted agenda for the meeting for which the request is made, the legislative body may take action at the beginning of the meeting in accordance with the requirements of the Brown Act for taking action on items of business not appearing on the posted agenda.

3. Limitations on Frequency. A member cannot participate solely by teleconference based on emergency circumstances for more than three (3) consecutive months or more than twenty (20) percent of the agency’s regular meetings, or more than two meetings per year if the agency meets fewer than 10 times per year. A member participating remotely under the “just cause” provision is limited to two (2) remote meetings per calendar year.

4. Required Disclosures for Remote Participation. A member participating telephonically shall

To: Members of City Council and Legislative Bodies

Page 3

Subject: Brown Act Requirements for Teleconferencing as of January 1, 2023

Date: December 2, 2022

publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member's relationship with any such individuals.

5. Audio and Visual Participation Required. A member of the legislative body participating from a remote location under the AB 2449 rules for teleconferencing must participate through both audio and visual technology during the entire meeting. A member's notice and general description of need to appear remotely must include a statement that the member will participate with both audio and video capabilities turned on throughout the meeting.

Please contact the City Clerk or City Attorney's office if you have questions or concerns about qualifying for and requesting remote participation in a public meeting of your legislative body.

POLICY-RESOLUTION NO. ~~2012-07a~~2022-**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING THE AGENDA ORDER FOR COUNCIL MEETINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROCEDURES OF CONDUCT FOR CITY COUNCIL MEETINGS**

WHEREAS, *The City of Ukiah City Council Meeting Procedure of City Council Decorum* section 2. Agenda II Order of Business requires the Council to adopt a resolution establishing the Order of its Agenda; and

WHEREAS, the City Council desires to amend the Order of Agenda.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Ukiah establishes the following Order of Agenda for City Council meetings:

1. Roll Call
2. Pledge of Allegiance
- ~~2.~~3. AB 2449 Notifications and Considerations
- ~~3.~~4. Proclamations/Introductions/Presentations
- ~~4.~~5. Petitions and Communications
- ~~5.~~6. Approval of Minutes
- ~~6.~~7. Right to Appeal Decision
- ~~7.~~8. Consent Calendar
- ~~8.~~9. Audience Comments on Non-Agenda Items
- ~~9.~~10. Councilmember and Committee Reports
- ~~10.~~11. City Manager and City Clerk Reports
- ~~11.~~12. Public Hearings – Timed at 6:15 P.M.
- ~~12.~~13. Unfinished Business
- ~~13.~~14. New Business
- ~~14.~~15. City of Ukiah, As Successor Agency to the Ukiah Redevelopment Agency
- ~~15.~~16. Closed Session - Closed Session may be held at any time during the meeting
- ~~16.~~17. Adjournment

BE IT FURTHER RESOLVED that:

1. Upon motion and second or the request of the Mayor or the City Manager, the City Council may reorder items on the agenda for a specific meeting;
2. The Mayor and/or the City Manager may direct the City Clerk to select items which appear to be of particular public interest and to place these under the heading *Special Order of Business*, which shall be assigned a time of hearing and the Council shall hear these items at the time so specified, and Policy Resolution No. ~~37~~38 (Establishing Order of Agenda) is hereby repealed.

PASSED AND ADOPTED on this ~~1st~~7th day of ~~February 2012~~December 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mary-Anne Landis, Mayor

ATTEST:

| ~~JoAnne M. Currie~~Kristine Lawler, City Clerk

RESOLUTION NO. 2022-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING THE AGENDA ORDER FOR COUNCIL MEETINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROCEDURES OF CONDUCT FOR CITY COUNCIL MEETINGS

WHEREAS, *The City of Ukiah City Council Meeting Procedure of City Council Decorum* section 2. Agenda II Order of Business requires the Council to adopt a resolution establishing the Order of its Agenda; and

WHEREAS, the City Council desires to amend the Order of Agenda.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Ukiah establishes the following Order of Agenda for City Council meetings:

1. Roll Call
2. Pledge of Allegiance
3. AB 2449 Notifications and Considerations
4. Proclamations/Introductions/Presentations
5. Petitions and Communications
6. Approval of Minutes
7. Right to Appeal Decision
8. Consent Calendar
9. Audience Comments on Non-Agenda Items
10. Councilmember and Committee Reports
11. City Manager and City Clerk Reports
12. Public Hearings – Timed at 6:15 P.M.
13. Unfinished Business
14. New Business
15. City of Ukiah, As Successor Agency to the Ukiah Redevelopment Agency
16. Closed Session - Closed Session may be held at any time during the meeting
17. Adjournment

BE IT FURTHER RESOLVED that:

1. Upon motion and second or the request of the Mayor or the City Manager, the City Council may reorder items on the agenda for a specific meeting;
2. The Mayor and/or the City Manager may direct the City Clerk to select items which appear to be of particular public interest and to place these under the heading *Special Order of Business*, which shall be assigned a time of hearing and the Council shall hear these items at the time so specified, and Policy Resolution No. 38 (Establishing Order of Agenda) is hereby repealed.

