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://us06web.zoom.us/j/86926523277

Or you can call in using your telephone only:

- **Call (toll free) 1-888-788-0099**
- **Enter the Access Code: 869 2652 3277**
- **To Raise Hand enter *9**
- **To Speak after being recognized: enter *6 to unmute yourself**

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

March 18, 2026 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

4.a. Presentation on the 2025/26 Ukiah On Ice Season.

Recommended Action: Receive presentation.

Attachments:
1. Ukiah on Ice Presentation
2. Ukiah On Ice Sponsors

4.b. Proclamation Celebrating the 150th Anniversary of the Incorporation of the City of Ukiah.

Recommended Action: Issue a proclamation recognizing the 150th Anniversary of the incorporation of the City of Ukiah.

Attachments:
1. Ukiah 150 Proclamation

4.c. Presentation on the 2025-2026 Volunteer Program.

Recommended Action: Receive the presentation and provide direction as appropriate.

Attachments:
1. Ukiah Volunteer Program - 20252026

4.d. Receive Presentation of Exceptional Employee Recognition Awards.
Recommended Action: Receive a presentation of the Exceptional Employee Recognition Awards.
Attachments: None

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

6.a. Approval of the Minutes for the March 4, 2026, Special Meeting.
Recommended Action: Approve the minutes for the March 4, 2026, Special Meeting.
Attachments:
1. 2026-03-04 CC Draft Minutes - Special Meeting

6.b. Approval of the Minutes for the March 4, 2026, Regular Meeting.
Recommended Action: Approve the minutes for the March 4, 2026, Regular Meeting.
Attachments:
1. 2026-03-04 CC Draft Minutes - Regular Meeting

7. 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.

8. 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.

8.a. Report of Disbursements for the Month of February 2026.
Recommended Action: Approve the report of disbursements for the month of February 2026.
Attachments:
1. February 2026 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. February 2026 Disbursements Detail

8.b. Adoption of an Ordinance Adding a New Chapter 9 to Division 2 of the Ukiah City Code to Regulate Sidewalk Vending on Public Property and in the Public Right-of-Way.
Recommended Action: Adopt an ordinance adding a new Chapter 9 to Division 2 of the Ukiah City Code to regulate sidewalk vending on public property and in the public right-of-way.
Attachments:
1. Public Materials Example - Sidewalk Vendors
2. Proposed Ordinance Modifications (Post-City Council Introduction)
3. Finalized Ordinance

8.c. Adoption of Resolution Authorizing the Submittal of an Application to the California Department of Housing and Community Development for $530,000 in Funding Under Round 4 of the Prohousing Incentive Program; and if Selected, Authorize the City Manager to Execute a Standard Agreement, Any Amendments Thereto, and Any Related Documents Necessary to Participate in the Prohousing Incentive Program, as well as Authorization of the Corresponding Budget Amendments.

Recommended Action: Adopt a resolution authorizing submittal of an application to the California Department of Housing and Community Development for $530,000 in funding under Round 4 of the Prohousing Incentive Program; and if the City is selected for award, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary to participate in the Prohousing Incentive Program; and authorize any corresponding budget amendments.

Attachments:

1. pip-round-4-nofa
2. pip-round-4-guidelines
3. 2017_Housing_Strategy
4. pip-round-4-application
5. pip-resolution

8.d. Adoption of Resolution Authorizing Submittal of an Application to the California Department of Housing and Community Development for Funding under the HOME Investment Partnerships Program; and if Selected, Authorize the City Manager to Execute a Standard Agreement, Any Amendments Thereto, and Any Related Documents Necessary to Participate in the HOME Investment Partnerships Program, as well as Authorization of the Corresponding Budget Amendments.

Recommended Action: Adopt a resolution authorizing submittal of an application to the California Department of Housing and Community Development for $5,225,000 in funding under the HOME Investment Partnerships Program for a Multi-Family Affordable Rental Housing Rehabilitation Project; and if selected, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary; and authorize any corresponding budget amendments.

Attachments:

1. HOME-2025-Projects-Nofa
2. HOME-Income-Limits-2025
3. Resolution-HOME-2025-Nofa

8.e. Approval of Lease Agreement with Option to Purchase between the City of Ukiah and the Willow County Water District for the Property Located at 151 Laws Avenue, APN 003-420-47; Authorization for the City Manager to Negotiate and Execute the Agreement and Any Related Documents Necessary to Implement the Lease-Purchase Transaction; and Approve Corresponding Budget Amendment.

Recommended Action: Approve the Lease Agreement with Option to Purchase between the City of Ukiah and the Willow County Water District for the property located at 151 Laws Avenue, APN 003-420-47; authorize the City Manager to negotiate and execute the agreement and any related documents necessary to implement the lease-purchase transaction; and approve corresponding budget amendment.

Attachments:

1. LEASE AGREEMENT WITH OPTION TO PURCHASE - FINAL w attachments
2. SLA Process - Exemption (Public Use)

8.f. Award Purchase of Toyota Model 9FBZ80U Electric Pneumatic Lift Truck to Atlas Toyota Material Handling in the Amount of $211,769.72, with $183,500 to be Reimbursed through the Volkswagen Environmental Mitigation Trust Fund, and Approve Corresponding Budget Amendment.

Recommended Action: Award purchase of Toyota Model 9FBZ80U Electric Pneumatic Lift Truck to Atlas Toyota Material Handling in the amount of $211,769.72, and approve corresponding budget amendment.

Attachments:

1. CC Reso 2026-07 - Authorizing Volkwagen Environmental Mitigation Fund Application
2. Quote - Toyota Electric Forklift

9. 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.

10. COUNCIL REPORTS

11. CITY MANAGER/CITY CLERK REPORTS

12. PUBLIC HEARINGS (5:30 PM)

13. UNFINISHED BUSINESS

13.a. Receive and Approve Submittal of the 2025 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation.

Recommended Action: Receive and approve submittal of the 2025 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation, and provide direction to Staff as necessary.

Attachments:

1. Housing Element APR
2. General Plan APR

13.b. Re-Adoption of a Resolution Approving a Zero Tax Share Agreement Between the City of Ukiah and the County of Mendocino for the Ukiah Corporation Yard Annexation (1 Carousel Lane), Local Agency Formation Commission (LAFCo) File No. A-2025-06.

Recommended Action: Re-Adopt a resolution approving a Zero Tax Sharing Agreement between the City of Ukiah and the County of Mendocino for the Ukiah Corporation Yard Annexation (1 Carousel Lane), LAFCo File No. A-2025-06.

Attachments:

1. 1 Carousel Lane - Tax Share Agreement - LAFCo A-2025-06)
2. Draft Resolution

14. NEW BUSINESS

14.a. Adoption of Updates to General Plan Land Use, Zoning, and Downtown Zoning Code Maps Consistent with Goals and Policies of the 2040 General Plan.

Recommended Action: Adopt updates to the City of Ukiah's official Zoning Map, General Plan Land Use Map, and Downtown Zoning Code Map to reflect previously approved annexations, rezones, and General Plan amendments, to standardize a shared visual format for clarity and consistency, and to implement policies and goals of the 2040 General Plan.

Attachments:

1. City of Ukiah Existing Maps (Zoning, General Plan, DZC)
2. 2016 - 2025 Approved Land Use Modifications
3. City of Ukiah Proposed Maps (Zoning, General Plan, DZC)

14.b. Introduction of an Ordinance by Title Only Amending Section 1166 of the Ukiah City Code Pertaining to the Design Review Board Regular Meetings.

Recommended Action: Introduce an ordinance by title only amending Division 1, Chapter 3, Article 4B, Section 1166 of the Ukiah City Code, adjusting the regular meeting schedule of the Design Review Board to a single, annual regular meeting and special meetings as needed.

Attachments:

1. Proposed Ordinance - redline and clean

14.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); including the disbandment of the Trench Cut Policy Development Ad Hoc.
Attachments:
1. 2026 City Council Special Assignments & Ad Hocs

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

15.a. **Conference with Legal Counsel – Anticipated Litigation**
(Government Code Section 54956.9(d)(4))
Initiation of litigation (2 cases)

15.b. **Conference with Legal Counsel – Anticipated Litigation**
(Government Code Section 54956.9(d)(2))
Significant exposure to litigation (1 case)

15.c. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Nui Rising Moon Trust v. City of Ukiah, et al.; Case No. 3:25-cv-08320

15.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

15.e. **Conference with Legal Counsel – Existing Litigation**
(Government Code Section 54956.9(d)(1))
Name of case: Vichy Springs Resort, Inc v. City of Ukiah, et al.; Case No. 24-cv-07106-JSC

15.f. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 001-020-78-00, 001-030-01, 001-090-01
Negotiator: Maya Simerson, Senior Management Analyst, City Manager's Office
Negotiating Parties: Tayman Park Golf Group
Under Negotiation: Price & Terms of Agreement

15.g. **Conference with Labor Negotiator (54957.6)**
Agency Designated Representative: Sage Sangiacomo, City Manager
Employee Organizations: All bargaining units
Unrepresented Employee: Police Chief

15.h. **Public Employment (City Attorney)**
(Cal. Gov. Code § 54957(b)(1))

16. 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. Any handouts or presentation materials from the public must be submitted to the clerk 48 hours in advance of the meeting; for handouts, please include 10 copies.

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.

Araceli Sandoval, Deputy City Clerk
Dated: 03/13/26

Agenda Item No: 4.a.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-370

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Presentation on the 2025/26 Ukiah On Ice Season.

DEPARTMENT: Community Services

PREPARED BY: Marianne Aranda, Senior Recreation Coordinator, Jake Burgess, Community Services Director, Daniel Spence, Community Services Supervisor

PRESENTER: Daniel Spence, Community Services Supervisor

ATTACHMENTS:

1. Ukiah on Ice Presentation
2. Ukiah On Ice Sponsors

Summary: The Ukiah On Ice downtown skating rink was overwhelmingly popular with the community this season and was supported by numerous local sponsors. The Council will receive a presentation (Attachment 1) showing a video recapping the Ukiah On Ice season and gratitude will be given to the sponsors.

Background: The City of Ukiah has previously partnered with local businesses and organizations to bring a seasonal ice skating rink to downtown Ukiah. The City rented the rink for the 2016-2019 seasons from an outside agency, and did not host the skating rink in 2020 due to the COVID pandemic. On September 1, 2021, the City Council approved the purchase of a seasonal ice rink which included skates, glycol tubes/ piping, glycol, clear dasherboards, skate sharpener, Ice Wizard resurfacing machine, gas-powered edger, and rubber mats. The 120-ton chiller and 40' x 120' tent remained rental items as they entail complicated installations and would require inordinate amounts of storage space and need specialized maintenance.

The rink was again located on School Street in front of the Alex Thomas Plaza. The rink was forty feet wide and one hundred feet long (40' x 100'), which is the maximum size based on the parameters of the location on School Street. The site is ideal for its proximity to electrical access, restrooms, parking and the covered pavilion. Another benefit to the location is that the activity at the rink brings thousands of people to the downtown area, where they have access to local shops and restaurants during the prime holiday shopping season.

Discussion: The Ukiah On Ice downtown skating rink was open daily, including holidays, for six weeks, and hosted school field trips along with private parties throughout the majority of the operation. Skating (including ice skate rental) was $12 per person per session for regular public skating hours and $10 per session for field trips or large groups. Opening night was Monday, December 1st and was coordinated with the Light Parade and Home Town Holiday festivities at the Plaza.

The community response to the ice rink was overwhelming, drawing people from all around Mendocino County, Lake County, and Sonoma County. The excitement and energy focused around the rink was palpable and resulted in a significant number of visitors to the downtown area. The rink was especially popular on the weekends, with significant numbers of skaters and families enjoying the activity.

The ice rink hosted a multitude of special events including birthday parties, theme nights, company events, and school fundraisers. These events served to create special memories for those who attended, and the unique setting of a downtown ice skating rink during the holiday season was a ready-made photo opportunity

for families and friends.

2025/2026 Ukiah on Ice:

- Attracted over 10,000 skaters of all ages to the downtown shopping district
- Welcomed 31 field trips with over 2,000 students and 100 chaperones
- Booked 9 table rentals and parties
- Held 7 fundraisers, including school PTO nights and 4-H organizations
- Donated tickets to North Coast Opportunity Headstart Program and Redwood Community Services
- Added field trip from the ASES program
- Hosted 3 theme nights
- Employed 42 young adults throughout the season
- Was supported by 26 sponsors
- Received widespread exposure on social media: Facebook ‘Ukiah on Ice’ posts reached an impressive 162,726 people, and 2 interactions with 95,639 impressions and 771 comments; and Instagram posts and stories reached 28,963 separate users.

City Staff would like to extend their appreciation to the City Council for their support and to everyone who participated in Ukiah On Ice, from the skaters to the behind-the-scenes Staff. In particular, City Staff would like to recognize the generous community sponsors (Attachment 2) who supported this event and ultimately made it possible, with many going above and beyond for this community event.
Purchasing the seasonal ice rink entailed an interfund loan. At the end of this season, although there are a few budgetary numbers to firm up, Staff plans to make an estimated transfer of $11,303.07.

UKIAH ON ICE BUDGET	
Revenue	FY 25/26
Ticket Sales/Concessions/Trips/Parties	$103,300.00
Ticket Donations (NCO Headstart + Redwood Community Services)	$4,000.00
ASES Fieldtrips	$5,000.00
Sponsors	$45,000.00
Total	$157,300.00
Expenses	FY 25/26
Chiller	$28,315.00
Tent	$18,500.00
Interdepartmental Construction Help (OT)	$1,594.30
Sandbox	Sponsor Donation
Fencing	Sponsor Donation
Utilities	$13,731.40
Staff for Ice Rink (Part-time)	$63,144.75
PERS	$1,692.21

Workers Comp	$3,969.14
Medicare	$938.80
FICA	$3,088.77
Supplies	$11,022.56
Allocations (Insurance, Admin, Purchasing)	$0.00
Total	$145,996.93
Rev minus Expenses	$11,303.07
Interfund Loan Repayment	$11,303.07

Recommended Action: Receive presentation.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: General Fund

REVENUE: Yes GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: PO# 47462

COORDINATED WITH: Daniel Spence, Community Services Supervisor

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): **GP-A2 -** Economic Development Element

Approved: 
Sage Sangiacomo, City Manager


UKIAH
On Ice
December 1 – January 11
Alex Thomas Plaza
$15 per session
open daily

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PUBLIC SKATE







3600+ SKATERS

UKIAH
On Ice

FIELD TRIPS







UKIAH
On Ice

FIELD TRIPS

31 Field Trips

20 Schools

1500+ Students

UKIAH On Ice

ASES FIELD TRIPS

31 Field Trips

20 Schools

1500+ Students

UKIAH On Ice

7 PTO NIGHTS

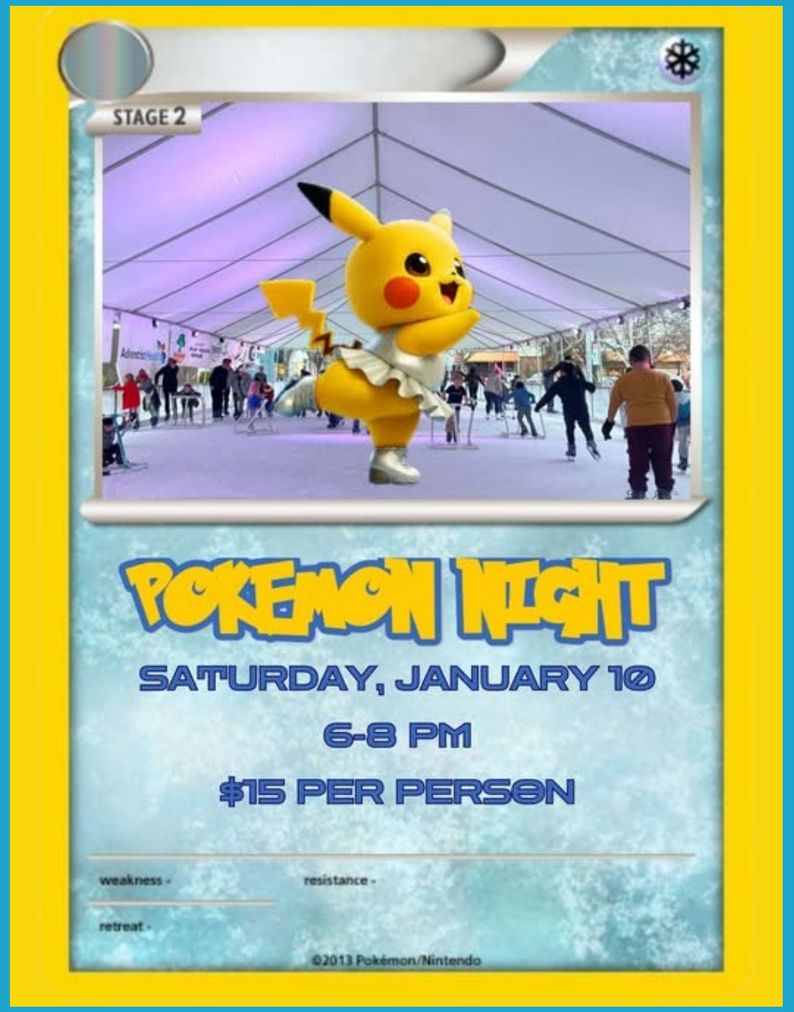
School & Youth Group Fundraisers

UKIAH On Ice

3 SPECIAL THEME NIGHTS

UKIAH On Ice


K-POP DEMON HUNTERS
NIGHT
UKIAH ON ICE
SATURDAY, JANUARY 3
6 - 8 PM
$15 PER PERSON
SING-A-LONG
COSTUME CONTEST
PHOTO OPS
...AND MORE!


STAGE 2
POKEMON NIGHT
SATURDAY, JANUARY 10
6-8 PM
$15 PER PERSON
weakness -
resistance -
retreat -
©2013 Pokémon/Nintendo

UKIAH On Ice

EMPLOYED 42 PART-TIME STAFF

UKIAH On Ice

FACEBOOK IMPRESSIONS

POST REACHED: 162,726

IMPRESSIONS: 95,639

ENAGEMENT: 6147

POST REACTIONS: 522

COMMENTS: 771

UKIAH On Ice

INSTAGRAM

POSTS REACH

(NUMBER OF TIMES CONTENT PLAYED OR DISPLAYED):

28,963

POSTS REACH

(UNIQUE NUMBER OF VIEWERS):

3014

UKIAH On Ice

SPONSORS

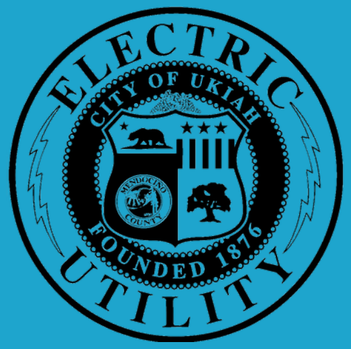
UKIAH On Ice


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Friedman's
HOME IMPROVEMENT


DEFATTE
EQUIPMENT RENTAL


MENDOCINO


WIPF
Construction

Acevedo's Ukiah Truck Repair
Action Rents
Blue Zones
Bonterra Organic Estates
Charbay Distillery
Community First Credit Union
Defatte Equipment
El Azteca Restaurant
Hensel Phelps / Kitchell
MCHC Health Centers
WOW! Smiles & Park Falls Dental
Savings Bank of Mendocino County
Ukiah Waste Solutions
Ukiah Valley Athletic Club

UKIAH On Ice

2025/2026 Ukiah On Ice Sponsors

Partner

Greater Ukiah Business and Tourism Alliance

Platinum

Ghilotti Construction Company
Granite Construction
JD General Engineering Construction
KWINE & MAX

Gold

Arrow Fencing Arrow Fencing
Defatte Equipment
Mendocino Forest Products
PG&E
Pinoleville Pomo Nation
WIPF Construction

Silver

Aaction Rents
Acevedo's Ukiah Truck Repair
Adventist Health
Charbay Distillery
Community First Credit Union
Cupples & Sons Const. Inc
Kitchell/ Hensel Phelps
Ukiah Valley Athletic Club
WOW Smiles/Park Falls Dental

Bronze

Blue Zones Project
Bonterra Organic Estates
City of Ukiah Electric Dept.
El Azteca Resturant
MendoMill
Mendocino County Health Clinic
Savings Bank of Mendocino County

Agenda Item No: 4.b.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-426

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Proclamation Celebrating the 150th Anniversary of the Incorporation of the City of Ukiah.

DEPARTMENT: Community Services **PREPARED BY:** Marianne Aranda, Senior Recreation Coordinator

PRESENTER: Mayor Sher

ATTACHMENTS:

1. Ukiah 150 Proclamation

Summary: Council will issue a proclamation recognizing the 150th Anniversary of the incorporation of the City of Ukiah.

Background: In 2026, the City of Ukiah will commemorate the 150th anniversary of its incorporation, which occurred on March 8, 1876.

Discussion: To honor this historic occasion, the City of Ukiah has planned a series of commemorative activities and community events throughout the year. The celebration will formally begin with a proclamation (Attachment 1) presented at the March 18 City Council meeting recognizing the 150th anniversary of Ukiah's incorporation.

Recommended Action: Issue a proclamation recognizing the 150th Anniversary of the incorporation of the City of Ukiah.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Historical Society of Mendocino County and Greater Ukiah Business and Tourism Alliance

STRATEGIC PLAN (SP):N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: Sage Sangiacomo, City Manager

PROCLAMATION

City of Ukiah

Recognizing

The City of Ukiah's 150th Anniversary

Whereas, the City of Ukiah, incorporated in 1876, stands as one of Northern California's historic communities, recognized for its deep agricultural and timber roots, vibrant arts community, and strong sense of community connection; and

Whereas, the City of Ukiah takes its name from the Yokaia people of Shokadjal village, whose name—meaning "south valley people"—honors the area's original inhabitants whose culture, language, and stewardship remain an enduring part of Ukiah's identity; and

Whereas, Ukiah's evolution begins with the abundant and biologically diverse Ukiah Valley being stewarded for thousands of years by Pomo peoples, whose enduring presence is foundational to the region; and

Whereas, Ukiah's later growth and development emerged out of a thriving agricultural, ranching, and timber-based economy, and later became indelibly enriched by the back-to-the-land movement, and continues today to evolve while taking pride in its past and also planning thoughtfully for the future; and

Whereas, Ukiah, Mendocino County's seat of government, is a "full-service" city providing a wide range of essential services to its residents, including police and fire protection, parks and recreation, airport, water treatment, sewage treatment, recycled water, and electricity; and

Whereas, Ukiah has especially vibrant arts and intellectual offerings for a city of its size, including an ongoing legacy of Pomo basketry, the paintings of Grace Hudson housed in a museum of the same name, a historically significant observatory, performing arts organizations, a symphony orchestra, concerts by professional musicians from all over the world, and an innovative community college; and

Whereas, Ukiah's identity is shaped by its diverse residents whose histories, labor, creativity, and leadership have enriched the social, cultural, and economic life of Ukiah; and

Whereas, the City is committed to the principle of ensuring that voices from historically underrepresented communities are acknowledged, respected, and meaningfully included in civic life to ensure strong, socially cohesive neighborhoods that improve the quality of life for all residents; and

Whereas, as Ukiah commemorates 150 years since its incorporation, the City looks toward the future with a shared commitment to resilience, sustainability, economic vitality, and community engagement—embracing innovation and investing in future generations to ensure Ukiah remains a welcoming and thriving place for all.

Therefore be it resolved, that the City of Ukiah hereby proclaims the celebration of Ukiah's 150th Anniversary, and invites residents, organizations, and visitors to commemorate the City's history, celebrate its diverse communities, and look ahead with shared purpose towards a vibrant future.

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

_____

Susan Sher, Mayor

Agenda Item No: 4.c.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-447

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Presentation on the 2025-2026 Volunteer Program.

DEPARTMENT: Community Services **PREPARED BY:** Marianne Aranda, Senior Recreation Coordinator

PRESENTER: Marianne Aranda, Sr. Recreation Coordinator

ATTACHMENTS:

1. Ukiah Volunteer Program - 20252026

Summary: Council will receive a presentation (Attachment 1) on the 2025-2026 Volunteer Program.

Background: In 2025, the City Council approved the creation of a temporary, part-time Volunteer Coordinator position funded through the Solid Waste Abatement Fund. The position was established to help organize and support volunteer efforts focused on improving the cleanliness and condition of Ukiah's parks, creeks, and public spaces.

Litter, graffiti, and other forms of vandalism impact local creeks, waterways, parks, and public facilities. These issues not only harm the environment but also affect the quality and appearance of shared community spaces. City Parks and Streets crews regularly dedicate significant time to removing debris, graffiti, and encampment-related waste from these areas.

To address these challenges, the City created a Solid Waste Abatement Fund through a small fee added to residential garbage bills. The fund was intended to support public cleanup and abatement activities. Prior to the Volunteer Program, funds had primarily been used for occasional contractor-led cleanup projects. At the time the program was established, the fund balance had grown to over $100,000, with $65,000 already allocated for the development of downtown garbage enclosures.

Discussion: This past year, the Volunteer Program made meaningful progress in mobilizing community members to care for Ukiah's parks, creeks, and public spaces. A total of 38 volunteers participated throughout the season and contributed 214 volunteer hours. From 17 events, volunteers removed over 2,000 pounds of trash from local natural areas. Cleanup efforts took place at several locations, including Orr Creek, the Great Redwood Trail, Gobbi Street, and Gibson Creek. The presentation is included as Attachment #1.

The program also benefited from valuable partnerships with the Mendocino County Resource Conservation District and The River Church, whose support helped expand volunteer participation and strengthen community engagement.

The program aims to organize frequent community cleanup events each month. In partnership with the Community Services Department Team, the Volunteer Coordinator also supports outreach efforts through social media and other communication channels to highlight volunteer accomplishments and recruit additional participants.

Recommended Action: Receive the presentation and provide direction as appropriate.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Solid Waste Mitigation Fund 696

REVENUE No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Ed Donovan, Volunteer Coordinator

STRATEGIC PLAN (SP): **SP 1C** - Encourage and support an environmentally sustainable and resilient community by embracing new technology, setting policy, and evaluating critical infrastructure.

GENERAL PLAN ELEMENTS (GP): **GP-A4** - Public Facilities, Services, and Infrastructure Element; **GP-A5** - Environment and Sustainability Element

Approved: Sage Sangiacomo, City Manager



VOLUNTEER UKIAH



VOLUNTEER RECRUITMENT STARTED APRIL 2025

BECOME A VOLUNTEER!

- ☑ Community Clean-ups
- ☑ Graffiti Removal
- ☑ ...and more!

Liability Form

For more information,
visit www.cityofukiah.com/volunteer
or e-mail Ed - edonovan@cityofukiah.com

- Social Media
- Press Release
- E-mail Blast
- Flyers

VOLUNTEER DAYS









38 VOLUNTEERS







VOLUNTEER UKIAH

2000 LBS OF TRASH







VOLUNTEER UKIAH

214 HOURS OF VOLUNTEER







17 EVENTS

GREAT REDWOOD TRAIL

ORCHARD BRIDGE

ORR CREEK

GIBSON CREEK



VOLUNTEER UKIAH

Agenda Item No: 4.d.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-451

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive Presentation of Exceptional Employee Recognition Awards.

DEPARTMENT: Human Resources / Risk Management

PREPARED BY: Tim Mitchell, H.R./Risk Manager Analyst

PRESENTER: Department Directors, City Manager, and Mayor.

ATTACHMENTS:
None

Summary: The Mayor will present selected employees with Exceptional Employee Recognition awards.

Background: The City of Ukiah prioritizes the retention and attraction of outstanding employees and recognizes their role in our goal of providing exceptional customer service. The Exceptional Employee Program recognizes (through a nomination process) and awards those employees or teams of employees who have truly gone above and beyond. Once each quarter, nominations are considered from the categories of field crews, public safety, and administration.

Discussion: The recipients of the Exceptional Employee program for the first quarter of 2026 are as follows:

Anthony DeLapo, Christian Ballestrazze, Trey O'Neill, and Jacob Newcomb; Police Officers, Police Department: On Monday, February 2, 2026, at approximately 7:28 p.m., Officers DeLapo, Ballestrazze, O'Neill, and Newcomb responded to a subject brandishing a large knife and acting erratically in the 500 block of N. State Street. When the officers arrived, they were met with a shirtless subject who was extremely hostile, cutting himself and threatening officers with a large knife. Numerous negotiation techniques and mental health crisis workers were utilized with negative results. The subject eventually began walking directly towards an assisting Mendocino County Sheriff Sergeant while holding the knife. Multiple less lethal devices were utilized to prevent the subject from harming officers or the public, ultimately resulting in the incapacitation and arrest of the subject. This could have easily become a deadly threat confrontation and was mitigated by the actions of these highly trained officers.

Josie Castanon and Joanna Delgado; Records Clerks, Police Department: Josie and Joanna were nothing short of extraordinary during the Police Department's transition from CentralSquare Records Management System (RMS) to the new RIMS RMS. When cases opened within 24 hours of go-live failed to migrate, they tackled the setback head-on, manually re-entering every report and narrative with precision and determination - a months-long effort. At the same time, they flawlessly managed their daily duties, completed year-end purging and records reorganization, and patiently guided officers and sergeants through the new system. Their resilience, positivity, and unwavering commitment ensured a seamless transition and showcased just how invaluable they are to their Department.

Cassandra Borgna; Senior Recreation Coordinator, Community Services Department: Cassandra Borgna is recognized for her extraordinary mentorship of more than 150 part-time employees, whom she supervises for the City of Ukiah. Beyond her formal duties, she often spends evenings and weekends helping young Staff write resumes, refine cover letters, complete applications, and prepare for interviews. During normal work days, not only is she building their professional skills and confidence, but she has also spent

countless hours serving as a vital bridge to further their careers and pursuit of higher education. Many former employees have gone on to become teachers, nurses, business leaders, and other professionals. Her dedication to staff development reflects the highest ideals of public service and actively cultivates future leaders in the community.

Recommended Action: Receive a presentation of the Exceptional Employee Recognition Awards.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: The City Manager's Office and Department Directors

STRATEGIC PLAN (SP): **SP 5C** - Create, sustain, and advance a diverse and inclusive workplace and workforce that reflects, values, and celebrates the diverse community we serve.

GENERAL PLAN ELEMENTS (GP): N/A

Approved: 
Sage Sangiacomo, City Manager

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

Virtual Meeting Link: *https://us06web.zoom.us/j/86935146282*

March 4, 2026
3:00 p.m.

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1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Ukiah City Council met at a Special Meeting on March 4, 2026, having been legally noticed on February 27, 2026. The meeting was held in person and virtually at the following link: *https://us06web.zoom.us/j/86935146282*. Mayor Sher called the meeting to order at 3:04 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Mari Rodin, Heather Criss, Juan V. Orozco, and Susan Sher. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR SHER PRESIDING.

The Pledge of Allegiance was led by Councilmember Criss.

2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comment was received. Clerk noted that no public presence was online at that time.

3. UNFINISHED BUSINESS

No unfinished business items were placed on the agenda.

4. NEW BUSINESS

a. Mid-Year Departmental Budget and Objectives Progress Review for Fiscal Year 2025-26, Review of Draft Objectives, and Review of Individual Departmental Five-Year Capital Improvement Plan Updates for Fiscal Year 2026-27.

Presenters: Oliver MacDonald, Senior Accountant and Department Directors.

Community Development:
Overview – Craig Schlatter, Community Development Director (3:09 p.m.)
Building Division, Code Enforcement, and Fire Prevention, and Business Services – Matt Keizer, Chief Building Official (3:12 p.m.)

Councilmember Rodin departed at 3:26 p.m. to attend an alternate meeting.

Planning Services – Jesse Davis, Chief Planning Manager (3:28 p.m.)
Housing Services and Grants Management – Jim Robbins, Grants Manager (3:35 p.m.)
Climate Adaptation and Resilience – Craig Schlatter, Community Development Director (3:40 p.m.)

***Airport –** Greg Owen, Airport Manager (3:43 p.m.)*

Electric Utility:
Electric Administration – Cindy Sauers, Electric Utility Director (3:48 p.m.)
Electric Technical Services – Cindy Sauers, Electric Utility Director (3:52 p.m.)
Electric Distribution – Dan Quarles, Electric Superintendent (3:57 p.m.)

DRAFT

Police – *Tom Corning, Police Chief; Marla Swan, Communications and Records Manager; and Jason Chapman, Police Captain* *(4:01 p.m.)*

Councilmember Rodin returned at 4:06 p.m.

No public comment was received.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:29 p.m.

_____

Kristine Lawler, City Clerk

DRAFT

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
CIVIC CENTER COUNCIL CHAMBERS
300 Seminary Avenue, Ukiah, CA 95482
Virtual Meeting Link: *https://us06web.zoom.us/j/88492822902*

March 4, 2026
5:15 p.m.

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1. ROLL CALL

Ukiah City Council met at a Regular Meeting on March 4, 2026, having been legally noticed on February 27, 2026. The meeting was held in person and virtually at the following link: *https://us06web.zoom.us/j/88492822902*. Mayor Sher called the meeting to order at 5:20 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Mari Rodin, Heather Criss, Juan V. Orozco, and Susan Sher. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR SHER PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Rodin.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Proclamation Recognizing March 2026 as National Nutrition Month in the City of Ukiah.
Presenter: Councilmember Crane.

No public comment was received.

The Clerks office will deliver the proclamation to Adventist Health.

5. PETITIONS AND COMMUNICATIONS

City Clerk, Kristine Lawler, stated that no communications had been received.

6. APPROVAL OF MINUTES

a. Approval of the Minutes for the February 18, 2026, Regular Meeting.

Motion/Second: Crane/Orozco to approve Minutes of February 18, 2026, a regular meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

7. RIGHT TO APPEAL DECISION

8. CONSENT CALENDAR

a. Adoption of Resolution *(2026-08)* Making the Recommendation to the Ukiah Valley Basin Groundwater Sustainability Agency (UVBGSA) to Appoint Jared Walker as the City of Ukiah Representative to its Technical Advisory Committee (TAC) – *City Clerk.*

DRAFT

b. Consideration of Adoption of Resolution *(2026-09)* Appointing Aubrey Sabre to the Public Spaces Commission – *City Clerk.*

c. Authorization for the City Manager to Negotiate and Execute an Agreement *(2526-187)* with the County of Mendocino (Mendocino County Public Health) for the Enforcement of State Tobacco Laws and Local Ordinances, Including the Statewide Flavor Ban, through Retailer Inspections and Enforcement Operations; and Approve Corresponding Budget Amendment(s) for Receipt of Anticipated Grant Funds in Support of These Activities - *Community Development.*

d. Receive Report and Approval of Request to Postpone Replacement of the Ukiah Transfer Station Tipping Floor Until 2028 – *Public Works.*

Public Comment: Aubrey Sabre.

Motion/Second: Rodin/Crane to approve Consent Calendar Items 8a-8d, as submitted. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

9. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comments were received.

10. COUNCIL REPORTS

Presenters: Councilmember Rodin and Vice Mayor Orozco.

11. CITY MANAGER/CITY CLERK REPORTS

Presenters:

- **Tayman Park Golf Group Anniversary** – Sage Sangiacomo, City Manager.
- **North Oak Street Creek Barrier Update** – Tim Eriksen, Public Works Director / City Engineer.
- **Broadband Grant Construction**– Shannon Riley, Deputy City Manager.

12. PUBLIC HEARINGS (5:30 PM)

a. Review and Introduction by Title Only of an Ordinance Adding a New Chapter 9 to Division 2 of the Ukiah City Code to Regulate Sidewalk Vending on Public Property and in the Public Right-of-Way.

Presenters: Jesse Davis, Chief Planning Manager and Craig Schlatter, Community Development Director.

PUBLIC HEARING OPENED AT 5:55 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 5:55 P.M.

Motion/Second: Criss/Rodin to introduce an ordinance by title only. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

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

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING A NEW CHAPTER 9 TO DIVISION 2 OF THE CITY CODE TO REGULATE SIDEWALK VENDING ON PUBLIC PROPERTY AND IN THE PUBLIC RIGHT OF WAY.

DRAFT

Council Consensus to move item number 6 on Page 1, under *Section One. Findings*, to the number 1 position.

Motion/Second: Criss/Rodin to introduce an ordinance adding a new Chapter 9 to Division 2 of the Ukiah City Code to regulate sidewalk vending on public property and in the public right-of-way with the amendments as discussed*. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

**Amendments as discussed: Item F on Page 3, change text to read "…without authorization from the City in the vending permit." (second amendment became consensus above)*

b. Consideration of Adoption of a Resolution Revising the Electric Rate Schedules for All Self-Generation Customers and Approval of the Utility's Avoided Cost Methodology.

Presenters: Cindy Sauers, Electric Utility Director and Diana Ramos, Electric Rate and Resource Analyst.

PUBLIC HEARING OPENED AT 6:36 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:37 P.M.

Motion/Second: Crane/Criss to adopt resolution *(2026-10)* revising all Electric Rate Schedules for Self-Generation Customers, and approve the Utility's avoided cost methodology. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

a. Receive Report and Consider Affirming Electric Utility's Administrative Policies on Distributed Generation.

Presenter: Cindy Sauers, Electric Utility Director.

Public Comment: Dale Harrison.

Council Consensus to direct Staff to do further research and development of new elements into the administrative policy and bring back to Council.

b. Approval of Annual Military Equipment Report from Ukiah Police Department, in Compliance with California Assembly Bill No. 481.

Presenter: Jason Chapman, Police Captain. **Additional Present:** Thomas Corning, Police Chief.

No public comment was received.

Motion/Second: Rodin/Criss to receive and approve the Annual Military Equipment Report from Ukiah Police Department, in compliance with California Assembly Bill No. 481. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

***Note:** Captain Chapman and City Attorney Rapport stated that within 30 days a public meeting will be noticed and held for public comment pursuant to Section 772 of the statute [AB No. 481.]*

DRAFT

c. Adoption of the Ordinance to Implement a Street Trench Cut Fee in the City of Ukiah.
Presenter: Tim Eriksen, City Engineer/Public Works Director.

No public comment was received.

Motion/Second: Rodin/Criss to adopt the Ordinance to implement a Street Trench Cut Fee in the City of Ukiah. Motion **carried** by the following roll call votes: AYES: Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: Crane.

ORDINANCE NO. 1265

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING TRENCH CUT FEES FOR CERTAIN EXCAVATIONS WITHIN PAVED CITY STREETS

14. 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).
Presenter: Sage Sangiacomo, City Manager.

Staff Comment: Tim Eriksen, Public Works Director.

Reports were received. Staff is recommending the elimination of the Trench cut ad hoc.

THE CITY COUNCIL ADJOURNED TO CLOSED SESSION AT 7:30 P.M.

15. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation
(Government Code Section 54956.9(d)(4))
Initiation of litigation (2 cases)

b. Conference with Legal Counsel – Existing Litigation
(Government Code Section 54956.9(d)(1))
Name of case: Nui Rising Moon Trust v. City of Ukiah, et al.; Case No. 3:25-cv-08320

c. 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

d. Conference with Legal Counsel – Existing Litigation
(Government Code Section 54956.9(d)(1))
Name of case: Vichy Springs Resort, Inc v. City of Ukiah, et al.; Case No. 24-cv-07106-JSC

e. Conference Involving a Joint Powers Agency (Inland Water and Power Commission)
City representative on IWPC Board (Mari Rodin)
Discussion will concern: (Conference with Real Property Negotiators (Gov't Code §54956.8)
Property: PG&E Potter Valley Project;
Agency Negotiators: Scott Shapiro, Janet Pauli.
Negotiating Parties: IWPC and PG&E
Under Negotiation: Price and Terms

f. Conference with Labor Negotiator (54957.6)
Agency Designated Representative: Sage Sangiacomo, City Manager
Employee Organizations: All bargaining units
Unrepresented Employee: Police Chief

DRAFT

g. Public Employment (City Attorney)
(Cal. Gov. Code § 54957(b)(1))

No action reported.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 8:15 p.m.

_____
Kristine Lawler, CMC
City Clerk

DRAFT

Agenda Item No: 8.a.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2022-1479

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Report of Disbursements for the Month of February 2026.

DEPARTMENT: Finance

PREPARED BY: MaryJo Reynolds, AJ Johnson, Finance Services Specialist

PRESENTER: Consent Calendar

ATTACHMENTS:

1. February 2026 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. February 2026 Disbursements Detail

Summary: The Council will review and consider approval of the report of disbursements for the month of February 2026.

Background: Payments made during the month of February 2026 are summarized in the Report of Disbursements. Further details are supplied on the Schedule of Bills, representing the four (4) individual payment cycles within the month.

Accounts Payable Check Numbers (City & UVFA): 33066567-3066654; 3066655-3066744;3066745-3066838 ;3066839-3066968

Accounts Payable Wire Transfer: 166-169

Payroll Check Numbers: 519332-519423; 519424-519508

Payroll Manual Check Numbers: 519423

Direct Deposit Numbers: 143706-144093; 143094-144475

Manual Direct Deposit Numbers: NA

Void Check Numbers: 306614, 3063913, 3066710, 159, 160

Void Direct Deposit Numbers: 144250

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

Attachment #1: February 2026 Summary of Disbursements
Attachment #2: Account Codes for Reference
Attachment #3: Object Codes for Reference
Attachment #4: February 2026 Disbursement Detail

Recommended Action: Approve the report of disbursements for the month of February 2026.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: N/A **GRANT:** N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: _____
Sage Sangiacomo, City Manager

CITY OF UKIAH
REPORT OF DISBURSEMENTS
REGISTER OF PAYROLL AND DEMAND PAYMENTS
FOR THE MONTH OF FEBRUARY 2026

FUNDS:

100	General Fund	$114,404.87	700	Sanitary Disposal Site Fund	$3,959.32
101	GF-(Sub-Fund) Visit Ukiah	$185.21	701	Landfill Corrective Fund	
105	GF-(Sub-Fund) Fire Authority	$40,725.84	702	Disposal Closure Reserve Fund	
106	USDA Forest Serv CWDG	$25,731.64	704	Post Closure Fund - Solid Waste	
110	Special General Fund		710	Ambulance Services Fund	$87,235.33
120	Streets Capital Improvement		720	Golf Fund	$3,427.19
130	Gov'tl Debt SVC/Reserve Fund		730	Confernence Center Fund	$6,038.40
131	Debt Service Reserve 2022 LRB		750	Visit Ukiah	
200	City Adminstrative Services	$75,515.64	777	Airport Fund	$62,558.63
201	Worker's Comp Fund	$5,134.56	778	Airport Capital Improvement Fund	
202	Liability Fund		779	Special Aviation Fund	$14,374.15
203	Garage Fund	$17,128.73	800	Electric Fund	$791,436.27
204	Purchasing Fund	$4,209.16	801	Electric Capital Reserve Fund	$337.50
205	Billing & Collections Fund	$11,640.08	803	Lake Mendocino Bond Reserve	$524,565.00
206	Public Safety Dispatch Fund	$3,779.17	805	Street Lighting Fund	$9,073.95
207	Payroll Posting Fund	$4,938.37	806	Public Benefits Fund	$5,437.30
208	Building Maintenance/Corp Yard Fund	$169,248.27	807	Cap and Trade	
209	IT Fund	$104,945.25	808	Electric Low Carbon Fuel STDS	
220	Equipment Reserve Fund		820	Water Fund	$183,657.06
249	City Housing Bond Proceeds		821	Water Capital Reserve Fund	
250	Special Revenue Fund		822	Water Capital Improvement Fund	$131,794.14
251	Special Projects Reserve Fund	$33,560.23	830	Recycled Water Fund	$11,873.60
252	Streets/ROW Improvement Fund	$341,686.62	840	City/District Sewer Fund	$141,450.71
253	CITY PROP 172		841	Sewer Contruction Fund	$999,264.54
300	Park Development Fund	$12,470.00	843	Sewer Capital Fund	
301	Anton Stadium Fund		900	Special Deposit Trust	$16,017.50
302	Observatory Park Fund		901	General Service (Accts Recv)	$808.16
303	Playground & Park Amenities Fund		902	U.S.W. Billing & Collection	$66,086.11
304	Swimming Pool Fund		903	Public Safety - AB 109	$0.00
305	Riverside Park Fund		905	Federal Emergency Shelter Grant	
306	Skate Park Fund		905	Mendocino Emergency Service Authority	
308	Opioid Settlement Fund		911	Russian River Watershed Association	$41,319.52
310	Museum Grants	$0.00	915	UVFD	
311	Alex Rorbaugh Recreation Center Fund	$5,383.17	916	UVFD PROP 172	
312	Downtown Business Improvement Fund	$2,022.78	917	UVFD Measure B	
313	LMIHF Housing Asset Fund		918	UVFD Mitigation	
314	Winter Special Events	$38,420.13	920	MSWMA Operations	$28,526.82
315	Advanced Planning Fund		922	Millview County Water District	$58,425.32
316	SPECIAL RECREATION EVENTS		923	Milview Capital Charge	
500	2106 Gas Tax Fund	$334,638.66	927	Redwood Valley Water District	$118,257.29
501	2107 Gas Tax Fund		932	Willow Water District Operations	$30,170.88
503	2105 Gas Tax Fund		937	Calpella Water District Operations	$6,710.22
505	Signalization Fund		937	Calpella Sewer	$330.21
506	Bridge Fund		940	Sanitation District Special Fund	
507	1998 STIP Augmentation Fund		942	Rate Stabilization - UVSD Fund	
508	SB325 Reimbursement Fund		943	Sanitation District Capital Improvement Fund	
509	S.T.P. Fund		945	River Estate Operations	$5,701.12
510	Trans-Traffic Congest Relief Fund		947	Hopland Water Operations	$9,490.16
511	Rail Trail Fund	$318,682.82	950	Hopland Sewer Operations	$7,264.85
600	Community Development Block Grant		952	REDIP Sewer Enterprise Fund	
601	EDBG 94-333 Revolving Loan		960	Community Redevelopment Agency	
602	Community Development Fund		961	RDA Housing Pass-Through	
603	08-HOME-4688		962	Redevelopment Housing Fund	
604	CDBG Grant 09-STBG-6417		963	Housing Debt	
605	11-HOME-7654 Fund	$0.00	964	RDA Capital Pass-Through	
606	CDBG Grant 10-EDEF-7261		965	Redevelopment Capital Improvement Fund	
607	Prop 84 Grant Fund		966	Redevelopment Debt Service	
609	13-CDBG-8940		967	Housing Bond Proceeds	
610	City RDA Projects Fund		968	Non-Housing Bond Proceeds	
613	Home Program Activities		969	RDA Obligation Retirement Fund	
620	CASP Train		844/944	Sewer Capital Projects Fund	
630	Asset Seizure Fund	$420.00			
631	Asset Seizure Fund (Drug/Alcohol)				
633	H & S Education 11489(B)(2)(A1)				
634	Federal Asset Seizure Grants			Retainage Withheld	$48,589.16
635	SUP Law Enforcement Service Fund		611	CDBG 16-CDBG-11147	
636	CBTHP Officer				
637	Local Law Enforcement Block Grant				
638	Asset Forfeiture 11470.2 H & S				
639	Special Revenue - Police				
640	Parking District Fund	$609.33			
670	Federal American Rescue Fund				
691	Museum Fund				
695	Transfer Station Fund				
696	Solid Waste Mitigation Fund	$709.82			

PAYROLL CHECK NUMBERS: 519332-519423
DIRECT DEPOSIT NUMBERS: 143706-144093
PAYROLL PERIOD: 01/18/2026-01/31/2026

PAYROLL CHECK NUMBERS: 519424-519508
DIRECT DEPOSIT NUMBERS: 144094-144475
PAYROLL PERIOD: 02/01/26-02/14/26

PAYROLL CHECK NUMBERS:
DIRECT DEPOST NUMBERS:
PAYROLL PERIOD:

VOID CHECK NUMBERS:
3066614, 3063913, 3066710, 144250
159, 160

MANUAL CHECK NUMBERS:
519423

WIRE TRANSFER NUMBERS:
166, 167, 168, 169

TOTAL DEMAND PAYMENTS- A/P CHECKS	$5,080,370.76
TOTAL DEMAND PAYMENTS- EFT's	$0.00
TOTAL PAYROLL CHECKS & DIRECT DEPOSITS	$1,752,756.56
TOTAL PAYROLL EFT's (TAXES, PERS, VENDORS)	$934,334.53

* vendor name(if applicable)

TOTAL PAYMENTS $7,767,461.85

CERTIFICATION OF CITY CLERK

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

City Clerk

APPROVAL OF CITY MANAGER

I have examined this Register and approve same.

City Manager

CERTIFICATION OF DIRECTOR OF FINANCE

I have audited this Register and approve for accuracy and available funds.

Director of Finance

10000000	GENERAL FUND
10017200	SUCCESSOR AGENCY
10020000	POLICE - GEN FUND
10020210	POLICE PATROL
10020214	POLICE VOLUNTEERS
10020216	COPS GRANT
10020217	POLICE ANIMAL CONTROL
10020218	POLICE CSO
10020220	CODE ENFORCEMENT
10020224	MAJOR CRIMES TASK FORCE
10021210	CITY FIRE
10022100	PARKS
10022300	AQUATICS
10022700	MUSEUM - GEN FUND
10022810	RECREATION ADMINISTRATION
10022821	ADULT BASKETBALL
10022822	ADULT SOFTBALL
10022824	CO-ED VOLLEYBALL
10022831	YOUTH BASKETBALL
10022832	YOUTH SOFTBALL
10022840	DAY CAMP
10022850	CLASSES & CLINICS
10022860	SPECIAL ACTIVITIES
10022900	COMM SVCS SPECIAL SERVICES
10023100	PLANNING SERVICES
10023110	CURRENT PLANNING
10023300	BUILDING INSPECTION
10023320	BUILDING INSPECTION
10023411	CDBG GENERAL ADMIN
10024200	ENGINEERING/STREETS
10024210	ENGINEERING
10024214	TRAFFIC SIGNAL OPERATIONS
10024224	STORM WATER
10024310	CORP YARD MAINTENANCE
10024620	STREETS
10100000	GF- (SUB-FUND) VISIT UKIAH
10112700	GF-(SUB-FUND) VISIT UKIAH
10500000	MEASURE S GENERAL FUND
10521210	FIRE AUTHORITY
10600000	USDA FOREST SERV CWDG
12000000	STREET REHABILITATION
12024200	PUBLIC WORKS ENGINEERING
13000000	GOV'TL DEBT SVC/RESERVE FUND
13100000	DEBT SERVICE RESERVE 2022 LRB
20000000	CITY ADMINISTRATIVE SERVICES
20010000	CITY COUNCIL
20012100	CITY MANAGER
20012300	COMMUNITY OUTREACH/PUBLIC INFO
20012500	CITY CLERK
20012600	ECONOMIC DEVELOPMENT
20012800	EMERGENCY MANAGEMENT
20013540	ACCOUNTS PAYABLE
20016300	PAYROLL
20013400	ACCOUNTING
20013401	BUDGET MANAGEMENT
20014000	CITY ATTORNEY
20015100	CITY TREASURER
20016100	HUMAN RESOURCES
20023510	HOUSING GRANTS
20023520	NON-HOUSING GRANTS
20100000	WORKER'S COMP FUND
20116220	WORKERS COMPENSATION
20200000	LIABILITY FUND
20216200	RISK MANAGEMENT
20300000	GARAGE FUND
20324100	GARAGE
20324110	FLEET MAINTENANCE
20400000	PURCHASING FUND
20413500	PURCHASING
20413510	CAPITAL ASSET MANAGEMENT
20413520	GRANTS AND SPECIAL PROJECTS
20414000	LEGAL SERVICES/EXPENSES
20500000	BILLING AND COLLECTION FUND
20513300	UTILITY BILLING
20513380	METERING-ELECTRIC
20513382	METERING-WATER
20600000	PUBLIC SAFETY DISPATCH FUND
20620231	POLICE UKIAH DISPATCH
20620232	POLICE FT BRAGG DISPATCH
20700000	PAYROLL POSTING FUND
20800000	BUILDING & MAINTENANCE
20822500	BUILDING & MAINTENANCE
20824300	BLDG MAINT CORP YARD
20900000	IT FUND
20913900	INFORMATION TECHNOLOGY
22000000	FIXED ASSET FUND
25100000	SPECIAL PROJECTS RESERVE FUND
25200000	STREETS/ROW IMPROVEMENT FUND
25224220	STREETS/ROW IMPROVEMENT FUND
25300000	PROP 172 FUND
25321210	CITY FIRE
30000000	PARK DEVELOPMENT FEES FUND
30022200	PARK DEVELOPMENT
30100000	ANTON STADIUM FUND

20012200	ADMINISTRATIVE SUPPORT
30200000	OBSERVATORY PARK FUND
30300000	PLAYGROUND & PARK AMENITIES FU
30322230	PLAYGROUND AND PARK AMENITIES
30400000	SWIMMING POOL FUND
30522250	RIVERSIDE PARK
30600000	SKATE PARK FUND
30700000	SOFTBALL COMPLEX FUND
30800000	OPIOD SETTLEMENT FUND
31100000	ARRC GENERAL OPERATING FUND
31122000	ARRC
31200000	DOWNTOWN BUSINESS IMPROVEMENT
31212600	ECONOMIC DEVELOPMENT
31300000	LMIHF HOUSING ASSET FUND
31323400	HOUSING
31323431	LMI GENERAL ADMIN
31500000	ADVANCED PLANNING FUND
31523100	COMMUNITY PLANNING
31600000	SPECIAL RECREATION EVENTS
31622861	SPECIAL RECREATION EVENTS
50000000	GAS TAX FUND
50024214	TRAFFIC SIGNAL OPERATIONS
50500000	SIGNALIZATION FUND
50800000	SB325 REIMBURSEMENT FUND
50824210	SB325 ENGINEERING
50900000	S.T.P.
50924210	STP ENGINEERING
51100000	RAIL TRAIL FUND
51124210	Rail Trail
60000000	COMM. DEVELOPMT. BLOCK GRANT F
60023411	CDBG GENERAL ADMIN
60023412	CDBG ACTIVITY DELIVERY
61100000	CDBG 16-CDBG-11147
61112600	CDBG ECONOMIC DEVELOPMENT
61123410	16-CDBG-11147
61123411	CDBG GENERAL ADMIN
61200000	FUND 612 UNASSIGNED
61223400	HOME CDD HOUSING
61223422	HOME ACTIVITY DELIVERY
61323400	HOME HOUSING ACTIVITIES
61323421	HOME GENERAL ADMIN
62000000	CASP CERTIF & TRAINING
62023320	CASP CERTIF & TRAINING
63000000	ASSET SEIZURE FUND
63020210	ASSET SEIZURE EXPENDITURE
63300000	H&S EDUCATION 11489(B)(2)(A1)
63320210	H&S ASSET SEIZURE EXPENDITURE
63500000	SUP.LAW ENFORCE.SVC.FD(SLESF)
63520210	SLESF
63600000	CBTHP OFFICER
63620210	CBTHP OFFICER
63800000	ASSET FORFEITURE 11470.2 H&S F
63820210	ASSET FORFEITURE 11470 EXPENDI
63900000	SPECIAL REVENUE POLICE
64000000	PKG. DIST. #1 OPER & MAINT FUN
64012600	ECONOMIC DEVELOPMENT
64020213	POLICE PARKING ENFORCEMENT
67000000	FEDERAL AMERICAN RESCUE FUNDS
69500000	TRANSFER STATION
69624000	SOLID WASTE MITIGATION FUND
70000000	SANITARY DISPOSAL SITE FUND
70024500	LANDFILL 700
70124500	LANDFILL CORRECTIVE
70200000	DISPOSAL CLOSURE RESERVE FUND
70224500	LANDFILL CLOSURE
70400000	POST CLOSURE FUND-SOLID WASTE
71000000	AMBULANCE SERVICES FUND
71021100	AMBULANCE SERVICES
72000000	GOLF FUND
72022400	GOLF
73000000	CONFERENCE CENTER FUND
73022600	CONFERENCE CENTER
77700000	AIRPORT FUND
77714000	CITY ATTORNEY
77725200	AIRPORT OPERATIONS
77800000	AIRPORT CAPITAL IMPROVEMENT FU
77825200	AIRPORT CAPITAL
77900000	SPECIAL AVIATION FUND
77925200	AIRPORT SPECIAL
80000000	ELECTRIC FUND
80014000	CITY ATTORNEY
80026110	ELECTRIC OVERHEAD
80026120	ELECTRIC UNDERGROUND
80026200	TELEMETRY & CALIBRATION
80026210	SUBSTATION
80026220	HYDROELECTRIC PLANT
80026400	ELECTRIC ADMINISTRATION
80026440	POWER PURCHASES
80100000	ELECTRIC CAPITAL RESERVE FUND
80126100	ELECTRIC CIP
80126220	HYDROELECTRIC PLANT
80500000	STREET LIGHTING FUND
80526150	STREET LIGHTING
80600000	PUBLIC BENEFITS CHARGES FUND

63400000	FEDERAL ASSET SEIZURE GRANTS F
63420250	FED ASSET SEIZURE EXPENDITURE
80626450	PUBLIC BENEFITS
80700000	ELECTRIC CAP AND TRADE FUND
80800000	ELECTRIC LOW CARBON FUEL STDS
80826100	ELECTRIC LOW CARBON FUEL STDS
82000000	WATER FUND
82027110	WATER
82027111	PROD OPERATIONS & MAINTENANCE
82027114	DISTRIB OPERATIONS & MAINT
82100000	WATER CAPITAL RESERVE FUND
82200000	WATER CONNECTION FEE FUND
82227113	WATER DISTRIBUTION CAPITAL
83000000	RECYCLED WATER
83027330	RECYCLED WATER
84000000	CITY/DIST. SEWER OPERATING FUN
84027220	WASTE WATER
84027221	CITY WASTE O & M
84027225	WASTE TREATMENT O & M
84100000	SEWER BOND DEBT SERVICE FUND
84127226	WASTEWATER TREATMENT CAPITAL
84200000	RATE STABILIZATION-CITY FUND
84300000	CONNECTION FEE SEWER FUND (CAP
84400000	CITY SEWER CAPITAL PROJECTS FU
84427221	CITY WASTEWATER O&M 844
84427222	CITY WASTE CAPITAL
90000000	SPECIAL DEPOSIT TRUST FUND
91500000	UKIAH VALLEY FIRE DEPARTMENT
91521400	UVFD FIRE ADMINISTRATION
91600000	UVFD PROP 172
91621400	UVFD PROP 172
91700000	UVFD MEASURE B UNASSIGNED
91721400	UVFD FIRE
91800000	UVFD MITIGATION FEES
91821400	UVFD MITIGATION
92000000	MSWMA OPERATIONS
92200000	MILLVIEW COUNTY WATER DISTRICT
92300000	MILLVIEW CAPITAL CHARGE
92700000	REDWOOD VALLEY WATER DISTRICT
93700000	CALPELLA WATER DISTRICT OPERATION
93800000	CALPELLA SEWER
94500000	RIVER ESTATES OPERATIONS
94700000	HOPLAND WATER OPERATIONS
95000000	HOPLAND SEWER OPERATIONS
96900000	REDEVELOPMENT OBLIGATION RETIR
96917200	SUCCESSOR AGENCY
96995669	969 - RDA OBLIGATION RETIREMEN

51211	PERS UNFUNDED LIABILITY
51220	INSURANCE
51230	WORKERS COMP
51240	MEDICARE
51260	FICA
51270	UNIFORM ALLOWANCE
51290	CELL PHONE STIPEND
52100	CONTRACTUAL SERVICES
52110	AMBULANCE BILLING
52111	DEFIBRILLATOR MAINTENANCE
52112	M. S. OVERSIGHT
52113	PLANNING STUDIES
52114	COMPLIANCE STUDIES
52130	EDUCATIONAL & MARKETING MATL'S
52131	ASSISTANCE TO SENIORS
52133	MONTHLY DISCOUNT PROGRAM
52134	GENERAL ADMIN
52135	ENERGY CONSERVATION PROGRAM
52137	PUBLIC BENEFITS PROGRAM MGMT
52139	RESEARCH DEVELOPMENT & DEMO
52150	LEGAL SERVICES/EXPENSES
52151	EMPLOYEE BENEFIT ADMIN FEES
52155	ACTIVITY DELIVERY
52180	SECURITY SERVICES
52181	VOLUNTEER EXPENSES
52301	PROPERTY TAX ADMIN FEE
52304	LAFCO FEES AND PROP TAX EXP
52500	TRUSTEE FEES
52510	ADVERTISING & PROMOTION
52515	ADVERTISING & PUBLICATION
52521	LIABILITY INSURANCE PREMIUM
52522	LIABILITY & PROPERTY DEDUCT
52524	PROPERTY INSURANCE PREMIUM
52525	WORKER'S COMP. EXPENSE
52526	REMIF ASSESSMENT PAYMENTS
52527	A.D.P. PREMIUM & DEDUCTIBLE
52528	LIABILITY INSURANCE
52529	EARTHQUAKE & FLOOD (DIC)
52532	SAFETY & TRAINING SUPPORT
52533	UVFA RETIREE HEALTH INS
52600	RENT
52601	DATA STORAGE & CONNECTIVITY
52602	RENTAL OF CITY PROPERTY
52841	SUCCESSOR AGENCY ADMIN
53000	LAWSUIT SETTLEMENT
54100	SUPPLIES
54101	POSTAGE
54102	SMALL TOOLS
54103	LAB SUPPLIES
54106	SPECIALTY SUPPLIES
54107	EMS SUPPLIES
54120	PW - SPECIAL SUPPLIES
54121	PW - ASPHALT CONCRETE
54122	PW - AGGREGATE BASE
54124	PW - CONCRETE/SUPPLIES
54125	PW - TRAFFIC PAINT
54126	PW-PREMARKS
54127	PW - SIGN POSTS/SHEETING
54128	PW - COLD PATCH MATERIAL
54129	PW - TACK OIL
54130	PW - SAFETY
54131	PW - BARRICADES & CONES
54161	BACKGROUND & PHYSICALS
54162	ADVERTISING
54163	INTERVIEW SUPPLIES
54165	NEW EMPLOYEE FINGERPRINT
54166	DOT TESTING PROGRAM
54167	EMPLOYEE DEVELOPMENT
54169	LIVESCAN
54201	PRISONER EXPENSE
54202	MAJOR CRIME INVESTIGATIONS
54203	RECRUITMENT
54320	SOFTWARE
54330	COMPUTER AND TECHNOLOGY
54500	EQUIP RENTS AND LEASES
54700	FINES & PENALTIES
55100	TELEPHONE
55200	PG&E
55210	UTILITIES
56100	VEHICLE & EQUIPMENT MAINT. & R
56112	EQUIPMENT PARTS FOR RESALE
56120	EQUIPMENT MAINTENANCE & REPAIR
56125	LAB EQUIP-REPAIR & MAINT.
56130	EXTERNAL SERVICES
56210	FUEL & FLUIDS
56300	BUILDING MAINT. & REPAIR
56410	EQUIPMENT RENTAL - PRIVATE
56504	FACILITY MAINTENANCE & REPAIR
56600	AIRFIELD MAINTENANCE & REPAIR
57100	LEARNING AND DEVELOPMENT
57101	CONF & TRAINING-AQUATICS
57300	MEMBERSHIPS & SUBSCRIPTIONS

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

List of Checks Presented for Approval on 2/6/2026

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

A J MJR

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
101 TRAILER & RV	195636	LOAD TRAIL TRAILER 83" x 16' Tilt-N-Go Tand	$15,900.88	*10621600-54102*	*SMALL TOOLS*	*$15,900.88*
					Vendor Total:	*$15,900.88*
AACTION RENTS	837946-2	EQUIPMENT & MACHINERY RENTAL	$700.02	*84027225-56410*	*EQUIPMENT RENTAL - PRIVATE*	*$700.02*
					Vendor Total:	*$700.02*
ADVANCED SECURITY SYSTEMS	766209	SECURITY MONITORING - TALMAGE	$30.50	*10521210-52180*	*SECURITY SERVICES*	*$15.25*
				10621600-52180	*SECURITY SERVICES*	*$15.25*
					Vendor Total:	*$30.50*
AIRGAS INC	9168107826	CT 5 COMP/NI 34 DAL 2 CL	$889.73	*84027225-54100*	*SUPPLIES*	*$889.73*
					Vendor Total:	*$889.73*
ALEX COWAN	TA 2/10/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
ALLEN JAMES	1/24/26	INSTRUCTOR	$465.50	*10022850-52100*	*CONTRACTUAL SERVICES*	*$465.50*
					Vendor Total:	*$465.50*
ALTEC INDUSTRIES INC	13395398	PARTS & MATERIALS AS NEEDED	$1,231.35	*10022100-56130*	*EXTERNAL SERVICES*	*$1,231.35*
					Vendor Total:	*$1,231.35*
AMAZON CAPITAL SERVICES, INC	1776-CMMV-9YQH	KASTLIGHT	$106.02	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$106.02*
	1R9R-G69H-6CF9	WIRELESS KEYBOARD & MOUSE COMBO	$48.98	*10023200-54330*	*COMPUTER AND TECHNOLOGY*	*$48.98*
	1P14-K63D-R3Y7	USB CAR CHARGER	$324.25	*20513300-54330*	*COMPUTER AND TECHNOLOGY*	*$324.25*
	1H7C-MXYJ-QPM6	ELECTRIC BATTERY CHARGER & ENGINE STARTER	$344.03	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$344.03*
	1GNK-JH7L-HDTW	OUT OF SERVICE SIGN, DANGER OUT OF SERVICE SIGN	$170.82	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$170.82*
	1JCV-TQ64-4CXC	FIRE INVESTIGATOR	$223.20	*10521210-57100*	*LEARNING AND DEVELOPMENT*	*$223.20*
	1JYH-XM4-X7R4	RETURN: STREAMLIGHT BATTERY	($42.36)	*80026110-54102*	*SMALL TOOLS*	*($42.36)*
	1N64-YWN4-FY6Y	STREAMLIGHT BATTERY	$42.36	*80026110-54102*	*SMALL TOOLS*	*$42.36*

List of Checks Presented for Approval on 2/6/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES, INC	1P3V-WP6R-67MF	EXPO MAGNETIC DRY ERASE MARKERS	$17.39	*10024210-54100*	*SUPPLIES*	*$17.39*
	13CJ-4VWF-HQ71	OEM TRAINING SUPPLIES	$44.84	*20012800-54100*	*SUPPLIES*	*$44.84*
	14WT-F6J6-4NLM	WALL CALENDAR	$16.10	*20016100-54100*	*SUPPLIES*	*$16.10*
	1MJJ-DVQD-YXTG	ELECTRIC STAPLER	$59.02	*20513300-54100*	*SUPPLIES*	*$59.02*
	1H6Q-4VXY-4FRR	WALL CALENDARS, GREEN COPY PAPER	$293.07	*20513300-54100*	*SUPPLIES*	*$293.07*
	1G4P-KRD7-VNRG	SUGAR, FRITO LAY VARIETY PACK	$59.76	*73022600-54100*	*SUPPLIES*	*$59.76*
	1J1M-XFRK-V1TG	ERASER REFILLS	$13.51	*80026400-54100*	*SUPPLIES*	*$13.51*
	1CPV-FK13-TH1D	PENS, STAPLES	$206.02	*80026400-54100*	*SUPPLIES*	*$206.02*
	1F3F-4LTR-KJ9C	PRACTICE TEST WATER GRADE 2,3,4 & WATER DIST OP CE	$102.19	*82027114-54100*	*SUPPLIES*	*$51.10*
				84027221-54100	*SUPPLIES*	*$51.09*
					Vendor Total:	*$2,029.20*
AMERICAN NATIONAL RED CROSS & ITS CONSTITUENT	23075423	LICENSED TRAINING PROVIDER AGREEMENT	$200.00	*10022840-54100*	*SUPPLIES*	*$200.00*
					Vendor Total:	*$200.00*
AT&T	000024628876	T1 TO INTERNET	$582.47	*20913910-55100*	*TELEPHONE*	*$582.47*
	000024668544	FIBER INTERNET	$1,501.16	*20913910-55100*	*TELEPHONE*	*$1,501.16*
	000024629072	TELEPHONE	$4,563.54	*20913910-55100*	*TELEPHONE*	*$4,563.54*
	000024630221	MCWD TREATMENT PLANT PHONE	$284.08	*92227410-55100*	*TELEPHONE*	*$284.08*
	2799 FEB 26	INTERNET	$146.48	*10022100-55210*	*UTILITIES*	*$146.48*
					Vendor Total:	*$7,077.73*
B & B INDUSTRIAL SUPPLY INC	292495	COLD ROLLED ROUND, SUPER PREMIUM DRILL BIT	$4.63	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$4.63*
					Vendor Total:	*$4.63*
BEN STEDMAN	250647	EMAIL & ONEDRIVE:MVCWD, ONE DRIVE DELETE FILES	$400.00	*93227600-54320*	*SOFTWARE*	*$400.00*
					Vendor Total:	*$400.00*
BKF ENGINEERS	26010291	EAST PERKINS WIDENING PROJECT/PS&E	$6,560.00	*25224220-80230*	*INFRASTRUCTURE*	*$6,560.00*
					Vendor Total:	*$6,560.00*
BLUETRITON BRANDS INC	06A8720143776	WATER SERVICES	$50.97	*20513320-54100*	*SUPPLIES*	*$50.97*
					Vendor Total:	*$50.97*
BNY WESTERN TRUST CO	00252-25-0014652	UKIAH ELECTRIC REVENUE BOND 2022	$1,390.00	*80326330-52500*	*TRUSTEE FEES*	*$1,390.00*

List of Checks Presented for Approval on 2/6/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BNY WESTERN TRUST CO	00252-25-0077202	UKIAH WATER REVENUE REFUNDING BONDS SERIES 2016	$1,375.00	*82227113-52500*	*TRUSTEE FEES*	*$1,375.00*
					Vendor Total:	*$2,765.00*
BOUND TREE MEDICAL LLC	70370208	RETURN: REF INV# 85859276	($1,507.96)	*71021100-54107*	*EMS SUPPLIES*	*($1,507.96)*
	86058081	MISC. SUPPLIES AS NEEDED	$608.35	*71021150-54107*	*EMS SUPPLIES*	*$608.35*
	86058080	MISC. SUPPLIES AS NEEDED	$642.89	*71021150-54107*	*EMS SUPPLIES*	*$642.89*
	86064550	MISC. SUPPLIES AS NEEDED	$1,852.89	*71021150-54107*	*EMS SUPPLIES*	*$1,852.89*
					Vendor Total:	*$1,596.17*
CA DEPT OF TAX AND FEE ADMISTRATION	L0034270822	WATER RIGHTS: 094-025381	$397.67	*82027110-59101*	*FEES*	*$397.67*
	L0034245926	WATER RIGHTS 094-019707	$416.29	*82027110-59101*	*FEES*	*$416.29*
	L0034226233	WATER RIGHTS 094-004687	$2,329.77	*82027110-59101*	*FEES*	*$2,329.77*
					Vendor Total:	*$3,143.73*
CDW GOVERNMENT INC	AH58J5J	ADO ACROBAT PRO	$88.05	*20913910-54321*	*CITY-WIDE DEPARTMENTAL SOFTWARE*	*$88.05*
					Vendor Total:	*$88.05*
CINDY SAUERS	1/22/26	REIMBURSEMENT: LUNCH MEETING	$96.00	*80026400-54100*	*SUPPLIES*	*$96.00*
					Vendor Total:	*$96.00*
CITIBANK N.A.	3327400243	ADOBE CREATIVE CLOUD PRO	$779.88	*10022700-54320*	*SOFTWARE*	*$779.88*
					Vendor Total:	*$779.88*
CITY OF UKIAH	465895-001 JAN 26	WATER SERVICES: 1500 S STATE ST	$47.58	*10521210-55210*	*UTILITIES*	*$14.28*
				10621600-55210	*UTILITIES*	*$11.40*
				71021100-55210	*UTILITIES*	*$10.95*
				71021150-55210	*UTILITIES*	*$10.95*
	465894 DEC 25	WATER SERVICES: 1640 S STATE ST	$144.11	*20513320-55210*	*UTILITIES*	*$144.11*
	465894-001 JAN 26	WATER SERVICES: 1640 S STATE ST	$149.46	*20513320-55210*	*UTILITIES*	*$149.46*
	465168-001 DEC 25	WATER: SEWER TREATMENT PLANT	$128.62	*84027225-55210*	*UTILITIES*	*$128.62*
	465168-001 JAN 26	WATER SERVICES: SEWER TREATMENT PLANT	$137.19	*84027225-55210*	*UTILITIES*	*$137.19*
	90825-001	MISS APPLIED PAYMENT	$709.06	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$709.06*
	300281-001	MISS APPLIED PAYMENTS	$400.00	*92200000-10421*	*UTILITY RECEIVABLES CLEARING*	*$400.00*
					Vendor Total:	*$1,716.02*

List of Checks Presented for Approval on 2/6/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
COLLIN PHENICIE	1084	BACKFLOW TESTING	$3,240.00	*92727520-52100*	*CONTRACTUAL SERVICES*	*$3,240.00*
	1085	SALES	$6,300.00	*92727520-52100*	*CONTRACTUAL SERVICES*	*$6,300.00*
					Vendor Total:	*$9,540.00*
COMPUTER OPTIONS INC	INV09622	CYBERSECURITY	$6,760.00	*20913950-52100*	*CONTRACTUAL SERVICES*	*$6,760.00*
	INV09579	CYBERSECURITY	$7,312.50	*20913950-52100*	*CONTRACTUAL SERVICES*	*$7,312.50*
					Vendor Total:	*$14,072.50*
D WALTER K BARR	9931	DOT PHYSICAL	$450.00	*10022100-54161*	*BACKGROUND & PHYSICALS*	*$150.00*
				10024620-54161	*BACKGROUND & PHYSICALS*	*$150.00*
				84027225-54161	*BACKGROUND & PHYSICALS*	*$150.00*
	9943	DOT PHYSICAL	$120.00	*20016100-54161*	*BACKGROUND & PHYSICALS*	*$120.00*
	9950	DOT PHYSICAL	$150.00	*20324100-54161*	*BACKGROUND & PHYSICALS*	*$150.00*
					Vendor Total:	*$720.00*
DC CUSTOMS INC	203167	2024 FORD SERVICE BODY	$7,140.73	*10621600-56130*	*EXTERNAL SERVICES*	*$7,140.73*
					Vendor Total:	*$7,140.73*
DEEP VALLEY SECURITY	3273	REDWOOD VALLEY BURGLAR ALARM	$4,261.70	*92700000-80220*	*BUILDING IMPROVEMENTS*	*$4,261.70*
	32732	BURGLAR ALARM MONITORING	$52.95	*92727510-52100*	*CONTRACTUAL SERVICES*	*$52.95*
					Vendor Total:	*$4,314.65*
DELL MARKETING LP	10854042901	VLA ENTRERPRISE ENTRA ID P1 SU GCC SUB PER USR	$89.20	*20913910-54320*	*SOFTWARE*	*$89.20*
					Vendor Total:	*$89.20*
DERICK R TRIMBLE	1065	LAKE MENDOCINO VFD COVER PROJECT	$11,880.00	*92727520-52100*	*CONTRACTUAL SERVICES*	*$11,880.00*
					Vendor Total:	*$11,880.00*
ERIC RODELLO	TA 2/10/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
FISHER WIRELESS SVCS INC	14262	NMO MOUNTING KIT, WAVE ANTENNA, CONNCETOR MINI UHF	$177.20	*71021100-56130*	*EXTERNAL SERVICES*	*$177.20*
					Vendor Total:	*$177.20*
GARY J ROSETTI	JAN 26	HOPLAND BOARD STIPEND	$84.40	*94700000-52100*	*CONTRACTUAL SERVICES*	*$42.20*
				95000000-52100	*CONTRACTUAL SERVICES*	*$42.20*
					Vendor Total:	*$84.40*
GHD INC	380-0084522	PLAN AND SPEC PREP - RAIL TRAIL	$2,161.00	*51124210-80230*	*INFRASTRUCTURE*	*$2,161.00*

List of Checks Presented for Approval on 2/6/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GHD INC	380-0081480	GROUNDWATER WELL FEASIBILITY AND DESIGN	$1,134.76	*82227115-80230*	*INFRASTRUCTURE*	*$1,134.76*
					Vendor Total:	*$3,295.76*
GHILOTTI CONSTRUCTION COMPANY INC	RET 2526088 6168*04	CONTRACT WITHHOLDING: 2526088	$33,560.23	*25100000-20150*	*AP CONTRACT RETAINAGE*	*$1,551.08*
				25100000-20150	*AP CONTRACT RETAINAGE*	*$10,181.75*
				25100000-20150	*AP CONTRACT RETAINAGE*	*$21,827.40*
					Vendor Total:	*$33,560.23*
GOLDEN GATE BRIDGE TOLL	T712533304762.1	BRIDGE TOLL FEES	$5.00	*71021150-56130*	*EXTERNAL SERVICES*	*$5.00*
	I692541927475	BRIDGE TOLL FEES	$32.25	*71021150-56130*	*EXTERNAL SERVICES*	*$32.25*
					Vendor Total:	*$37.25*
GRADY HURN	TA 3/1-6/26	TRAVEL ADVANCE	$772.95	*80026220-57100*	*LEARNING AND DEVELOPMENT*	*$772.95*
					Vendor Total:	*$772.95*
GRANITE CONSTRUCTION COMPANY	3112286	GREAT REDWOOD RAIL TRAIL PHASE	$128,367.26	*50024620-80230*	*INFRASTRUCTURE*	*$46,253.72*
				51124210-80230	*INFRASTRUCTURE*	*$82,113.54*
					Vendor Total:	*$128,367.26*
HACH COMPANY	14783087	ASSEMBLY,COLORIMETER CL117SC.	$1,367.47	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$111.47*
				84027225-54103	*LAB SUPPLIES*	*$1,256.00*
					Vendor Total:	*$1,367.47*
HD SUPPLY INC	INV00901585	KOPKIT-TEFLON & CERAMIC	$621.53	*92227420-54100*	*SUPPLIES*	*$621.53*
	INV00925952	BLEED VALVE	$339.79	*92727510-54100*	*SUPPLIES*	*$339.79*
	INV00905484	RIGHT-TO-KNOW DECAL	$8.79	*93227620-54100*	*SUPPLIES*	*$8.79*
	INV00936441	STREAMLIGHT STYLUS PENLIGHT, ILL METER READ SCOPE	$333.01	*93227620-54100*	*SUPPLIES*	*$333.01*
					Vendor Total:	*$1,303.12*
HINDERLITER DE LLAMAS AND ASSOCIATES	SIN058497	TRANSIENT OCCUPANCY TAX AUDIT	$1,852.10	*10013400-52100*	*CONTRACTUAL SERVICES*	*$1,666.89*
				10113400-52100	*CONTRACTUAL SERVICES*	*$185.21*
					Vendor Total:	*$1,852.10*

List of Checks Presented for Approval on 2/6/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ITS GROUP INC	1116291F	CONTROL BOARD 20B-VECTB-D0 FOR AN ALLEN BRADLEY PO	$6,164.94	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$6,164.94*
					Vendor Total:	*$6,164.94*
JACOB NEWCOMB	TA 2/10/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
JOHN'S DAIRY EQUIPMENT & SUPPLY CO INC	SAL10454	15 GAL DRUM, DRUM DEPOSIT, HASA PALLET DEPOSIT	$1,904.98	*82000000-10305*	*PRE-PAID OTHER EXPENSES*	*$1,904.98*
					Vendor Total:	*$1,904.98*
JOSEPH GARCIA	TA 2/9-13/26	TRAVEL ADVANCE	$1,238.24	*80026110-57100*	*LEARNING AND DEVELOPMENT*	*$1,238.24*
					Vendor Total:	*$1,238.24*
LACO ASSOCIATES	54548	RVCWD: DWR GRANT PROJECT MANAGEMENT	$3,542.50	*92727500-52100*	*CONTRACTUAL SERVICES*	*$3,542.50*
					Vendor Total:	*$3,542.50*
LARRY WALKER ASSOCIATES INC	00564.08-48	CONSULTING SVCS - NPDES & RECY	$7,871.25	*84027225-52100*	*CONTRACTUAL SERVICES*	*$7,871.25*
					Vendor Total:	*$7,871.25*
LEAGUE OF CALIFORNIA CITIES	1877	MEMBERSHIP DUE REDWOOD EMPIRE DIVISION	$135.00	*20010000-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$135.00*
	INV-45539-R8R6M3	ANNUAL MEMBERSHIP	$8,237.00	*20012200-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$8,237.00*
					Vendor Total:	*$8,372.00*
LEE DICKSON	82513-001	ENERGY REBATE	$50.00	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$50.00*
					Vendor Total:	*$50.00*
MCCI LLC	RN26989	RV COMPLIANT CLOUD SOFTWARE	$4,320.00	*20012500-54320*	*SOFTWARE*	*$4,320.00*
					Vendor Total:	*$4,320.00*
MELANIE NOVO	99498-001	UTILITY REFUND: CLOSED ACCOUNT	$99.10	*90100000-10421*	*UTILITY RECEIVABLES CLEARING*	*$99.10*
					Vendor Total:	*$99.10*
MENDOCINO COUNTY	97454-001	2025 SOLAR TRUE UP CREDIT ON ACCT 97454-001	$1,168.58	*80000000-44836*	*INTERCONNECTION STUDIES*	*$1,168.58*
					Vendor Total:	*$1,168.58*
MICHAEL JENSEN	TA 2/10/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*

List of Checks Presented for Approval on 2/6/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
NICK BARBIERI TRUCKING LLC	1259834-IN	CARDLOCK FUEL PURCHASES	$555.72	*10621600-56210*	*FUEL & FLUIDS*	*$555.72*
					Vendor Total:	*$555.72*
NORTHERN AGGREGATES INC	83438	MISC. ROCK & ROAD PATCH MATERIALS	$931.87	*84027225-56504*	*FACILITY MAINTENANCE & REPAIR*	*$931.87*
					Vendor Total:	*$931.87*
PACE SUPPLY CORPORATION	0211072605	2 URETHANE RING ONLY	$17.73	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$17.73*
	0211082339	1/2 BALL VALVE, 3/4 BALL VALVE	$89.89	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$89.89*
	0211065815	CLOSE GALV NIPPLE	$31.71	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$31.71*
	0211070820	3 X CLOSE GALV NIPPLE	$31.71	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$31.71*
	0211073374	3 X CLOSE GALV NIPPLE, 3 BRS BALL VALVE, MISC	$592.04	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$592.04*
	0211114390	5/8 OD CHANNEL CLAMP PLATED	$9.32	*20324100-58510*	*REIMBURSABLE JOBS*	*$9.32*
	0211065872	24" HD ALUM STRAIGHT PIPE WRENCH REED	$189.38	*82027111-54102*	*SMALL TOOLS*	*$189.38*
	0211066870	36" HD ALUM STRAIGHT PIPE WRENCH REED	$338.07	*82027111-54102*	*SMALL TOOLS*	*$338.07*
	0611090143	ACTISYS IR PROGRAMMING CABLE	$222.16	*20513320-54100*	*SUPPLIES*	*$222.16*
	0210913657	2-3 BOLT SET PLTD, FULL FACE RUBBER GASKET	$50.43	*70024500-54100*	*SUPPLIES*	*$50.43*
	0211023501	VAL-MATIC WAFE SILENT CHECK 2" CI LF	$1,256.53	*70024500-54100*	*SUPPLIES*	*$1,256.53*
	0211093798	LIQ FILLED 2.5" GAUGE	$48.24	*82027114-54100*	*SUPPLIES*	*$48.24*
	0211074287	6 C/V THIRD STYLE HYD EXT ROD	$1,362.55	*82027114-54100*	*SUPPLIES*	*$1,362.55*
	0211046037	BOX CONCRETE W/ KNOCKOUTS	$148.95	*92227420-54100*	*SUPPLIES*	*$148.95*
	0211048655-1	1 1/2 CTS PJ X LF BRS ANG BALL VALVE	$501.91	*92227420-54100*	*SUPPLIES*	*$501.91*
	0211106159	1/2 X 20 PE PVC PIPE, 1/2 PVC ELL	$54.71	*93227610-54100*	*SUPPLIES*	*$54.71*
	0211091591	1/2 X 20 PVC PIPE, 1/2 LF BRASS PLUG, COUPLING	$97.31	*93227610-54100*	*SUPPLIES*	*$97.31*
	0211088574	1/2 X 20 PE PVC PIPE, 1/2 PVC 45 ELBOW, MISC	$145.72	*93227610-54100*	*SUPPLIES*	*$145.72*
	0210825113	SS REPAIR CLAMP	$170.60	*93227610-54100*	*SUPPLIES*	*$170.60*
					Vendor Total:	*$5,358.96*