PASSED AND ADOPTED on this 7th day of December 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____, Mayor

Kristine Lawler, City Clerk



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 Brown and Various Councilmembers

ATTACHMENTS:

1. 2022 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

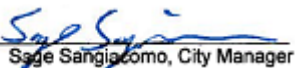
CURRENT BUDGET AMOUNT: N/A

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

2022 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 Alternate	Orozco - 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	Burgess	Jake Burgess, Community Services Supervisor; 463-6201 jburgess@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 Davis- Alternate	Neil 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) - Commission	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 State and local power utilities developing and operating power generation, providing scheduling and related energy services and providing regulatory and legislative support.	Crane - Commissioner Sauers - Alternate and Commissioner in absence of Commissioner Crane	Cindi Sauers - Electric Utility Director; 463-6286 csauers@cityofukiah.com
Northern California Power Agency (NCPA) – Lodi Energy Center (LEC) Appointment	2nd Monday of month, 10:00 AM	Lodi, CA and other locations		651 Commerce Drive Roseville, CA 95678 916-781-4299	Committee oversees the operation, maintenance and expenditures of the LEC 300 MW generating project.	Sauers – Project Participate Appointee	Cindy Sauers, Electric Utility Director, 463-6286, csauers@cityofukiah.com
Transmission Agency of Northern California (TANC)	4th Wednesday of month, 10 a.m.	35 Iron Point Circle Suite 225 Folsom, CA		35 Iron Point Cir #225 Folsom, CA 95630 916-852-1673; info@tanc.us	Provide electric transmission to its Member utilities through transmission line ownership or contract arrangements.	Crane Sauers - Alternate	Cindi Sauers - Electric Utility Director; 463-6286 csauers@cityofukiah.com

2022 CITY COUNCIL SPECIAL ASSIGNMENTS

LOCAL/COUNTY/REGIONAL/LIASENS OnGoing One or Two Council and/or Staff	MTG DATE/TIME	LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
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 swwhite@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	Rodin/Crane	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/LIASENS 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 tboy@cityofukiah.com

2022 AD HOC COMMITTEES		
COMMITTEE	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
Electric Grid Operational Improvements	Crane/Orozco	Cindy Sauers, Electric Utility Director; 463-629586 csauers@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 22/23 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 Cindy Sauers, Electric Utility Director; 463-629586 csauers@cityofukiah.com Dan Buffalo, Director of Finance; 463-6220 dbuffalo@cityofukiah.com
2021 Electric Rate Study	Crane/Duenas	Cindy Sauers, Electric Utility Director; 463-6286 csauers@cityofukiah.com
Housing Policy	Rodin/Orozco	Craig Schlatter, Community Development Director 463-6219 cschlatter@cityofukiah.com
UVSD/ City Relations <i>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</i>	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
Orr Street Bridge Corridor	Rodin/Duenas	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com
Complete Streets	Rodin/Crane	Tim Eriksen, Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com Shannon Riley, Deputy City Manager 467-5793 sriley@cityofukiah.com Neil Davis, Community Services Director 467-5764 ndavis@cityofukiah.com
Cannabis Ordinance Modifications	Duenas/Brown	Craig Schlatter, Community Development Director 463-6219 cschlatter@cityofukiah.com
Special Districts	Brown/Crane	Shannon Riley, Deputy City Manager 467-5793 sriley@cityofukiah.com
Public Financing	Rodin/Orozco	Dan Buffalo, Director of Finance; 463-6220 dbuffalo@cityofukiah.com
Corp Yard	Crane/Brown	Jason Benson, Senior Civil Engineer 463-6284 jbenenson@cityofukiah.com
Police Chief Recruitment	Brown/Rodin	Shannon Riley, Deputy City Manager 467-5793 sriley@cityofukiah.com
Great Redwood Trail	Rodin/Duenas	Neil Davis, Community Services Director 467-5764 ndavis@cityofukiah.com
City Manager Review	Rodin/Brown	Sheri Mannion, Human Resources Director 463-6244 smannion@cityofukiah.com
City/District Review of 2019/22 Proposed Fire Code	Crane/Orozco	Doug Hutchison, Fire Chief 463-6263 dhutchison@cityofukiah.com