List of Checks Presented for Approval on 2/6/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PACIFIC BELL TELEPHONE COMPANY	CWO-46530.1	724 S ORCHARD AVE - PROJECT: A05DQV7	$2,977.52	*80026210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,977.52*
					Vendor Total:	*$2,977.52*
PFM ASSET MANAGEMENT LLC	15119728	FINANCIAL ADVISORY SERVICES	$2,255.62	*20013600-52100*	*CONTRACTUAL SERVICES*	*$2,255.62*
					Vendor Total:	*$2,255.62*
PG&E CO	5701-5 JAN 26	PACIFIC GAS & ELECTRIC	$751.06	*94500000-55200*	*PG&E*	*$751.06*
					Vendor Total:	*$751.06*
RALPH RANDALL	TA 2/10/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
RANDY HOEL	12/7-21/25	LET IT GLOW WINNER 2025	$350.00	*90000000-23256*	*SPECIAL EVENTS TRUST*	*$350.00*
					Vendor Total:	*$350.00*
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	INV-006709	DEDUCTIBLE SEMI ANNUAL REMIF LEGACY JUL-DEC 25	$5,134.56	*20116220-52100*	*CONTRACTUAL SERVICES*	*$2,379.51*
				20116220-52100	*CONTRACTUAL SERVICES*	*$2,755.05*
	26-02 EAP	FEB 26 EAP INSURANCE/JAN DEDUCTIONS	$765.55	*20700000-20520*	*P/R DEDUCT.-MEDICAL INS*	*$765.55*
					Vendor Total:	*$5,900.11*
REXEL USA INC	6X88864	LEV 1453 15A 3WY SWITCH	$9.45	*92727510-56300*	*BUILDING MAINT. & REPAIR*	*$9.45*
					Vendor Total:	*$9.45*
RINCON CONSULTANTS INC	71600	CEQA CONSULTING SERVICES	$3,323.50	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$3,323.50*
					Vendor Total:	*$3,323.50*
RINEHART OIL INC	CL49261	FUEL CARD CHARGES AS NEEDED	$1,118.14	*10022100-56210*	*FUEL & FLUIDS*	*$1,118.14*
	CL49262	FUEL CARD CHARGES AS NEEDED	$1,358.93	*10024620-56210*	*FUEL & FLUIDS*	*$1,358.93*
	CL49278	FUEL CARD CHARGES AS NEEDED	$931.55	*10621600-56210*	*FUEL & FLUIDS*	*$931.55*
	CL49259	FUEL CARD CHARGES AS NEEDED	$131.98	*20324100-56210*	*FUEL & FLUIDS*	*$131.98*
	CL49235	FUEL CARD CHARGES AS NEEDED	$253.82	*20324100-56210*	*FUEL & FLUIDS*	*$253.82*
	CL49256	FUEL CARD CHARGES AS NEEDED	$162.62	*20513382-56210*	*FUEL & FLUIDS*	*$162.62*
	CL49276	FUEL CARD CHARGES AS NEEDED	$3,455.02	*71021150-56210*	*FUEL & FLUIDS*	*$3,455.02*
	CL49242	FUEL CARD CHARGES AS NEEDED	$2,267.66	*80026400-56210*	*FUEL & FLUIDS*	*$2,267.66*
	CL49258	FUEL CARD CHARGES AS NEEDED	$545.04	*82027111-56210*	*FUEL & FLUIDS*	*$545.04*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RINEHART OIL INC	CL49212	FUEL CARD CHARGES AS NEEDED	$2,481.29	*82027114-56210*	*FUEL & FLUIDS*	*$1,240.65*
				84027221-56210	*FUEL & FLUIDS*	*$1,240.64*
					Vendor Total:	*$12,706.05*
RINGCENTRAL INC	CD_001325801	PHONE SYSTEM	$4,816.11	*20913900-80100*	*MACHINERY & EQUIPMENT*	*$4,816.11*
					Vendor Total:	*$4,816.11*
SCOTT BRANSON	TA 3/1-6/26	TRAVEL ADVANCE	$783.10	*80026210-57100*	*LEARNING AND DEVELOPMENT*	*$783.10*
					Vendor Total:	*$783.10*
SD MYERS LLC	INV91236	SYRINGE USAGE, HANDLING, POWERPAC 2, LTCPAC	$885.00	*80026210-54100*	*SUPPLIES*	*$885.00*
					Vendor Total:	*$885.00*
SNAP-ON INDUSTRIAL	ARV/66840703	AXCESS TOOL KIT	$277.49	*20324100-54102*	*SMALL TOOLS*	*$277.49*
					Vendor Total:	*$277.49*
STEVENSON SUPPLY AND TRACTOR CO.	26010166	JUTE NETTING 4FT X 225FT	$573.56	*82027111-54100*	*SUPPLIES*	*$573.56*
					Vendor Total:	*$573.56*
TIM HOLMES	UKIAH-2602	SOLAR PARKING CANOPY	$337.50	*80126100-80220*	*BUILDING IMPROVEMENTS*	*$337.50*
					Vendor Total:	*$337.50*
TUFTS POLYGRAPH & INVESTIGATION	2025-1094 (B)	POLYGRAPH & INVESTIGATION SERV	$1,150.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$1,150.00*
					Vendor Total:	*$1,150.00*
UKIAH MAIN STREET PROGRAM	4TH QTR 2025	4TH QTR 2025 DOWNTOWN IMPROVEMENTS	$2,022.78	*31212600-52115*	*PERFORMANCE AGREEMENTS*	*$2,022.78*
					Vendor Total:	*$2,022.78*
US BANK	15046707	METADMIN FEE-MV ADM001	$3,000.00	*20013600-52100*	*CONTRACTUAL SERVICES*	*$3,000.00*
					Vendor Total:	*$3,000.00*
VERIZON WIRELESS	6133964726	DATA & EMERGENCY LOANER PHONES	$698.18	*10022300-55100*	*TELEPHONE*	*$38.01*
				10022810-55100	*TELEPHONE*	*$78.01*
				10022840-55100	*TELEPHONE*	*$38.01*
				10024210-55100	*TELEPHONE*	*$19.01*
				10024620-55100	*TELEPHONE*	*$9.51*
				70024500-55100	*TELEPHONE*	*$9.50*
				77725200-55100	*TELEPHONE*	*$80.02*

List of Checks Presented for Approval on 2/6/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
VERIZON WIRELESS	6133964726	DATA & EMERGENCY LOANER PHONES	$698.18	*80026210-55100*	*TELEPHONE*	*$38.01*
				80026400-55100	*TELEPHONE*	*$312.09*
				82027110-55100	*TELEPHONE*	*$41.17*
				84027221-55100	*TELEPHONE*	*$17.42*
				84027225-55100	*TELEPHONE*	*$17.42*
					Vendor Total:	*$698.18*
WAGNER & BONSIGNORE	01-26-377	EUD WATER RIGHTS REPORTING AND	$348.22	*80026220-52100*	*CONTRACTUAL SERVICES*	*$348.22*
	01-26-409	ENG SVCS FOR WATER RIGHT PERMIT	$348.22	*82027110-52100*	*CONTRACTUAL SERVICES*	*$348.22*
					Vendor Total:	*$696.44*
WIPF CONSTRUCTION LLC	15964	ANNUAL INSPECTION & TESTING FIRE SYSTEMS	$1,150.00	*20824300-52100*	*CONTRACTUAL SERVICES*	*$1,150.00*
					Vendor Total:	*$1,150.00*
WS FUEL INC	6578	PROPANE	$23.96	*92727510-56210*	*FUEL & FLUIDS*	*$23.96*
	3955	FUEL	$82.95	*92727510-56210*	*FUEL & FLUIDS*	*$82.95*
	6891	FUEL	$82.95	*92727510-56210*	*FUEL & FLUIDS*	*$82.95*
					Vendor Total:	*$189.86*
					INVOICE TOTAL:	***$350,846.65***

List of Checks Presented for Approval on 2/13/2026

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

MJR AJ

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AIRGAS INC	9168275702	CT 5 COMP/NI 34 DAL	$411.93	*84027225-54100*	*SUPPLIES*	*$411.93*
					Vendor Total:	*$411.93*
ALL-GUARD ALARM SYSTEMS INC	A509915	MONTHLY MONITORING WWTP	$97.51	*84027225-52180*	*SECURITY SERVICES*	*$97.51*
					Vendor Total:	*$97.51*
AMAZON CAPITAL SERVICES, INC	1363-HH4R-61M3	RETURN: HP COLOR LASER JET PRINTER	($573.85)	*10024620-54330*	*COMPUTER AND TECHNOLOGY*	*($573.85)*
	1HNN-1T1K-H9CV	HP COLOR LASER JET WIRELESS PRINTER	$586.84	*10024620-54330*	*COMPUTER AND TECHNOLOGY*	*$586.84*
	14Q6-LG6V-XDFX	WEATHER GUARD MODEL TRUCK BOX	$1,796.44	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,796.44*
	1WF3-DQDK-C3LG	9-VOLT LITHIUM BATTERIES	$34.48	*80026110-56130*	*EXTERNAL SERVICES*	*$34.48*
	1KWT-QQ3K-R9GP	HDMI DISPLAYPORT	$21.76	*90000000-23236*	*FIELD SIGNAGE FEES*	*$21.76*
	14Q6-LG6V-YMCQ	SECURITY BITS SCREWDRIVVER SET KIT	$120.38	*82027111-54102*	*SMALL TOOLS*	*$120.38*
	1GMJ-VY1K-NNLR	RETURN: COMPUTER PRIVACY SCREEN	($63.35)	*10020210-54100*	*SUPPLIES*	*($63.35)*
	19VF-TN9T-P3MP	RETURN: PRIVACY SCREEN FOR FRAMELESS MONITOR	($58.78)	*10020210-54100*	*SUPPLIES*	*($58.78)*
	1JKY-LKVD-7PFD	RETURN: PRIVACY SCREEN FOR FRAMELESS MONITOR	($58.78)	*10020210-54100*	*SUPPLIES*	*($58.78)*
	1MGC-PYGR-9PP6	HEAVY DUTY DATE STAMP	$39.83	*10020210-54100*	*SUPPLIES*	*$39.83*
	1R66-4KV3-TC3K	WIRELESS MOUSE	$54.43	*10020210-54100*	*SUPPLIES*	*$54.43*
	1H6Q-4VXY-FJXT	COLOR RIBBON, PVC CARDS	$199.86	*10020210-54100*	*SUPPLIES*	*$199.86*
	11JQ-H4L3-G4DW	DISPOSABLE NITRILE GLOVES	$367.50	*10020210-54100*	*SUPPLIES*	*$367.50*
	1MPQ-HFVD-FM7M	AA BATTERIES	$21.76	*10022810-54100*	*SUPPLIES*	*$21.76*
	1MKQ-XTQ4-LFCK	WIRELESS MOUSE & KEYBOARD, INSTANT COLD PACKS	$106.68	*10022831-54100*	*SUPPLIES*	*$106.68*
	1HMC-RGJV-LCK3	DAYCAMP SUPPLIES	$522.00	*10022840-54100*	*SUPPLIES*	*$522.00*
	1LN7-RQJR-PHXH	WALL CALENDAR	$23.94	*10023100-54100*	*SUPPLIES*	*$23.94*
	1RG7-4Y73-9D4Y	STARLINK GEN 3 PIPE ADAPTER, CABLE, CAT GRUCISO ST	$158.92	*20324100-54100*	*SUPPLIES*	*$158.92*

List of Checks Presented for Approval on 2/13/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES, INC	136L-H6RT-9RXV	CROSS CHECK REPAIR & MAINTENANCE WARRANTY SEAL	$164.24	*20324100-54100*	*SUPPLIES*	*$164.24*
	14K6-1JYR-3X6F	CHAIR MAT, CALCULATOR, DESK CHAIR	$241.85	*20513300-54100*	*SUPPLIES*	*$241.85*
	1D9V-J6JT-CH4N	ELKAY GENUINE WATER SENTRY LEAD & MICROPLASTICS	$278.59	*73022600-54100*	*SUPPLIES*	*$278.59*
	1P6N-6YTR-F6RL	ELECTROMAGNETIC PWER RELAY, TOARY SWITCH, CABLEAGU	$102.95	*80026400-54100*	*SUPPLIES*	*$102.95*
	1QR4-6GW7-C7VQ	SAFETY GLASSES, WORK GLOVES	$113.59	*82027114-54100*	*SUPPLIES*	*$68.80*
				84027221-54100	*SUPPLIES*	*$44.79*
	1XCL-W1WT-7MG1	WELDING SAFETY GLASSES, HEADLAMP	$374.12	*84027221-54100*	*SUPPLIES*	*$374.12*
	1CD9-XNPY-1611	FISHING BIB PANTS	$119.75	*84027225-54100*	*SUPPLIES*	*$119.75*
					Vendor Total:	*$4,695.15*
ANIXTER	6523200-02	(2U-SR-2) STRAIGHT RECEPTACLE, 2 STR #K151SRB022	$11,540.75	*80000000-12104*	*INVENTORY - PURCHASES*	*$11,540.75*
					Vendor Total:	*$11,540.75*
ANTHONY DELAPO JR	TA 2/19/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
AT&T	000024759053	TELEPHONE	$19.68	*10521210-55100*	*TELEPHONE*	*$6.30*
				10523600-55100	*TELEPHONE*	*$1.38*
				10621600-55100	*TELEPHONE*	*$0.98*
				71021100-55100	*TELEPHONE*	*$5.51*
				71021150-55100	*TELEPHONE*	*$5.51*
	000024759052	TELEPHONE	$31.97	*10521210-55100*	*TELEPHONE*	*$10.23*
				10523600-55100	*TELEPHONE*	*$2.24*
				10621600-55100	*TELEPHONE*	*$1.58*
				71021100-55100	*TELEPHONE*	*$8.96*
				71021150-55100	*TELEPHONE*	*$8.96*
	3138 JAN 26	DSL FOR 911 REMOTE SUPPORT	$251.45	*20620231-55100*	*TELEPHONE*	*$251.45*
					Vendor Total:	*$303.10*
AUGUST KINNEY	TA 2/19/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BEN STEDMAN	250701	MICROSOFT ANNUAL, CYBERSECURITY MGMT ANNUAL	$1,032.00	*93227600-52100*	*CONTRACTUAL SERVICES*	*$1,032.00*
					Vendor Total:	*$1,032.00*
CANTEEN SERVICE	5975;055757	WATER FILTRATION SERVICE POLICE	$45.00	*10020210-54100*	*SUPPLIES*	*$22.50*
				20620231-54100	*SUPPLIES*	*$22.50*
					Vendor Total:	*$45.00*
CHRISTOPHER JOHN DIAZ	408	EMERGENCY DISCONNECTION: LOPEN AUTO GLASS SHOP	$350.00	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$350.00*
					Vendor Total:	*$350.00*
CHRISTOPHER NEECE	TA 2/19/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
CITY OF UKIAH	10435	ADMIN & BILLING: RIVER ESTATES	$842.83	*94500000-52115*	*PERFORMANCE AGREEMENTS*	*$842.83*
	10471	OPERATIONS & MAINTENANCE: RIVER ESTATES	$2,466.09	*94500000-52115*	*PERFORMANCE AGREEMENTS*	*$2,466.09*
	10436	ADMIN AND BILLING: HOPLAND	$3,076.68	*94700000-52115*	*PERFORMANCE AGREEMENTS*	*$1,538.34*
				95000000-52115	*PERFORMANCE AGREEMENTS*	*$1,538.34*
	10472	OPERATIONS & MAINTENANCE: HOPLAND	$10,340.06	*94700000-52115*	*PERFORMANCE AGREEMENTS*	*$5,170.03*
				95000000-52115	*PERFORMANCE AGREEMENTS*	*$5,170.03*
					Vendor Total:	*$16,725.66*
COAST COUNTIES TRUCK & EQUIPMENT	06415860P	MODULE, OUTLET CATALYST,PART# 4394863CUM	$6,764.33	*80026110-56130*	*EXTERNAL SERVICES*	*$6,764.33*
					Vendor Total:	*$6,764.33*
COFFEE CRITIC INC, THE	R41418	MISC. COFFEE SUPPLIES AS NEEED	$24.00	*77725200-54100*	*SUPPLIES*	*$24.00*
					Vendor Total:	*$24.00*
COMPUTER OPTIONS INC	INV09675	CYBERSECURITY	$6,133.75	*20913950-52100*	*CONTRACTUAL SERVICES*	*$6,133.75*
					Vendor Total:	*$6,133.75*
CONCUR TECHNOLOGIES INC	101100417245	EXPENSE AND TRAVEL SOFTWARE -	$564.39	*20413500-54320*	*SOFTWARE*	*$564.39*
					Vendor Total:	*$564.39*
DANIEL PARKER	TA 2/19/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DANIEL PARKER	TR 12/15-16/25	TRAVEL REIMBURSEMENT	$198.40	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$198.40*
					Vendor Total:	*$221.40*
DAY MANAGEMENT CORPORATION	INV902538	TECH SERVICE CALL PD	$1,030.00	*20620231-52100*	*CONTRACTUAL SERVICES*	*$1,030.00*
					Vendor Total:	*$1,030.00*
DEEP VALLEY SECURITY	33864	CAROUSEL LN FIRE ALARM	$42.95	*20824300-80220*	*BUILDING IMPROVEMENTS*	*$42.95*
	33796	UPGRADE SECURITY SYSTEM WTP	$62.95	*82027111-52100*	*CONTRACTUAL SERVICES*	*$62.95*
	33946	UPGRADE SECURITY SYSTEM WTP	$62.95	*82027111-52100*	*CONTRACTUAL SERVICES*	*$62.95*
	33857	ALARM SERVICES PER ATTACHED CO	$29.95	*10022100-52180*	*SECURITY SERVICES*	*$29.95*
	33894	SECURITY SYSTEM MONITORING AT	$54.95	*10022100-52180*	*SECURITY SERVICES*	*$54.95*
	23933	ALARM SERVICES PER ATTACHED CO	$42.95	*10022700-52180*	*SECURITY SERVICES*	*$42.95*
	33659	SECURITY UPGRADE & MONITORING/	$42.95	*10022700-52180*	*SECURITY SERVICES*	*$42.95*
	33154	MONITORING - SOFTBALL COMPLEX	$32.95	*10022822-52180*	*SECURITY SERVICES*	*$32.95*
	33656	SECURITY MONITORING SVCS - GAR	$46.95	*20824300-52180*	*SECURITY SERVICES*	*$46.95*
	33670	SECURITY MONITORING SVCS - STR	$49.95	*20824300-52180*	*SECURITY SERVICES*	*$49.95*
	32919	ALARM SERVICES PER ATTACHED CO	$19.95	*73022600-52180*	*SECURITY SERVICES*	*$19.95*
	33928	ALARM SERVICES PER ATTACHED CO	$21.95	*73022600-52180*	*SECURITY SERVICES*	*$21.95*
	33293	HASTINGS BURGLAR ALARM	$52.95	*80026400-52180*	*SECURITY SERVICES*	*$52.95*
	33384	HASTINGS FIRE ALARM	$72.95	*80026400-52180*	*SECURITY SERVICES*	*$72.95*
					Vendor Total:	*$637.30*
DELL MARKETING LP	10853992797	DELL PRO SLIM	$908.08	*20513300-54330*	*COMPUTER AND TECHNOLOGY*	*$908.08*
	10854193417	DELLPRO SMART DOCK	$190.87	*80026400-54330*	*COMPUTER AND TECHNOLOGY*	*$190.87*
					Vendor Total:	*$1,098.95*
DEPARTMENT OF AGRICULTURE	23-2026-133	RETAIL MOTOR FUEL METER, TRUCK	$379.80	*77725200-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$379.80*
					Vendor Total:	*$379.80*
DFM ASSOCIATES	SF-D 04873	2026CA ELECTION CODE BOOKS	$75.08	*20012500-54100*	*SUPPLIES*	*$75.08*
					Vendor Total:	*$75.08*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DRONESENSE INC	2023-14659	DRONE SUBSCRIPTION	$4,400.00	*10020210-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$4,400.00*
					Vendor Total:	*$4,400.00*
EASTSHORE CONSULTING LLC	COU-0009	CAFR STATISTICAL TABLES, PREPARATION DEBT STATEMEN	$500.00	*20013400-52100*	*CONTRACTUAL SERVICES*	*$500.00*
					Vendor Total:	*$500.00*
EUREKA OXYGEN CO	U 218877	EQUIPMENT MAINTANENCE	$64.50	*82027114-54100*	*SUPPLIES*	*$32.25*
				84027221-54100	*SUPPLIES*	*$32.25*
					Vendor Total:	*$64.50*
EVERGREEN JOB & SAFETY TRAINING INC	2153	JOB AND SAFETY TRAINING - DECEMBER 2025	$2,467.00	*80026110-52100*	*CONTRACTUAL SERVICES*	*$2,467.00*
	2146	JOB AND SAFETY TRAINING - JANUARY 2026	$2,467.00	*80026110-52100*	*CONTRACTUAL SERVICES*	*$2,467.00*
					Vendor Total:	*$4,934.00*
FLEETPRIDE	131733683	ROUND RUBBER GROMMET, STEEL MOUNTING BRACKET, BACK	$81.24	*20324100-58510*	*REIMBURSABLE JOBS*	*$81.24*
					Vendor Total:	*$81.24*
FRIEDMANS HOME IMPROVEMENT	INV21252631	ARMORED CONNECTOR, LEVITON ARMORED VINYL PLUG, GOU	$76.48	*71021150-56130*	*EXTERNAL SERVICES*	*$76.48*
	INV21046185	GLOVES, FLASHLIGHTS, TAPE MEASURE, MARKER	$152.90	*10023300-54100*	*SUPPLIES*	*$152.90*
	INV21297489	WATER COOLER W CUP DISPENSER	$65.31	*80026110-54100*	*SUPPLIES*	*$65.31*
	INV21234335	KENT BOWL BRUSH BRONZE, GRAVEL SNAKE BAG	$79.26	*84027225-54100*	*SUPPLIES*	*$79.26*
					Vendor Total:	*$373.95*
GRANITE CONSTRUCTION COMPANY	3112286.1	GREAT REDWOOD RAIL TRAIL PHASE	$128,637.26	*50024620-80230*	*INFRASTRUCTURE*	*$46,493.72*
				51124210-80230	*INFRASTRUCTURE*	*$82,143.54*
					Vendor Total:	*$128,637.26*
HERON INNOVATORS, INC	HER9425-1 1	CORRECTION TO PO48891	($4,474.62)	*84027225-58202*	*CHEMICALS*	*($4,474.62)*
	HER9425-1 2	FLOC AID AO1, 265 GALLON TOTE	$4,474.62	*84027225-58202*	*CHEMICALS*	*$4,474.62*
	HER10926-3	FLOC AID GALLON TOTE	$5,121.92	*84027225-58202*	*CHEMICALS*	*$5,121.92*
					Vendor Total:	*$5,121.92*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
INFOSEND INC	302541	UB PRINT & MAIL SERVICES	$96.17	*31422860-54100*	*SUPPLIES*	*$96.17*
					Vendor Total:	*$96.17*
INTEGRITY SHRED LLC	179432	DOCUMENT SHREDDING	$76.00	*10020210-54100*	*SUPPLIES*	*$38.00*
				20620231-54100	*SUPPLIES*	*$38.00*
					Vendor Total:	*$76.00*
JACK MILLER	13556	MILLVIEW PROJECT 260100	$18,806.24	*92227410-52100*	*CONTRACTUAL SERVICES*	*$18,806.24*
	23541	MCWD: STARLNK	$165.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$82.50*
				92727520-52100	*CONTRACTUAL SERVICES*	*$82.50*
	23555	REDWOOD VALLEY PROJECT 260100	$13,507.69	*92727510-52100*	*CONTRACTUAL SERVICES*	*$13,507.69*
	23552	VFD REPAIR WELL 9	$14,197.50	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$14,197.50*
	23553	FP5394S16-028SNQ025A1EIP-E 16" BIDIRECTIONAL FPI M	$16,112.15	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$16,112.15*
	23559	SCADA UPGRADE AT THE WATER TREATMENT PLANT	$10,360.51	*82027111-80100*	*MACHINERY & EQUIPMENT*	*$10,360.51*
	23558	LABOR - SCADA UPGRADE AT WWTP	$9,520.51	*84027225-80100*	*MACHINERY & EQUIPMENT*	*$9,520.51*
					Vendor Total:	*$82,669.60*
JAMES ROBBINS	TR 1/21-22/26	TRAVEL REIMBURSEMENT	$36.00	*20023510-57100*	*LEARNING AND DEVELOPMENT*	*$36.00*
					Vendor Total:	*$36.00*
JASON CHAPMAN	TA 2/19/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
JAY VANOVER	TA 2/19/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
JOHNSONS CUSTOM LANDSCAPING INC	17195	LANDSCAPE MAINTENANCE: SUBSTATION & HASTINGS	$350.00	*80026210-52100*	*CONTRACTUAL SERVICES*	*$350.00*
	17180	LANDSCAPE MAINTENANCE: SUBSTATION & HASTINGS	$665.00	*80026400-52100*	*CONTRACTUAL SERVICES*	*$665.00*
					Vendor Total:	*$1,015.00*
KAREN & JOHN RECORD	12931-001-1	ENERGY REBATE	$675.00	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$675.00*
					Vendor Total:	*$675.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
KASEYA US LLC	2464556620751	IT GLUE/KASEYA SOFTWARE	$408.45	*20913910-54320*	*SOFTWARE*	*$408.45*
					Vendor Total:	*$408.45*
KYOCERA DOCUMENT SOLUTIONS NOR CAL	55E1858407	CONTRACT REVEWAL: 151 LAWS AVE	$514.29	*20513320-52100*	*CONTRACTUAL SERVICES*	*$514.29*
					Vendor Total:	*$514.29*
LEXISNEXIS RISK DATA MANAGEMENT INC	1100254011	LEXIS NEXIS LE PLUS SEARCHING	$79.00	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$79.00*
					Vendor Total:	*$79.00*
LORELEI SCOTT	000685	GRAFFITI REMOVAL TRAILER GRAPHICS	$1,767.39	*10024620-56130*	*EXTERNAL SERVICES*	*$1,767.39*
					Vendor Total:	*$1,767.39*
MARIAM GARCIA	TR 1/19-24/26	TRAVEL REIMBURSEMENT	$925.27	*10023100-57100*	*LEARNING AND DEVELOPMENT*	*$925.27*
					Vendor Total:	*$925.27*
MENDOCINO COUNTY INFORMATION SERVICES DIVISION	20261-4	SLA/MAINTENANCE SPANISH MOUNTAIN	$410.00	*20620231-52100*	*CONTRACTUAL SERVICES*	*$410.00*
					Vendor Total:	*$410.00*
MICHAEL A CELENTANO CPA	5861	PREP FOR STATE CONTROLLER REPORT: UPPER RISSIAN RI	$550.00	*93227600-52100*	*CONTRACTUAL SERVICES*	*$550.00*
	5862	PREP FOR STATE CONTROLLERS REPORT: WILLOW	$550.00	*93227600-52100*	*CONTRACTUAL SERVICES*	*$550.00*
	5859	PREP STATE CONTROLLERS REPROT: CALPELLA	$550.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$275.00*
				93800000-52100	*CONTRACTUAL SERVICES*	*$275.00*
	5860	PREP FOR STATE CONTROLLERS REPORT: HOPLAND	$550.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$275.00*
				95000000-52100	*CONTRACTUAL SERVICES*	*$275.00*
					Vendor Total:	*$2,200.00*
MICHELLE WAGENET	997501	REIMBURSEMENT: WATER SAMPLING CLEARLAKE ROBIN SEWE	$56.48	*82027111-54100*	*SUPPLIES*	*$56.48*
					Vendor Total:	*$56.48*
NEARY AND O'BRIEN	9585	LEGAL SERVICES: MVCWD	$700.00	*92227400-52100*	*CONTRACTUAL SERVICES*	*$700.00*
					Vendor Total:	*$700.00*
NICK BARBIERI TRUCKING LLC	1262773-IN	CARDLOCK FUEL PURCHASES	$489.92	*10024620-56210*	*FUEL & FLUIDS*	*$489.92*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
NICK BARBIERI TRUCKING LLC	1262774-IN	CARDLOCK FUEL PURCHASES	$104.03	*10621600-56210*	*FUEL & FLUIDS*	*$104.03*
	1261572-IN	CARDLOCK FUEL PURCHASES	$131.05	*20324100-56210*	*FUEL & FLUIDS*	*$131.05*
					Vendor Total:	*$725.00*
NICK KIRBY	BA FY 25/26	BOOT ALLOWANCE	$140.18	*82027114-54100*	*SUPPLIES*	*$70.09*
				84027221-54100	*SUPPLIES*	*$70.09*
					Vendor Total:	*$140.18*
NOR-CAL RECYCLED ROCK & AGGREGATES INC	31501	MISC ROCK & ROAD PATCH MATERIA	$365.48	*82027114-54100*	*SUPPLIES*	*$182.74*
				84027221-54100	*SUPPLIES*	*$182.74*
					Vendor Total:	*$365.48*
NORTHWEST PUBLIC POWER ASSOCIATION	136133	ANNUAL NWPPA MEMBERSHIP RENEWAL	$4,383.63	*80026400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$4,383.63*
					Vendor Total:	*$4,383.63*
OLGA KEOUGH	TA 2/23-27/26	TRAVEL ADVANCE	$507.75	*20013410-57100*	*LEARNING AND DEVELOPMENT*	*$507.75*
					Vendor Total:	*$507.75*
ONESOURCE DISTRIBUTORS LLC	S008061904.010	(2U-EL-3) ELBOW, LOADBREAK, 2 Str, 200 AMP, (ELAST	$532.40	*80000000-12104*	*INVENTORY - PURCHASES*	*$532.40*
	S008144345.005	STL-CTY HS908 3" STL 2H COND STRAP	$27.44	*80026110-54100*	*SUPPLIES*	*$27.44*
					Vendor Total:	*$559.84*
OWEN EQUIPMENT SALES	00070181	ALUMINUM PIPE ASSEMBLY, 8" QUICK CLAMPS	$319.01	*82027114-56130*	*EXTERNAL SERVICES*	*$159.51*
				84027221-56130	*EXTERNAL SERVICES*	*$159.50*
					Vendor Total:	*$319.01*
PACE SUPPLY CORPORATION	0211114301	PVC NIPPLE, PVC SOC UNION, PVC, SOC TEE, MISC	$305.21	*84027227-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$152.61*
				84027228-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$152.60*
	0210465971	BEACON MERGE/BILLING CHANGE	$4,981.03	*20513382-54320*	*SOFTWARE*	*$4,981.03*
					Vendor Total:	*$5,286.24*
PACIFIC COAST SALES & SERVICES INC	JC 102688	ICE RINK CHILLER RENTAL	$28,315.32	*31422860-52100*	*CONTRACTUAL SERVICES*	*$28,315.32*
					Vendor Total:	*$28,315.32*
PG&E CO	0008484842-3	SERV APP: RVCWD WATER WELL: 555 KUNZLER RANCH RD	$3,000.00	*92727500-52100*	*CONTRACTUAL SERVICES*	*$3,000.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PG&E CO	3822-9 DEC 25	PACIFIC GAS & ELECTRIC	$18,089.28	*84027225-55200*	*PG&E*	*$7,662.60*
				10022300-55210	*UTILITIES*	*$334.23*
				10022700-55210	*UTILITIES*	*$196.54*
				20824300-55210	*UTILITIES*	*$2,510.92*
				20824700-55210	*UTILITIES*	*$4,164.08*
				70024500-55210	*UTILITIES*	*$792.86*
				73022600-55210	*UTILITIES*	*$259.63*
				73022600-55210	*UTILITIES*	*$1,584.91*
				77725200-55210	*UTILITIES*	*$101.24*
				82027111-55210	*UTILITIES*	*$381.14*
				84027221-55210	*UTILITIES*	*$101.13*
	7482-8 JAN 26	PACIFIC GAS & ELECTRIC	$1,661.58	*92727510-55200*	*PG&E*	*$1,661.58*
	4689-3 JAN 26	PACIFIC GAS & ELECTRIC	$365.82	*92727520-55200*	*PG&E*	*$365.82*
	4919-0 JAN 26	PACIFIC GAS & ELECTRIC	$17,187.53	*92727520-55200*	*PG&E*	*$17,187.53*
	0853-6 JAN 26	PACIFIC GAS & ELECTRIC	$4,703.99	*31122000-55210*	*UTILITIES*	*$4,703.99*
					Vendor Total:	*$45,008.20*
RADIUS TELEMATICS LLC	INV190388	MONTHLY DATA SERVICES	$180.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$180.00*
					Vendor Total:	*$180.00*
REBECCA KING	00042541	REC REFUND: YOUTH SOFTBALL	$200.00	*10022831-44915*	*RECREATION PROGRAM INCOME*	*$200.00*
					Vendor Total:	*$200.00*
REDWOOD WASTE SOLUTIONS INC	177514319U034	GARBAGE SERVICES: 2850 REDEMEYER RD	$57.04	*92227420-52100*	*CONTRACTUAL SERVICES*	*$57.04*
	177513784U034	GARBAGE SERVICES: 141 LOVERS LN	$87.39	*10521210-55210*	*UTILITIES*	*$26.22*
				10621600-55210	*UTILITIES*	*$20.97*
				71021100-55210	*UTILITIES*	*$20.10*
				71021150-55210	*UTILITIES*	*$20.10*
	177513853U034	GARBAGE SERVICES: 1500 S STATE ST	$87.39	*10521210-55210*	*UTILITIES*	*$26.22*
				10621600-55210	*UTILITIES*	*$20.97*
				71021100-55210	*UTILITIES*	*$20.10*
				71021150-55210	*UTILITIES*	*$20.10*

List of Checks Presented for Approval on 2/13/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REDWOOD WASTE SOLUTIONS INC	177513855U034	GARBAGE SERVICES: 1500 S STATE	$43.69	*20513320-55210*	*UTILITIES*	*$43.69*
					Vendor Total:	*$275.51*
REVIZE LLC	22969	PD WEB SERVICES	$420.00	*63020210-52100*	*CONTRACTUAL SERVICES*	*$420.00*
					Vendor Total:	*$420.00*
RHINO NETWORKS	363421	WTP MERAKI CAMERAS	$6,107.44	*82027111-52100*	*CONTRACTUAL SERVICES*	*$6,107.44*
	364495	CISCO FIREWALLS	$16,896.08	*20913940-80100*	*MACHINERY & EQUIPMENT*	*$16,896.08*
	363757	CISCO CATALYST	$30,487.92	*20913940-80100*	*MACHINERY & EQUIPMENT*	*$30,487.92*
					Vendor Total:	*$53,491.44*
RICHARD ANDERSON	251227-1	AGREEMENT FOR PROF.SVC'S FOR W	$2,343.80	*20913910-52100*	*CONTRACTUAL SERVICES*	*$2,343.80*
					Vendor Total:	*$2,343.80*
RICKEY DEAN	020626	ADV DISIBILITY PENSION PMT	$2,040.38	*90000000-10410*	*ACCOUNTS RECEIVABLE*	*$2,040.38*
	022026	ADV DISIBILITY PENSION PMT	$2,040.38	*90000000-10410*	*ACCOUNTS RECEIVABLE*	*$2,040.38*
					Vendor Total:	*$4,080.76*
RINEHART OIL INC	CL49243	FUEL CARD CHARGES AS NEEDED	$3,573.47	*10020210-56210*	*FUEL & FLUIDS*	*$3,573.47*
	CL49227	FUEL CARD CHARGES AS NEEDED	$6,834.92	*10521210-56210*	*FUEL & FLUIDS*	*$2,771.59*
				10523600-56210	*FUEL & FLUIDS*	*$71.50*
				71021100-56210	*FUEL & FLUIDS*	*$810.34*
				71021150-56210	*FUEL & FLUIDS*	*$3,181.49*
	CL49260	FUEL CARD CHARGES AS NEEDED	$47.28	*20824700-56210*	*FUEL & FLUIDS*	*$47.28*
	CL49257	FUEL CARD CHARGES AS NEEDED	$508.65	*84027225-56210*	*FUEL & FLUIDS*	*$508.65*
	CL49277	FUEL CARD CHARGES AS NEEDED	$1,423.68	*92227410-56210*	*FUEL & FLUIDS*	*$398.63*
				92727520-56210	*FUEL & FLUIDS*	*$398.63*
				93227600-56210	*FUEL & FLUIDS*	*$227.79*
				93700000-56210	*FUEL & FLUIDS*	*$42.71*
				93800000-56210	*FUEL & FLUIDS*	*$42.71*
				94500000-56210	*FUEL & FLUIDS*	*$71.18*
				94700000-56210	*FUEL & FLUIDS*	*$121.02*
				95000000-56210	*FUEL & FLUIDS*	*$121.01*
					Vendor Total:	*$12,388.00*

List of Checks Presented for Approval on 2/13/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ROBERT ROBB	87649-001	SOLAR CREDIT ON CLOSED ACCT	$55.10	*80000000-44836*	*INTERCONNECTION STUDIES*	*$55.10*
					Vendor Total:	*$55.10*
RYAN MATTHEW JACKSON	020226	IT SUPPORT SERVICES	$8,875.00	*20913930-52100*	*CONTRACTUAL SERVICES*	*$4,500.00*
				20913940-52100	*CONTRACTUAL SERVICES*	*$1,625.00*
				20913950-52100	*CONTRACTUAL SERVICES*	*$2,750.00*
					Vendor Total:	*$8,875.00*
SAUL PEREZ	TA 2/19/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
STATE OF CALIFORNIA	MEN-3-16-L-3	CALTRANS AVGAS FUEL TANK LOAN	$14,374.15	*77900000-70103*	*LOAN INTEREST*	*$2,691.15*
				77900000-70201	*LOAN PRINCIPAL PAYMENTS*	*$11,683.00*
					Vendor Total:	*$14,374.15*
STEFFINE HODGIN	111425	REC REFUND: YOUTH BASKETBALL	$110.00	*10022831-44915*	*RECREATION PROGRAM INCOME*	*$110.00*
					Vendor Total:	*$110.00*
STUART ZELLER	25FL01571	REFUND: DEPOSIT FOR CIVIL SUBPOENA	$202.49	*90000000-23200*	*REFUNDABLE DEPOSITS TRUST*	*$275.00*
				10020000-44831	*REIMBURSABLE JOBS - POLICE*	*($72.51)*
					Vendor Total:	*$202.49*
SUSAN JANSSEN	JAN 26 2026	PROFICIENCY TESTING	$300.00	*20016100-54161*	*BACKGROUND & PHYSICALS*	*$300.00*
					Vendor Total:	*$300.00*
THE SHERWIN-WILLIAMS CO INC	46962222090126	CUSTOM PAINTS	$625.90	*10024620-54100*	*SUPPLIES*	*$625.90*
					Vendor Total:	*$625.90*
TREY O'NEILL	SERP 2.13.26	SAFETY EQUIPMENT LOAN PROGRAM	$1,000.00	*10020000-10520*	*LOANS RECEIVABLE*	*$1,000.00*
					Vendor Total:	*$1,000.00*
TYLER TECHNOLOGIES INC	045-546713	IMPLEMENTATION - REMOTE	$800.00	*20413500-52100*	*CONTRACTUAL SERVICES*	*$800.00*
	045-548354	IMPLEMENTATION - REMOTE	$800.00	*20413500-52100*	*CONTRACTUAL SERVICES*	*$800.00*
	045-549666	IMPLEMENTATION - REMOTE	$800.00	*20413500-52100*	*CONTRACTUAL SERVICES*	*$800.00*
					Vendor Total:	*$2,400.00*
UKIAH VALLEY BASIN GROUNDWATER SUSTAINABILITY	PWS 2025-10	MEMBER AGENCY CONTRIBUTION: MCVWD	$32,192.93	*92227410-59101*	*FEES*	*$32,192.93*

List of Checks Presented for Approval on 2/13/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH VALLEY BASIN GROUNDWATER SUSTAINABILITY	PWS 2025-11	MEMBER AGENCY CONTRIBUTION: RVCWD	$19,712.43	*92727510-59101*	*FEES*	*$19,712.43*
	PWS 2025-1	MEMBER AGENCY CONTRIBUTION: WCWD	$18,681.88	*93227610-59101*	*FEES*	*$18,681.88*
	PWS 2025-9	MEMBER AGENCY CONTRIBUTION: CALPELLA WATER DIST	$3,288.48	*93700000-59101*	*FEES*	*$3,288.48*
					Vendor Total:	*$73,875.72*
UKIAH WASTE SOLUTIONS, INC	177513682U034	FLUORESCENT TUBES	$62.20	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$62.20*
	177513423U034	BIOSOLID REMOVAL	$18,053.23	*84027225-52100*	*CONTRACTUAL SERVICES*	*$18,053.23*
					Vendor Total:	*$18,115.43*
ULINE	202392926	ALUMINUM TELESCOPING POLE, WASTE CONTAINER, MISC	$473.96	*84027225-54100*	*SUPPLIES*	*$473.96*
	202458240	ANGLE BROOM, GLOVES, RUBBER DELINEATOR, MISC	$570.48	*84027225-54100*	*SUPPLIES*	*$570.48*
	202473896	PLASTIC TRAFFIC BARRICADE, TRU FEEL GOLF BALLS	$591.55	*84027225-54100*	*SUPPLIES*	*$591.55*
					Vendor Total:	*$1,635.99*
UNITED SITE SERVICES	INV-5885366	PORTABLE TOILET RENTAL CONTRACT	$195.14	*10022100-52100*	*CONTRACTUAL SERVICES*	*$195.14*
	INV-5882403	PORTABLE TOILET RENTAL CONTRACT	$157.39	*80026220-52100*	*CONTRACTUAL SERVICES*	*$157.39*
	INV-5885170	PORTABLE TOILET RENTAL CONTRACT	$109.98	*82027111-54100*	*SUPPLIES*	*$109.98*
					Vendor Total:	*$462.51*
WILLOW COUNTY WATER DIST	1089	5/8 METER MODEL 25 W/ HRE REGISTER & ME ENDPOINT	$1,175.96	*94500000-54100*	*SUPPLIES*	*$1,175.96*
					Vendor Total:	*$1,175.96*
ZHONGHAO CHEN	TA 2/19/26	TRAVEL ADVANCE	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
					INVOICE TOTAL:	***$570,231.03***

List of Checks Presented for Approval on 2/20/2026

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

MJRAJ

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ABSOLUTE SOFTWARE INC	INV01827156	ABSOLUTE PLATFORM ACCESS	$3,000.00	*10020210-54320*	*SOFTWARE*	*$3,000.00*
					Vendor Total:	*$3,000.00*
ACME RIGGING COMPANY INC	350009	GRADE 8 PLOW BOLTS, PLOW BOLT NUT ONLY	$45.51	*82027114-56130*	*EXTERNAL SERVICES*	*$45.51*
	349760	5/8X600 WH/OR POLYPLUS ROPE, SHACKLE BLOCK, ROPE	$655.38	*82027111-54100*	*SUPPLIES*	*$655.38*
	349883	PISTON HAND PUMP HOSE & ADAPTER	$332.06	*84027221-54100*	*SUPPLIES*	*$332.06*
					Vendor Total:	*$1,032.95*
ADAMSON POLICE PRODUCTS	INV446704	PARTITION REPLACEMENT PADDING 67	$84.42	*10020210-56130*	*EXTERNAL SERVICES*	*$84.42*
	INV446726	12V WHT/RED 6" COMPARTMENT LT	$614.89	*10521210-56130*	*EXTERNAL SERVICES*	*$614.89*
					Vendor Total:	*$699.31*
ALPHA ANALYTICAL LABORATORIES INC	6014197-UKIAH	MISC. LABORATORY WORK AS NEEDED	$275.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$275.00*
	6014599-UKIAH	MISC. LABORATORY WORK AS NEEDED	$275.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$275.00*
	6018231-UKIAH	MISC. LABORATORY WORK AS NEEDED	$275.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$275.00*
	6014584-UKIAH	MISC. LABORATORY WORK AS NEEDED	$355.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$355.00*
	6014248-UKIAH	MISC. LABORATORY WORK AS NEEDED	$500.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$500.00*
	6016983-UKIAH	MISC. LABORATORY WORK AS NEEDED	$595.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$595.00*
	6019027-UKIAH	MISC. LABORATORY WORK AS NEEDED	$1,324.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$1,324.00*
	6014409-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$257.50	*84027225-52100*	*CONTRACTUAL SERVICES*	*$257.50*
	6018006-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$257.50	*84027225-52100*	*CONTRACTUAL SERVICES*	*$257.50*
	6015484-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$262.50	*84027225-52100*	*CONTRACTUAL SERVICES*	*$262.50*
	6014322-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$805.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$805.00*
	6014595-MCWD	MISC. LABORATORY WORK AS NEEDED	$110.00	*92227410-52100*	*CONTRACTUAL SERVICES*	*$110.00*
	6017352-MCWD	MISC. LABORATORY WORK AS NEEDED	$350.00	*92227410-52100*	*CONTRACTUAL SERVICES*	*$350.00*
	6014559-RVCWD	MISC. LABORATORY WORK AS NEEDED	$110.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$110.00*

List of Checks Presented for Approval on 2/20/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ALPHA ANALYTICAL LABORATORIES INC	6014200-RVCWD	MISC. LABORATORY WORK AS NEEDED	$135.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$135.00*
	6016939-RVCWD	MISC. LABORATORY WORK AS NEEDED	$135.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$135.00*
	6014647-RVCWD	MISC. LABORATORY WORK AS NEEDED	$457.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$457.00*
	6014191-WILLOW	MISC. LABORATORY WORK AS NEEDED	$55.00	*93227610-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6014612-WILLOW	MISC. LABORATORY WORK AS NEEDED	$55.00	*93227610-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6016944-WILLOW	MISC. LABORATORY WORK AS NEEDED	$55.00	*93227610-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6015589-WILLOW	MISC. LABORATORY WORK AS NEEDED	$276.00	*93227610-52100*	*CONTRACTUAL SERVICES*	*$276.00*
	6014192-CALCWD	MISC. LABORATORY WORK AS NEEDED	$55.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6016934-CALCWD	MISC. LABORATORY WORK AS NEEDED	$91.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$91.00*
	6014413-CALCWD	MISC. LABORATORY WORK AS NEEDED	$291.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$291.00*
	6015777-CALCWD	MISC. LABORATORY WORK AS NEEDED	$291.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$291.00*
	6014425-CALCWD	MISC. LABORATORY WORK AS NEEDED	$587.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$587.00*
	6016946-REMWC	MISC. LABORATORY WORK AS NEEDED	$55.00	*94500000-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6016941-HOPUD	MISC. LABORATORY WORK AS NEEDED	$55.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6014414-HOPUD	MISC. LABORATORY WORK AS NEEDED	$236.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$236.00*
	6015485-HOPUD	MISC. LABORATORY WORK AS NEEDED	$236.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$236.00*
	6014424-HOPUD	MISC. LABORATORY WORK AS NEEDED	$532.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$532.00*
					Vendor Total:	*$9,348.50*
ALTEC INDUSTRIES INC	13424716	SAFETY CARDS	$13.79	*80026110-56130*	*EXTERNAL SERVICES*	*$13.79*
	13415214	HAZARD PLACARDS, AERIAL CAPACITY	$92.63	*80026110-56130*	*EXTERNAL SERVICES*	*$92.63*
	13415414	PLACARD, GUARD SWITCH	$146.38	*80026110-56130*	*EXTERNAL SERVICES*	*$146.38*
	13414968	SAFETY CARDS	$266.13	*80026110-56130*	*EXTERNAL SERVICES*	*$266.13*
	13414959	SAFETY CARDS	$853.73	*80026110-56130*	*EXTERNAL SERVICES*	*$853.73*
					Vendor Total:	*$1,372.66*
AMAZON CAPITAL SERVICES, INC	14M3-QYRP-6X4Q	3M GEL HEARING PROTECTOR REPLACEMENT CUSHIONS	$20.94	*20324100-54102*	*SMALL TOOLS*	*$20.94*
	1K3V-M97D-JW1R	3M PELTOR COMTAC V FOLDABLE COYOTE BROWN HEARING	$605.62	*20324100-54102*	*SMALL TOOLS*	*$605.62*
	1F64-J79D-7RLF	CLOTHES HANGERS	$17.41	*10020210-54100*	*SUPPLIES*	*$17.41*
	1PAD-VRR7-FG9C	TRAIL CAMERA	$51.70	*10022810-54100*	*SUPPLIES*	*$51.70*

List of Checks Presented for Approval on 2/20/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES, INC	1H7C-MXYJ-DVLX	HDMI CABLE	$13.00	*10022831-54100*	*SUPPLIES*	*$13.00*
	1CND-GH6X-Q6GK	DAYCAMP SUPPLIES	$130.58	*10022840-54100*	*SUPPLIES*	*$130.58*
	1D1M-CP61-HYV9	WALL CALENDAR	$5.65	*20013400-54100*	*SUPPLIES*	*$5.65*
	1L77-HTXG-TRWX	TONER CARTRIDGE	$130.21	*20016100-54100*	*SUPPLIES*	*$130.21*
	1NJX-XKGK-HQYH	WIRELESS MOUNSE, HDMI CABLE, FILE CABINET, PAD, AD	$501.74	*20913930-54100*	*SUPPLIES*	*$501.74*
	13C4-GLGL-4W9F.1	RETURN: MAMBO ROPE	($500.72)	*82027111-54100*	*SUPPLIES*	*($500.72)*
	13C4-GLGL-4W9F	TOW TUFF TRAILER DOLLY, PETZL MAMBO ROPE	$734.79	*82027111-54100*	*SUPPLIES*	*$734.79*
	1YYG-XGN4-RKFG	WHITE OUT, PENS, YELLOW PAINT PENS, PENCILS, HANDS	$95.88	*82027114-54100*	*SUPPLIES*	*$95.88*
					Vendor Total:	*$1,806.80*
ANDREW WELTER	TR 2/10/26	TRAVEL REIMBURSEMENT	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
AP TRITON CONSULTING LLC	2026-031	CONSULTINGS SERVICES FOR PHEMS	$5,000.00	*71021100-52100*	*CONTRACTUAL SERVICES*	*$2,500.00*
				71021150-52100	*CONTRACTUAL SERVICES*	*$2,500.00*
					Vendor Total:	*$5,000.00*
AT&T MOBILITY	287338218321X020926	CRADLE POINT/HOT SPOTS	$1,454.18	*20513300-54330*	*COMPUTER AND TECHNOLOGY*	*$86.22*
				20513380-54320	*SOFTWARE*	*$71.66*
				20513382-54320	*SOFTWARE*	*$71.66*
				10020210-55100	*TELEPHONE*	*$488.88*
				20913910-55100	*TELEPHONE*	*$81.48*
				82027114-55100	*TELEPHONE*	*$327.14*
				84027221-55100	*TELEPHONE*	*$327.14*
					Vendor Total:	*$1,454.18*
B & B INDUSTRIAL SUPPLY INC	292935	REC TUBE, SAW CUT FEE	$200.11	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$200.11*
	293245	CROP METAL PER LB, PLATE MS, SHEARING	$62.48	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$62.48*
	293022	I TOP DC ALUM, PRSSD STL RAIL END, ALUM TIE	$61.39	*10024800-54100*	*SUPPLIES*	*$61.39*
	293250	GALV PIPE SCH, SAW CUT FEE, THREADING FEE	$170.33	*92227420-54100*	*SUPPLIES*	*$170.33*

List of Checks Presented for Approval on 2/20/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
B & B INDUSTRIAL SUPPLY INC	293371	PLATE MS, SHEARING, FORMING FEES, HOT FLAT BAR	$432.19	*93227610-54100*	*SUPPLIES*	*$432.19*
					Vendor Total:	*$926.50*
BADGER METER INC	80225632	ORION CELLULAR LTE SERV UNIT, BEACON MBL HOSTING	$1,952.92	*20513300-52100*	*CONTRACTUAL SERVICES*	*$1,952.92*
					Vendor Total:	*$1,952.92*
BIG STATE INDUSTRIAL SUPPLY INC	1622627	BLUE INVERTED SPRAY PAIN, WHITE, NEON GREEN	$1,527.45	*82027114-54100*	*SUPPLIES*	*$763.73*
				84027221-54100	*SUPPLIES*	*$763.72*
					Vendor Total:	*$1,527.45*
CALIFORNIA CONSERVATION CORPS	INNU-015142	CCC TREE PLANTING	$12,470.00	*30023800-52100*	*CONTRACTUAL SERVICES*	*$12,470.00*
					Vendor Total:	*$12,470.00*
CARAHSOFT TECHNOLOGY CORPORATION	IN2184141	NINJAONE TICKETING SYSTEM	$832.98	*20913930-54320*	*SOFTWARE*	*$832.98*
					Vendor Total:	*$832.98*
CHRISTOPHER JOHN DIAZ	422	EMERGENCY ELECTRIAL PD STATION	$985.00	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$985.00*
					Vendor Total:	*$985.00*
CHROMAGRAPHICS	110082	BUSINESS CARDS: NICK K, JOHN A	$113.78	*82027114-54100*	*SUPPLIES*	*$56.89*
				84027221-54100	*SUPPLIES*	*$56.89*
					Vendor Total:	*$113.78*
CINTAS CORPORATION	4256834174	RUG, MAT & UNIFORM SERVICES	$170.53	*20324100-52100*	*CONTRACTUAL SERVICES*	*$117.66*
				20824300-52100	*CONTRACTUAL SERVICES*	*$52.87*
	4255327415	RUG, MAT & UNIFORM SERVICES	$173.09	*20324100-52100*	*CONTRACTUAL SERVICES*	*$117.66*
				20824300-52100	*CONTRACTUAL SERVICES*	*$55.43*
	4257588537	RUG, MAT & UNIFORM SERVICES	$182.73	*20324100-52100*	*CONTRACTUAL SERVICES*	*$117.66*
				20824300-52100	*CONTRACTUAL SERVICES*	*$65.07*
	4256081618	RUG, MAT & UNIFORM SERVICES	$240.11	*20324100-52100*	*CONTRACTUAL SERVICES*	*$117.66*
				20824300-52100	*CONTRACTUAL SERVICES*	*$122.45*
	4256834266	RUG, MAT & UNIFORM SERVICES	$237.37	*20824700-52100*	*CONTRACTUAL SERVICES*	*$237.37*
	5315080110	FIRST AID SUPPLIES	$53.77	*20324100-54100*	*SUPPLIES*	*$53.77*
	5311063105	FIRST AID SUPPLIES	$86.23	*20324100-54100*	*SUPPLIES*	*$86.23*
	4255180305	RUG, MAT & UNIFORM SERVICES	$53.83	*77725200-54100*	*SUPPLIES*	*$53.83*

List of Checks Presented for Approval on 2/20/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CINTAS CORPORATION	4256684756	RUG, MAT & UNIFORM SERVICES	$73.15	*77725200-54100*	*SUPPLIES*	*$73.15*
	4255931965	RUG, MAT & UNIFORM SERVICES	$75.77	*77725200-54100*	*SUPPLIES*	*$75.77*
	4257449109	RUG, MAT & UNIFORM SERVICES	$75.77	*77725200-54100*	*SUPPLIES*	*$75.77*
	5311063106	FIRST AID SUPPLIES	$107.52	*77725200-54100*	*SUPPLIES*	*$107.52*
					Vendor Total:	*$1,529.87*
CITY OF UKIAH	DEC 25	CITY UTILITIES	$142,802.22	*72022400-55211*	*GOLF UTILTIES*	*$3,427.19*
				10022300-55210	*UTILITIES*	*$6,065.61*
				10022700-55210	*UTILITIES*	*$3,256.97*
				10024214-55210	*UTILITIES*	*$2,050.62*
				10024620-55210	*UTILITIES*	*$646.11*
				10024800-55210	*UTILITIES*	*$9,059.52*
				20620231-55210	*UTILITIES*	*$126.72*
				20824300-55210	*UTILITIES*	*$3,123.18*
				20824700-55210	*UTILITIES*	*$13,180.63*
				31422860-55210	*UTILITIES*	*$9,349.40*
				64020213-55210	*UTILITIES*	*$545.29*
				73022600-55210	*UTILITIES*	*$2,908.51*
				77725200-55210	*UTILITIES*	*$4,907.08*
				80026400-55210	*UTILITIES*	*$3,669.09*
				80526150-55210	*UTILITIES*	*$9,073.95*
				82027111-55210	*UTILITIES*	*$31,623.68*
				83027330-55210	*UTILITIES*	*$2,039.60*
				84027221-55210	*UTILITIES*	*$282.20*
				84027225-55210	*UTILITIES*	*$37,466.87*
	301382 JAN 26	WATER SERVICES: 141 LOVERS LN	$150.97	*10521210-55210*	*UTILITIES*	*$45.30*
				10621600-55210	*UTILITIES*	*$36.24*
				71021100-55210	*UTILITIES*	*$34.72*
				71021150-55210	*UTILITIES*	*$34.71*
	99946 JAN 26	WATER SERVICES: RVCWD	$13,155.30	*92727510-55221*	*WATER*	*$13,155.30*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CITY OF UKIAH	300187 JAN 26	WATER SERVICES: 5080 N STATE ST	$1,130.43	*93700000-55221*	*WATER*	*$1,130.43*
					Vendor Total:	*$157,238.92*
COFFEE CRITIC INC, THE	R40181	MISC. COFFEE SUPPLIES AS NEEED	$167.50	*73022600-54100*	*SUPPLIES*	*$167.50*
					Vendor Total:	*$167.50*
CONCORD FEED & FUEL INC	84926/H	KIT CORDLESS SHEARS	$185.08	*10024800-54102*	*SMALL TOOLS*	*$185.08*
	84853/H	REPLACEMENT BLADE 20", RESIN REMOVER	$186.15	*10024800-54102*	*SMALL TOOLS*	*$186.15*
	84839/H	2-SPEED GREASE GUN	$434.41	*84027225-54102*	*SMALL TOOLS*	*$434.41*
	84775/H	CHAIN LOOP	$31.56	*10024620-54100*	*SUPPLIES*	*$31.56*
	85061/H	14" TOP HANDLE CHAINSAW CHAIN, FILE KIT 3/8"	$88.11	*10024620-54100*	*SUPPLIES*	*$88.11*
	84849/H	MD LW CLASS E PANT	$141.53	*10024620-54100*	*SUPPLIES*	*$141.53*
	84838/H	SLEEVE	$19.58	*10024800-54100*	*SUPPLIES*	*$19.58*
	12965/H	HARNESSES	$76.19	*10024800-54100*	*SUPPLIES*	*$76.19*
	84854/H	ADJUSTABLE HEDGE TRIMMER, REPLACEMENT BLADE	$151.34	*10024800-54100*	*SUPPLIES*	*$151.34*
	85097/16	LG FRC WINNIPEG	$97.98	*82027111-54100*	*SUPPLIES*	*$97.98*
	84811/H	WORKMAN 17" SOFT TOE	$195.96	*82027114-54100*	*SUPPLIES*	*$97.98*
				84027221-54100	*SUPPLIES*	*$97.98*
					Vendor Total:	*$1,607.89*
D WALTER K BARR	10100	DOT PHYSICAL	$150.00	*10024800-54161*	*BACKGROUND & PHYSICALS*	*$150.00*
					Vendor Total:	*$150.00*
DARRYL STONER	TA 1/19-30/26	TRAVEL ADVANCE	$207.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$207.00*
	TA 2/2-13/26	TRAVEL ADVANCE	$207.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$207.00*
	TR 1/5-16/26	TRAVEL REIMBURSEMENT	$230.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$230.00*
					Vendor Total:	*$644.00*
DAVID BURTON	TA 3/4-13/26	TRAVEL ADVANCE	$676.60	*10022700-57100*	*LEARNING AND DEVELOPMENT*	*$676.60*
					Vendor Total:	*$676.60*
DEEP VALLEY SECURITY	33530	REDWOOD VALLEY BURGLAR ALARM	$52.95	*92700000-80220*	*BUILDING IMPROVEMENTS*	*$52.95*
	32732.1	LATE FEE	$9.99	*20013540-54700*	*FINES & PENALTIES*	*$9.99*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DEEP VALLEY SECURITY	33271	UPGRADE SECURITY SYSTEM FOR ELECTRIC	$62.95	*20824300-52180*	*SECURITY SERVICES*	*$62.95*
	33290	ALARM SERVICES PER ATTACHED CO	$42.95	*20824700-52180*	*SECURITY SERVICES*	*$42.95*
					Vendor Total:	*$168.84*
DEFATTE EQUIPMENT INC	39980	TELESOPIC FORKLIFT	$659.24	*31422860-54100*	*SUPPLIES*	*$659.24*
					Vendor Total:	*$659.24*
DEPARTMENT OF JUSTICE	014489	CHEM/TEST REPORT CRIMINAL INVESTIGATION	$105.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$105.00*
	020735	CHEM/TEST REPORT CRIMINAL INVESTIGATION	$175.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$175.00*
	008041	CHEM/TEST REPORT CRIMINAL INVE	$210.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$210.00*
	020970	FINGERPRINTING	$1,200.48	*20620231-55100*	*TELEPHONE*	*$1,200.48*
					Vendor Total:	*$1,690.48*
DEVIL MOUNTAIN WHOLESALE NURSERY LLC	INV647549	QUERUS LOBATA, HETEROMELES ARBUTIFOLIA, ARCTOSTAPH	$1,499.83	*10024800-54100*	*SUPPLIES*	*$1,499.83*
					Vendor Total:	*$1,499.83*
EBA ENGINEERING	56899	MONTHLY LFG MONITORING	$1,850.00	*70024500-52100*	*CONTRACTUAL SERVICES*	*$1,850.00*
					Vendor Total:	*$1,850.00*
ENERGEA REDWOOD LLC	21	RVCWD: ELECTRIC POWER GENERTION 1/8-31/26	$691.20	*92727510-59101*	*FEES*	*$691.20*
					Vendor Total:	*$691.20*
EUREKA OXYGEN CO	491699	EQUIPMENT MAINTANENCE	$524.00	*10024620-52100*	*CONTRACTUAL SERVICES*	*$524.00*
	491801	EQUIPMENT MAINTANENCE	$864.15	*20824300-52100*	*CONTRACTUAL SERVICES*	*$864.15*
	491700	EQUIPMENT MAINTANENCE	$328.00	*82027114-52100*	*CONTRACTUAL SERVICES*	*$164.00*
				84027221-52100	*CONTRACTUAL SERVICES*	*$164.00*
	U 219128	EQUIPMENT MAINTANENCE	$1,932.90	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$1,932.90*
	491802	EQUIPMENT MAINTENANCE	$703.00	*80026110-54100*	*SUPPLIES*	*$703.00*
					Vendor Total:	*$4,352.05*
FEDERAL EXPRESS	9-166-98246	SHIPPING SERVICES	$18.25	*82027111-54101*	*POSTAGE*	*$18.25*
					Vendor Total:	*$18.25*
FLEETPRIDE	131904363	DASH CONTROL VALVE	$80.90	*10024800-56130*	*EXTERNAL SERVICES*	*$80.90*
					Vendor Total:	*$80.90*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FORT BRAGG ELECTRIC INC	W33606	TROUBLESHOT BAR SCREEN ATO CONTROLS 300 PLANT RD	$560.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$560.00*
					Vendor Total:	*$560.00*
FRIEDMANS HOME IMPROVEMENT	INV21379457	LEVITON LAMPHOLDER RUBBER SOCKET	$3.33	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$3.33*
	INV21381888	PADLOCK SOLID RESETTABLE COMBO SHACKLE	$48.85	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$48.85*
	INV21335784	MASKING FILM, FROGTAPE PAINTER TAPE, STENCIL SETS	$81.36	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$81.36*
	INV21321154	PASSAGE KNOB GEORGIAN SATIN NICKEL	$26.97	*92727510-56300*	*BUILDING MAINT. & REPAIR*	*$26.97*
	INV21320313	CAR WASH/WAX, WD-40, CLIP COP PVC, PASSAGE KNOB	$171.81	*92727510-56300*	*BUILDING MAINT. & REPAIR*	*$105.39*
				92727510-54102	*SMALL TOOLS*	*$45.22*
				92727510-54100	*SUPPLIES*	*$21.20*
	INV21389246	TENSION BAR, SOLID WIRE GALV	$43.34	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$43.34*
	INV21405172	RATCHET FENCE & WIRE STRETCHER, CHAIN LINK STRETCH	$192.13	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$192.13*
	INV21365727	HOSE CONNECTOR BRASS	$16.30	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$16.30*
	INV21421500	MIP GAS LINE, WORM GEAR CLAMP, SEMI RIGID DUCT	$29.05	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$29.05*
	INV21417713	MIP GAS LINE COATED W/AUTO SHUT OFF	$38.01	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$38.01*
	INV21361560	AA BATTERIES, DRANO, OUTDOOR CORD, BANG BOX, CLAMP	$68.23	*10521210-56130*	*EXTERNAL SERVICES*	*$68.23*
	INV21346803	CARABINEER W 3 KEY RINGS	$15.79	*84027225-56130*	*EXTERNAL SERVICES*	*$15.79*
	INT-091708	LATE FEE	$75.00	*20013540-54700*	*FINES & PENALTIES*	*$75.00*
	INV21413412	RADLITHIUM BATTERY HIGH OUPUT, SPRING CLIPS	$430.48	*20324100-54102*	*SMALL TOOLS*	*$430.48*
	INV21412509	SPRAY PAINT	$7.03	*10022700-54100*	*SUPPLIES*	*$7.03*
	INV21415115	NITRILE DIPPED GLOVES XL, MED	$35.74	*10024620-54100*	*SUPPLIES*	*$35.74*
	INV21349388	SPRAY PAINT, PUTTY KNIFES	$44.11	*10024620-54100*	*SUPPLIES*	*$44.11*
	INV21408006	INVERTED MARKING PAINT, SPRAY PAINTS	$52.58	*10024620-54100*	*SUPPLIES*	*$52.58*

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FRIEDMANS HOME IMPROVEMENT	INV21333804	FLEXRAKE LAWN RAKE WOOD HANDLE, POLY GRIP WOOD HAND	$315.87	*10024620-54100*	*SUPPLIES*	*$315.87*
	INV21359523	GANG SWITCH COVER WEATHERPROOF	$14.31	*10024800-54100*	*SUPPLIES*	*$14.31*
	INV21325393	RAPIDSET CONCRETE MIX	$17.26	*10024800-54100*	*SUPPLIES*	*$17.26*
	INV21360139	HEX BOLT, STOP NUT, FLAT WASHER	$20.38	*10024800-54100*	*SUPPLIES*	*$20.38*
	INV21391864	BUNGEE WITH CARABINER ASSORTED 12PC	$28.08	*10024800-54100*	*SUPPLIES*	*$28.08*
	INV21349549	METAL PRIMER SPRAY	$52.23	*10024800-54100*	*SUPPLIES*	*$52.23*
	INV21333859	DREMEL STRONG GRINDING, TORARY BARE TOOL	$148.49	*10024800-54100*	*SUPPLIES*	*$148.49*
	INV21347535	HEX BOLT USS ZINC, PLYWOOD, DF PT TD/BRT, DOUG FIR	$201.86	*10024800-54100*	*SUPPLIES*	*$201.86*
	INV21383816	CHAIN LINK TUBE, RAPIDSET CONCRETE MIX, POST	$381.83	*10024800-54100*	*SUPPLIES*	*$381.83*
	INV21336549	CHAIN LINK TUBE SE 16GA	$725.62	*10024800-54100*	*SUPPLIES*	*$725.62*
	INV21342712	CONTRACTOR BAGS, ROPE DIAMON, STAPLES, STAPLE GUN	$216.22	*20324100-54100*	*SUPPLIES*	*$216.22*
	INV21364477	STAINLESS STEEL CLEANER, CLOROX BLEACH, GLASS CLEA	$30.11	*20824300-54100*	*SUPPLIES*	*$30.11*
	INV21379456	LYSOL SPRAY, GLASS CLEANER	$96.12	*20824700-54100*	*SUPPLIES*	*$96.12*
	INV21364517	STANLES STEEL CLEANER, GLASS CLEANER, STEEL WOOL P	$22.16	*73022600-54100*	*SUPPLIES*	*$22.16*
	INV21338103	SOFTENTER SALT	$11.10	*80026110-54100*	*SUPPLIES*	*$11.10*
	INV21351990	SCREWDRIVER SET, STRIPPPING PAD, PROBE SET, HYDE	$195.17	*80026220-54100*	*SUPPLIES*	*$195.17*
	INV21325824	DS130 GARDNER BENDER DUCT SEAL	$9.31	*80026400-54100*	*SUPPLIES*	*$9.31*
	INV21407817	SUPER VALUE POLYESTER BRUSH SET 5 PC	$13.68	*80026400-54100*	*SUPPLIES*	*$13.68*
	INV21413207	LEVITON ROCKER SWITCH, COVER 2 GANG, FLOOR REGISTE	$64.20	*80026400-54100*	*SUPPLIES*	*$64.20*
	INV21323924	ROUND ELCTRICLA BOX BOLT, WIRE CONNECTOR WATERPROO	$72.81	*80026400-54100*	*SUPPLIES*	*$72.81*
	INV21409590	LRG PLASTIC MAGNETIC KEY CASE CARDED	$3.99	*82027111-54100*	*SUPPLIES*	*$3.99*
	INV21420091	MILKHOUSE HEATER	$27.21	*82027111-54100*	*SUPPLIES*	*$27.21*

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FRIEDMANS HOME IMPROVEMENT	INV21361926	PROPANE CYLINDER, OUTDOOR TORCH ADJUSTABLE WIDE BR	$77.06	*82027111-54100*	*SUPPLIES*	*$77.06*
	INV21408927	VINEGAR, PROPANE CYLINDER	$103.27	*82027111-54100*	*SUPPLIES*	*$103.27*
	INV21384279	TRASH BAGS, TARP, VINEGAR, DISHWASHING LIQUID, SPR	$182.38	*82027111-54100*	*SUPPLIES*	*$182.38*
	INV21326840	LED WARM GLOW DIMMABLE SOFT WITE	$13.49	*82027114-54100*	*SUPPLIES*	*$13.49*
	INV21412418	TRENCHING SHOVEL	$32.65	*82027114-54100*	*SUPPLIES*	*$32.65*
	INV21411582	STAKE SURVEYOR LATH 48" SOLD BY PC 50PC IN BUNDLE	$79.44	*82027114-54100*	*SUPPLIES*	*$79.44*
	INV21326906	PORTLAND CEMENT TYPE	$97.85	*82027114-54100*	*SUPPLIES*	*$97.85*
	INV21338206	COMMAND HOOK, SLIMLINE, EPOXY ADHESIVE, T HANDLE	$112.41	*82027114-54100*	*SUPPLIES*	*$112.41*
	INV21383007	REDLITHIUM BATTERY OUTPUT, PREM DECK SCREWS, LYSOL	$538.44	*82027114-54100*	*SUPPLIES*	*$269.22*
				84027221-54100	*SUPPLIES*	*$269.22*
	INV21355073	SPRAY PAINT	$20.99	*84027221-54100*	*SUPPLIES*	*$20.99*
	INV21320825	PP ROPE DIAMOND BRAID STRAND PATRIOT	$27.17	*84027221-54100*	*SUPPLIES*	*$27.17*
	INV21359051	VINYL TUBE, SPRAY PAINT	$75.46	*84027221-54100*	*SUPPLIES*	*$75.46*
	INV21383901	BUSH 1/4, 3/8, AIR HOSE RUBBER COUPLER	$86.69	*84027221-54100*	*SUPPLIES*	*$86.69*
	INV21387372	BOX MAIL HDG	$9.17	*84027225-54100*	*SUPPLIES*	*$9.17*
	INV21416685	CONCRETE SCREW ANCHOR WASHER HEAD, SPACERS	$17.37	*84027225-54100*	*SUPPLIES*	*$17.37*
	INV21329412	EPDM RUBBER STRAPS	$29.58	*84027225-54100*	*SUPPLIES*	*$29.58*
	INV21413257	GFCI SMARTLOCK PRO SELF	$54.42	*84027225-54100*	*SUPPLIES*	*$54.42*
	INV21333233	HORNET KILLER, HOSE CONNETOR, RUBBER HOSE WASHERS	$56.60	*84027225-54100*	*SUPPLIES*	*$56.60*
	INV21387885	CUT FT 1" PVC SPA HOSE	$67.26	*84027225-54100*	*SUPPLIES*	*$67.26*
	INV21411952	FRIEDMANS BUCKET GREEN	$86.89	*84027225-54100*	*SUPPLIES*	*$86.89*
	INV21357581	1/2" SLIP CAP PVC	$4.10	*93227610-54100*	*SUPPLIES*	*$4.10*
	INV21331212	CHALK & REEL, ALUMINUM MAGNETIC, BLADE KIT, RAFTE	$119.73	*93227610-54100*	*SUPPLIES*	*$119.73*

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FRIEDMANS HOME IMPROVEMENT	INV21327919	EXT SCREW POWER PRO, RUGGED STRUCTURAL SCREW, PLYWOOD	$220.25	*93227610-54100*	*SUPPLIES*	*$220.25*
	INV21352626	MED BI PIN LAMP HOLDER	$12.50	*93800000-54100*	*SUPPLIES*	*$12.50*
	INV21332318	OUTDOOR CORD, LEVITON PLUG CLAMPTITE 3WAY	$101.42	*95000000-54100*	*SUPPLIES*	*$101.42*
					Vendor Total:	*$6,274.71*
GHILOTTI CONSTRUCTION COMPANY INC	6095*21	URBAN CORE REHAB AND TRANSPORT	$586,545.33	*25224220-80230*	*INFRASTRUCTURE*	*$352,764.86*
				50024220-80230	*INFRASTRUCTURE*	*$233,780.47*
					Vendor Total:	*$586,545.33*
GLOBAL MEDICAL RESPONSE INC	3029	INTER FACILITY DISPATCH SERVICES	$10,000.00	*71021150-52100*	*CONTRACTUAL SERVICES*	*$10,000.00*
					Vendor Total:	*$10,000.00*
GOLDEN GATE BRIDGE TOLL	I692541512507	BRIDGE TOLL FEES	$21.50	*71021150-56130*	*EXTERNAL SERVICES*	*$21.50*
					Vendor Total:	*$21.50*
GRAINGER INC	9764802113	SELECTOR SWITCH, CONDUIT SUPPORT STRAP	$137.21	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$137.21*
	9783012132	BUFFER SOLUTION	$168.34	*84027225-54103*	*LAB SUPPLIES*	*$168.34*
					Vendor Total:	*$305.55*
HANSEL FORD INC	1334500	HANDLE ASY	$89.56	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$89.56*
	1334159	WIRING ASY	$59.55	*10521210-56130*	*EXTERNAL SERVICES*	*$59.55*
	1334076	SEAT BELT, SLEEVES	$91.56	*10521210-56130*	*EXTERNAL SERVICES*	*$91.56*
	1334319	ELT AND BUCKLE	$236.85	*20824700-56130*	*EXTERNAL SERVICES*	*$236.85*
	1333441	REMAN GEAR, CORE DEPOSIT, BOLT, SEALING RING	$1,410.44	*80026110-56130*	*EXTERNAL SERVICES*	*$1,410.44*
	1333440	MOULDING	$124.08	*84027225-56130*	*EXTERNAL SERVICES*	*$124.08*
	1334254	MOULDING	$67.61	*20324100-58510*	*REIMBURSABLE JOBS*	*$67.61*
	1333864	MOULDING	$135.17	*20324100-58510*	*REIMBURSABLE JOBS*	*$135.17*
					Vendor Total:	*$2,214.82*
HEWETT ENTERPRISES INC	109047	TOWING SERVICES	$400.00	*10020210-56130*	*EXTERNAL SERVICES*	*$400.00*
					Vendor Total:	*$400.00*
ICC GENERAL CODE INC	1002209555	IRC CODE & STUDY PACK, RES PLANS EXAMINER R3 STUDY	$343.91	*10023300-57100*	*LEARNING AND DEVELOPMENT*	*$343.91*
					Vendor Total:	*$343.91*

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INTEGRITY SHRED LLC	178590	DOCUMENT SHREDDING	$61.00	*20513300-52100*	*CONTRACTUAL SERVICES*	*$61.00*
	178531	DOCUMENT SHREDDING	$76.00	*10020210-54100*	*SUPPLIES*	*$38.00*
				20620231-54100	*SUPPLIES*	*$38.00*
	179947	DOCUMENT SHREDDING	$76.00	*10020210-54100*	*SUPPLIES*	*$38.00*
				20620231-54100	*SUPPLIES*	*$38.00*
					Vendor Total:	*$213.00*
INTERWEST CONSULTING GROUP INC	2975480	ON-CALL BUILDING & PLAN CHECK	$1,010.00	*10023300-52100*	*CONTRACTUAL SERVICES*	*$1,010.00*
					Vendor Total:	*$1,010.00*
JACK MILLER	23566	REDWOOD VALLEY PARTS ONLY: PUMPHEAD, CONNECTORPACK	$10,205.92	*92727510-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$10,205.92*
					Vendor Total:	*$10,205.92*
LAKE PARTS INC	414689	BATTERY ACCESSORIES	$38.10	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$38.10*
	413156	WTY BAT, CORE DEPOSIT, BATTERY ENVIRONMENTAL FEE	$339.31	*80026110-56130*	*EXTERNAL SERVICES*	*$339.31*
	412921	FIRE EXTINGUISHER INSIDE	$31.79	*82027114-56130*	*EXTERNAL SERVICES*	*$31.79*
	414781	U-BOLT, HANGER	$44.05	*20324100-58510*	*REIMBURSABLE JOBS*	*$44.05*
	413713	WIND DE ICER	$36.45	*10024620-54100*	*SUPPLIES*	*$36.45*
	414769	STEERING WHEEL COVER	$20.12	*82027114-54100*	*SUPPLIES*	*$20.12*
					Vendor Total:	*$509.82*
LAWSON PRODUCTS INC	9600166453	RETURN NIPPLE 304 ST/ST FTG	($19.64)	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*($19.64)*
	9312880527	SUPER 88 ELEC TAPE	$152.99	*84027225-54100*	*SUPPLIES*	*$152.99*
	9312999611	PTEE THREAD SEALING TAPE, POPE TAPE, COUPLINGS	$583.57	*84027225-54100*	*SUPPLIES*	*$583.57*
					Vendor Total:	*$716.92*
LG SONIC LLC	2501124	10070 MAINTENANCE	$4,500.00	*83027330-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$4,500.00*
					Vendor Total:	*$4,500.00*
LINDSAY COSTA	97935-002.1	ENERGY REBATE: LED HOLIDAY LIGHTS	$350.15	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$350.15*
					Vendor Total:	*$350.15*
LYMAN GROUP INC	1995213	PROPANE	$45.80	*84027225-56210*	*FUEL & FLUIDS*	*$45.80*
	1994640	PROPANE	$64.83	*10024620-54100*	*SUPPLIES*	*$64.83*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LYMAN GROUP INC	1994327	PROPANE	$44.83	*10024800-54100*	*SUPPLIES*	*$44.83*
					Vendor Total:	*$155.46*
MENDO MILL & LUMBER CO	49809/1	DW WRIE CUP COARSE, CRIMPED	$33.35	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*$33.35*
	49390/1	ANIMAL TRAP RODENT CO2	$184.46	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*$184.46*
	48332/1	OUTLET COVERS, ELEC TAPE, DUAL NM, PLIER, CABLE TI	$807.75	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*$807.75*
	48666/1	PELLETS	$36.66	*10521210-54100*	*SUPPLIES*	*$36.66*
	49694/1	FASTENERS	$30.98	*10621600-54100*	*SUPPLIES*	*$30.98*
	48815/1	FRSH SPRY CLN, CARPET CLENER, GREASD LIGHTNG, SCRU	$37.85	*10621600-54100*	*SUPPLIES*	*$37.85*
	49034/1	DW SEC BIT SET, MLW SEC BIT SET	$36.65	*82027111-54100*	*SUPPLIES*	*$36.65*
	49032/1	DW SEC, HEX, TORX BIT SETS, FASTENERS	$104.46	*92227410-54100*	*SUPPLIES*	*$104.46*
	49278/1	ELBOW 90 SCH80 1/2 SXS	$22.35	*93227610-54100*	*SUPPLIES*	*$22.35*
					Vendor Total:	*$1,294.51*
MENDOCINO COUNTY ANIMAL CARE SERVICES	CITYOFUKIAH FIRSTQRT	ANIMAL SHELTER SERVICES AND FISCAL YR 25-26	$9,299.39	*10020217-52100*	*CONTRACTUAL SERVICES*	*$9,299.39*
					Vendor Total:	*$9,299.39*
MINASIAN LAW LLP	9064 DEC 25	LEGAL SERVICES	$67.02	*92727500-52150*	*LEGAL SERVICES/ EXPENSES*	*$67.02*
					Vendor Total:	*$67.02*
MITCHELL REPAIR INFORMATION LLC	M1-00945295	SK TRACTOR TRAILER/MTR PLUS GOVT COMBO SUB, # SKTT	$5,289.18	*20324100-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$5,289.18*
					Vendor Total:	*$5,289.18*
MNG PARTNERSHIP HOLDINGS LLC	0006942145	PUBLISHING SERVICES	$237.82	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$237.82*
	0006944434	PUBLISHING SERVICES	$198.10	*10023411-52515*	*ADVERTISING & PUBLICATION*	*$198.10*
					Vendor Total:	*$435.92*
NCPA	006102-0226030	FEB 26 NPCA	$679,831.00	*80026440-58104*	*NCPA MANAGEMENT SERVICES*	*$56,957.00*
				80026440-58101	*NCPA PLANT GENERATION*	*$202,148.00*
				80026440-58102	*NCPA POWER PURCHASES*	*$311,813.00*
				80026440-58105	*NCPA THIRD PARTY SALES*	*($36,767.00)*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
NCPA	006102-0226030	FEB 26 NPCA	$679,831.00	*80026440-58103*	*NCPA TRANSMISSION*	*$145,680.00*
					Vendor Total:	*$679,831.00*
NORFIELD DEVELOPMENT PARTNERS LLC	3348	ANNUAL SOFTWARE RENEWAL: JAN 26-JAN 27	$1,152.00	*80026400-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$1,152.00*
					Vendor Total:	*$1,152.00*
OFFICE DEPOT INC	454575982001	SHARPIES	$14.36	*10020210-54100*	*SUPPLIES*	*$14.36*
	454552819001	MANILA FOLDERS, MONEY/RENT RECEIPT BOOK	$32.79	*10020210-54100*	*SUPPLIES*	*$32.79*
	453546480001	AA BATTERIES, PRESSBOARD, PENS	$108.64	*10020210-54100*	*SUPPLIES*	*$108.64*
	452022879001	SMART LABEL REFILL	$135.32	*10020210-54100*	*SUPPLIES*	*$135.32*
	452015578001	WALL CALENDAR, BLACK TONER, COLOR TONER	$287.16	*10020210-54100*	*SUPPLIES*	*$287.16*
	455938784001	PERFERATED LEGAL PADS	$13.36	*20012200-54100*	*SUPPLIES*	*$13.36*
	456601918001	PEN, BALLPOINT, FINE, PRECISE	$17.26	*20012200-54100*	*SUPPLIES*	*$17.26*
	455938783001	PEN RT JETSTREAM	$23.69	*20012200-54100*	*SUPPLIES*	*$23.69*
	453671167001	PENS JETSTREAM	$23.69	*20012200-54100*	*SUPPLIES*	*$23.69*
	453671164001	PEN BP JETSTREAM	$24.00	*20012200-54100*	*SUPPLIES*	*$24.00*
	455938572001	PENS, BP, JETSTREAM	$24.00	*20012200-54100*	*SUPPLIES*	*$24.00*
	453669353001	POST-IT NOTES	$28.29	*20012200-54100*	*SUPPLIES*	*$28.29*
	453671159001	POST-IT NOTES, NOTE PADS	$31.35	*20012200-54100*	*SUPPLIES*	*$31.35*
	456601919001	BALL POINT PENS, FINE	$33.61	*20012200-54100*	*SUPPLIES*	*$33.61*
	454075744001	STANDARD BOXES	$62.97	*20012200-54100*	*SUPPLIES*	*$62.97*
	456596012001	LYSOL WIPES, KLEENEX, TAPE, SCISSORS	$219.57	*20012200-54100*	*SUPPLIES*	*$60.18*
				20012200-54100	*SUPPLIES*	*$159.39*
	452268984001	PPDR20456 ROUND 1 C 1-3/4	$168.71	*20012500-54100*	*SUPPLIES*	*$168.71*
	457065523001	CLIP BINDER	$10.19	*80026110-54100*	*SUPPLIES*	*$10.19*
	455129684001	WALL CALENDAR	$18.50	*80026110-54100*	*SUPPLIES*	*$18.50*
	452621243001	DESKPAD	$66.81	*80026110-54100*	*SUPPLIES*	*$66.81*
	455128832001	MONTHLY WALL CALENDAR	$75.48	*80026110-54100*	*SUPPLIES*	*$75.48*
					Vendor Total:	*$1,419.75*

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OLGA KEOUGH	TA 2/23-27/26	TRAVEL ADVANCE	$507.75	*20013410-57100*	*LEARNING AND DEVELOPMENT*	*$507.75*
					Vendor Total:	*$507.75*
ONESOURCE DISTRIBUTORS LLC	S008187976.001	(AF-01) KORTICK K8425 8' CUSTOM CUTOUT BRACKET ARM	$9,290.85	*80000000-12104*	*INVENTORY - PURCHASES*	*$9,290.85*
					Vendor Total:	*$9,290.85*
OPPERMAN & SON INC	01P87397	STEMCO HUB SEAL KIT, TEMCO HUB KIT	$48.10	*10521210-56130*	*EXTERNAL SERVICES*	*$48.10*
	01P87583	OIL SEAL, SMALL HUB PLUG, GASKET, DISC PAD SET	$447.28	*10521210-56130*	*EXTERNAL SERVICES*	*$447.28*
	01P87379	BRAKE SHOE, BRAKE SHOE CORE, HARDWARE KIT	$591.21	*10521210-56130*	*EXTERNAL SERVICES*	*$591.21*
	01P87414	FREIGHT FOR SIREN/SIREN SWITCH	$847.28	*10521210-56130*	*EXTERNAL SERVICES*	*$847.28*
	01P87631	DISC ROTOR	$888.97	*10521210-56130*	*EXTERNAL SERVICES*	*$888.97*
	01P87672	MANIFOLD ASSEMBLY	$184.24	*84027221-56130*	*EXTERNAL SERVICES*	*$184.24*
	01P87896	LIGHT	$68.14	*20324100-58510*	*REIMBURSABLE JOBS*	*$68.14*
					Vendor Total:	*$3,075.22*
OREILLY AUTO PARTS	2707-484372	MINI LAMP	$3.09	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$3.09*
	6968-110087	RETURN: MULTI SW	($48.32)	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*($48.32)*
	6968-111419	FUSE ASSORTMENT	$7.39	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$7.39*
	6968-109778	THREAD KIT	$60.96	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$60.96*
	6968-108889	CORE RETURNS, PRORATED BATTERY	($177.22)	*10020210-56130*	*EXTERNAL SERVICES*	*($177.22)*
	6968-110867	RETURN: BRACKTED CAL, CORE RETURN, CABIN FILTER	($127.65)	*10020210-56130*	*EXTERNAL SERVICES*	*($127.65)*
	6968-109786	CABIN FILTER, WIPER BLADES	$61.37	*10020210-56130*	*EXTERNAL SERVICES*	*$61.37*
	6968-109653	1 GAL ANTIFREEZE	$65.29	*10020210-56130*	*EXTERNAL SERVICES*	*$65.29*
	6968-110074	AIR FILTER, CABIN FILTER, WIPER BLADES	$87.12	*10020210-56130*	*EXTERNAL SERVICES*	*$87.12*
	6968-110604	AIR FILTER, CABIN FILTER, OIL FILTER, WIPER BLADES	$95.84	*10020210-56130*	*EXTERNAL SERVICES*	*$95.84*
	6968-110588	BRACKETED CAL, CORE CHARGE	$115.78	*10020210-56130*	*EXTERNAL SERVICES*	*$115.78*
	6968-109692	NEW CV SHAFT	$129.55	*10020210-56130*	*EXTERNAL SERVICES*	*$129.55*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
OREILLY AUTO PARTS	6968-108880	BATTERY, CORE CHARGE	$177.22	*10020210-56130*	*EXTERNAL SERVICES*	*$177.22*
	6968-110027	CONTROL ARM ASSEMBLY, CV SHAFT	$450.24	*10020210-56130*	*EXTERNAL SERVICES*	*$450.24*
	6968-110549	DISC PAD SETS, BRAKE ROTORS	$691.28	*10020210-56130*	*EXTERNAL SERVICES*	*$691.28*
	6968-108918	BATTERY, CORE CHARGE, BATTERY FEE	$162.25	*10024210-56130*	*EXTERNAL SERVICES*	*$162.25*
	6968-109051	CORE RETURNS	($66.00)	*10024620-56130*	*EXTERNAL SERVICES*	*($22.00)*
				82027111-56130	*EXTERNAL SERVICES*	*($22.00)*
				84027225-56130	*EXTERNAL SERVICES*	*($22.00)*
	6968-109905	CORE RETURN	($43.55)	*10024620-56130*	*EXTERNAL SERVICES*	*($43.55)*
	6968-109911	AIR FILTER	$17.23	*10024620-56130*	*EXTERNAL SERVICES*	*$17.23*
	6968-108812	BATTERIES, CORE CHARGES	$180.85	*10024620-56130*	*EXTERNAL SERVICES*	*$180.85*
	6968-109779	ALTERNATOR, CORE CHARGE	$188.10	*10024620-56130*	*EXTERNAL SERVICES*	*$188.10*
	6968-109946	BATTERY, CORE CHARGE	$244.92	*10024620-56130*	*EXTERNAL SERVICES*	*$244.92*
	6968-111368	BRAKE ROTORS, BEARING SET, AXLE SEAL, SEMI-MET PAD	$669.56	*10024620-56130*	*EXTERNAL SERVICES*	*$669.56*
	6968-111395	OIL FILTER, AIR FILTER	$26.89	*10024800-56130*	*EXTERNAL SERVICES*	*$26.89*
	6968-109922	MULTI SW, MINI LAMP	$58.20	*10024800-56130*	*EXTERNAL SERVICES*	*$58.20*
	6968-109038	AIR FILTER, CABIN FILTER, WIPER BLADES	$106.26	*10024800-56130*	*EXTERNAL SERVICES*	*$106.26*
	6968-109942	MULTI SW	$143.34	*10024800-56130*	*EXTERNAL SERVICES*	*$143.34*
	6968-109044	BATTERY, CORE CHARGE	$244.92	*10024800-56130*	*EXTERNAL SERVICES*	*$244.92*
	6968-109969	BATTERY, CORE CHARGE	$244.92	*10024800-56130*	*EXTERNAL SERVICES*	*$244.92*
	6968-111553	RETURN: FUEL FILTER	($412.22)	*10521210-56130*	*EXTERNAL SERVICES*	*($412.22)*
	2707-484544	5-PIN RELAY	$17.51	*10521210-56130*	*EXTERNAL SERVICES*	*$17.51*
	6968-111358	RELAY'S	$41.15	*10521210-56130*	*EXTERNAL SERVICES*	*$41.15*
	6968-109929	SEALED BEAM	$46.25	*10521210-56130*	*EXTERNAL SERVICES*	*$46.25*
	6968-110911	WIPER BLADES	$47.01	*10521210-56130*	*EXTERNAL SERVICES*	*$47.01*
	6968-109930	SEALED BEAMS	$69.38	*10521210-56130*	*EXTERNAL SERVICES*	*$69.38*
	6968-110658	AIR FILTER, FUEL FILTER, OIL FILTER	$186.73	*10521210-56130*	*EXTERNAL SERVICES*	*$186.73*
	6968-111542	FUEL FILTER	$189.94	*10521210-56130*	*EXTERNAL SERVICES*	*$189.94*
	6968-110854	OIL FILTER, OIL, FUEL FILTER	$594.80	*10521210-56130*	*EXTERNAL SERVICES*	*$594.80*

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OREILLY AUTO PARTS	2707-479647	TURBO REMAN, CORE DEPOSIT	$3,138.08	*10521210-56130*	*EXTERNAL SERVICES*	*$3,138.08*
	6968-109797	THREAD KIT	$52.25	*10621600-56130*	*EXTERNAL SERVICES*	*$52.25*
	6968-109936	AIR FILTER, CABIN FILTER, FUEL FILTER, OIL FILTER	$195.65	*10621600-56130*	*EXTERNAL SERVICES*	*$195.65*
	6968-111506	OIL FILTER, FUEL FILTER, MOTOR OIL	$245.03	*10621600-56130*	*EXTERNAL SERVICES*	*$245.03*
	6968-109712	CORE RETURNS, BEARING SETS	($247.06)	*71021100-56130*	*EXTERNAL SERVICES*	*($247.06)*
	6968-108794	WHEEL STUD	$56.62	*71021100-56130*	*EXTERNAL SERVICES*	*$56.62*
	6968-108308	POWER WINDOW SWITCH	$113.77	*71021100-56130*	*EXTERNAL SERVICES*	*$113.77*
	6968-108757	BEARING SET, WHL SEAL, DISC PAD SET, BRACKETED CAL	$808.79	*71021100-56130*	*EXTERNAL SERVICES*	*$808.79*
	6968-108326	GARNISH CLIP	$54.33	*71021150-56130*	*EXTERNAL SERVICES*	*$54.33*
	6968-109090	AIR FILTER, WIPER BLADES	$105.13	*71021150-56130*	*EXTERNAL SERVICES*	*$105.13*
	2707-479078	HVAC MODULE	$181.76	*71021150-56130*	*EXTERNAL SERVICES*	*$181.76*
	6968-109717	GLOSS RED	$14.45	*80026110-56130*	*EXTERNAL SERVICES*	*$14.45*
	6968-108355	OIL FILTER	$14.64	*80026110-56130*	*EXTERNAL SERVICES*	*$14.64*
	6968-109191	GL-WIPER BLADE	$18.55	*80026110-56130*	*EXTERNAL SERVICES*	*$18.55*
	6968-109208	6PK 3V BATTERIES	$19.59	*80026110-56130*	*EXTERNAL SERVICES*	*$19.59*
	6968-109192	MICRO V-BELT	$20.64	*80026110-56130*	*EXTERNAL SERVICES*	*$20.64*
	6968-109855	MICRO V-BELT	$36.81	*80026110-56130*	*EXTERNAL SERVICES*	*$36.81*
	6968-109869	BELT TENSIONER	$45.73	*80026110-56130*	*EXTERNAL SERVICES*	*$45.73*
	6968-109812	RESISTOR	$50.82	*80026110-56130*	*EXTERNAL SERVICES*	*$50.82*
	6968-109901	1 QT TRANSMISSION FLUID	$52.22	*80026110-56130*	*EXTERNAL SERVICES*	*$52.22*
	6968-109223	WIPER BLADES	$60.07	*80026110-56130*	*EXTERNAL SERVICES*	*$60.07*
	6968-109188	OIL FILTER, AIR FILTER, CABIN FILTER, WIPER BLADES	$103.54	*80026110-56130*	*EXTERNAL SERVICES*	*$103.54*
	6968-109854	AIR FILTER, WIPER BLADE, BATTERY, CORE CHARGE	$309.17	*80026110-56130*	*EXTERNAL SERVICES*	*$309.17*
	6968-108204	BATTERYM CORE CHARGE, BATTERY FEE	$44.07	*82027111-56130*	*EXTERNAL SERVICES*	*$44.07*
	6968-108158	IGN SWITCH	$79.58	*82027111-56130*	*EXTERNAL SERVICES*	*$79.58*
	6968-108960	OIL FILTER, CABIN FILTER, WIPER BLADES	$86.68	*82027111-56130*	*EXTERNAL SERVICES*	*$86.68*
	6968-108895	BATTERY, CORE FEE	$121.65	*82027111-56130*	*EXTERNAL SERVICES*	*$121.65*

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OREILLY AUTO PARTS	2707-485625	BATTERY, CORE CHARGE	$210.91	*82027111-56130*	*EXTERNAL SERVICES*	*$210.91*
	6968-109137	THERMOSTAT, 1 GAL ANTIFREEZE, GASKET	$75.15	*84027221-56130*	*EXTERNAL SERVICES*	*$75.15*
	2707-482376	RETURN: REAR VIEW	($26.96)	*84027225-56130*	*EXTERNAL SERVICES*	*($26.96)*
	6968-109652	CABIN FILTER, OIL FILTER	$26.69	*84027225-56130*	*EXTERNAL SERVICES*	*$26.69*
	2707-482068	REAR VIEW, MIRRIR ADHESIVE	$32.29	*84027225-56130*	*EXTERNAL SERVICES*	*$32.29*
	6968-108797	BATTERY, CORE CHARGE, BATTERY FEE	$177.48	*84027225-56130*	*EXTERNAL SERVICES*	*$177.48*
	2707-479183	BATTERY, CORE CHARGE	$193.97	*84027225-56130*	*EXTERNAL SERVICES*	*$193.97*
	6968-109680	BATTERY, CORE CHARGE	$244.92	*84027225-56130*	*EXTERNAL SERVICES*	*$244.92*
	6968-109130	BATTERY, CORE CHARGE	$265.26	*84027225-56130*	*EXTERNAL SERVICES*	*$265.26*
	6968-108309	RETURN: F/I O-RINGS	($5.04)	*20324100-58510*	*REIMBURSABLE JOBS*	*($5.04)*
	6968-110701	MINI BULB	$7.41	*20324100-58510*	*REIMBURSABLE JOBS*	*$7.41*
	6968-109099	2PK-KEYLESS	$14.14	*20324100-58510*	*REIMBURSABLE JOBS*	*$14.14*
	6968-110660	OIL FILTER, FUEL/WATER SEPERATOR	$22.49	*20324100-58510*	*REIMBURSABLE JOBS*	*$22.49*
	6968-110816	HORN	$26.61	*20324100-58510*	*REIMBURSABLE JOBS*	*$26.61*
	6968-10824	1 GALLON ANTIFREEZE	$81.60	*20324100-58510*	*REIMBURSABLE JOBS*	*$81.60*
	6968-110708	AIR FILTER, CABIN FILTER, OIL FILTER, WIPER BLADES	$96.70	*20324100-58510*	*REIMBURSABLE JOBS*	*$96.70*
	6968-108884	BATTERY, CORE CHARGE	$240.43	*20324100-58510*	*REIMBURSABLE JOBS*	*$240.43*
	6968-110789	SENDER ASM, MOD ASM, VALVE ASSEMBLY	$370.45	*20324100-58510*	*REIMBURSABLE JOBS*	*$370.45*
	2707-486265	BATTERY, CORE CHARGE	$450.75	*20324100-58510*	*REIMBURSABLE JOBS*	*$450.75*
	6968-109793	NITRILE GLOVES	$55.83	*20324100-54100*	*SUPPLIES*	*$55.83*
					Vendor Total:	*$12,894.02*
OWEN EQUIPMENT SALES	00070247	SIDE RUBBER, FRONT RUBBER, SUCTION HOSE, PRES HOSE	$5,388.59	*10024620-56130*	*EXTERNAL SERVICES*	*$5,388.59*
	00070303	COUNTER MEASURE WHEEL	$372.47	*84027221-56130*	*EXTERNAL SERVICES*	*$372.47*
					Vendor Total:	*$5,761.06*
PACE SUPPLY CORPORATION	0211028223	(M-66-ULT)-1/2" E-SERIES ULTRASONIC METER, 2-BOLT	$5,201.82	*82000000-12104*	*INVENTORY - PURCHASES*	*$2,179.51*
				82027114-54100	*SUPPLIES*	*$3,022.31*
					Vendor Total:	*$5,201.82*

List of Checks Presented for Approval on 2/20/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PARCEL QUEST	28356	PARCELQUEST LICENSE RENEWAL	$9,995.00	*20913910-54320*	*SOFTWARE*	*$9,995.00*
					Vendor Total:	*$9,995.00*
PETERSON POWER SYSTEMS INC	PR060022500	CORE RETURN	($74.69)	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*($74.69)*
	PC060201183	KIT SEAL H.C	$324.08	*10024620-56130*	*EXTERNAL SERVICES*	*$324.08*
	PC060201182	RING	$7.48	*10521210-56130*	*EXTERNAL SERVICES*	*$7.48*
	PC060201184	ELEMENT AS	$93.65	*10521210-56130*	*EXTERNAL SERVICES*	*$93.65*
	PR060022486	CORE RETURN	($74.68)	*84027225-56130*	*EXTERNAL SERVICES*	*($74.68)*
	PC060200515	BATTERY, CORE DEPOSIT	$442.07	*84027225-56130*	*EXTERNAL SERVICES*	*$442.07*
					Vendor Total:	*$717.91*
PETERSON TRUCKS INC	309572R	FUEL MODULE, OIL FILTER, FUEL/WATER SEPERATOR	$117.78	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$117.78*
	309631R	FUEL FILTER, OIL FILTER, DEF FILTERS, WASHER FLUID	$2,243.83	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$2,243.83*
	309859R	GASKET	$36.67	*10521210-56130*	*EXTERNAL SERVICES*	*$36.67*
	309944R	FILTER	$177.06	*10521210-56130*	*EXTERNAL SERVICES*	*$177.06*
	309531R	GASKETS	$258.07	*10521210-56130*	*EXTERNAL SERVICES*	*$258.07*
	237855	INSPECTION AND PNEUMATIC CLEANING W/O GASKETS	$271.80	*10521210-56130*	*EXTERNAL SERVICES*	*$271.80*
	309871R	FILTER	$23.97	*84027225-56130*	*EXTERNAL SERVICES*	*$23.97*
	CM307941R	RETURN: COOLANT TEMP SENSOR	($202.33)	*20324100-58510*	*REIMBURSABLE JOBS*	*($202.33)*
	310151R	TANK, VALVE KIT	$290.19	*20324100-58510*	*REIMBURSABLE JOBS*	*$290.19*
	310008R	OIL FILTER, AIR FILTER, CABIN FILTER, FUEL FILTER	$745.51	*20324100-58510*	*REIMBURSABLE JOBS*	*$745.51*
					Vendor Total:	*$3,962.55*
PG&E CO	6066-1 JAN 26	PACIFIC GAS & ELECTRIC	$89.42	*92727510-55200*	*PG&E*	*$89.42*
	7362-5 JAN 26	PACIFIC GAS & ELECTRIC	$15.05	*92727520-55200*	*PG&E*	*$15.05*
	2653-6 JAN 26	PACIFIC GAS & ELECTRIC	$2,143.85	*92727520-55200*	*PG&E*	*$2,143.85*
					Vendor Total:	*$2,248.32*
REDWOOD TREE SERVICE STATIONS INC	JAN 26	CAR WASHES & INTERIOR CLEANING	$456.30	*10020210-56130*	*EXTERNAL SERVICES*	*$413.35*
				80026110-56130	*EXTERNAL SERVICES*	*$42.95*
					Vendor Total:	*$456.30*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ROBERTO MENDOZA	1223	WWTP: INSTALLED PANDUIT VERA-SAFE VOLTAGE MONITORS	$2,632.50	*84027225-56130*	*EXTERNAL SERVICES*	*$2,632.50*
					Vendor Total:	*$2,632.50*
ROGINA WATER COMPANY	14355-0 JAN 26	WATER SERVICES: 1301 TALMAGE RD	$88.05	*10521210-55210*	*UTILITIES*	*$29.82*
				10621600-55210	*UTILITIES*	*$19.51*
				71021100-55210	*UTILITIES*	*$19.36*
				71021150-55210	*UTILITIES*	*$19.36*
					Vendor Total:	*$88.05*
RYLEE RICKEL	472-7491	REIMBURSEMENT: BACKGROUND CHECK FOR PARAMEDIC SCHOOL	$81.99	*71021100-57100*	*LEARNING AND DEVELOPMENT*	*$81.99*
					Vendor Total:	*$81.99*
SANTA ROSA JUNIOR COLLEGE	AR26-01139	REGISTRATION: T O'NEILL	$265.75	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$265.75*
					Vendor Total:	*$265.75*
SHANE BAARTS	BA FY 25/26	BOOT ALLOWANCE	$195.27	*10023200-54100*	*SUPPLIES*	*$195.27*
					Vendor Total:	*$195.27*
SOUTHERN TIRE MART LLC	7740013026	TIRES, TUBES, REPAIRS, & LABOR	$741.95	*10020210-56130*	*EXTERNAL SERVICES*	*$741.95*
	7740012971	TIRES, TUBES, REPAIRS, & LABOR	$597.02	*10024620-56130*	*EXTERNAL SERVICES*	*$597.02*
	7740013052	RETURN: CHARGED WRONG PRICE	($3,210.81)	*10024800-56130*	*EXTERNAL SERVICES*	*($3,210.81)*
	7740013060	TIRES, TUBES, REPAIRS, & LABOR	$3,120.81	*10024800-56130*	*EXTERNAL SERVICES*	*$3,120.81*
	7740012951	TIRES, TUBES, REPAIRS, & LABOR	$3,210.81	*10024800-56130*	*EXTERNAL SERVICES*	*$3,210.81*
					Vendor Total:	*$4,459.78*
STAPLES CREDIT PLAN	6053831129	PASTELS LILAC PAPER	$37.47	*10022810-54100*	*SUPPLIES*	*$37.47*
	6053831131	STAPLES 10PK ECONOMY STORAGE BOXES	$43.79	*10022810-54100*	*SUPPLIES*	*$43.79*
	6053831124	WALL CALENDAR	$51.31	*10024210-54100*	*SUPPLIES*	*$51.31*
					Vendor Total:	*$132.57*
STATE WATER RESOURCES CONTROL BOARD	WS-1053962	WATER SYSTEM ANNUAL FEES	$4,914.92	*92727520-59101*	*FEES*	*$4,914.92*
	WS-1053959	WATER SYSTEM ANNUAL FEES	$4,020.04	*93227620-59101*	*FEES*	*$4,020.04*
	WS-1053836	WATER SYSTEM ANNUAL FEES	$658.60	*93700000-59101*	*FEES*	*$658.60*
	WS-1053856	WATER SYSTEM ANNUAL FEES	$339.00	*94500000-59101*	*FEES*	*$339.00*

List of Checks Presented for Approval on 2/20/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
STATE WATER RESOURCES CONTROL BOARD	WS-1053964	WATER SYSTEM ANNUAL FEES	$1,267.72	*94700000-59101*	*FEES*	*$1,267.72*
					Vendor Total:	*$11,200.28*
STEPHEN BORIS PROKOP	UKIAH-2026-01	REG. COMPLIANCE,COST OF SVC	$8,250.00	*80026400-52100*	*CONTRACTUAL SERVICES*	*$8,250.00*
					Vendor Total:	*$8,250.00*
STERICYCLE INC	1000827289	SHARPS DISPOSAL AS NEEDED	$62.02	*10020210-54100*	*SUPPLIES*	*$62.02*
					Vendor Total:	*$62.02*
THURSTON CHRYSLER DODGE JEEP RAM	28864	AA INJECTOR	$78.62	*10020210-56130*	*EXTERNAL SERVICES*	*$78.62*
	28874	AB PUMP	$336.56	*10020210-56130*	*EXTERNAL SERVICES*	*$336.56*
	28910	AF BOTTLE, HEATER HOSES	$693.85	*10020210-56130*	*EXTERNAL SERVICES*	*$693.85*
					Vendor Total:	*$1,109.03*
UKIAH GUN CLUB	6150	TARGET TRAINING	$2,400.00	*10020210-54100*	*SUPPLIES*	*$2,400.00*
					Vendor Total:	*$2,400.00*
UKIAH TROPHIES & GIFTS	0003400	EMBROIDERY SERVICES	$2,281.48	*82027114-54100*	*SUPPLIES*	*$1,140.74*
				84027221-54100	*SUPPLIES*	*$1,140.74*
					Vendor Total:	*$2,281.48*
UKIAH WASTE SOLUTIONS, INC	177513609U034	MSWMA OPERATIONS	$28,526.82	*92000000-52100*	*CONTRACTUAL SERVICES*	*$532.92*
				92000000-52173	*ILLEGAL DUMP CLEANUP*	*$627.67*
				92000000-52170	*UKIAH WASTE SOLUTIONS*	*$27,366.23*
					Vendor Total:	*$28,526.82*
ULINE	203499591	BLK ULINE UTILITY CART	$195.50	*80026400-54100*	*SUPPLIES*	*$195.50*
					Vendor Total:	*$195.50*
US BANK CORPORATE PAYMENT SERVICES	01-21	TRAVEL AGENT FEES	$28.25	*20013400-57100*	*LEARNING AND DEVELOPMENT*	*$28.25*
	01-04	LODGING: D BUFFALO	$80.73	*20013400-57100*	*LEARNING AND DEVELOPMENT*	*$80.73*
	01-06	AIRFARE: DAN BUFFALO	$277.92	*20013400-57100*	*LEARNING AND DEVELOPMENT*	*$277.92*
	12-30	CAR RENTAL: DAN BUFFALO	$660.35	*20013400-57100*	*LEARNING AND DEVELOPMENT*	*$660.35*
					Vendor Total:	*$1,047.25*

List of Checks Presented for Approval on 2/20/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WEST YOST ASSOCIATES INC	2065904	RUSSIAN RIVER WATERSHED AGREEM	$41,319.52	*91190100-52100*	*CONTRACTUAL SERVICES*	*$41,319.52*
					Vendor Total:	*$41,319.52*
					INVOICE TOTAL:	***$1,697,046.07***

List of Checks Presented for Approval on 2/27/2026

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

MJRA J

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
1 LANE TOWING LLC	S0418	TOWING SERVICES	$374.00	*10020210-54201*	*PRISONER EXPENSE*	*$374.00*
					Vendor Total:	*$374.00*
ADAMSON POLICE PRODUCTS	INV447452	L32 SUPER-LED, FLAT MT AMBER	$450.60	*84027221-56130*	*EXTERNAL SERVICES*	*$450.60*
					Vendor Total:	*$450.60*
ADRIAN GARAY	TA 3/1-31/26	TRAVEL ADVANCE	$1,000.00	*71021150-57100*	*LEARNING AND DEVELOPMENT*	*$1,000.00*
					Vendor Total:	*$1,000.00*
ALYSSA BOGE	tr 2/18/26	TRAVEL REIMBURSEMENT	$26.00	*10022700-57100*	*LEARNING AND DEVELOPMENT*	*$26.00*
					Vendor Total:	*$26.00*
AMAZON CAPITAL SERVICES, INC	1KXL-MY7M-9MFF	MARKING WHISKER SET	$71.85	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$71.85*
	1M3M-4CDR-G7TJ	TRUCK TOOL BOX	$1,602.31	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,602.31*
	1V9P-PKXM-KJFM	EMT UNIFORMS: JACKETS, PANTS, SWEATERS	$337.78	*71021150-54106*	*SPECIALTY SUPPLIES*	*$337.78*
	1D6J-PRPG-L39L	HOOK AND LOOP SELF-ADHESIVE TAPE	$56.49	*10022700-54100*	*SUPPLIES*	*$56.49*
	1WQP-9W91-4FJW	DAYCAMP SUPPLIES	$571.47	*10022840-54100*	*SUPPLIES*	*$571.47*
	1714-J3G1-7GM6	MESH DESK ORGANIZER	$15.23	*10023700-54100*	*SUPPLIES*	*$15.23*
	1PQ4-RGWF-N7YF	MIND READER WALL FILE ORGANIZER	$49.96	*20012200-54100*	*SUPPLIES*	*$49.96*
	1LLD-61MF-MDML	STAINLESS STEEL CLEANERS	$37.78	*80026400-54100*	*SUPPLIES*	*$37.78*
	1CDN-46Y9-NCMF	FILE FOLDERS, BOTTLE FILLERS	$207.71	*80026400-54100*	*SUPPLIES*	*$207.71*
	1M6C-J33T-7J46	FILE FOLDERS	$31.02	*84027221-54100*	*SUPPLIES*	*$31.02*
					Vendor Total:	*$2,981.60*
AMWINS GROUP BENEFITS INC	9387284	MAR 26 RETIREE HEALTH INSURANCE	$4,172.82	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$4,172.82*
					Vendor Total:	*$4,172.82*

List of Checks Presented for Approval on 2/27/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ANDREW STRICKLIN	TA 2/24-27/26	TRAVEL ADVANCE	$646.05	*10024210-57100*	*LEARNING AND DEVELOPMENT*	*$646.05*
					Vendor Total:	*$646.05*
ARROW FENCING	1335	BEACON LN FENCE	$5,281.58	*82027114-52100*	*CONTRACTUAL SERVICES*	*$2,640.79*
				93227620-52100	*CONTRACTUAL SERVICES*	*$2,640.79*
					Vendor Total:	*$5,281.58*
ASCENT AVIATION GROUP INC	1178694	JET A FUEL	$23,721.22	*77725200-58401*	*AVIATION FUEL*	*$23,721.22*
	1177058	AVGAS	$32,318.55	*77725200-58401*	*AVIATION FUEL*	*$32,318.55*
					Vendor Total:	*$56,039.77*
AT&T	000024501032	T1 TO INTERNET	$935.87	*20913910-55100*	*TELEPHONE*	*$935.87*
	5555 JAN 26	ALARM LINES	$214.28	*92227410-55210*	*UTILITIES*	*$214.28*
	000024709991	RVCWD: ALARM LINES	$52.33	*92727510-55210*	*UTILITIES*	*$52.33*
	4702 FEB 26	HOPLAND ALARM LINES	$33.70	*94700000-55210*	*UTILITIES*	*$16.85*
				95000000-55210	*UTILITIES*	*$16.85*
					Vendor Total:	*$1,236.18*
AT&T MOBILITY	875108535X021426	VOICE & DATA CELL PHONES	$896.59	*10023200-54330*	*COMPUTER AND TECHNOLOGY*	*$43.73*
				10023300-54330	*COMPUTER AND TECHNOLOGY*	*$43.73*
				10022700-55100	*TELEPHONE*	*$23.74*
				10022810-55100	*TELEPHONE*	*$87.46*
				10024800-55100	*TELEPHONE*	*$262.38*
				20913910-55100	*TELEPHONE*	*$87.46*
				80026400-55100	*TELEPHONE*	*$92.70*
				82027114-55100	*TELEPHONE*	*$43.73*
				84027221-55100	*TELEPHONE*	*$118.96*
				92227410-55100	*TELEPHONE*	*$18.62*
				92727510-55100	*TELEPHONE*	*$18.62*
				93227610-55100	*TELEPHONE*	*$18.62*
				82027111-55210	*UTILITIES*	*$36.84*
	287325300206X021426	IT ON CALL/WTP IPAD	$80.57	*82027111-54330*	*COMPUTER AND TECHNOLOGY*	*$43.73*
				20913910-55100	*TELEPHONE*	*$36.84*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T MOBILITY	832056361X021426	APN MODEMS	$361.12	*10020210-55100*	*TELEPHONE*	*$361.12*
	832118877X021426	DATA & VOICE CELL PHONES	$232.95	*20620231-55100*	*TELEPHONE*	*$16.23*
				20620231-55100	*TELEPHONE*	*$43.73*
				77725200-55100	*TELEPHONE*	*$36.84*
				80026400-55100	*TELEPHONE*	*$87.46*
				82027110-55100	*TELEPHONE*	*$16.23*
				84027221-55100	*TELEPHONE*	*$32.46*
					Vendor Total:	*$1,571.23*
BOUND TREE MEDICAL LLC	86072702	MISC. SUPPLIES AS NEEDED	$664.03	*71021150-54107*	*EMS SUPPLIES*	*$664.03*
					Vendor Total:	*$664.03*
BRANDON COLLIS BEGLEY	48	ALS MEDICAL DIRECTION OVERSIGH	$4,300.00	*71021100-52112*	*M. S. OVERSIGHT*	*$2,150.00*
				71021150-52112	*M. S. OVERSIGHT*	*$2,150.00*
					Vendor Total:	*$4,300.00*
CA BUILDING STANDARDS COMMISSION	JAN-MAR 24	QUARTERLY REPORT FOR BSA	$65.70	*90000000-23027*	*BUILDING STDS ADMIN SPEC FD*	*$73.00*
				10000000-48110	*MISCELLANEOUS RECEIPTS*	*($7.30)*
	JAN-MAR 25	QUARTERLY REPORT FOR BSA	$204.30	*90000000-23027*	*BUILDING STDS ADMIN SPEC FD*	*$227.00*
				10000000-48110	*MISCELLANEOUS RECEIPTS*	*($22.70)*
	OCT-DEC 24	QUARTERLY REPORT FOR BSA	$307.80	*90000000-23027*	*BUILDING STDS ADMIN SPEC FD*	*$342.00*
				10000000-48110	*MISCELLANEOUS RECEIPTS*	*($34.20)*
	APR-JUN 25	QUARTERLY REPORT FOR BSA	$463.05	*90000000-23027*	*BUILDING STDS ADMIN SPEC FD*	*$514.50*
				10000000-48110	*MISCELLANEOUS RECEIPTS*	*($51.45)*
	APR-JUN 24	QUARTERLY REPORT FOR BSA	$518.40	*90000000-23027*	*BUILDING STDS ADMIN SPEC FD*	*$576.00*
				10000000-48110	*MISCELLANEOUS RECEIPTS*	*($57.60)*
	JUL-SEP 24	QUARTERLY REPORT FOR BSA	$689.40	*90000000-23027*	*BUILDING STDS ADMIN SPEC FD*	*$766.00*
				10000000-48110	*MISCELLANEOUS RECEIPTS*	*($76.60)*
					Vendor Total:	*$2,248.65*
CALIFORNIA BUILDING & ROOFING SUPPLY CORP	0000082463-001	PBU 26GA ANTIQUE BRONZE	$67.27	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$67.27*
					Vendor Total:	*$67.27*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CAROLLO ENGINEERS INC	FB78469	DESIGN PHASES I&II RECYCLED WATER	$5,334.00	*83027330-80230*	*INFRASTRUCTURE*	*$5,334.00*
					Vendor Total:	*$5,334.00*
CASEY DILL	BA FY 25/26	BOOT ALLOWANCE	$113.26	*10024620-54100*	*SUPPLIES*	*$113.26*
					Vendor Total:	*$113.26*
CHRISTOPHER BARTHOLF	BA FY 25/26 1	BOOT ALLOWANCE	$142.46	*82027114-54100*	*SUPPLIES*	*$71.23*
				84027221-54100	*SUPPLIES*	*$71.23*
					Vendor Total:	*$142.46*
CINTAS CORPORATION	5311063104	FIRST AID SUPPLIES	$267.85	*10024620-52100*	*CONTRACTUAL SERVICES*	*$158.74*
				84027221-54100	*SUPPLIES*	*$109.11*
	5315080109	FIRST AID SUPPLIES	$210.62	*10024620-54100*	*SUPPLIES*	*$133.49*
				84027221-54100	*SUPPLIES*	*$77.13*
	5315080111	FIRST AID SUPPLIES	$103.00	*77725200-54100*	*SUPPLIES*	*$103.00*
					Vendor Total:	*$581.47*
CITY OF SANTA ROSA	1002	CPR TRAINING: UPD	$1,400.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$1,400.00*
					Vendor Total:	*$1,400.00*
COMCAST	4635 FEB 26	INTERNET SERVICES	$265.62	*20913910-55100*	*TELEPHONE*	*$265.62*
	7309 MAR 26	INTERNET SERVICES	$250.62	*20513320-55210*	*UTILITIES*	*$250.62*
					Vendor Total:	*$516.24*
D KEITH HEWETT	15165	TOWING SERVICES	$125.00	*10020210-54201*	*PRISONER EXPENSE*	*$125.00*
					Vendor Total:	*$125.00*
DANIEL STEEL & MACHINE INC	012626-C	CRANE SERVICES AS NEEDED AT WWTP	$790.00	*84027225-56130*	*EXTERNAL SERVICES*	*$790.00*
					Vendor Total:	*$790.00*
DAVID RAPPORT	7835	LEGAL SERVICES FOR 25/26	$30,066.81	*10014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$394.03*
				20014000-52150	*LEGAL SERVICES/ EXPENSES*	*$25,797.14*
				20414000-52150	*LEGAL SERVICES/ EXPENSES*	*$692.63*
				77714000-52150	*LEGAL SERVICES/ EXPENSES*	*$150.84*
				80014000-52150	*LEGAL SERVICES/ EXPENSES*	*$1,668.46*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DAVID RAPPORT	7835	LEGAL SERVICES FOR 25/26	$30,066.81	*82014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$649.53*
				84014000-52150	*LEGAL SERVICES/ EXPENSES*	*$246.27*
				90214000-52150	*LEGAL SERVICES/ EXPENSES*	*$467.91*
					Vendor Total:	*$30,066.81*
DEEP VALLEY SECURITY	33208	CAROUSEL LN FIRE ALARM	$62.95	*20824300-80220*	*BUILDING IMPROVEMENTS*	*$62.95*
					Vendor Total:	*$62.95*
DELL MARKETING LP	10856276955	DELL PRO PLUS KEYBOARD AND MOUSE	$98.31	*80026400-54330*	*COMPUTER AND TECHNOLOGY*	*$98.31*
	10855900800	DELL PRO SLI QCS1250	$2,724.26	*82027114-54330*	*COMPUTER AND TECHNOLOGY*	*$1,362.13*
				84027221-54330	*COMPUTER AND TECHNOLOGY*	*$1,362.13*
					Vendor Total:	*$2,822.57*
DEPARTMENT OF JUSTICE	022283	FINGERPRINTING	$32.00	*10020210-54169*	*LIVESCAN*	*$32.00*
					Vendor Total:	*$32.00*
DEPT OF CONSERVATION	JAN-MAR 24	QUARTERLY TAX RETURN FOR SMIP	$166.38	*90000000-23006*	*STRONG MOTION ED. SET ASIDE*	*($8.76)*
				90000000-23005	*STRONG MOTION INSTR. PROG.*	*$175.14*
	JAN-MAR 25	QUARTERLY TAX RETURN FOR SMIP	$524.99	*90000000-23006*	*STRONG MOTION ED. SET ASIDE*	*($27.63)*
				90000000-23005	*STRONG MOTION INSTR. PROG.*	*$552.62*
	OCT-DEC 24	QUARTERLY TAX RETURN FOR SMIP	$1,287.11	*90000000-23006*	*STRONG MOTION ED. SET ASIDE*	*($67.74)*
				90000000-23005	*STRONG MOTION INSTR. PROG.*	*$1,354.85*
	JUL-SEP 24	QUARTERLY TAX RETURN FOR SMIP	$2,061.77	*90000000-23006*	*STRONG MOTION ED. SET ASIDE*	*($108.51)*
				90000000-23005	*STRONG MOTION INSTR. PROG.*	*$2,170.28*
	APR-JUN 25	QUARTERLY TAX RETURN FOR SMIP	$2,253.87	*90000000-23006*	*STRONG MOTION ED. SET ASIDE*	*($118.62)*
				90000000-23005	*STRONG MOTION INSTR. PROG.*	*$2,372.49*
	APR-JUN 24	QUARTERLY TAX RETURN FOR SMIP	$2,415.70	*90000000-23006*	*STRONG MOTION ED. SET ASIDE*	*($127.14)*
				90000000-23005	*STRONG MOTION INSTR. PROG.*	*$2,542.84*
					Vendor Total:	*$8,709.82*
DEPT OF FORESTRY & FIRE PROTECTION	17587	DISPATCHING SERVICES - 3 YEAR	$39,496.59	*10521210-52100*	*CONTRACTUAL SERVICES*	*$19,748.30*

List of Checks Presented for Approval on 2/27/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DEPT OF FORESTRY & FIRE PROTECTION	17587	DISPATCHING SERVICES - 3 YEAR	$39,496.59	*71021100-52100*	*CONTRACTUAL SERVICES*	*$19,748.29*
					Vendor Total:	*$39,496.59*
DMR BUILDERS	2	B OF A REMODEL	$128,233.60	*20824700-80220*	*BUILDING IMPROVEMENTS*	*$128,233.60*
					Vendor Total:	*$128,233.60*
EDUARDO DIAZ	BA FY 25/26.1	BOOT ALLOWANCE	$114.91	*20513382-54100*	*SUPPLIES*	*$114.91*
	BA FY 25/26	BOOT ALLOWANCE	$185.09	*20513382-54100*	*SUPPLIES*	*$185.09*
					Vendor Total:	*$300.00*
EFAX CORPORATE	5869445	EFAX SERVICES	$161.58	*20012200-52100*	*CONTRACTUAL SERVICES*	*$161.58*
					Vendor Total:	*$161.58*
EFFICIENCY SERVICES GROUP LLC	00028874	ADMIN OF EUD PUBLIC BENEFITS P	$3,713.15	*80626450-52137*	*PUBLIC BENEFITS PROGRAM MGMT*	*$3,713.15*
					Vendor Total:	*$3,713.15*
EMMA NIEFORTH	TA 3/1-31/26	TRAVEL ADVANCE	$1,000.00	*71021150-57100*	*LEARNING AND DEVELOPMENT*	*$1,000.00*
					Vendor Total:	*$1,000.00*
EUREKA OXYGEN CO	U 219058	EQUIPMENT MAINTENANCE	$278.40	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$278.40*
					Vendor Total:	*$278.40*
FEDERAL EXPRESS	9-159-29764	SHIPPING SERVICES	$73.52	*10521210-54101*	*POSTAGE*	*$31.99*
				20913930-54101	*POSTAGE*	*$41.53*
					Vendor Total:	*$73.52*
FISHER WIRELESS SVCS INC	14322	LI-ION IMPRESS, REMOTE SPEAKER MIC	$1,615.69	*10020210-52100*	*CONTRACTUAL SERVICES*	*$1,615.69*
					Vendor Total:	*$1,615.69*
FLEETPRIDE	131485461	BRASS REDUCER BUSHING, STEEL FEM THREAD	$22.21	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$22.21*
	131471610	EATON ESII BRAKE SHOE, BRAKE DRUM, NEW SHOE KIT	$1,425.51	*84027221-56130*	*EXTERNAL SERVICES*	*$1,425.51*
					Vendor Total:	*$1,447.72*
FRIEDMANS HOME IMPROVEMENT	INV21417996	S HOOK ZINC	$6.24	*80026110-54102*	*SMALL TOOLS*	*$6.24*
					Vendor Total:	*$6.24*
GALLS PARENT HOLDINGS LLC	033834273	FIRE PPE	$227.46	*10521210-54106*	*SPECIALTY SUPPLIES*	*$227.46*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
GALLS PARENT HOLDINGS LLC	033726268	FIRE PPE	$420.06	*10521210-54106*	*SPECIALTY SUPPLIES*	*$420.06*
	033868366	FIRE PPE	$1,981.46	*10521210-54106*	*SPECIALTY SUPPLIES*	*$1,981.46*
					Vendor Total:	*$2,628.98*
GENERAL PACIFIC INC	1536652	(F-54) FUSE CUTOUT 100 A, 15 KV-SILICONE (ALUMA FO	$15,058.72	*80000000-12104*	*INVENTORY - PURCHASES*	*$15,058.72*
	1536253	RIT 110601001.0149, 600:5 DCAB WINDOW TYPE W/BAR N	$353.84	*80026200-54100*	*SUPPLIES*	*$353.84*
					Vendor Total:	*$15,412.56*
GHD INC	380-0084872	SCHOOL STREET MULTIMODAL TRANS	$5,567.46	*10024210-52100*	*CONTRACTUAL SERVICES*	*$5,567.46*
	51124210	PLAN AND SPEC PREP - RAIL TRAI	$5,943.75	*51124210-80230*	*INFRASTRUCTURE*	*$5,943.75*
					Vendor Total:	*$11,511.21*
GLOBAL MEDICAL RESPONSE INC	3082	INTER FACILITY DISPATCH SERVICE	$10,000.00	*71021150-52100*	*CONTRACTUAL SERVICES*	*$10,000.00*
					Vendor Total:	*$10,000.00*
GOLDEN GATE BRIDGE TOLL	I712540192654	BRIDGE TOLL FEES	$0.50	*71021150-56130*	*EXTERNAL SERVICES*	*$0.50*
	I712540768625	BRIDGE TOLL FEES	$8.50	*71021150-56130*	*EXTERNAL SERVICES*	*$8.50*
					Vendor Total:	*$9.00*
GRAINGER INC	9752203357	PRESSURE SWITCH	$18.57	*82027111-56130*	*EXTERNAL SERVICES*	*$18.57*
	9793000788	PERIMETER LIGHT	$321.99	*20324100-58510*	*REIMBURSABLE JOBS*	*$321.99*
					Vendor Total:	*$340.56*
GRANITE CONSTRUCTION COMPANY	RET 2324207 3126696	CONTRACT WITHHOLDING: 2324207	$178,970.98	*50000000-20150*	*AP CONTRACT RETAINAGE*	*$2,324.69*
				50000000-20150	*AP CONTRACT RETAINAGE*	*$9,977.92*
				50000000-20150	*AP CONTRACT RETAINAGE*	*$12,134.54*
				51100000-20150	*AP CONTRACT RETAINAGE*	*$2,486.27*
				51100000-20150	*AP CONTRACT RETAINAGE*	*$3,637.31*
				51100000-20150	*AP CONTRACT RETAINAGE*	*$4,107.17*
				51100000-20150	*AP CONTRACT RETAINAGE*	*$12,625.85*
				51100000-20150	*AP CONTRACT RETAINAGE*	*$14,361.99*
				51100000-20150	*AP CONTRACT RETAINAGE*	*$27,623.91*
				51100000-20150	*AP CONTRACT RETAINAGE*	*$28,198.79*
				51100000-20150	*AP CONTRACT RETAINAGE*	*$61,492.54*
					Vendor Total:	*$178,970.98*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
HAILEY RANDALL	TA 3/17-18/26	TRAVEL ADVANCE	$122.00	*20620231-57100*	*LEARNING AND DEVELOPMENT*	*$122.00*
					Vendor Total:	*$122.00*
HANSEL FORD INC	1334023	MOULDING	$135.21	*20324100-58510*	*REIMBURSABLE JOBS*	*$135.21*
					Vendor Total:	*$135.21*
HD SUPPLY INC	INV00898946	BACK PRESSURE VALVE	$675.27	*84027225-54100*	*SUPPLIES*	*$675.27*
					Vendor Total:	*$675.27*
HOME DEPOT CREDIT SERVICES	1010046	BEHR INT FLT SAMPLE, WSTR PRO NP THN AGL SASH ALL	$19.54	*10022700-56300*	*BUILDING MAINT. & REPAIR*	*$19.54*
	1033694	TOP RING FOUND KNOB, PROVINCIAL ROUND KNOB	$21.40	*10022700-56300*	*BUILDING MAINT. & REPAIR*	*$21.40*
	1033672	NYL SPACER, WASHER, DECKMATE RED	$36.90	*10022700-56300*	*BUILDING MAINT. & REPAIR*	*$36.90*
	3015121	CU MODULR AL MC UIK WHIP	$26.13	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*$26.13*
	8352482	CELL SHADE BLACK OUT	$217.66	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*$217.66*
	9280042	WALL DOOR STOP	$6.78	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$6.78*
	6013449	DRYDEX WALL REPAIR PATCH KIT	$15.22	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$15.22*
	4010864	CRHOME CAM LOCKS	$18.66	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$18.66*
	4032417	HMX WALL KNOWDOWN WB, OUTLET SAFETY CAPS	$19.45	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$19.45*
	0010182	ADJUSTABLE 90 ELBOW, MKE FASTBACK FOLDING KNIFE	$47.82	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$47.82*
	7280102	REDUCER, ROUND ADJ ELBOW, ROUND GALV VENT PIPE	$64.99	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$64.99*
	8013221	WALLPLT, DUPLEX OUTLET	$69.27	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$69.27*
	1280362	RESLOVE PROCARE CARPET, ANTIBACK SPY, DAWN	$81.31	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$81.31*
	1284882	TRUFUEL, DYNAFLEX ULTRA WHITE, SEALANT BRONZE, ECP	$93.69	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$93.69*
	7280117	NIPLE, STEEL UNION, TAPE, THREAD SEAL, ELBOW, GALV	$98.70	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$98.70*
	0024464	PL LED TWINTUBE LED	$43.46	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$43.46*
	2284854	SDRL SCRW SS PHL PAN, PRO JAMB UP SILVER	$49.98	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$49.98*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
HOME DEPOT CREDIT SERVICES	3073918	EYE BOLT, TURNBUCKLE, ANCHOR SHACKLE, QUICK LINK	$32.41	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$32.41*
	6034178	WIRE COATED KIT, RIE ROPE PLAIN, QUICK LINK, CLAMP	$93.40	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$93.40*
	2073108	ECHO GAS 21 IN SELF PROPELLED MOWER	$630.39	*10521210-54102*	*SMALL TOOLS*	*$630.39*
	3073944	DRYWALL BUCKET SCOOP	$9.56	*20824700-54102*	*SMALL TOOLS*	*$9.56*
	2015312	CORDLESS FW BLIND WHITE	$92.50	*10024620-54100*	*SUPPLIES*	*$92.50*
	8073200	CONTRACTOR BAGS. COTTON MOP REFILL	$196.84	*10521210-54100*	*SUPPLIES*	*$196.84*
	3284809	TER LIQUID ANT BAIT6, LT BULB, GFCI, WALL PLATE	$83.48	*20824700-54100*	*SUPPLIES*	*$83.48*
	9024533	DRYWALL SCREWS, STOPS RUST, GORILLA GRIP TRAX GLOV	$48.88	*80026110-54100*	*SUPPLIES*	*$48.88*
	1031816	BRASS KEYS	$10.82	*80026400-54100*	*SUPPLIES*	*$10.82*
	5091311	FIP BUSHING, CRASS ADAPTER, SINK DRAIN CUB, BATTER	$52.53	*82027111-54100*	*SUPPLIES*	*$52.53*
	2021547	HUSKY ADJ HEIGHT 2 DRWS	$358.20	*84027225-54100*	*SUPPLIES*	*$358.20*
					Vendor Total:	*$2,539.97*
HOWARD INDUSTRIES C/O WRATHALL & KRUSI INC	54021-309804	TRANSFORMER, OVERHEAD MOUNT 25	$20,537.09	*80000000-12104*	*INVENTORY - PURCHASES*	*$20,537.09*
					Vendor Total:	*$20,537.09*
INSTRUMENT TECHNOLOGY CORPORATION	26708	TERMINATION BASE KIT, MOUNTING BLOCK, ORINGS, ETC	$515.40	*84027221-54100*	*SUPPLIES*	*$515.40*
	26701	REPAIR REQUEST: REPLACED SPRING, MONITOR, & CAMERA	$3,344.12	*84027221-54100*	*SUPPLIES*	*$3,344.12*
					Vendor Total:	*$3,859.52*
INTEGRITY SHRED LLC	180079	DOCUMENT SHREDDING	$61.00	*20513300-52100*	*CONTRACTUAL SERVICES*	*$61.00*
	180535	DOCUMENT SHREDDING	$76.00	*10020210-54100*	*SUPPLIES*	*$38.00*
				20620231-54100	*SUPPLIES*	*$38.00*
					Vendor Total:	*$137.00*
INTERNATIONAL ASSOC OF CHIEFS OF POLICE INC	0458395	MEMBERSHIP DUES: 1/1/26-12/31/26 THOMAS CORNING	$220.00	*10020210-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$220.00*
					Vendor Total:	*$220.00*
INTERWEST CONSULTING GROUP INC	2594340	PLAN REVIEW AND BUILDING INSPECTION	$2,809.58	*10023300-52100*	*CONTRACTUAL SERVICES*	*$2,809.58*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
INTERWEST CONSULTING GROUP INC	3329867	FIRE PLANS EXAMINER	$662.50	*10523600-52100*	*CONTRACTUAL SERVICES*	*$662.50*
					Vendor Total:	*$3,472.08*
JACK MILLER	23557	INSTRUMENTATION	$22,993.19	*82027111-52100*	*CONTRACTUAL SERVICES*	*$22,993.19*
					Vendor Total:	*$22,993.19*
JASON BLACK	TA 3/1-31/26	TRAVEL ADVANCE	$1,000.00	*71021150-57100*	*LEARNING AND DEVELOPMENT*	*$1,000.00*
					Vendor Total:	*$1,000.00*
JAVIER RIVAS CASTRO	TA 3/1-31/26	TRAVLE ADVANCE	$1,000.00	*71021150-57100*	*LEARNING AND DEVELOPMENT*	*$1,000.00*
					Vendor Total:	*$1,000.00*
JUAN DIAZ	BA FY 25/26 1	BOOT ALLOWANCE	$122.02	*10024800-54100*	*SUPPLIES*	*$122.02*
					Vendor Total:	*$122.02*
KIMBALL MIDWEST	104082545	18 GA BLACK X-LINK, SOLID PIN MAXI FUSE, HOSE CLAMP	$220.42	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$220.42*
					Vendor Total:	*$220.42*
LAUREN BAUSCH	101334-001	ENERGY REBATE: DUCTLESS HEAT PUMP	$549.00	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$549.00*
					Vendor Total:	*$549.00*
LEXISNEXIS RISK DATA MANAGEMENT INC	1100267732	LEXIS NEXIS LE PLUS SEARCHING	$79.50	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$79.50*
					Vendor Total:	*$79.50*
LIFE ASSIST INC	2057304	MISC. EMS SUPPLIES AS NEEDED	$49.79	*71021150-54107*	*EMS SUPPLIES*	*$49.79*
	2050785	MISC. EMS SUPPLIES AS NEEDED	$198.92	*71021150-54107*	*EMS SUPPLIES*	*$198.92*
	2060369	MISC. EMS SUPPLIES AS NEEDED	$303.13	*71021150-54107*	*EMS SUPPLIES*	*$303.13*
					Vendor Total:	*$551.84*
LISA JOHNSON MASTROS	465563-001	ENERGY REBATE: REFRIGERATOR AND FREEZER	$100.00	*80626450-52135*	*ENERGY CONSERVATION PROGRAM*	*$100.00*
					Vendor Total:	*$100.00*
LOCALITY MEDIA INC	7910	TABLET COMMAND INTEGRATION 1/31/26-4/14/26	$220.00	*10521210-52100*	*CONTRACTUAL SERVICES*	*$220.00*
					Vendor Total:	*$220.00*
LYMAN GROUP INC	1994961	CORNERSTONE, SOLO NOZZLE, TJ CONE JET TIP	$222.82	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$222.82*
					Vendor Total:	*$222.82*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MARK CLEMENTI PHD	02-1526FD	PRE-EMPLOYMENT PSYCHOLOGICAL EVALUATION	$844.00	*71021150-54161*	*BACKGROUND & PHYSICALS*	*$844.00*
					Vendor Total:	*$844.00*
MATHESON TRI-GAS INC	0032547386	OXYGEN & MISC. AS NEEDED	$93.51	*80026210-54100*	*SUPPLIES*	*$93.51*
	0032691822	OXYGEN & MISC. AS NEEDED	$96.41	*80026210-54100*	*SUPPLIES*	*$96.41*
					Vendor Total:	*$189.92*
MENDOCINO COUNTY TAX COLLECTOR	1570300305 FY 22/23	UNSECURED PROPERTY TAXES	$279.04	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$279.04*
	1570500305 FY 23/24	UNSECURED PROPERTY TAXES	$288.72	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$288.72*
	1570500305 FY 24/25	UNSECURED PROPERTY TAXES	$291.54	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$291.54*
	1570600205 FY 23/24	UNSECURED PROPERTY TAXES	$347.40	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$347.40*
	1570600205 FY 24/25	UNSECURED PROPERTY TAXES	$350.78	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$350.78*
	1570300205 FY 23/24	UNSECURED BILLS FY 23/24	$372.38	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$372.38*
	1570300205 FY 24/25	UNSECURED PROPERTY TAXES	$376.02	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$376.02*
	1570600305 FY 22/23	UNSECURED PROPERTY TAXES	$597.36	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$597.36*
	1570600305 FY 23/24	UNSECURED PROPERTY TAXES	$618.08	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$618.08*
	1570600305 FY 24/25	UNSECURED PROPERTY TAXES	$624.12	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$624.12*
	1570501600 FY 23/24	UNSECURED PROPERTY TAXES	$749.36	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$749.36*
	1570501600 FY 24/25	UNSECURED PROPERTY TAXES	$756.70	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$756.70*
	15700501300 FY 23/24	UNSECURED PROPERTY TAXES	$826.70	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$826.70*
	1570501300 FY 24/25	UNSECURED PROPERTY TAXES	$834.78	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$834.78*
	1570501800 FY 23/24	UNSECURED PROPERTY TAXES	$1,115.50	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$1,115.50*
	1570501800 FY 24/25	UNSECURED PROPERTY TAXES	$1,126.42	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$1,126.42*
	1570300305 FY 23/24	UNSECURED PROPERTY TAXES	$1,614.56	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$1,614.56*
	1570300305 FY 25/26	UNSECURED PROPERTY TAXES	$1,630.36	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$1,630.36*
					Vendor Total:	*$12,799.82*
MICHAEL JENSEN	TR 1/26/26	TRAVEL REIMBURSEMENT	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
					Vendor Total:	*$23.00*
MIKE BROWN ELECTRIC CO	70002771	AWT PUMP #2: T LEADS SHORTED TO MOTOR GROUND REPAIR	$386.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$386.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MIKE BROWN ELECTRIC CO	70002769	AERATION BUILDING: REPLACED OVERLOAD RELAYS	$2,446.92	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,446.92*
	70002770	CHLRINE CONTACT BASIN: INSTALL CONDUIT TERMINTE &	$3,395.28	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$3,395.28*
					Vendor Total:	*$6,228.20*
MNG PARTNERSHIP HOLDINGS LLC	0006931324	PUBLISHING SERVICES	$191.75	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$191.75*
	0006934764	PUBLISHING SERVICES	$91.65	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$91.65*
	0006933249	PUBLISHING SERVICES	$234.65	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$234.65*
					Vendor Total:	*$518.05*
MORGON PATRICK	TA 2/17-27/26	TRAVEL ADVANCE	$207.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$207.00*
	TA 2/2-12/26	TRAVEL ADVANCE	$207.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$207.00*
					Vendor Total:	*$414.00*
MOTION INDUSTRIES INC	CA23-00556585	BEARING, FITTINGS & MISC. ITEM	$787.93	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$787.93*
					Vendor Total:	*$787.93*
MYLES FISETTE	TR 1/31-4/20	TRAVEL REIMBURSEMENT	$552.14	*20413500-57100*	*LEARNING AND DEVELOPMENT*	*$552.14*
					Vendor Total:	*$552.14*
NICHOLAS CALI	TA 2/22-27/26	TRAVEL ADVANCE	$368.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$368.00*
	TA 3/1-6/26	TRAVEL ADVANCE	$368.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$368.00*
	TA 3/8-13/26	TRAVEL ADVANCE	$368.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$368.00*
					Vendor Total:	*$1,104.00*
NICK BARBIERI TRUCKING LLC	1264212-IN	CARDLOCK FUEL PURCHASES	$180.30	*71021150-56130*	*EXTERNAL SERVICES*	*$180.30*
	1265456-IN	CARDLOCK FUEL PURCHASES	$941.24	*10024620-56210*	*FUEL & FLUIDS*	*$941.24*
	1263945-IN	CARDLOCK FUEL PURCHASES	$366.82	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$366.82*
					Vendor Total:	*$1,488.36*
NORTH VALLEY ELECTRONICS DISTRIBUTING INC	S1436167.001	BAY FIXTURE, UFO JUNCTION BOX	$1,025.83	*84027225-54100*	*SUPPLIES*	*$1,025.83*
					Vendor Total:	*$1,025.83*
OCCU-MED LTD	0226511A	PRE-EMPLOYMENT PHYSICAL	$100.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$100.00*

List of Checks Presented for Approval on 2/27/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
OCCU-MED LTD	0226511	PRE-EMPLOYMENT PHYSICAL	$361.20	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$361.20*
					Vendor Total:	*$461.20*
ONLINE INFORMATION SRVS INC	1369628	UTILITY EXCHANGE REPORTING FY	$142.48	*20513300-52100*	*CONTRACTUAL SERVICES*	*$142.48*
					Vendor Total:	*$142.48*
OWEN EQUIPMENT SALES	00070231	PIPE ASY, 8 IN QUICK CLAMP, SHIPPING	$1,463.70	*82027114-56130*	*EXTERNAL SERVICES*	*$731.85*
				84027221-56130	*EXTERNAL SERVICES*	*$731.85*
					Vendor Total:	*$1,463.70*
PACE SUPPLY CORPORATION	0211169545.2	BLK T&C STEEL PIPE	$918.41	*92227410-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$918.41*
	0211169545.1	COMANION FLANGE, SLIP-ON FLANGE, RUBBER GASKETS	$1,129.49	*92227410-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,129.49*
	0211183916-1	4 FLG TEE	$1,298.42	*92227410-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,298.42*
	0211170938	4X20 PVC GASKETED SEWER PIPE, CAM BUCKLE GRN STRAP	$294.51	*82000000-12104*	*INVENTORY - PURCHASES*	*$294.51*
	0211170413	1" E-SERIES ULTRASONIC MTR 5' TT CONNECTOR BADGER	$2,897.13	*82000000-12104*	*INVENTORY - PURCHASES*	*$2,897.13*
	0211110088	3/4 PVC 80 SOC ADPT W/ INSERT, 1 PVC 80 SOC, MISC	$5,267.45	*82000000-12104*	*INVENTORY - PURCHASES*	*$5,267.45*
	0211144778	WATERFREE URINAL CARTRIDGE	$165.89	*10024800-54100*	*SUPPLIES*	*$165.89*
	0211144778-1	WATERFREE URINAL CARTRIDGE	$165.89	*10024800-54100*	*SUPPLIES*	*$165.89*
	0211191228	24L X 24H BACKFLOW BLANKET	$478.81	*10024800-54100*	*SUPPLIES*	*$478.81*
	0211139463	1/2 PT 711 GRY HVY BODY PVC CEMENT WELD ON	$126.50	*84027225-54100*	*SUPPLIES*	*$126.50*
					Vendor Total:	*$12,742.50*
PFM ASSET MANAGEMENT LLC	15149891	FINANCIAL ADVISORY SERVICES	$2,263.66	*20013600-52100*	*CONTRACTUAL SERVICES*	*$2,263.66*
					Vendor Total:	*$2,263.66*
PG&E CO	8716-1 JAN 26	PACIFIC GAS & ELECTRIC	$1,058.21	*82027111-55210*	*UTILITIES*	*$1,058.21*
					Vendor Total:	*$1,058.21*
PHILIP ANDREW WILLIAMS	230	WATER RIGHTS LEGAL COUNSEL	$7,740.00	*82027110-52150*	*LEGAL SERVICES/ EXPENSES*	*$7,740.00*
	231	WATER RIGHTS LEGAL COUNSEL	$11,612.50	*82027110-52150*	*LEGAL SERVICES/ EXPENSES*	*$11,612.50*
					Vendor Total:	*$19,352.50*

List of Checks Presented for Approval on 2/27/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PLAZA PAINT INC	8ZLKD	REGAL FLAT BASE PAINT	$31.20	*10022700-54100*	*SUPPLIES*	*$31.20*
	BBF38	REGAL SELECT FLAT BASE	$72.62	*10022700-54100*	*SUPPLIES*	*$72.62*
	J6PED	REGAL SELECT FLAT BASE	$72.62	*10022700-54100*	*SUPPLIES*	*$72.62*
	2737P	WOOSTER 50/50, WIDE BOY FRAME, WOOSTER BIG FRAME	$145.81	*84027225-54100*	*SUPPLIES*	*$145.81*
					Vendor Total:	*$322.25*
RADIAN GENERATION HOLDCO LLC	107981	COMPLIANCE & REPORTING SERVICE	$500.00	*80026400-52100*	*CONTRACTUAL SERVICES*	*$500.00*
					Vendor Total:	*$500.00*
RALPH RANDALL	TR 1/26/26	TRAVEL REIMBURSEMENT	$23.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$23.00*
	TA 2/17-20/26	TRAVEL ADVANCE	$294.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$294.00*
					Vendor Total:	*$317.00*
REDWOOD TOXICOLOGY LAB INC	00169820261	DRUG SCREEN TESTING	$40.30	*10020210-52100*	*CONTRACTUAL SERVICES*	*$40.30*
					Vendor Total:	*$40.30*
RESPECTECH	54184	PHONE SYSTEM SERVICES	$112.50	*10521210-55100*	*TELEPHONE*	*$35.61*
				10523600-55100	*TELEPHONE*	*$5.12*
				10621600-55100	*TELEPHONE*	*$9.45*
				71021100-55100	*TELEPHONE*	*$31.16*
				71021150-55100	*TELEPHONE*	*$31.16*
					Vendor Total:	*$112.50*
RINCON CONSULTANTS INC	72257	CEQA CONSULTING SERVICES	$4,893.50	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$4,893.50*
					Vendor Total:	*$4,893.50*
RINEHART OIL INC	CL49381	FUEL CARD CHARGES AS NEEDED	$31.27	*10024210-56210*	*FUEL & FLUIDS*	*$31.27*
	CL49387	FUEL CARD CHARGES AS NEEDED	$893.99	*10024620-56210*	*FUEL & FLUIDS*	*$893.99*
	CL49386	FUEL CARD CHARGES AS NEEDED	$632.86	*10024800-56210*	*FUEL & FLUIDS*	*$632.86*
	CL49348	FUEL CARD CHARGES AS NEEDED	$7,142.44	*10521210-56210*	*FUEL & FLUIDS*	*$2,753.67*
				10523600-56210	*FUEL & FLUIDS*	*$108.68*
				71021100-56210	*FUEL & FLUIDS*	*$645.70*
				71021150-56210	*FUEL & FLUIDS*	*$3,634.39*
	CL49404	FUEL CARD CHARGES AS NEEDED	$400.62	*10621600-56210*	*FUEL & FLUIDS*	*$400.62*

List of Checks Presented for Approval on 2/27/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RINEHART OIL INC	CL49384	FUEL CARD CHARGES AS NEEDED	$190.44	*20324100-56210*	*FUEL & FLUIDS*	*$190.44*
	CL49356	FUEL CARD CHARGES AS NEEDED	$352.77	*20324100-56210*	*FUEL & FLUIDS*	*$352.77*
	CL49380	FUEL CARD CHARGES AS NEEDED	$296.43	*20513382-56210*	*FUEL & FLUIDS*	*$296.43*
	CL49385	FUEL CARD CHARGES AS NEEDED	$108.73	*20824700-56210*	*FUEL & FLUIDS*	*$108.73*
	CL49402	FUEL CARD CHARGES AS NEEDED	$2,938.68	*71021150-56210*	*FUEL & FLUIDS*	*$2,938.68*
	CL49365	FUEL CARD CHARGES AS NEEDED	$1,609.24	*80026400-56210*	*FUEL & FLUIDS*	*$1,609.24*
					Vendor Total:	*$14,597.47*
RMD VENTURES LLC	16118	COPIES	$70.22	*82027114-54100*	*SUPPLIES*	*$70.22*
					Vendor Total:	*$70.22*
ROBERTO MENDOZA	1224	WWTP: PERFORMAING PREVENTATIVE MAINTENANCE ON MMC	$4,290.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$4,290.00*
					Vendor Total:	*$4,290.00*
RON FRANZ	FEB 15 2026	LAND SURVEYING SERVICES	$1,880.00	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$1,880.00*
					Vendor Total:	*$1,880.00*
RYAN N WALLITZ	33729	MISC. POOL SUPPLIES AS NEEDED	$509.40	*10024800-54100*	*SUPPLIES*	*$509.40*
					Vendor Total:	*$509.40*
SABRINNA PARKER	TA 3/1-4/26	TRAVEL ADVANCE	$276.00	*20620232-57100*	*LEARNING AND DEVELOPMENT*	*$276.00*
					Vendor Total:	*$276.00*
SAFEWAY INC	JAN 26	MISC. PURCHASES AS REQUIRED	$36.69	*10022700-54100*	*SUPPLIES*	*$36.69*
					Vendor Total:	*$36.69*
SANTA ROSA JUNIOR COLLEGE	AR26-01136	REGISTRATION: K QUIGLEY	$40.75	*10521210-57100*	*LEARNING AND DEVELOPMENT*	*$40.75*
					Vendor Total:	*$40.75*
SCOTT SHAVER	TR 12/3-13/25	TRAVEL REIMBURSEMENT	$1,046.20	*20913910-51291*	*MISC EMPLOYMENT COSTS*	*$1,046.20*
					Vendor Total:	*$1,046.20*
SCOTT'S PPE RECON INC	40321	CLEAN PANT LINER, INSPECT HYLAND, UNIFORM REPAIR	$125.50	*10521210-54106*	*SPECIALTY SUPPLIES*	*$125.50*
					Vendor Total:	*$125.50*
SOLID WASTES SYSTEMS INC	6195D035	MISC. DUMP FEES	$384.30	*10521210-54100*	*SUPPLIES*	*$83.56*
				69624621-52170	*UKIAH WASTE SOLUTIONS*	*$33.72*
				69624621-52170	*UKIAH WASTE SOLUTIONS*	*$36.00*
				69624621-52170	*UKIAH WASTE SOLUTIONS*	*$43.98*

List of Checks Presented for Approval on 2/27/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SOLID WASTES SYSTEMS INC	6195D035	MISC. DUMP FEES	$384.30	*69624621-52170*	*UKIAH WASTE SOLUTIONS*	*$49.80*
				69624621-52170	*UKIAH WASTE SOLUTIONS*	*$54.24*
				69624621-52170	*UKIAH WASTE SOLUTIONS*	*$83.00*
	JAN 26	RESIDENTAL GARBAGE FEES	$65,618.20	*90200000-52170*	*UKIAH WASTE SOLUTIONS*	*$65,618.20*
					Vendor Total:	*$66,002.50*
SOUTHERN TIRE MART LLC	7740013293	TIRES, TUBES, REPAIRS, & LABOR	$394.94	*10020210-56130*	*EXTERNAL SERVICES*	*$394.94*
	7740013449	TIRES, TUBES, REPAIRS, & LABOR	$391.65	*10024620-56130*	*EXTERNAL SERVICES*	*$391.65*
	7740013197	TIRES, TUBES, REPAIRS, & LABOR	$1,368.10	*82027111-56130*	*EXTERNAL SERVICES*	*$1,368.10*
					Vendor Total:	*$2,154.69*
STAPLES CREDIT PLAN	6053831122	CUSTOM PRINT FLYER	$36.68	*10521210-54100*	*SUPPLIES*	*$36.68*
	6053831127	WALL CALENDARS, ERAS XL, PAPER	$221.17	*84027225-54100*	*SUPPLIES*	*$221.17*
					Vendor Total:	*$257.85*
STATE WATER RESOURCES CONTROL BOARD	WS-1053957	WATER SYSTEM ANNUAL FEES	$18,518.60	*82027110-59101*	*FEES*	*$18,518.60*
					Vendor Total:	*$18,518.60*
SUSAN JANSSEN	FEB 10 2026	PROFICIENCY TESTING	$300.00	*20016100-54161*	*BACKGROUND & PHYSICALS*	*$300.00*
	FEB 4 2026	PROFICIENCY TESTING	$300.00	*20016100-54161*	*BACKGROUND & PHYSICALS*	*$300.00*
					Vendor Total:	*$600.00*
TERESA WELLS	1/14-2/11/26	INSTRUCTOR	$252.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$252.00*
					Vendor Total:	*$252.00*
TGIF REPAIRS INC	7586	CONSULTATION WITH I.T	$262.50	*20913910-52100*	*CONTRACTUAL SERVICES*	*$262.50*
					Vendor Total:	*$262.50*
THE KPA GROUP	004	PHASE 2 DESIGN SERVICES 1501 S	$17,705.00	*20824700-80220*	*BUILDING IMPROVEMENTS*	*$17,705.00*
					Vendor Total:	*$17,705.00*
TREASTON SCHMUCKLEY	BA FY 25/26	BOOT ALLOWANCE	$190.53	*20513382-54100*	*SUPPLIES*	*$190.53*
					Vendor Total:	*$190.53*
TUFTS POLYGRAPH & INVESTIGATION	2025-1096 (B)	POLYGRAPH & INVESTIGATION SERVICES	$255.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$255.00*
	2026-1108 (A)	POLYGRAPH & INVESTIGATION SERVICES	$1,250.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$1,250.00*
					Vendor Total:	*$1,505.00*
UKIAH PAPER SUPPLY	575692	JANITORIAL SUPPLIES, MISC AS NEEDED	$256.48	*10022700-54100*	*SUPPLIES*	*$256.48*

List of Checks Presented for Approval on 2/27/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH PAPER SUPPLY	575611	JANITORIAL SUPPLIES, MISC AS NEEDED	$824.20	*10024800-54100*	*SUPPLIES*	*$824.20*
	575151	JANITORIAL SUPPLIES, MISC AS NEEDED	$106.76	*20824700-54100*	*SUPPLIES*	*$106.76*
	275142	JANITORIAL SUPPLIES, MISC AS NEEDED	$172.32	*20824700-54100*	*SUPPLIES*	*$172.32*
	575199	JANITORIAL SUPPLIES, MISC AS NEEDED	$246.48	*20824700-54100*	*SUPPLIES*	*$246.48*
	575596	JANITORIAL SUPPLIES, MISC AS NEEDED	$919.90	*20824700-54100*	*SUPPLIES*	*$919.90*
	575686	JANITORIAL SUPPLIES, MISC AS NEEDED	$12.73	*31122000-54100*	*SUPPLIES*	*$12.73*
	576046	JANITORIAL SUPPLIES, MISC AS NEEDED	$227.85	*31122000-54100*	*SUPPLIES*	*$227.85*
	575350	JANITORIAL SUPPLIES, MISC AS NEEDED	$317.06	*31122000-54100*	*SUPPLIES*	*$317.06*
	575713	JANITORIAL SUPPLIES, MISC AS NEEDED	$345.10	*73022600-54100*	*SUPPLIES*	*$345.10*
	575770	JANITORIAL SUPPLIES, MISC AS NEEDED	$120.42	*80026110-54100*	*SUPPLIES*	*$120.42*
	575414	JANITORIAL SUPPLIES, MISC AS NEEDED	$72.76	*80026220-54100*	*SUPPLIES*	*$72.76*
	575150	JANITORIAL SUPPLIES, MISC AS NEEDED	$95.64	*80026220-54100*	*SUPPLIES*	*$95.64*
	575680	JANITORIAL SUPPLIES, MISC AS NEEDED	$427.44	*82027114-54100*	*SUPPLIES*	*$213.72*
				84027221-54100	*SUPPLIES*	*$213.72*
	575377	JANITORIAL SUPPLIES, MISC AS NEEDED	$239.00	*84027225-54100*	*SUPPLIES*	*$239.00*
	575322	JANITORIAL SUPPLIES, MISC AS NEEDED	$430.19	*84027225-54100*	*SUPPLIES*	*$430.19*
					Vendor Total:	*$4,814.33*
UKIAH ROUND TREE GLASS INC	31925	WINDSHIELD REPAIR	$409.08	*69624621-56130*	*EXTERNAL SERVICES*	*$409.08*
	28868	CHIP REPAIR	$45.00	*71021150-56130*	*EXTERNAL SERVICES*	*$45.00*
					Vendor Total:	*$454.08*
UKIAH TROPHIES & GIFTS	0003461	UKIAH PARADE OF LIGHT PLAQUES	$81.66	*90000000-23259*	*PARADE OF LIGHTS*	*$81.66*
					Vendor Total:	*$81.66*
UKIAH VALLEY SANITATION DIST	104613 JAN 26	SEWER SERVICES: LOW GAP RD SKATE PARK	$60.96	*10024800-55210*	*UTILITIES*	*$60.96*
	58070 JAN 26	SEWER SERVICE: 432 OBSERVATORY	$176.79	*10024800-55210*	*UTILITIES*	*$176.79*

List of Checks Presented for Approval on 2/27/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
UKIAH VALLEY SANITATION DIST	82789 JAN 26	SEWER SERVICES: 151 LAWS AVE	$60.96	*20513320-55210*	*UTILITIES*	*$60.96*
	89690 JAN 26	SEWER SERVICES: 1640 S STATE ST	$121.54	*31122000-55210*	*UTILITIES*	*$121.54*
	113354 JAN 26	SEWER SERVICES: 1350 HASTINGS RD	$60.96	*80026400-55210*	*UTILITIES*	*$60.96*
					Vendor Total:	*$481.21*
US CELLULAR	786991789	CELL PHONES	$236.86	*20013540-54700*	*FINES & PENALTIES*	*$10.00*
				82027111-55100	*TELEPHONE*	*$180.24*
				84027225-55100	*TELEPHONE*	*$46.62*
					Vendor Total:	*$236.86*
VANESSA GONZALEZ	TR 2/18/26	TRAVEL REIMBURSEMENT	$26.00	*10022700-57100*	*LEARNING AND DEVELOPMENT*	*$26.00*
					Vendor Total:	*$26.00*
VISION METERING LLC	238134	ABB ALPHA TYPE A3	$1,570.00	*80026200-54100*	*SUPPLIES*	*$1,570.00*
					Vendor Total:	*$1,570.00*
WAGNER & BONSIGNORE	02-26-706	EUD WATER RIGHTS REPORTING AND	$107.50	*80026220-52100*	*CONTRACTUAL SERVICES*	*$107.50*
					Vendor Total:	*$107.50*
WYATT IRRIGATION CO	345356 01	MC-4E 4 STAT CTRL ENHANCED OD	$519.59	*10024800-54100*	*SUPPLIES*	*$519.59*
					Vendor Total:	*$519.59*
XEROX CORP	025135992	COPIER LEASE - SEE ADD'L DESCR	$201.35	*10022700-52100*	*CONTRACTUAL SERVICES*	*$201.35*
	025059476	COPIER LEASE - SEE ADD'L DESCR	$276.90	*73022600-52100*	*CONTRACTUAL SERVICES*	*$276.90*
	025135991	COPIER LEASE - SEE ADD'L DESCR	$162.77	*10020210-54500*	*EQUIP RENTS AND LEASES*	*$113.94*
				20620231-54500	*EQUIP RENTS AND LEASES*	*$32.55*
				64020213-54500	*EQUIP RENTS AND LEASES*	*$16.28*
	025059475	COPIER LEASE - SEE ADD'L DESCR	$477.56	*10020210-54500*	*EQUIP RENTS AND LEASES*	*$334.29*
				20620231-54500	*EQUIP RENTS AND LEASES*	*$95.51*
				64020213-54500	*EQUIP RENTS AND LEASES*	*$47.76*
	025135995	COPIER LEASE - SEE ADD'L DESCR	$168.90	*10521210-54500*	*EQUIP RENTS AND LEASES*	*$168.90*
	025059472	COPIER LEASE - SEE ADD'L DESCR	$447.49	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$447.49*
	025059473	COPIER LEASE - SEE ADD'L DESCR	$458.37	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$458.37*
	025059474	COPIER LEASE - SEE ADD'L DESCR	$510.58	*20012200-54500*	*EQUIP RENTS AND LEASES*	*$510.58*

List of Checks Presented for Approval on 2/27/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
XEROX CORP	025059501	XEROX C8170 COPIER LEASE FOR E	$325.09	*80026400-54500*	*EQUIP RENTS AND LEASES*	*$325.09*
					Vendor Total:	*$3,029.01*
					INVOICE TOTAL:	***$796,999.26***

TO: Accounts Payable
CC: Joel Zavala
FROM: Lauren Ruffin

RE: Payroll & Vendor Checks for Agenda Item
DATE: 02/06/26

FOR PAY DATE OF:	02/06/26		
PAYROLL PERIOD:	01/18/26	TO	01/31/26
PAYROLL CHECK #'s:	519332	TO	519423
PAYROLL STUB #'s:	143706	TO	144093

TOTAL EMPLOYEE CHECKS:	$	57,384.52
TOTAL ACH TRANSACTIONS:	$	845,024.58
SUBTOTAL: PAYROLL CKS & DIRECT DEPOSITS	$	902,409.10
TOTAL VENDOR CHECKS:	$	643.50
TOTAL VENDOR EFT PAYMENTS	$	13,386.30
TOTAL EFT PAYMENTS - COU	$	463,638.06
SUBTOTAL: EFT PAYMENTS	$	477,667.86
GRAND TOTAL:	**$**	**1,380,076.96**

REISSUE OF VOID CK OR MANUAL CHECK:		PAYABLE TO:
MISC check	519423	VAZQUEZ, FABIAN A.

VOID CHECK NO:	PAYABLE TO:

TO: Accounts Payable
CC: Joel Zavala
FROM: Lauren Ruffin

RE: Payroll & Vendor Checks for Agenda Item
DATE: 02/20/26

FOR PAY DATE OF:	02/20/26		
PAYROLL PERIOD:	02/01/26	TO	02/14/26
PAYROLL CHECK #'s:	519424	TO	519508
PAYROLL STUB #'s:	144094	TO	144475

TOTAL EMPLOYEE CHECKS:	$	57,623.14
TOTAL ACH TRANSACTIONS:	$	792,724.32
SUBTOTAL: PAYROLL CKS & DIRECT DEPOSITS	$	850,347.46
TOTAL VENDOR CHECKS:	$	612.50
TOTAL VENDOR EFT PAYMENTS	$	13,575.64
TOTAL EFT PAYMENTS - COU	$	442,478.53
SUBTOTAL: EFT PAYMENTS	$	456,666.67
GRAND TOTAL:	**$**	**1,307,014.13**

REISSUE OF VOID CK OR MANUAL CHECK: MISC check

PAYABLE TO:

VOID CHECK NO: 144250

PAYABLE TO: JOHNSON, MICHAEL

Agenda Item No: 8.b.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-461

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of an Ordinance Adding a New Chapter 9 to Division 2 of the Ukiah City Code to Regulate Sidewalk Vending on Public Property and in the Public Right-of-Way.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager, Darcy Vaughn, Assistant City Attorney

PRESENTER: Jesse Davis, AICP/Chief Planning Manager; Craig Schlatter, AICP/Community Development Director.

ATTACHMENTS:

1. Public Materials Example - Sidewalk Vendors
2. Proposed Ordinance Modifications (Post-City Council Introduction)
3. Finalized Ordinance

Summary: Council will consider adopting an ordinance adding a new Chapter 9 to Division 2 of the Ukiah City Code to regulate sidewalk vending on public property and in the public right-of-way.

Background: In recent years, the City of Ukiah has experienced a steady increase in sidewalk vending activity in commercial corridors, at key intersections, within residential neighborhoods, and during annual City events such as Sunday Concerts in the Park and PumpkinFest. This increase has underscored the need for a clear, enforceable framework that balances public health and safety, accessibility, appropriate use of public property, and efficient licensing procedures. It also requires coordinated enforcement between the Ukiah Police Department and the Community Development Department's Code Enforcement Division.

In June 2025, Staff convened an interdepartmental working group that included the Police Chief, Chief Building Official, Community Development Director, Project and Grant Administrator from the City Manager's Office, Community Services Supervisor, and representatives from the City Attorney's Office. The group was tasked with developing an ordinance consistent with Senate Bill 946, the Safe Sidewalk Vending Act, which authorizes local governments to adopt objective time, place, and manner regulations directly tied to health, safety, and welfare concerns.

At its regular meeting on November 19, 2025, the City Council provided direction and feedback on the draft ordinance. Individual Councilmembers requested clarification of enforcement provisions, definitions, and fee structures. Clarifications were also sought regarding stronger ADA compliance language, ordinance intent, and clearer standards related to obstructions, power sources, sanitation, and fines. Legal compliance with state requirements, including SB 1383 and applicable Government Code provisions, was also reviewed and discussed at the meeting. The original ordinance marked up to include Council input and updates required for compliance with state law is provided as Attachment 1.

Since November, Staff has incorporated Council's direction and revised the draft ordinance to remove ambiguity and improve enforceability. Additional efforts included:

- Development of a mobile (sidewalk) vendor permit questionnaire within the existing Business License module (prepared for activation);

- Establishment of an internal review and inspection process to verify required health permits in coordination with Mendocino County;
- Evaluation of code enforcement logistics and interdepartmental coordination; and
- Analysis of permit fee structures in consultation with Community Development – Business License Division staff.

During final preparation of the ordinance, Staff addressed remaining administrative details, including the sidewalk vendor permit application and the associated fee. Staff determined that a zero-fee designation for sidewalk vending is both preferable and appropriate, as the opportunity for meaningful cost recovery is negligible. Under the proposed fee structure, sidewalk vending authorization would be incorporated into the existing business license process, which remains a requirement to operate within City-limits. This approach simplifies administration, reduces barriers to compliance, and aligns with the intent of SB 946. It also allows for future use as a permit type to facilitate and regulate vendors on private property for recurring or temporary events.

As part of the process, the business license application will include an additional question asking whether the license will be used for public sidewalk vending. This will help confirm compliance with the ordinance's regulations and restrictions and ensure that any required health permits are submitted for food-related vendors. While "Street Vendors" could plausibly fall under several business categories, most would typically be processed under Category E. For vendors reporting gross receipts of less than $60,000, the cost of the initial business license would be $260, with a $40 annual renewal fee. A vendor reporting $120,000 in gross receipts would pay $275 initially, with a $65 annual renewal fee.

Since November, Staff have met multiple times with County representatives and Code Enforcement personnel to clarify roles, streamline communication, and coordinate enforcement. These meetings have strengthened inter-agency coordination and improved clarity regarding responsibilities between the City and the County. Topics included Environmental Health permit notifications, evening or after-hours mobile food vendor enforcement, and the development of training and educational materials.

As requested by Council in November, Staff also evaluated options for public education and vendor training. In coordination with the County Environmental Health, Staff reviewed examples from other jurisdictions across the state that County staff deemed effective. The samples included in Attachment 1 reflect the most effective types of digital and printed materials and will serve as the foundation for developing Mendocino County/City of Ukiah specific materials.

While Attachment 1 includes samples from other jurisdictions, some of which reference food trucks, those examples are not intended to reflect the specific content of this ordinance. Instead, they are provided to illustrate the responsibilities typically assigned to County Environmental Health agencies. As discussed with Mendocino County Environmental Health staff, the authority to facilitate food sales begins with County oversight and permitting. That process occurs prior to any City-level regulation or business licensing. For newly created materials, City staff intend to focus on connecting applicants with the County for food and health-specific questions.

At their regular meeting on March 4, 2026, the City Council reviewed the introduction of the ordinance and voted unanimously to advance the item for review and adoption at their next regular meeting on March 18, 2026. In preparation for adoption, two minor revisions were incorporated: a reordering of the provisions related to the intent of the ordinance, and clarifying language pertaining to the restrictions imposed by the Vending Permit. The modifications are reflected in Attachment 2, and a finalized copy of the ordinance is provided in Attachment 3 for the Council's review and adoption.

Discussion: In drafting this Ordinance, Staff intentionally avoided restrictions and regulations prohibited by SB 946, including regulations based on economic competition, community preference, or generalized neighborhood bans on sidewalk vending. Instead, operational conditions are narrowly tailored to ensure legal compliance while maintaining safe and accessible public spaces.

It is important to note that this proposed ordinance relates to street vendors in the public right-of-way, and does not address considerations related to private property, food trucks or City-sponsored events, outside of enforcement considerations.

This Ordinance establishes operational standards and location restrictions to govern vending activities that take place on public sidewalks, pedestrian paths, and other components of the public right-of-way. These rules apply uniformly across the City and are aligned with state law, specifically Government Code Sections 51036 to 51039 (SB 946).

The Ordinance is applicable to all individuals engaged in the sale of goods or food items from non-permanent setups, including roaming and stationary sidewalk vendors. It mandates that vendors obtain and display a City-issued sidewalk vending permit and business license and, where applicable, a Mendocino County Health Permit and a California Seller's Permit. The Ordinance also holds vendors accountable for maintaining public health and safety standards, complying with Americans with Disabilities Act accessibility requirements, and avoiding obstructions to pedestrian or vehicular traffic. Key operational limitations include prohibiting vending near fire hydrants, driveways, emergency exits, transit stops, schools during operational hours, and at or near special events or certified farmers' markets without appropriate authorization to participate in the events.

The primary intent behind this Ordinance is to comply with SB 946 while striking a balance between allowing economic opportunities for small vendors and protecting public spaces, ensuring that vending does not compromise safety, accessibility, public health, or effective transportation corridors. It also enables effective enforcement by outlining a penalty structure for violations, establishing a permit revocation process, and providing for appeals for vending permits and licenses. This regulatory approach provides the City with the tools to manage sidewalk vending in a manner that supports economic inclusion while preserving public resources and quality of life.

Having been introduced by title only at the regular meeting of the Ukiah City Council on March 4, 2026, the ordinance adding Chapter 9 to Division 2 of the Ukiah City Code to regulate sidewalk vending on public property and in the public right-of-way is prepared for adoption. The Council finds that this ordinance is consistent with the requirements of California Business and Professions Code Section 51038 and advances the public health, safety, and welfare by establishing a clear, fair, and enforceable local framework for sidewalk vending within the City of Ukiah.

Accordingly, Planning Division staff recommend that the City Council adopt an ordinance adding a new Chapter 9 to Division 2 of the Ukiah City Code to regulate sidewalk vending on public property and in the public right-of-way.

Recommended Action: Adopt an ordinance adding a new Chapter 9 to Division 2 of the Ukiah City Code to regulate sidewalk vending on public property and in the public right-of-way.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: No **GRANT:** No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Community Services Department; Community Development Department Code Enforcement Division; Mendocino County Environmental Health (Land Use Division)

STRATEGIC PLAN (SP): **SP 4A** - Identify and remove barriers to economic development while leveraging economic opportunities.

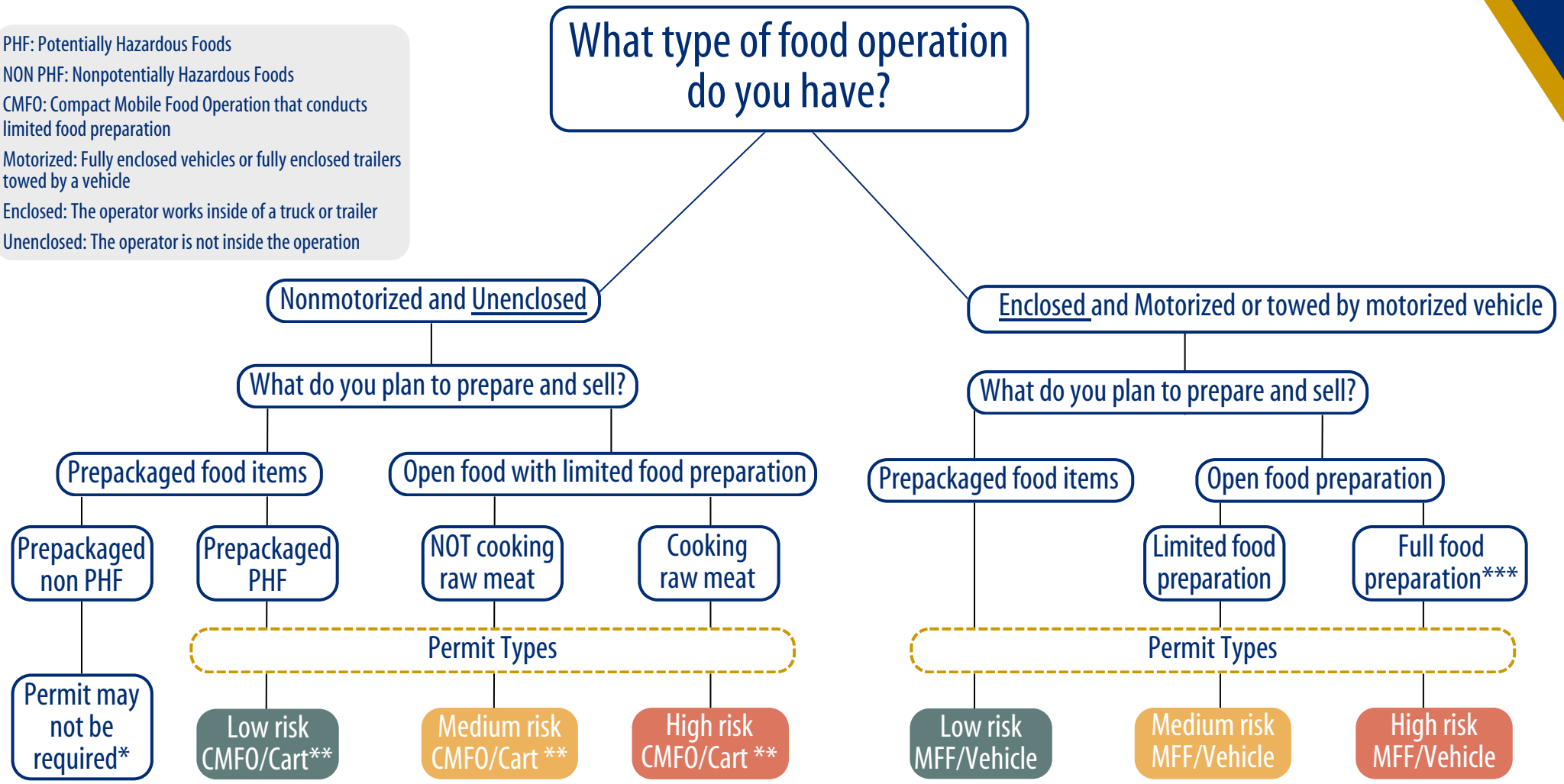
GENERAL PLAN ELEMENTS (GP): **Policy ED-1.1 -** Interagency - Coordinate with local agencies, jurisdictions, and tribes; and other groups and organizations working to promote Ukiah’s economic development.

Approved: 
Sage Sangiacomo, City Manager

ATTACHMENT 1

I want to start a food vending operation, what permit do I need?

PHF: Potentially Hazardous Foods
NON PHF: Nonpotentially Hazardous Foods
CMFO: Compact Mobile Food Operation that conducts limited food preparation
Motorized: Fully enclosed vehicles or fully enclosed trailers towed by a vehicle
Enclosed: The operator works inside of a truck or trailer
Unenclosed: The operator is not inside the operation



***Contact us to discuss your requirements**

****If a CMFO suits your needs, check out our CMFO Risk Flyer.**

Limited food preparation includes cutting fruit, steaming hot dogs, preparing coffee, shaved ice, etc. For a full definition for Limited Food Preparation, please see CalCode Ch. 2 113818

*****Full food preparation includes:**

- Thawing
- Slicing and chopping of PHF
- Grinding raw ingredients or PHF
- Handling of any dairy or dairy products
- Washing of foods
- Cooking PHF for later use
- Cooling of cooked PHF

SAN BERNARDINO COUNTY
Public Health
Environmental Health Services

Plan check may be required for low risk operations.
Plan check is required for all medium and high risk operations.
For any questions, please contact Environmental Health Services at (800) 442-2283.

SANTA CRUZ COUNTY
Unpermitted Vendor Advisory



Protect your health. Eat safe food!

Street vendors are an important part of our community, but eating food from an unpermitted vendor can put you and your family's health at risk.

Know how to spot unsafe, unpermitted food vendors.

- No handwashing on-site
- Poor hygiene
- No refrigeration to keep food cold
- Food cross-contamination
- Vermin and insects
- Lack of food safety training
- Food from unknown sources
- No restrooms
- Food exposed and unprotected
- No decal or Health Permit

Unsafe food can affect a person or an entire community, making them sick, possibly resulting in loss of work, hospitalization, or death.

Support your local permitted restaurants and mobile food vendors!

Here is what to look for:

Health Permit:



Health Permit Decal:



To file a complaint or to report unsafe food vending:
EnvironmentalHealth@santacruzcountyca.gov

831-454-2022
scceh.org

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING A NEW CHAPTER 9 TO DIVISION 2 OF THE CITY CODE TO REGULATE SIDEWALK VENDING ON PUBLIC PROPERTY AND IN THE PUBLIC RIGHT OF WAY.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE. FINDINGS

1. The City of Ukiah recognizes vending as a legitimate source of economic mobility. This Ordinance aims to reduce unnecessary barriers for small vendors, support low cost business entry, and create pathways for individuals to earn income in a regulated, orderly environment.

~~1.~~2. Unregulated sidewalk vending has the potential to create obstructions in the public right-of-way, endanger pedestrians, and impede access for emergency services, necessitating additional municipal oversight and enforcement.

~~2.~~3. Sidewalk vending involving food sales can introduce health and sanitation risks if not properly regulated. Requiring appropriate health permits and on-site trash disposal ensures the cleanliness and safety of public spaces.

~~3.~~4. Maintaining minimum clear path widths on sidewalks is essential for compliance with the Americans with Disabilities Act (ADA) and ensures that all individuals, including those with mobility challenges, have safe access to public walkways.

~~4.~~5. Restricting sidewalk vending in residential zones and near sensitive uses such as schools and emergency infrastructure protects the character and function of these areas.

~~5.~~6. The Ordinance preserves fair and equitable access to public space, ensuring that vending activities do not conflict with permitted events, farmers markets, or parades.

~~6.~~7. The City of Ukiah recognizes vending as a legitimate source of economic mobility. This Ordinance aims to reduce unnecessary barriers for small vendors, support low cost business entry, and create pathways for individuals to earn income in a regulated, orderly environment.

SECTION TWO.

Chapter 9 is hereby added to Division 2 of the Ukiah City Code and shall read as follows:

CHAPTER 9 SIDEWALK VENDING

§ 2750 PURPOSE AND INTENT

The purpose of this Chapter is to set forth specific regulations to govern the vending of various goods from locations which are not permanent and that are temporarily located in the public right of way. In addition, this Chapter is intended to protect against unsafe conditions and health, safety, or welfare concerns of the community that result from the operation of sidewalk vendors on public sidewalks or a pedestrian path, consistent with the provisions of Government Code §§ 51036—51039. The requirements set forth in this Chapter are intended to protect the public's health, safety, and welfare by ensuring that vendors on public property provide safe and sanitary conditions for consumers and

the general public, are adequately insured, and are properly licensed or permitted with the City and licensed with other agencies. If properly regulated, sidewalk vending can foster vibrant public spaces, promote a diverse and inclusive local economy, and create economic opportunities.

Nothing in the Chapter shall be construed to limit the City's ability to enforce, or remedies for enforcing, laws of general applicability or other provisions of this Code against sidewalk vendors, or to take any other enforcement actions against sidewalk vendors that are not prohibited by state or federal law, or which are allowed by this Code.

The provisions of this Chapter are not intended to apply to the permitting process and regulations for food vendors permitted at special events in the City.

§ 2751 DEFINITIONS

A. Any words or phrases not defined within this Chapter shall be defined as set forth in current dictionaries. If no dictionary defines a particular term, the City Community Development Director shall have the authority to define the term or equate it to a defined term that is similar in nature.

B. For purposes of this Chapter, the words and phrases set out herein shall have the following meanings:

CART means any pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, and includes a stationary cart or a roaming cart.

MENDOCINO COUNTY HEALTH PERMIT means any and all licenses, permits, certifications, and courses required and issued by the Mendocino County Environmental Health Services Division to vend food within the city in accordance with this Chapter.

PEDESTRIAN means any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle.

ROAMING SIDEWALK VENDOR has the same meaning as set forth in Government Code section 51036(b) and as may be amended from time to time, and includes a sidewalk vendor who moves from place to place and stops only to complete a transaction.

SIDEWALK means any paved surface in the public right-of-way provided for the use of pedestrians and includes pedestrian paths.

SIDEWALK VENDING means the sale of food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.

SIDEWALK VENDOR has the same meaning as set forth in Government Code section 51036(a) and as may be amended from time to time, and includes a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.

STATIONARY SIDEWALK VENDOR has the same meaning as set forth in Government Code section 51036(c) and as may be amended from time to time, and includes a sidewalk vendor who vends from a fixed location.

VEND OR VENDING means the sale of any goods, wares, merchandise, prepared, pre-packaged; or unprepared, unpackaged food or food stuff of any kind.

VENDING PERMIT means a permit issued by the Business Services Division of the City of Ukiah Community Development Department to undertake sidewalk vending within the city in accordance with this Chapter.

§ 2752 LICENSING AND PERMITS

All sidewalk vendors are required to obtain:

A. A Business License pursuant to Division 2, Chapter 1 of this Code.

B. A Vending Permit issued pursuant to this Chapter. Sidewalk vendors must comply with the terms and conditions set forth in the Vending Permit.

C. A Seller's Permit issued by the California Department of Tax and Fee Administration and any additional licenses from state or local agencies to the extent required by law.

D. A Mendocino County health permit for food-related vending, if applicable.

§ 2753 OPERATIONAL REQUIREMENTS

A. Each cart used by a sidewalk vendor must display a valid Business License, Vending Permit, Seller's Permit, and, if applicable, a Mendocino County Health Permit.

B. No stationary sidewalk vendor may operate in any residential zone.

C. In order to prevent obstructions of the public right-of-way, the total display area footprint of the cart, including the cart itself and any accompanying display, signage, or related items, shall not exceed a length of 72 inches, a width of 54 inches, or a height, including roof, awning, or canopy, of 78 inches. The area of any roof, awning, or canopy must not exceed the area footprint of the cart. Any cords or hoses authorized for use in the conditions to the Vending Permit must not project beyond the area footprint of the cart unless otherwise authorized in the conditions to the Vending Permit.

D. In order to comply with the Americans with Disabilities Act (ADA) regulations and with the accessibility requirements set forth in the California Building Code, the total display area footprint of the cart must allow for 48 inches, or as the law updates, of clear width walking space of any sidewalk where the cart is located.

E. Sidewalk vendors may not set up tables, chairs, or other structures that obstruct the public right-of-way, unless otherwise authorized by the City in the ~~conditions to the~~ Vending Permit.

F. Sidewalk vendors may not access a City power source without authorization from the City in ~~the conditions to~~ the Vending Permit, nor a private power source without authorization from such private property owner or agent.

G. In order to preserve sanitary conditions in all public rights-of-way, all sidewalk vendors shall provide a trash receptacle for customers and must ensure proper disposal of customer and vendor trash. The trash receptacle must be large enough to accommodate customer trash without resort to existing trash receptacles located on any block for use by the general public. A sidewalk vendor may not dispose of customer trash in existing trash receptacles on sidewalks. Food Vendors must ensure organic waste is collected and diverted accordingly.

H. In order to preserve sanitary conditions in all public rights-of-way, all sidewalk vendors shall maintain a clean and trash-free area, including a sanitized and neat appearing cart, within a ten-foot radius around the vendor's cart during hours of operation and shall ensure that such area is clean and trash-free before relocating or closing.

I. In order to prevent damage to public property and prevent obstructions of the public right-of-way, no cart may be chained or fastened to any pole, sign, tree, or other object in the public right-of-way.

J. In order to preserve the safety of the public, and prevent misuse of carts, no cart may be left unattended at any time.

K. In order to preserve the safety of the public, to prevent misuse of carts, and to prevent obstructions of the public right-of-way, no cart may be stored, parked, or left overnight on any public street or right-of-way, or in any public park or other public property.

L. In order to preserve the safety of vehicular travelers, no sidewalk vendor may solicit business from or conduct business with persons in motor vehicles.

M. In order to preserve the safety of vehicular travelers and pedestrians, and to preserve public peace and welfare, no cart may be outfitted with any equipment, signage, or mechanism that endangers or detracts from the health, safety, or welfare of the public by causing an excessive distraction to motorists or interfering with nearby residences, business, or pedestrians including, but not limited to, sound amplification, flashing lights, smoke, steam, bubbles, gas-powered generators, or excessive fumes.

N. In order to preserve the safety of vehicular travelers and pedestrians, any cart operated before sunrise or after sunset, or in location with insufficient lighting, shall be equipped with sufficient lighting or reflectors to alert pedestrians and vehicular travelers to the presence of the cart.

O. In order to prevent obstructions of the public right-of-way, all signage related to the vending operation shall be affixed to the cart.

P. In order to prevent obstructions of the public right-of-way, all merchandise sold by a sidewalk vendor must be stored within that vendor’s cart or attached receptacle or other receptacle approved by the City.

Q. In order to preserve sanitary conditions in all public rights-of-way, all sidewalk vendors shall immediately clean up any food, grease, or other fluid or item related to their sidewalk vending

activities that are spilled or discharged. Disposal of trash, food, grease, or other materials to any storm drain, creek, or waterway is prohibited. Vendors shall not dump, drain, or discard any fouled, spoiled, or unused product, which includes draining ice coolers, drink containers, and/or miscellaneous containers on the ground.

R. In order to preserve sanitary conditions in all public rights-of-way, all sidewalk vendors shall comply with all applicable state, county, and city health and safety regulations and permitting and licensing requirements. In particular, if food is prepared and/or sold, sidewalk vendors must comply with the California Retail Food Code set forth at Part 7 of Division 104 of the California Health and Safety Code (commencing at Section 113700).

S. In order to preserve the safety of the public, all sidewalk vendors shall not use an open flame on or within any cart. Any sidewalk vendor using cooking equipment shall have a fire extinguisher. Propane, natural gas, or butane cylinder tanks must be 20-gallon tanks or less, stored in an upright position during use and positioned in such a way to prevent falling, tipping, and tampering, be properly ventilated, and must contain a shut-off valve and a pressure regulator, having a hose of a type approved for use by the manufacturer with the equipment.

§ 2753 VENDING PERMITS

A. To apply for or renew a Vending Permit, the sidewalk vendor applicant must file an application with the Business Services Division of the Community Development Department, accompanied by an application or renewal fee in an amount established by resolution of the City Council. The application or renewal shall be in a form prescribed by the Director of the Community Development Department and shall contain the following:

1. Valid identification, such as a State of California driver's license or identification number, an individual taxpayer identification number, or a municipal identification number, or any other government-issued identification card.

2. The name, address, e-mail address, and telephone number of the sidewalk vendor.

3. Proposed hours and days of operation.

4. Whether the sidewalk vendor intends to operate a stationary vending cart or a roaming vending cart.

5. Proposed location of operation.

a. An application for placement of a stationary vending cart in a commercial or industrial area of the city must contain the proposed location, marked by major cross streets, and a photo or sketch of such location.

b. An application for a roaming vending cart in a residential area of the city must contain a sketch or description of the route the sidewalk vendor will travel.

c. If a cart will be used, a description of the cart including dimensions.

6. The type of merchandise or food offered for sale or exchange.

7. Proof of a valid Business License issued pursuant to this Code.

8. A valid California Department of Tax and Fee Administration Seller's Permit and any additional licenses from state or local agencies to the extent required by law.

9. Proof of a policy or policies of comprehensive general liability insurance, in an amount as approved by the City, against any injury, death, loss, or damage as a result of wrongful or negligent acts or omissions by the permittee, with an endorsement naming the City as an additional insured.

10. A Mendocino County health permit for food-related vending, if applicable.

11. A certificate of completion of a food handler course, if applicable.

12. A declaration that the information provided to the city is true and correct.

13. Any other information as may be required by the Administrator.

B. Vending Permits will expire one year after the date of issuance and will be subject to renewal.

C. A Vending Permit shall only permit the operation of one vending cart or other type of conveyance at any one time.

D. Vending Permits are not transferable.

E. In accordance with Government Code § 51038, the Vending Permit application and any personally identifiable information included in the application, as defined in Section 51038, will be confidential and will not be disclosed or made available for review and shall be exempt from disclosure under the California Public Records Act. In addition, the Vending Permit application shall not require disclosure of any categories of information prohibited by Government Code § 51038(c)(1)(D) or as may be amended.

F. The Director of Community Development may require inspection of the cart or other conveyance as a condition of Permit issuance.

G. If there is any prior history of violations under this chapter, the Director of Community Development may review any such violations in its review of renewal requests and consider those violations when imposing conditions on a renewal Permit.

H. The Director of Community Development or their designee may revoke a Vending Permit for a fourth or subsequent violation of this Chapter within a twenty-four-month period.

I. A person whose Vending Permit is revoked pursuant to this Chapter may not renew their Vending Permit for one year.

J. Persons who are denied Vending Permits or whose Vending Permits have been revoked pursuant to this Chapter may appeal by filing a written notice of appeal with the City's Hearing Officer. The appeal must be filed with the Chief Code Enforcement Official within ten work days

after receipt of the notice of denial or revocation. The appeal hearing shall be conducted pursuant to the appeal hearing procedure set forth in Section 3456 of this Code for appeals to the Hearing Officer. The Hearing Officer shall hear and determine the final appeal and the decision of the Hearing Officer shall be final.

§ 2754 LOCATION LIMITATIONS

In order to ensure access to public rights-of-way by pedestrians and emergency personnel, and avoid interference with vehicular traffic, certified farmers' markets, swap meets, and City-permitted special events, sidewalk vendors shall not operate in the following areas of the public right-of-way:

A. Any area other than a public sidewalk or pedestrian path.

B. Within 15 feet of a fire hydrant, fire call box, or other emergency facility.

C. Within five feet of an entrance to or emergency exit of any building or business during the hours that the building or business is open to the public.

D. Within ten feet of the outer edge of a driveway or driveway apron.

E. Within ten feet of a transit stop.

F. Adjacent to any marked loading zone or bus zone.

G. Within five feet of a curb return.

H. Any location that would impede entering or exiting a parked vehicle.

I. Any location or pathway that impedes the flow of pedestrian traffic by reducing the clear space to less than four feet or impedes access to or the use of abutting property, including, but not limited to, residences and places of business.

J. Within 100 feet in any direction of the nearest vendor or concessionaire participating in a certified farmers' market or City-hosted community yard sale during the operating hours of the certified farmers' market or City-hosted community yard sale unless vendor has been issued a Vending Permit that authorizes them to vend as part of the certified farmers' market or City-hosted community yard sale.

K. Within 100 feet of a City-permitted special event including, but not limited to, parades, concerts, and street fairs, unless vendor has received a permit to vend as part of the event. For moving events, vending shall be prohibited within 100 feet of any portion of the approved event route. For stationary events, vending shall be prohibited within 100 feet of the parcel and/or site boundary for the location of the event.

L. Within 300 feet of the property line of any public or private school grounds between 7:00 a.m. and 6:00 p.m. on school days, and while the same is in use, including for afterschool childcare, enrichment classes and sports.

M. Upon or within any roadway, median strip, or dividing section.

N. Any public sidewalk location when the straight path would not allow for 48 inches, or as the law updates, of clear width walking space of any sidewalk to comply with the Americans with Disabilities Act (ADA) regulations and with the accessibility requirements set forth in the California Building Code.

O. Any public sidewalk where there is a 180 degree turn path for sidewalk ramps and corner curbs when the location would not allow for 42 inches approaching the turn, 48 inches at the turn, and 42 inches leaving the turn, or as the law updates, of clear width walking space of any sidewalk to comply with ADA regulations.

P. Stationary sidewalk vendors shall not vend within 100 feet of another stationary sidewalk vendor.

Q. Sidewalk vendors are prohibited from entering or encroaching onto private property while engaging in sidewalk vending activities.

R. No sidewalk vendor shall operate within 100 feet of any structure that is abandoned, vacant, declared hazardous, or posted with a notice of violation or subject to a building, fire, or safety-related permit restricting occupancy or access.

§ 2755 VENDING IN CITY PARKS

Sidewalk vendors vending in parks must comply with the following additional requirements:

A. No stationary sidewalk vendor may operate in a City-owned or City-operated park if the operator of the park has signed an agreement for concessions that exclusively permits the sale of food or merchandise by the concessionaire.

B. Sidewalk vendors shall stop vending upon the designated closing time of the park.

C. Vending is permitted between 8:00 am and sunset in parks where there is no designated closing time.

§ 2756 ENFORCEMENT AND PENALTIES

A. It shall be the duty of the Director of Community Development to enforce each and all of the provisions of this Chapter. The Director may delegate this authority to the Chief Code Enforcement Official. Every member of the Code Enforcement Division of the Community Development Department is directed to assist the Director and Official in the enforcement of this Chapter.

B. Unless otherwise provided, any violation of any of the provisions of this Chapter by a sidewalk vendor who has a valid sidewalk vending permit from the City shall be punishable by an administrative fine according to the following provisions:

1. An administrative fine of $100 for a first violation.

2. A second violation that occurs within one year of the first violation shall be punishable by an administrative fine of $200.

3. A third violation and each subsequent violation that occurs within one year of the first and second violations shall be punishable by an administrative fine of $500..

4. Possible revocation a sidewalk vending permit for a fourth or subsequent violation of this Chapter within a twenty-four-month period as set forth in Section 2753.

C. Unless otherwise provided, a person engaged in sidewalk vending without a valid city sidewalk Vending Permit shall be issued an administrative fine according to the following provisions:

1. An administrative fine of $250 for a first violation.

2. A second violation that occurs within one year of the first violation shall be punishable by an administrative fine of $500.

3. A third violation and each subsequent violation that occurs within one year of the first and second violations shall be punishable by an administrative fine of up to $.

D. Failure to pay an administrative fine shall not be punishable as an infraction or misdemeanor.

E. Additional fines, fees, assessments, or any other financial conditions beyond those authorized in this Section shall not be assessed.

F. When assessing an administrative fine pursuant to this Section, the City shall take into consideration the person's ability to pay the fine. The City shall provide the person with notice of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination at adjudication or while the judgment remains unpaid, including when a case is delinquent or has been referred to a comprehensive collection program.

G. If the person meets the criteria described in subdivision (a) or (b) of Section 68632 of the Government Code, the City shall accept, in full satisfaction, twenty percent (20%) of the administrative fine, or may offer the following alternatives:

1. Community service in lieu of paying the total administrative fine.

2. Waiver of the administrative fine.

3. An alternative disposition.

SECTION THREE.

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

2. Effective Date: The ordinance shall become effective thirty (30) days after its adoption.

3. Severability: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of

this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Ukiah hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Introduced by title only on , 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Adopted on , 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Susan Sher, Mayor

ATTEST:

_____
Kristine Lawler, CMC/City Clerk

Filename:	Updated Ordinance (03.18
Directory:	\\cou-srv02\Users$\jdavis\Desktop
Template:	C:\Users\darcy\Downloads\TEMPLATE - Ordinance (3).dotx
Title:	
Subject:	
Author:	Darcy Vaughn
Keywords:	
Comments:	
Creation Date:	3/9/2026 11:04:00 AM
Change Number:	2
Last Saved On:	3/9/2026 11:04:00 AM
Last Saved By:	Jesse Davis
Total Editing Time:	4 Minutes
Last Printed On:	3/9/2026 11:06:00 AM
As of Last Complete Printing	
Number of Pages:	10
Number of Words:	4,056 (approx.)
Number of Characters:	21,214 (approx.)

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING A NEW CHAPTER 9 TO DIVISION 2 OF THE CITY CODE TO REGULATE SIDEWALK VENDING ON PUBLIC PROPERTY AND IN THE PUBLIC RIGHT OF WAY.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE. FINDINGS

1. The City of Ukiah recognizes vending as a legitimate source of economic mobility. This Ordinance aims to reduce unnecessary barriers for small vendors, support low cost business entry, and create pathways for individuals to earn income in a regulated, orderly environment.
2. Unregulated sidewalk vending has the potential to create obstructions in the public right-of-way, endanger pedestrians, and impede access for emergency services, necessitating additional municipal oversight and enforcement.
3. Sidewalk vending involving food sales can introduce health and sanitation risks if not properly regulated. Requiring appropriate health permits and on-site trash disposal ensures the cleanliness and safety of public spaces.
4. Maintaining minimum clear path widths on sidewalks is essential for compliance with the Americans with Disabilities Act (ADA) and ensures that all individuals, including those with mobility challenges, have safe access to public walkways.
5. Restricting sidewalk vending in residential zones and near sensitive uses such as schools and emergency infrastructure protects the character and function of these areas.
6. The Ordinance preserves fair and equitable access to public space, ensuring that vending activities do not conflict with permitted events, farmers markets, or parades.
7. The City of Ukiah recognizes vending as a legitimate source of economic mobility. This Ordinance aims to reduce unnecessary barriers for small vendors, support low cost business entry, and create pathways for individuals to earn income in a regulated, orderly environment.

SECTION TWO.

Chapter 9 is hereby added to Division 2 of the Ukiah City Code and shall read as follows:

CHAPTER 9 SIDEWALK VENDING

§ 2750 PURPOSE AND INTENT

The purpose of this Chapter is to set forth specific regulations to govern the vending of various goods from locations which are not permanent and that are temporarily located in the public right of way. In addition, this Chapter is intended to protect against unsafe conditions and health, safety, or welfare concerns of the community that result from the operation of sidewalk vendors on public sidewalks or a pedestrian path, consistent with the provisions of Government Code §§ 51036—51039. The requirements set forth in this Chapter are intended to protect the public's health, safety, and welfare by ensuring that vendors on public property provide safe and sanitary conditions for consumers and

the general public, are adequately insured, and are properly licensed or permitted with the City and licensed with other agencies. If properly regulated, sidewalk vending can foster vibrant public spaces, promote a diverse and inclusive local economy, and create economic opportunities.

Nothing in the Chapter shall be construed to limit the City's ability to enforce, or remedies for enforcing, laws of general applicability or other provisions of this Code against sidewalk vendors, or to take any other enforcement actions against sidewalk vendors that are not prohibited by state or federal law, or which are allowed by this Code.

The provisions of this Chapter are not intended to apply to the permitting process and regulations for food vendors permitted at special events in the City.

§ 2751 DEFINITIONS

A. Any words or phrases not defined within this Chapter shall be defined as set forth in current dictionaries. If no dictionary defines a particular term, the City Community Development Director shall have the authority to define the term or equate it to a defined term that is similar in nature.

B. For purposes of this Chapter, the words and phrases set out herein shall have the following meanings:

CART means any pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, and includes a stationary cart or a roaming cart.

MENDOCINO COUNTY HEALTH PERMIT means any and all licenses, permits, certifications, and courses required and issued by the Mendocino County Environmental Health Services Division to vend food within the city in accordance with this Chapter.

PEDESTRIAN means any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle.

ROAMING SIDEWALK VENDOR has the same meaning as set forth in Government Code section 51036(b) and as may be amended from time to time, and includes a sidewalk vendor who moves from place to place and stops only to complete a transaction.

SIDEWALK means any paved surface in the public right-of-way provided for the use of pedestrians and includes pedestrian paths.

SIDEWALK VENDING means the sale of food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.

SIDEWALK VENDOR has the same meaning as set forth in Government Code section 51036(a) and as may be amended from time to time, and includes a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.

STATIONARY SIDEWALK VENDOR has the same meaning as set forth in Government Code section 51036(c) and as may be amended from time to time, and includes a sidewalk vendor who vends from a fixed location.

VEND OR VENDING means the sale of any goods, wares, merchandise, prepared, pre-packaged; or unprepared, unpackaged food or food stuff of any kind.

VENDING PERMIT means a permit issued by the Business Services Division of the City of Ukiah Community Development Department to undertake sidewalk vending within the city in accordance with this Chapter.

§ 2752 LICENSING AND PERMITS

All sidewalk vendors are required to obtain:

A. A Business License pursuant to Division 2, Chapter 1 of this Code.

B. A Vending Permit issued pursuant to this Chapter. Sidewalk vendors must comply with the terms and conditions set forth in the Vending Permit.

C. A Seller's Permit issued by the California Department of Tax and Fee Administration and any additional licenses from state or local agencies to the extent required by law.

D. A Mendocino County health permit for food-related vending, if applicable.

§ 2753 OPERATIONAL REQUIREMENTS

A. Each cart used by a sidewalk vendor must display a valid Business License, Vending Permit, Seller's Permit, and, if applicable, a Mendocino County Health Permit.

B. No stationary sidewalk vendor may operate in any residential zone.

C. In order to prevent obstructions of the public right-of-way, the total display area footprint of the cart, including the cart itself and any accompanying display, signage, or related items, shall not exceed a length of 72 inches, a width of 54 inches, or a height, including roof, awning, or canopy, of 78 inches. The area of any roof, awning, or canopy must not exceed the area footprint of the cart. Any cords or hoses authorized for use in the conditions to the Vending Permit must not project beyond the area footprint of the cart unless otherwise authorized in the conditions to the Vending Permit.

D. In order to comply with the Americans with Disabilities Act (ADA) regulations and with the accessibility requirements set forth in the California Building Code, the total display area footprint of the cart must allow for 48 inches, or as the law updates, of clear width walking space of any sidewalk where the cart is located.

E. Sidewalk vendors may not set up tables, chairs, or other structures that obstruct the public right-of-way, unless otherwise authorized by the City in the Vending Permit.

F. Sidewalk vendors may not access a City power source without authorization from the City in the Vending Permit, nor a private power source without authorization from such private property owner or agent.

G. In order to preserve sanitary conditions in all public rights-of-way, all sidewalk vendors shall provide a trash receptacle for customers and must ensure proper disposal of customer and vendor trash. The trash receptacle must be large enough to accommodate customer trash without resort to existing trash receptacles located on any block for use by the general public. A sidewalk vendor may not dispose of customer trash in existing trash receptacles on sidewalks. Food Vendors must ensure organic waste is collected and diverted accordingly.

H. In order to preserve sanitary conditions in all public rights-of-way, all sidewalk vendors shall maintain a clean and trash-free area, including a sanitized and neat appearing cart, within a ten-foot radius around the vendor's cart during hours of operation and shall ensure that such area is clean and trash-free before relocating or closing.

I. In order to prevent damage to public property and prevent obstructions of the public right-of-way, no cart may be chained or fastened to any pole, sign, tree, or other object in the public right-of-way.

J. In order to preserve the safety of the public, and prevent misuse of carts, no cart may be left unattended at any time.

K. In order to preserve the safety of the public, to prevent misuse of carts, and to prevent obstructions of the public right-of-way, no cart may be stored, parked, or left overnight on any public street or right-of-way, or in any public park or other public property.

L. In order to preserve the safety of vehicular travelers, no sidewalk vendor may solicit business from or conduct business with persons in motor vehicles.

M. In order to preserve the safety of vehicular travelers and pedestrians, and to preserve public peace and welfare, no cart may be outfitted with any equipment, signage, or mechanism that endangers or detracts from the health, safety, or welfare of the public by causing an excessive distraction to motorists or interfering with nearby residences, business, or pedestrians including, but not limited to, sound amplification, flashing lights, smoke, steam, bubbles, gas-powered generators, or excessive fumes.

N. In order to preserve the safety of vehicular travelers and pedestrians, any cart operated before sunrise or after sunset, or in location with insufficient lighting, shall be equipped with sufficient lighting or reflectors to alert pedestrians and vehicular travelers to the presence of the cart.

O. In order to prevent obstructions of the public right-of-way, all signage related to the vending operation shall be affixed to the cart.

P. In order to prevent obstructions of the public right-of-way, all merchandise sold by a sidewalk vendor must be stored within that vendor’s cart or attached receptacle or other receptacle approved by the City.

Q. In order to preserve sanitary conditions in all public rights-of-way, all sidewalk vendors shall immediately clean up any food, grease, or other fluid or item related to their sidewalk vending activities that are spilled or discharged. Disposal of trash, food, grease, or other materials to any storm drain,

creek, or waterway is prohibited. Vendors shall not dump, drain, or discard any fouled, spoiled, or unused product, which includes draining ice coolers, drink containers, and/or miscellaneous containers on the ground.

R. In order to preserve sanitary conditions in all public rights-of-way, all sidewalk vendors shall comply with all applicable state, county, and city health and safety regulations and permitting and licensing requirements. In particular, if food is prepared and/or sold, sidewalk vendors must comply with the California Retail Food Code set forth at Part 7 of Division 104 of the California Health and Safety Code (commencing at Section 113700).

S. In order to preserve the safety of the public, all sidewalk vendors shall not use an open flame on or within any cart. Any sidewalk vendor using cooking equipment shall have a fire extinguisher. Propane, natural gas, or butane cylinder tanks must be 20-gallon tanks or less, stored in an upright position during use and positioned in such a way to prevent falling, tipping, and tampering, be properly ventilated, and must contain a shut-off valve and a pressure regulator, having a hose of a type approved for use by the manufacturer with the equipment.

§ 2753 VENDING PERMITS

A. To apply for or renew a Vending Permit, the sidewalk vendor applicant must file an application with the Business Services Division of the Community Development Department, accompanied by an application or renewal fee in an amount established by resolution of the City Council. The application or renewal shall be in a form prescribed by the Director of the Community Development Department and shall contain the following:

1. Valid identification, such as a State of California driver's license or identification number, an individual taxpayer identification number, or a municipal identification number, or any other government-issued identification card.

2. The name, address, e-mail address, and telephone number of the sidewalk vendor.

3. Proposed hours and days of operation.

4. Whether the sidewalk vendor intends to operate a stationary vending cart or a roaming vending cart.

5. Proposed location of operation.

a. An application for placement of a stationary vending cart in a commercial or industrial area of the city must contain the proposed location, marked by major cross streets, and a photo or sketch of such location.

b. An application for a roaming vending cart in a residential area of the city must contain a sketch or description of the route the sidewalk vendor will travel.

c. If a cart will be used, a description of the cart including dimensions.

6. The type of merchandise or food offered for sale or exchange.

7. Proof of a valid Business License issued pursuant to this Code.

8. A valid California Department of Tax and Fee Administration Seller's Permit and any additional licenses from state or local agencies to the extent required by law.

9. Proof of a policy or policies of comprehensive general liability insurance, in an amount as approved by the City, against any injury, death, loss, or damage as a result of wrongful or negligent acts or omissions by the permittee, with an endorsement naming the City as an additional insured.

10. A Mendocino County health permit for food-related vending, if applicable.

11. A certificate of completion of a food handler course, if applicable.

12. A declaration that the information provided to the city is true and correct.

13. Any other information as may be required by the Administrator.

B. Vending Permits will expire one year after the date of issuance and will be subject to renewal.

C. A Vending Permit shall only permit the operation of one vending cart or other type of conveyance at any one time.

D. Vending Permits are not transferable.

E. In accordance with Government Code § 51038, the Vending Permit application and any personally identifiable information included in the application, as defined in Section 51038, will be confidential and will not be disclosed or made available for review and shall be exempt from disclosure under the California Public Records Act. In addition, the Vending Permit application shall not require disclosure of any categories of information prohibited by Government Code § 51038(c)(1)(D) or as may be amended.

F. The Director of Community Development may require inspection of the cart or other conveyance as a condition of Permit issuance.

G. If there is any prior history of violations under this chapter, the Director of Community Development may review any such violations in its review of renewal requests and consider those violations when imposing conditions on a renewal Permit.

H. The Director of Community Development or their designee may revoke a Vending Permit for a fourth or subsequent violation of this Chapter within a twenty-four-month period.

I. A person whose Vending Permit is revoked pursuant to this Chapter may not renew their Vending Permit for one year.

J. Persons who are denied Vending Permits or whose Vending Permits have been revoked pursuant to this Chapter may appeal by filing a written notice of appeal with the City's Hearing Officer. The appeal must be filed with the Chief Code Enforcement Official within ten work days after receipt of the notice of denial or revocation. The appeal hearing shall be conducted pursuant to the appeal

hearing procedure set forth in Section 3456 of this Code for appeals to the Hearing Officer. The Hearing Officer shall hear and determine the final appeal and the decision of the Hearing Officer shall be final.

§ 2754 LOCATION LIMITATIONS

In order to ensure access to public rights-of-way by pedestrians and emergency personnel, and avoid interference with vehicular traffic, certified farmers' markets, swap meets, and City-permitted special events, sidewalk vendors shall not operate in the following areas of the public right-of-way:

A. Any area other than a public sidewalk or pedestrian path.

B. Within 15 feet of a fire hydrant, fire call box, or other emergency facility.

C. Within five feet of an entrance to or emergency exit of any building or business during the hours that the building or business is open to the public.

D. Within ten feet of the outer edge of a driveway or driveway apron.

E. Within ten feet of a transit stop.

F. Adjacent to any marked loading zone or bus zone.

G. Within five feet of a curb return.

H. Any location that would impede entering or exiting a parked vehicle.

I. Any location or pathway that impedes the flow of pedestrian traffic by reducing the clear space to less than four feet or impedes access to or the use of abutting property, including, but not limited to, residences and places of business.

J. Within 100 feet in any direction of the nearest vendor or concessionaire participating in a certified farmers' market or City-hosted community yard sale during the operating hours of the certified farmers' market or City-hosted community yard sale unless vendor has been issued a Vending Permit that authorizes them to vend as part of the certified farmers' market or City-hosted community yard sale.

K. Within 100 feet of a City-permitted special event including, but not limited to, parades, concerts, and street fairs, unless vendor has received a permit to vend as part of the event. For moving events, vending shall be prohibited within 100 feet of any portion of the approved event route. For stationary events, vending shall be prohibited within 100 feet of the parcel and/or site boundary for the location of the event.

L. Within 300 feet of the property line of any public or private school grounds between 7:00 a.m. and 6:00 p.m. on school days, and while the same is in use, including for afterschool childcare, enrichment classes and sports.

M. Upon or within any roadway, median strip, or dividing section.

N. Any public sidewalk location when the straight path would not allow for 48 inches, or as the law updates, of clear width walking space of any sidewalk to comply with the Americans with Disabilities Act (ADA) regulations and with the accessibility requirements set forth in the California Building Code.

O. Any public sidewalk where there is a 180 degree turn path for sidewalk ramps and corner curbs when the location would not allow for 42 inches approaching the turn, 48 inches at the turn, and 42 inches leaving the turn, or as the law updates, of clear width walking space of any sidewalk to comply with ADA regulations.

P. Stationary sidewalk vendors shall not vend within 100 feet of another stationary sidewalk vendor.

Q. Sidewalk vendors are prohibited from entering or encroaching onto private property while engaging in sidewalk vending activities.

R. No sidewalk vendor shall operate within 100 feet of any structure that is abandoned, vacant, declared hazardous, or posted with a notice of violation or subject to a building, fire, or safety-related permit restricting occupancy or access.

§ 2755 VENDING IN CITY PARKS

Sidewalk vendors vending in parks must comply with the following additional requirements:

A. No stationary sidewalk vendor may operate in a City-owned or City-operated park if the operator of the park has signed an agreement for concessions that exclusively permits the sale of food or merchandise by the concessionaire.

B. Sidewalk vendors shall stop vending upon the designated closing time of the park.

C. Vending is permitted between 8:00 am and sunset in parks where there is no designated closing time.

§ 2756 ENFORCEMENT AND PENALTIES

A. It shall be the duty of the Director of Community Development to enforce each and all of the provisions of this Chapter. The Director may delegate this authority to the Chief Code Enforcement Official. Every member of the Code Enforcement Division of the Community Development Department is directed to assist the Director and Official in the enforcement of this Chapter.

B. Unless otherwise provided, any violation of any of the provisions of this Chapter by a sidewalk vendor who has a valid sidewalk vending permit from the City shall be punishable by an administrative fine according to the following provisions:

1. An administrative fine of $100 for a first violation.

2. A second violation that occurs within one year of the first violation shall be punishable by an administrative fine of $200.

3. A third violation and each subsequent violation that occurs within one year of the first and second violations shall be punishable by an administrative fine of $500..

4. Possible revocation a sidewalk vending permit for a fourth or subsequent violation of this Chapter within a twenty-four-month period as set forth in Section 2753.

C. Unless otherwise provided, a person engaged in sidewalk vending without a valid city sidewalk Vending Permit shall be issued an administrative fine according to the following provisions:

1. An administrative fine of $250 for a first violation.

2. A second violation that occurs within one year of the first violation shall be punishable by an administrative fine of $500.

3. A third violation and each subsequent violation that occurs within one year of the first and second violations shall be punishable by an administrative fine of up to $.

D. Failure to pay an administrative fine shall not be punishable as an infraction or misdemeanor.

E. Additional fines, fees, assessments, or any other financial conditions beyond those authorized in this Section shall not be assessed.

F. When assessing an administrative fine pursuant to this Section, the City shall take into consideration the person's ability to pay the fine. The City shall provide the person with notice of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination at adjudication or while the judgment remains unpaid, including when a case is delinquent or has been referred to a comprehensive collection program.

G. If the person meets the criteria described in subdivision (a) or (b) of Section 68632 of the Government Code, the City shall accept, in full satisfaction, twenty percent (20%) of the administrative fine, or may offer the following alternatives:

1. Community service in lieu of paying the total administrative fine.

2. Waiver of the administrative fine.

3. An alternative disposition.

SECTION THREE.

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

2. Effective Date: The ordinance shall become effective thirty (30) days after its adoption.

3. Severability: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of

this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Ukiah hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Introduced by title only on March 4, 2026, by the following roll call vote:

AYES: Councilmembers Crane, Rodin, Criss, Orozco, and Mayor Sher.
NOES: None.
ABSENT: None.
ABSTAIN: None.

Adopted on , 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Susan Sher, Mayor

ATTEST:

_____
Kristine Lawler, CMC/City Clerk

Agenda Item No: 8.c.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-475

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution Authorizing the Submittal of an Application to the California Department of Housing and Community Development for $530,000 in Funding Under Round 4 of the Prohousing Incentive Program; and if Selected, Authorize the City Manager to Execute a Standard Agreement, Any Amendments Thereto, and Any Related Documents Necessary to Participate in the Prohousing Incentive Program, as well as Authorization of the Corresponding Budget Amendments.

DEPARTMENT: Community Development

PREPARED BY: Jim Robbins, Housing and Grants Manager

PRESENTER: Jim Robbins, Housing and Grants Manager.

ATTACHMENTS:

1. pip-round-4-nofa
2. pip-round-4-guidelines
3. 2017_Housing_Strategy
4. pip-round-4-application
5. pip-resolution

Summary: Council is requested to consider the adoption of a resolution authorizing submittal of an application to the California Department of Housing and Community Development (HCD) for $530,000 in funding from Round 4 of the Prohousing Incentive Program (PIP); and if the City is selected for award, authorize the City Manager to execute the Standard Agreement, any amendments thereto, and any related documents; and authorize any corresponding budget amendments.

Background: On August 17, 2022, Council unanimously adopted Resolution No. 2022-57, authorizing an application to and participation in the Prohousing Designation Program. The Prohousing Designation Program (PDP) is a program created through the 2019-2020 Budget Act by the State Legislature and implemented by the Department of Housing and Community Development (HCD) to create incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies. Being awarded a Prohousing designation by HCD enables such jurisdictions to receive additional points or other preference during the scoring of competitive applications for specified housing and infrastructure funding opportunities. The minimum score a jurisdiction must attain to be designated a Prohousing jurisdiction is 30, out of a total of 60 points. Staff submitted the City's Prohousing Program application on October 21, 2022, and received notification from HCD on April 5, 2023, that the City was awarded a Prohousing Designation with 38 points.

On March 1, 2023, Council unanimously adopted Resolution No. 2023-11, authorizing an application for Round 1 of Prohousing Incentive Program (PIP) funds. The application was awarded, and the City executed a Standard Agreement with HCD to allocate $455,000 toward “i. The development of low- and moderate-income multifamily rental housing,” or “ii. Affordable rental and ownership housing for individuals and households with incomes up to 120 percent of area median income.”

On February 21, 2024, Council unanimously adopted Resolution No. 2024-04, authorizing an application for Round 2 of PIP funds. That application was not funded by HCD, which is unsurprising given that total available PIP funds had been reduced and Round 1 grant recipients were considered last for Round 2 funding.

On December 18, 2024, Council unanimously adopted Resolution No. 2024-52 authorizing an application for Round 3 of PIP funds. That application was also not funded, unsurprisingly, given that the PIP program prioritizes awarding funds to jurisdictions that have not previously received PIP funds.

On September 30, 2025, HCD announced the release of a Round 4 Notice of Funding Availability (NOFA) and final Guidelines (Attachments 1 and 2) for approximately $8 million for the PIP Program. According to HCD, the PIP Program is an “...investment the state is making to reward jurisdictions at the forefront in addressing California's housing crisis..." and "...is designed to reward local governments with Prohousing Designation with additional funding to accelerate affordable housing production and preservation." Eligible activities include:

i. The development of low- and moderate-income multifamily rental housing.
ii. Affordable rental and ownership housing for individuals and households with incomes up to 120 percent of area median income.
iii. Matching portions of funds placed into local or regional housing trust funds.
iv. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund.
v. Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Bond Act of 2014.
vi. Assisting persons who are experiencing or at risk of homelessness.
vii. Accessibility modifications.
viii. Efforts to acquire and rehabilitate foreclosed vacant homes.
ix. Homeownership opportunities, including, but not limited to, down payment assistance.
x. Fiscal incentives or matching funds to local agencies that approve new housing for low- and moderate income households.

Funding under the PIP Round 4 NOFA and Guidelines follows the same formula as Rounds 2 and 3. The formula is based on the population size of the local jurisdiction and bonus points based on an eligible applicant’s Prohousing Designation application score, with an additional $10,000 for each point of the score. For example, an applicant with a Prohousing Designation application score of 35 points will be eligible to receive up to a $350,000 bonus award in addition to the base award. As a jurisdiction with a population of less than 20,000, the City's base award for Round 3 is $150,000. With a Prohousing Designation score of 38 points, the maximum funding the City can apply for is $530,000.

Discussion: An award of funding from the PIP program Round 4 would help fulfill goals included in the City's 2017 Housing Strategy (Attachment 3). The Housing Strategy includes the creation of the Ukiah Housing Trust Fund (UHTF), which was completed in 2017. Furthermore, it lists activities to be funded by the UHTF, such as "1. Creation of new affordable units; 2. Purchase of vacant and underutilized land (land assembly) for the purpose of facilitating future affordable housing production; and 9. Predevelopment assistance to non-profit and for-profit developers with project feasibility and preliminary design studies for potential affordable housing projects."

A second award of funding from the PIP program would also help fulfill goals in the City’s 2019-2027 Housing Element. Policy 2-2 under Goal H-2 notes the City should “encourage the development of a variety of different types of housing,” and Policy 5-3 under Goal H-5 encourages staff to “assume a leadership role in the development of all types of housing in the community.” In response to the PIP Round 4 NOFA, Staff is recommending Council authorize an application (Attachment 4) in the amount of $530,000 for the following eligible activities:

PIP Activity ii) Affordable rental and ownership housing for individuals and households with incomes up to 120 percent of area median income (AMI).

As a jurisdiction that was awarded PIP grant funds in round 1, a City of Ukiah application for round 4 funds is less likely to be funded due to the PIP program Guidelines, which prioritize not-yet-funded jurisdictions.

However, it is still worthwhile to apply because the application process is relatively simple and PIP is one of very few sources of grants that are willing to fund affordable housing projects at 120 percent of Area Median Income (AMI), rather than 50-80 percent of AMI.

Staff recommends Council adopt the Resolution in Attachment 5 authorizing submittal of an application to HCD for $530,000 in funding under Round 4 of the Prohousing Incentive Program; and if the City is selected for award, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary; and authorize any corresponding budget amendments.

Recommended Action: Adopt a resolution authorizing submittal of an application to the California Department of Housing and Community Development for $530,000 in funding under Round 4 of the Prohousing Incentive Program; and if the City is selected for award, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary to participate in the Prohousing Incentive Program; and authorize any corresponding budget amendments.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A, $530,000 if awarded

FINANCING SOURCE: If awarded, PIP Round 4 grant from HCD

REVENUE: No GRANT: Yes

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Craig Schlatter, Community Development Director

STRATEGIC PLAN (SP): **SP 1A** - Build neighborhoods that provide access for all to a compatible balance of housing, employment, commercial, medical, education, and recreational resources.

GENERAL PLAN ELEMENTS (GP): **GP-A8 -** Housing Element (2019-2027).

Approved: Sage Sangiacomo, City Manager

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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September 30, 2025

MEMORANDUM FOR: ALL POTENTIAL APPLICANTS

FROM: MEGAN KIRKEBY, DEPUTY DIRECTOR
DIVISION OF HOUSING POLICY DEVELOPMENT

SUBJECT: **NOTICE OF FUNDING AVAILABILITY ROUND 4 – PROHOUSING INCENTIVE PROGRAM**

The California Department of Housing and Community Development (HCD or Department) is pleased to announce the release of this Notice of Funding Availability (NOFA) for approximately an estimated $8 million under the Prohousing Incentive Program (PIP or Program). This estimate is based on funds collected during Quarter 1 of calendar year 2025 projected through the remainder of the calendar year and is subject to change. Final proceeds generally will be available in Spring 2026 in advance of Award announcements. For more information and updates, please see the Program website.

PIP complements the Prohousing Designation Program and is designed to encourage jurisdictions to obtain a Prohousing Designation and reward jurisdictions that pursue additional Prohousing Policies to earn a higher Prohousing Designation Score. Under the Program, grants are available for a variety of planning or implementation activities related to housing and community development.

To be eligible for grant funding under this NOFA, completed application materials must be submitted by email to ProhousingIncentive@hcd.ca.gov no later than March 31, 2026. To remain eligible for an award under this NOFA, applicants must obtain a Prohousing Designation no later than March 31, 2026.

Prohousing Incentive Program Round 4 Timeline

NOFA Release	**September 30, 2025**
Application Due Date	**March 31, 2026**
Prohousing Designation Due Date	**March 31, 2026**
Award Announcements	**June 2026**

In addition to the information contained within this NOFA, the NOFA application and

Program Guidelines are posted on the Department's PIP website. For future updates on PIP, please subscribe to the Department's email notification sign-up at Subscribe (ca.gov).

If you have questions regarding this NOFA or PIP generally, please email the Department at ProhousingIncentive@hcd.ca.gov.

Attachment

Prohousing Incentive Program
Notice of Funding Availability
Round 4



State of California
Governor Gavin Newsom

Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

Megan Kirkeby, Deputy Director
Division of Housing Policy Development

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Website: https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program
Email: ProhousingIncentive@hcd.ca.gov
September 2025

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I. Overview

A. Notice of Funding Availability

This NOFA announces approximately an estimated $8 million in funding for planning and implementation activities related to housing and community development, as described in Health and Safety Code Section 50470(b)(2)(D).

B. Timeline

1. Program funds will be available to Eligible Applicants on a competitive basis. See Table 1 below for the anticipated timeline of awards.

2. Applications will be accepted as of the date of this NOFA through March 31, 2026. To remain eligible for an award, Eligible Applicants must obtain Prohousing Designation by March 31, 2026. The Department encourages early applications.

Table 1: Round 4 Timeline

NOFA Release Date: September 30, 2025	
Application Due Date	March 31, 2026
Prohousing Designation Due Date	March 31, 2026
Award Announcements	June 2026

C. Authorizing Legislation, Regulations, and Guidelines

PIP is funded through Chapter 364, Statutes of 2017 (SB 2, Atkins), which established the Building Homes and Jobs Trust Fund, with five percent of annual collections to be used for an incentive program. The Department's administration of PIP is governed by the PIP Guidelines, which implement, interpret, or make specific provisions for purposes of implementing an incentive program pursuant to Health and Safety Code section 50470, subdivision (b)(2)(C)(i). These Guidelines are authorized pursuant to Chapter 2.5 of the Health and Safety Code (Sections 50470 to 50475).

Applications submitted under this NOFA are subject to the PIP Guidelines, all applicable statutory requirements, and this NOFA. Section references in this NOFA refer to the PIP Guidelines unless otherwise noted. Capitalized terms in this NOFA are either defined herein or in the PIP Guidelines, available on the PIP website at https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program.

PIP awards funds based on jurisdiction size and Prohousing Designation Program score (as codified in the California Code of Regulations Title 25, Division 1, Chapter 6, Subchapter 6.6, Sections 6600 through 6608).

D. NOFA and Guidelines

Applications submitted under this NOFA are subject to the September 2025 PIP

Guidelines.

II. Eligibility

A. Eligible Applicants

1. Eligible Applicants are limited to cities, counties, and cities and counties.

2. Only Eligible Applicants may submit an application.

3. Eligible Applicants may partner through legally binding agreements with other forms of governments or entities. This includes, but is not limited to, partnerships with other localities, regional governments, housing authorities, school districts, special districts, community-based organizations, Tribal Entities, or any duly constituted governing body of an Indian Reservation or Rancheria.

4. Eligible Applicants in partnerships may determine the amount of incentive payments between Eligible Applicants participating in the partnership in consultation with the Department.

5. Eligible Applicants forming partnerships must submit separate, completed, and signed application packages, including resolutions and a copy of the signed agreement between partners to the Department to be awarded funds.

B. Threshold Requirements

Eligible Applicants must meet all of the following threshold requirements for participation in the Program:

1. An adopted housing element in substantial compliance, as determined by the Department, pursuant to Housing Element Law (Gov. Code, § 65580 et seq.) in accordance with Government Code section 65585.

    a) Applicants that do not meet housing element requirements may be considered to meet this threshold requirement at the discretion of the Department on a case-by-case basis. Criteria for consideration include, but are not limited to, significant progress in meeting housing element requirements (e.g., a draft found to meet statute, rezoning near completion), proposing activities to meet housing element requirements (e.g., rezoning to accommodate housing needs pursuant to Gov. Code, § 65583(c)(1)), and adoption of a compliant element prior to the award of funds.

2. Housing Element Annual Progress Report submittal pursuant to Government Code section 65400 for the current or prior year, as applicable.

3. Prohousing Designation: A Prohousing Designation (per the regulations codified in the California Code of Regulations Title 25, Division 1, Chapter

6, Subchapter 6.6, Sections 6600 through 6608), as determined by the Department, must be achieved by the PIP application due date.

4. A complete application as determined by the Department.

5. A resolution authorizing submittal of the application to the Program that materially comports with the Program's requirements and is legally sufficient as determined at the Department's reasonable discretion, including an authorized representative. See Attachment B of the Guidelines for required resolution format.

6. Compliance with state and federal housing laws as determined at the sole discretion of HCD.

7. Demonstration of meeting threshold criteria shall be determined by the Department at its sole and absolute discretion. No documentation of meeting threshold requirements is required in the application unless requested by the Department. At the sole discretion of HCD, failure to maintain a Prohousing Designation, housing element compliance, compliance with state and federal housing laws, or other threshold requirements may result in revocation of award, or delay in disbursement until the issue is resolved to the satisfaction of HCD.

C. Eligible Uses

Eligible Applicants must use award funds towards planning or implementation activities related to housing and community development and limited to activities that conform with eligible uses pursuant to Health and Safety Code section 50470(b)(2)(D):

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, and moderate-income households, including necessary operating subsidies.

2. Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.

3. Matching portions of funds placed into local or regional housing trust funds.

4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to Health and Safety Code section 34176(d).

5. Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Bond Act of 2014.

6. Assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

7. Accessibility modifications.

8. Efforts to acquire and rehabilitate foreclosed or vacant homes.

9. Homeownership opportunities, including, but not limited to, down payment assistance.

10. Fiscal incentives or matching funds to local agencies that approve new housing for extremely low-, very low-, low-, and moderate-income households.

III. Program Funding Amounts and Terms

A. Eligible Award Calculation

1. Maximum total award amounts will be no greater than $2 million per Eligible Applicant. Total potential award amounts are determined by adding an Eligible Applicant's base award amount with an Eligible Applicant's bonus award amount.

    a) Base award amounts will be determined by population size. Base award amounts are based on population estimates as of January 1 of the NOFA year. Population estimates are based on the Department of Finance E-1 report: https://dof.ca.gov/Forecasting/Demographics/estimates-e1/ .

Jurisdiction Size (in Population)	**Base Award Amount**
750,000 or greater	$1,500,000
300,000 to 749,999	$1,000,000
100,000 to 299,999	$750,000
50,000 to 99,999	$500,000
20,000 to 49,999	$250,000
Less than 20,000	$150,000

b) For the purpose of calculating the bonus award, an Eligible Applicant's Prohousing Designation Score will be multiplied by 10,000. For example, an Eligible Applicant with a Prohousing Designation Score of 35 points will be eligible to receive up to a $350,000 bonus award in addition to the base award. The bonus award amount shall not exceed $500,000.

2. Eligible Applicants in partnerships with other cities or counties, as allowed by Section 201(C) of the Guidelines, may qualify for up to the sum of individual Eligible Applicant base and bonus award amounts.

IV. Application Requirements

A. Application Content

1. Eligible Applicants may request an allocation of funds by submitting a complete application to the Department.

2. Eligible Applicants must utilize the forms and manner prescribed in the Department's application.

3. The application can be found on the Department's website at https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program.

4. Eligible Applicants must submit a Government Agency Taxpayer Identification Form for an application to be considered complete.

5. The Department may request additional information and documentation as appropriate.

6. The Department may consult with and gather relevant information from any individual, entity, or public agency.

B. Application Submittal

1. An applicant must submit a complete, signed original application in electronic form.

2. The Department encourages early applications and will accept applications up to 11:59 P.M. Pacific Time on March 31, 2026.

3. All applications must be submitted by email to: ProhousingIncentive@hcd.ca.gov.

C. Application Process

1. Applications will be reviewed for completeness, eligibility, and for meeting threshold requirements.

2. Eligible Applicants must obtain a Prohousing Designation by March 31, 2026. HCD will rank Eligible Applicants according to their Prohousing Designation Score, as determined by HCD.

3. Ranked applications will be sorted by geographic category, as described in Section 404 of the PIP Guidelines.

4. Priority will be given to Eligible Applicants that have not received PIP funds in prior funding rounds. Eligible Applicants awarded in prior funding rounds will only be eligible to receive an award once all previously unfunded Eligible Applicants receive an award.

V. Scoring

A. Geographic Categories

1. Ranked applications will be considered for awards according to six geographic categories, as follows:

   a) Southern California: Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura, and San Diego

   b) Bay Area: Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, Sonoma, and the City and County of San Francisco

   c) San Joaquin Valley: Counties of Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare

   d) Sacramento Area: Counties of Amador, El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba

   e) Central Coast: Counties of Monterey, San Benito, San Luis Obispo, Santa Barbara, and Santa Cruz

   f) North State and Sierra Nevada: Counties of Alpine, Butte, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Nevada, Plumas, Shasta, Sierra, Siskiyou, Tehama, Trinity, and Tuolumne

2. Funds are made available to each geographic category based upon the percentage of 2030 population projections, as determined by the Department of Finance (see P-2A report: https://dof.ca.gov/forecasting/demographics/projections/).

Geographic Region	2030 Population Projection	Percent of 2030 State Population	Percent of Overall Funds Available to Applicants in Region
Southern California	22,131,252	55.65%	41.73%
Bay Area	7,706,873	19.38%	14.53%
San Joaquin Valley	4,507,449	11.33%	8.50%
Sacramento Area	2,742,958	6.90%	5.17%
Central Coast	1,503,290	3.78%	2.83%
North State and Sierra Nevada	1,179,601	2.97%	2.22%
Totals	**39,771,423**	**100%**	**75%**

3. The total proportion of available funds in geographic categories will not exceed 75 percent of the total amount of the NOFA.

4. Awards will be funded from each geographic category's total available funding amount until the funds for that category are depleted. If Eligible Applicants' awards exceed the funding available to a geographic category, Eligible Applicants may qualify to fulfill their eligible award from the 25 percent residual set-aside in ranking order.

5. In the event that funds from a geographic category are depleted such that only a partial award is available, the residual set-aside may be utilized to enhance the award at the discretion of the Department.

6. If both an Eligible Applicant's geographic category and the residual set-aside have been depleted, that Eligible Applicant may be eligible for remaining funds at the sole discretion of the Department. Remaining funds will come from unutilized money from geographic categories only after Eligible Applicants located in those geographic categories have been awarded.

7. When all funds have been depleted, the final Eligible Applicant in the ranking will only be eligible for the award amount that remains in the coffer. Eligible Applicants in this position may opt to pull their PIP application until additional funds are made available to fulfill their eligible award amount in potential future funding rounds.

8. The Department reserves discretion to alter funding amounts and the distribution methodology to advance Program goals and achieve an equitable outcome.

B. Tie Breaker

1. Eligible Applicants that submit complete applications that meet threshold requirements will be awarded in order of rank and priority, as described in Section 401(D) of the PIP Guidelines, until funding is depleted.

2. In the event of a tie (i.e., two or more Eligible Applicants have the same Prohousing Designation Score), the Eligible Applicant with the smaller population size will receive funding first.

VI. Right to Modify or Suspend and Final Decision-making

The Department reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of these Guidelines at any time, including, without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties and will post the revisions to the Department's website. You may subscribe to the Department's email list here: http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

The Department's decision to approve or deny an application or request for funding pursuant to the Program, and its determination of the amount of funding to be provided, shall be final.

VII. Disclosure of Application

Information provided in the application will become a public record available for review by the public pursuant to the California Public Records Act (CPRA) (Gov. Code, § 7920.000 et seq.). As such, any materials provided are subject to disclosure to any person making a records request under the CPRA. The Department cautions applicants to use discretion in providing information not specifically requested, including, but not limited to, bank account numbers, Social Security numbers, personal phone numbers, and home addresses. By providing this information to the Department, the applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

VIII. Appeals

A. Basis of Appeals

1. Applicants may appeal the Department's written determination that an application is incomplete or ineligible, or appeal other administrative errors including, but not limited to, requested award amounts.

2. Applicants shall have the right to appeal a decision of the Department relating to another applicant's application (e.g., eligibility, award).

3. The appeal process provided herein applies solely to decisions of the Department made pursuant to this NOFA and related to application completion, eligibility, or administrative errors.

B. Appeal Process and Deadlines

1. To file an appeal, applicants must submit to the program manager, or designee, by the deadline set forth below a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an applicant. Once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter. Appeals must be submitted to the Department at ProhousingIncentive@hcd.ca.gov according to the deadline set forth below.

2. Appeals must be received by the Department no later than five business days from the date of the Department's determination.

C. Decision

Any request to appeal the Department's decision regarding an application shall be reviewed for compliance with the PIP Guidelines and this NOFA. All decisions rendered shall be made by the program manager or his/her designee. The decision shall be final, binding, and conclusive, and shall constitute the final action of the Department.

IX. Award Announcements and Contracts

A. Award Announcements

It is the Department's intent to announce awards in June 2026. Award announcements will be posted on the PIP website at https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program.

B. Contracts

1. Grantees will enter into a Standard Agreement with the Department. The Standard Agreement specifies and memorializes all the relevant state and federal requirements, as well as specific information about the award and the work to be performed.

2. As a condition of award, a Standard Agreement must be executed by the grantee within 90 days of the Department's issuance of the award letter. Failure to execute the Standard Agreement(s) within 90 days may result in award cancellation. The refusal of any grantee to execute the Standard Agreement may result in award cancellation.

3. Once an application is awarded Department funds, the grantee is acknowledging the proposal as submitted and approved is the proposal that is to be funded. Any bifurcation or portioning of the proposal will make that award null and void.

Prohousing Incentive Program Guidelines



State of California
Governor Gavin Newsom

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Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

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Division of Housing Policy Development

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Website: https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program
Email: ProhousingIncentive@hcd.ca.gov
September 2025

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Prohousing Incentive Program

Section 100: Introduction

The California Department of Housing and Community Development (Department/HCD) is pleased to release program guidelines (Guidelines) for funding through the Prohousing Incentive Program (Program). The Prohousing Incentive Program is designed to encourage cities and counties to obtain Prohousing Designation.

The Program is funded through Chapter 364, Statutes of 2017 (SB 2, Atkins), which established the Building Homes and Jobs Trust Fund (Fund). The Fund utilizes real estate transaction fees collected at a county level to establish a permanent source of funding. Five percent of annual collections are deposited in a fund to be used for an incentive program.

The Program awards funds based on the Eligible Applicant's Prohousing Designation Program Score (as codified in the California Code of Regulations Title 25 Housing and Community Development, Division 1, Chapter 6, Subchapter 6.6, Sections 6600 through 6608, Consecutive Prohousing Designation Program). This round of Program funding provides awards for Eligible Applicants to use towards planning and implementation activities related to housing and community development. The content and structure of future rounds of Program funding is subject to change at the Department's sole discretion.

Section 101: Scope and Authority

These Guidelines are authorized pursuant to Chapter 2.5 of Health and Safety Code (Sections 50470 to 50475). The Guidelines implement, interpret, and make specific provisions for purposes of implementing an incentive program pursuant to Health and Safety Code section 50470, subdivision (b)(2)(C)(i), (hereinafter "Prohousing Incentive Program" or "PIP").

The Guidelines provide the Department's plan for the expenditure of PIP funds and the administration of the Program. As such, these Guidelines establish terms, conditions, forms, procedures, and other mechanisms as the Department deems necessary to exercise the powers and perform the duties conferred by Chapter 2.5.

The matters set forth herein are regulatory mandates, and are adopted in accordance with the authorities set forth below:

Section 50470 (d) of the Health and Safety Code states "In consultation with stakeholders, the department may adopt guidelines to implement this section, including

to determine allocation methodologies. Any guideline, rule, policy, or standard of general application employed by the department in implementing this chapter shall not be subject to the requirements of the Administrative Procedures Act."

These guidelines are mandated and have the dignity of statutes. (Ramirez v. Yosemite Water Co., 20 Cal. 4th 785, 800 (1999) [stating ""Quasi-legislative regulations … have the dignity of statutes … [and]… delegation of legislative authority includes the power to elaborate the meaning of key statutory terms…"].

Ramirez v. Yosemite Water Co., 20 Cal. 4th 785, 800 (1999)

The Department reserves the right, at its sole discretion, to suspend or amend the provisions of these Guidelines, including, but not limited to, grant award amounts.

Section 200: Eligibility

Section 201: Eligible Applicants

(A) Eligible Applicants are limited to cities, counties, and cities and counties.

(B) Only Eligible Applicants may submit an application.

(C) Eligible Applicants may partner through legally binding agreements with other forms of governments or entities. This includes, but is not limited to, partnerships with other localities, regional governments, housing authorities, school districts, special districts, community-based organizations, Tribal Entities, or any duly constituted governing body of an Indian Reservation or Rancheria.

(D) Eligible Applicants in partnerships may determine the amount of incentive payments between Eligible Applicants participating in the partnership in consultation with the Department.

(E) Eligible Applicants forming partnerships must submit separate, completed, and signed application packages, including resolutions and a copy of the signed agreement between partners to the Department to be awarded funds.

Section 202: Threshold Requirements

Eligible Applicants must meet all of the following threshold requirements for participation in the Program:

(A) An adopted housing element in substantial compliance, as determined by the Department, pursuant to Housing Element Law (Article 10.6 of Gov. Code) in

accordance with Government Code section 65585, subdivision (h).

1. Applicants that do not meet housing element requirements may be considered to meet this threshold requirement at the discretion of the Department on a case-by-case basis. Criteria for consideration include but are not limited to significant progress in meeting housing element requirements (e.g., a draft found to meet statute, rezoning near completion), proposing activities to meet housing element requirements (e.g., rezoning to accommodate housing needs pursuant to Gov. Code § 65583(c)(1)), and adoption of a compliant element prior to the award of funds.

(B) Housing Element Annual Progress Report submittal pursuant to Government Code section 65400 for the current or prior year, as applicable.

(C) Prohousing Designation: A Prohousing Designation (per the regulations codified in the California Code of Regulations Title 25, Division 1, Chapter 6, Subchapter 6.6, Sections 6600 through 6608), as determined by the Department, must be achieved by the PIP application due date.

(D) A complete application as determined by the Department.

(E) A resolution authorizing submittal of the application to the Program that materially comports with the Program's requirements and is legally sufficient as determined at the Department's reasonable discretion, including an authorized representative. See Attachment B for required resolution format.

(F) Compliance with state and federal housing laws as determined at the sole discretion of HCD.

(G) Demonstration of meeting threshold criteria shall be determined by the Department at its sole and absolute discretion. No documentation of meeting threshold requirements is required in the application unless requested by the Department. At the sole discretion of HCD, failure to maintain a Prohousing Designation, housing element compliance, compliance with state and federal housing laws, or other threshold requirements may result in revocation of award, or delay in disbursement until the issue is resolved to the satisfaction of HCD.

Section 300: Application Requirements

Section 301: Application Content

(A) Eligible Applicants may request an allocation of funds by submitting a complete application to the Department.

(B) Eligible Applicants must utilize the forms and manner prescribed in the Department's application.

(C) The application can be found on the Department's website at https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program.

(D) Eligible Applicants must submit a Government Agency Taxpayer Identification Form for an application to be considered complete.

(E) The Department may request additional information and documentation as appropriate.

(F) The Department may consult with and gather relevant information from any individual, entity, or public agency.

Section 302: Application Submittal

(A) An applicant must submit a complete, signed original application in electronic form.

(B) The Department encourages early applications and will accept applications up to the date and time noted on the cover letter of the Notice of Funding Availability (NOFA).

(C) All applications must be submitted by email to: ProhousingIncentive@hcd.ca.gov.

Section 400: Application Review

Section 401: Application Process

(A) Applications will be reviewed for completeness, eligibility, and for meeting threshold requirements.

(B) Eligible Applicants will have until the date specified in the NOFA to obtain Prohousing Designation. After the specified date, HCD will rank Eligible Applicants that met threshold requirements according to their Prohousing Designation Score, as determined by the Department.

(C) Ranked applications will be sorted by geographic category, as described in Section 404 of these Guidelines.

(D) Priority will be given to Eligible Applicants that have *not received* PIP funds in prior funding rounds. Eligible Applicants *awarded* in prior funding rounds will only

be eligible to receive an award once all previously unfunded Eligible Applicants receive an award.

Section 402: Base Award and Bonus Award Calculation

(A) Eligible Applicants will receive a base award according to population size (see Section 500). In addition, Eligible Applicants may receive a bonus award up to $500,000.

(B) For the purpose of calculating the bonus award, an Eligible Applicant's Prohousing Designation Score will be multiplied by 10,000. For example, an Eligible Applicant with a Prohousing Designation Score of 35 points will be eligible to receive up to a $350,000 bonus award in addition to the base award. The bonus award amount shall not exceed $500,000.

Section 403: Scoring – Tie Breaker

(A) Eligible Applicants that submit complete applications that meet threshold requirements will be awarded in order of rank and priority, as described in Section 401(D), until funding is depleted.

(B) In the event of a tie (i.e., two or more Eligible Applicants have the same Prohousing Designation Score), the Eligible Applicant with the smaller population size will receive funding first.

Section 404: Geographic Categories

(A) Ranked applications will be considered for awards according to six geographic categories, as follows:

1. Southern California: Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura, and San Diego

2. Bay Area: Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, Sonoma, and the City and County of San Francisco

3. San Joaquin Valley: Counties of Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare

4. Sacramento Area: Counties of Amador, El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba

5. Central Coast: Counties of Monterey, San Benito, San Luis Obispo, Santa Barbara, and Santa Cruz

6. North State and Sierra Nevada: Counties of Alpine, Butte, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Nevada, Plumas, Shasta, Sierra, Siskiyou, Tehama, Trinity, and Tuolumne

(B) Funds are made available to each geographic category based upon the percentage of 2030 population projections, as determined by the Department of Finance (see the NOFA).

(C) The total proportion of available funds in geographic categories will not exceed 75 percent of the total amount of the NOFA.

(D) Awards will be funded from each geographic category's total available funding amount until the funds for that category are depleted. If Eligible Applicants' awards exceed the funding available to a geographic category, Eligible Applicants may qualify to fulfill their eligible award from the 25 percent residual set-aside in ranking order.

1. In the event that funds from a geographic category are depleted such that only a partial award is available, the residual set-aside may be utilized to enhance the award at the discretion of the Department.

(E) If both an Eligible Applicant's geographic category and the residual set-aside have been depleted, that Eligible Applicant may be eligible for remaining funds at the sole discretion of the Department. Remaining funds will come from unutilized money from geographic categories only after Eligible Applicants located in those geographic categories have been awarded.

(F) When all funds have been depleted, the final Eligible Applicant in the ranking will only be eligible for the award amount that remains in the coffer. Eligible Applicants in this position may opt to pull their PIP application until additional funds are made available to fulfill their eligible award amount in potential future funding rounds.

(G) The Department reserves discretion to alter funding amounts and the distribution methodology to advance Program goals and achieve an equitable outcome.

Section 500: Eligible Award Calculation

(A) This Program will make funding available to jurisdictions as Prohousing Incentive grants as determined by the NOFA.

(B) Maximum total award amounts will be no greater than $2 million per Eligible Applicant. Total potential award amounts are determined by adding an Eligible Applicant's base award amount with an Eligible Applicant's bonus award amount, as established by the criteria described in Section 402 of these Guidelines.

(C) Base award amounts are based on population estimates as of January 1 of the NOFA year[1]. See the NOFA for the maximum base award amount that a jurisdiction may receive pursuant to this subdivision[2].

(D) Eligible Applicants in partnerships with other cities or counties, as allowed by section 201(C) of these Guidelines, may qualify for up to the sum of individual Eligible Applicant base and bonus award amounts.

Section 600: Uses of Funds

Section 601: Eligible Uses

Eligible Applicants must use award funds towards planning or implementation activities related to housing and community development and limited to activities that conform with eligible uses pursuant to Health and Safety Code section 50470(b)(2)(D):

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, and moderate-income households, including necessary operating subsidies.

2. Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.

3. Matching portions of funds placed into local or regional housing trust funds.

4. Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to Health and Safety Code section 34176(d).

5. Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded

[1] Population estimates are based on the Department of Finance E-1 report: https://dof.ca.gov/Forecasting/Demographics/estimates-e1/.
[2] Maximum and minimum award amounts may be adjusted by the Department based on demand for the Program.

through the Veterans Housing and Homelessness Prevention Bond Act of 2014.

6. Assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

7. Accessibility modifications.

8. Efforts to acquire and rehabilitate foreclosed or vacant homes.

9. Homeownership opportunities, including, but not limited to, down payment assistance.

10. Fiscal incentives or matching funds to local agencies that approve new housing for extremely low, very low, low-, and moderate-income households.

Section 700: Administration

Section 701: Fiscal Administration

(A) Grant Execution and Term

1. The Department will notify the grantee if they have been selected for a grant award:

    i. After the Standard Agreement has been drawn, the grantee will be provided instructions for signing all required documents. The grantee must submit all supporting materials and a signed Standard Agreement within the timeline provided in the instructions, or risk forfeiting the grant award;

    ii. The grant term begins on the day the Department and the grantee have fully executed the Standard Agreement. The Department will notify the grantee and partners when work may proceed under the agreement. However, eligible activities that are approved by the Department may be retroactively reimbursed to the date of the NOFA; and

    iii. The end of the grant term will be determined by the state based on the availability of grant funds and the administrative requirements for liquidation.

(B) Payment and Accounting of Grant Funds

1. Grant funds cannot be reimbursed until the Standard Agreement has been fully executed.

2. The grantee will be responsible for compiling and submitting all invoices and reporting documents. Invoices must be accompanied by reporting materials where appropriate. Invoices without the appropriate reporting materials will not be paid. Failure to provide requested documentation to HCD could result in exclusion from consideration for grants in future Program years.

3. The grantee will submit documentation to the Department detailing actual costs incurred, which must be based on clear and completed objectives and deliverables as outlined in the PIP application, Exhibit E of the Standard Agreement, and any other supplemental forms prescribed by the Department.

4. Supporting documentation may include, but is not limited to, receipts, progress payments, subcontractor invoices, timecards or any other documentation as deemed necessary by the Department to support the reimbursement to the grantee for expenses in accordance with the grantee's PIP application and these PIP Guidelines.

5. The grantee must bill the state based on clear deliverables outlined in the Standard Agreement or budget timeline. Only approved and eligible costs incurred for work after the NOFA date, and completed and processed prior to the expenditure deadline, will be reimbursable. Approved and eligible costs incurred prior to the NOFA date are ineligible.

6. Work must be completed prior to requesting reimbursement, unless otherwise approved by the Department.

7. Grant fund payment will be made on a reimbursement basis. Project invoices will be submitted to the Department by the grantee on a quarterly basis or, if earlier, upon completion of deliverables.

8. In unique and/or unusual circumstances, the Department may consider alternative arrangements (e.g., disbursements in advance of activity initiation) to reimbursement and payment methods. Unusual circumstances include but are not limited to feasibility, unavailable funds or lack of resources and substantial progress in expenditure.

9. The Department recognizes that budgeted deliverable amounts are based upon estimates. Grantees may request, in writing, a budget

adjustment across deliverables subject to written approval by the Department, as long as the total budget does not exceed the maximum amount awarded to the grantee.

10. The Department may withhold grant funds until grant terms have been fulfilled.

11. The Department may withhold eligible Program grants in future Program years until terms of the Standard Agreement have been fulfilled to the satisfaction of the Department.

12. Each recipient of funds under the Program shall expend those funds no later than the deadline specified in the Standard Agreement. Final invoices shall be submitted to the Department three months prior to the expenditure deadline.

Section 702: Accounting Records, Audits, Remedies of Non-performance, and Reporting

(A) Accounting Records

1. The contractor is responsible for maintaining records which fully disclose the activities funded by the grant. Adequate documentation of each transaction shall be maintained to permit the determination, through an audit if requested by the state, of the accuracy of the records and the allowability of expenditures charged to grant funds. If the allowability of an expenditure cannot be determined because records or documentation are inadequate, the expenditure may be disallowed, and the state shall determine the reimbursement method for the amount disallowed. The state's determination of the allowability of any expense shall be final.

2. The grantee, its staff, contractors, and subcontractors shall establish and maintain an accounting system and reports that properly accumulate incurred project costs by line. The accounting system shall conform to Generally Accepted Accounting Principles (GAAP), enable the determination of incurred costs at interim points of completion, and provide support for payment vouchers and invoices.

3. The grantee must establish a separate ledger account for receipts and expenditures of grant funds and maintain expenditure details in accordance with the scope of work, project timeline and budget. Separate bank accounts are not required.

4. The grantee shall maintain documentation of its normal procurement policy and competitive bid process (including the use of sole source

purchasing), and financial records of expenditures incurred during the project in accordance with GAAP.

5. The grantee agrees that the Department or its designee shall have the right to review, obtain, and copy any records and supporting documentation pertaining to the performance of the Standard Agreement. The grantee agrees to provide the Department or its designee with any relevant information requested.

6. The grantee agrees to permit the Department or the Department's designee access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees who might reasonably have information related to such records and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with statutes, Program Guidelines, and the Standard Agreement.

7. Subcontractors employed by the grantee and paid with moneys under the terms of the Standard Agreement shall be responsible for maintaining accounting records as specified above. The grantee shall monitor and enforce subcontracts accordingly.

(B) Audits

1. At any time during the term of the Standard Agreement, the Department may perform or cause to be performed a financial audit of all phases of the award. At the Department's request, the grantee shall provide, at its own expense, a financial audit prepared by a certified public accountant. The State of California has the right to review project documents and conduct audits during and over the project life.

2. The grantee agrees that the Department or the Department's designee shall have the right to review, obtain, and copy all records and supporting documentation pertaining to performance of the Standard Agreement.

3. If a financial audit is required by the Department, the audit shall be performed by an independent certified public accountant. Selection of an independent audit firm shall be consistent with procurement standards contained in Exhibit D, Section 8 of the Standard Agreement.

4. The grantee shall notify the Department of the auditor's name and address immediately after the selection has been made. The contract for the audit shall allow access by the Department to the independent auditor's working papers.

5. The grantee is responsible for the completion of audits and all costs of preparing audits.

6. If there are audit findings, the grantee must submit a detailed response acceptable to the Department for each audit finding within 90 days from the date of the audit finding report.

7. The grantee agrees to maintain such records for possible audit after the final payment pursuant to Exhibit D, Sections 8 and 9 of the Standard Agreement, unless a longer period of records retention is stipulated.

8. The grantee shall include in any contract that it enters in an amount exceeding $10,000, the Department's right to audit the contractor's records and interview their employees.

9. The grantee shall comply with the caveats and be aware of the penalties for violation of fraud and for obstruction of investigation as set forth in California Public Contracts Code Section 10115.10.

10. The grantee shall retain all books and records relevant to the Standard Agreement for a minimum of five years after the end of the term of the Standard Agreement. Records relating to any and all audits or litigation relevant to the Standard Agreement shall be retained for five years after the conclusion or resolution of the matter.

    i. If any litigation, claim, negotiation, audit, monitoring, inspection, or other action has been started before the expiration of the required record retention period, all records must be retained until completion of the action and resolution of all issues which arise from it.

(C) Remedies of Non-performance

1. In the event that it is determined, at the sole discretion of the Department, that the grantee is not meeting the terms and conditions of the Standard Agreement, the grantee shall cease all work under the Standard Agreement immediately upon receiving a written notice from the Department. The Department has the sole discretion to determine that the grantee meets the terms and conditions after a stop work order, and to deliver a written notice to the grantee to resume work under the Standard Agreement.

2. Both the grantee and the Department have the right to terminate the Standard Agreement at any time upon 30 days written notice. The notice shall specify the reason for early termination and may permit

the grantee or the Department to rectify any deficiency(ies) prior to the early termination date. The grantee will submit any requested documents to the Department within 30 days of the early termination notice.

3. At any time, if the Department finds the applicant falsely proposed information in the application or as part of the application review, including documentation related to incentive payments (e.g., affordability, enhancements), the Department may require the repayment of funds or decline reimbursement.

4. The Department may, as it deems appropriate or necessary, require the repayment of funds from a grantee, or pursue any other remedies available to it by law for failure to comply with Program requirements (Health and Safety Code section 50515.04(e).

(D) Reporting

1. At any time during the term of the Standard Agreement, the Department may request a performance report that demonstrates satisfaction of all requirements identified in the Standard Agreement with emphasis on eligible activities, eligible uses, ineligible uses, and expenditures, according to timelines and budgets referenced in the Standard Agreement.

2. Grantees shall submit a report, in the form and manner prescribed by the Department, by April 1 of the year following the receipt of funds, and annually thereafter until funds are expended. The annual report shall contain a detailed report which must include, at a minimum:

    i. Identification of the eligible activities to which the Grantee committed Program funds, and the income levels of households assisted;

    ii. Amounts awarded to Subrecipients with the activity(ies) identified;

    iii. Identification of the eligible activities upon which the contractor expended Program funds, and the income levels of households assisted and the affordability level for any units assisted; and

    iv. Close out report for contracts that were fully expended and in which all activities funded were completed during the fiscal year.

3. The Department may request additional information, as needed.

4. Upon completion of all deliverables within the Standard Agreement

and prior to processing final invoicing, the awardee shall submit a closeout report.

Section 800: Right to Modify or Suspend and Final Decision-making

The Department reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of these Guidelines at any time, including, without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties and will post the revisions to the Department's website. You may subscribe to the Department's email list here: http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

The Department's decision to approve or deny an application or request for funding pursuant to the Program, and its determination of the amount of funding to be provided, shall be final.

Attachment A: Enabling Legislation

Building Homes and Jobs Act
Chapter 2.5 of the Health and Safety Code (Sections 50470 – 50475)
(Chapter 364, Statutes of 2017)

Health and Safety Code 50470.

(a) (1) There is hereby created in the State Treasury the Building Homes and Jobs Trust Fund. All interest or other increments resulting from the investment of moneys in the fund shall be deposited in the fund, notwithstanding Section 16305.7 of the Government Code.

(2) Moneys in the Building Homes and Jobs Trust Fund shall not be subject to transfer to any other fund pursuant to any provision of Part 2 (commencing with Section 16300) of Division 4 of Title 2 of the Government Code, except to the Surplus Money Investment Fund.

(b) Moneys in the Building Homes and Jobs Trust Fund shall be appropriated either through the annual Budget Act, or as provided in this subdivision, in accordance with the following:

(1) Moneys collected on and after January 1, 2018, and until December 31, 2018, shall, upon appropriation by the Legislature, be allocated as follows:

(A) Fifty percent of deposits into the fund shall be made available for local governments to update planning documents and zoning ordinances in order to streamline housing production, including, but not limited to, general plans, community plans, specific plans, sustainable communities strategies, and local coastal programs. Eligible uses also include new environmental analyses that eliminate the need for project-specific review and local process updates that improve and expedite local permitting.

(i) Five percent of the funds specified by this subparagraph shall be available for technical assistance to jurisdictions updating specified planning documents. Technical assistance shall be provided by the department and the Governor's Office of Planning and Research.

(ii) The funds to be allocated pursuant to this subparagraph shall be held by the department until a local government submits a request for use. The request shall include a description of the proposed use of the funds in the interest of accelerating housing production. The proposed use of these funds shall be included in the local government's funding plan and annual reports pursuant to subclauses (II) and (III) of clause (ii) of subparagraph (B) of paragraph (2). Each recipient of funds under the program shall encumber the funds by December 31, 2020, and shall expend those funds no later than December 31, 2023. Any of these funds not allocated by the department within the first two years that those funds are available shall be made available by the department for the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675)).

(B) Fifty percent of deposits into the fund shall be made available to the department to assist persons experiencing or at risk of homelessness,

including, but not limited to, providing rapid rehousing, rental assistance, navigation centers, and the new construction, rehabilitation, and preservation of permanent and transitional rental housing.

(C) The department shall ensure geographic equity in the distribution and expenditure of funds allocated pursuant to this paragraph.

(2) Moneys collected on and after January 1, 2019, shall be allocated as follows:

(A) Twenty percent of all moneys in the fund shall, upon appropriation by the Legislature, be expended for affordable owner-occupied workforce housing.

(B) (i) Seventy percent of moneys deposited in the fund shall, upon appropriation by the Legislature, be made available to local governments as follows:

(I) Ninety percent of the moneys specified in this subparagraph shall be allocated based on the formula specified in Section 5306 of Title 42 of the United States Code, in accordance with the distribution of funds pursuant to that formula for the federal Fiscal Year 2017, except that the portion allocated to nonentitlement areas pursuant to that section shall be distributed through a competitive grant program, administered by the department, as follows:

(ia) The department shall award priority points to a county that has a population of 200,000 or less within the unincorporated areas of the county, to a local government that did not receive an award based on the formula specified in Section 5306 of Title 42 of the United States Code in 2016, and to a local government that pledges to use the money awarded pursuant to a competitive grant under this subclause to assist persons experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, navigation centers, and the new construction, rehabilitation, and preservation of permanent and transitional rental housing.

(ib) Moneys awarded to a local government pursuant to the competitive grant program shall be used for the purposes specified in subparagraph (D).

(II) The remaining 10 percent of the moneys specified in this subparagraph shall be allocated equitably among local jurisdictions that are nonentitlement areas pursuant to the formula specified in Section 5306 of Title 42 of the United States Code for federal Fiscal Year 2017.

(ii) To receive moneys pursuant to this subparagraph, local governments shall document minimum standards including the following:

(I) Submit a plan to the department detailing the manner in which allocated funds will be used by the local government in a manner consistent with this paragraph and to meet the local government's unmet share of the regional housing needs allocation.

(II) Have a compliant housing element with the state and submit a current annual report pursuant to Section 65400 of the Government Code.

(III) Submit an annual report to the department that provides ongoing tracking of the uses and expenditures of any allocated funds.

(IV) Funds may be expended for the uses listed in subparagraph (D). Two or more local governments that receive an allocation pursuant to this subparagraph may expend those moneys on a joint project that is an authorized use under subparagraph (D).

(V) Prioritize investments that increase the supply of housing to households that are at or below 60 percent of area median income, adjusted for household size.

(VI) If a local government does not have a documented plan to expend the moneys allocated to it pursuant to this subparagraph within five years of that allocation, those moneys shall be exempt from the allocation requirements in this paragraph and shall revert to, and be paid and deposited in, the Housing Rehabilitation Loan Fund established pursuant to Section 50661 to be used for the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675)) or for technical assistance for local governments.

(VII) A local government may petition the department to return any moneys allocated to it pursuant to this subparagraph. Any moneys returned pursuant to this clause shall be used for the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675)).

(C) Thirty percent of moneys deposited in the fund shall be made available to the department for use as follows:

(i) Five percent of the moneys deposited in the fund shall, upon appropriation by the Legislature, be used for state incentive programs, including loans and grants administered by the department. If the department receives insufficient funding applications for incentive programs financed pursuant to this clause, the department shall make those funds available for the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675)).

(ii) (I) Subject to subclause (II), 10 percent of the moneys deposited in the fund shall, upon appropriation by the Legislature, be used to address affordable homeownership

and rental housing opportunities for agricultural workers and their families.

(II) On and after January 1, 2020, housing funded pursuant to this clause shall not be rented, sold, or subleased to an agricultural employer, as defined in Section 1140.4 of the Labor Code, or its agent, or a farm labor contractor, as defined in Section 1682 of the Labor Code, or its agent, who employs at least one H-2A worker, as defined in Section 50205, until the expiration of the regulatory agreement or affordability covenant, as applicable. A person or entity who receives funds made available pursuant to this clause on or after January 1, 2020, and expends any of those funds for the purpose of funding predevelopment of, developing, or operating any housing that is rented, sold, or subleased to an agricultural employer, as defined in Section 1140.4 of the Labor Code, or its agent, or a farm labor contractor, as defined in Section 1682 of the Labor Code, or its agent, and who employs at least one H-2A worker, as defined in Section 50205, until the expiration of the regulatory agreement or affordability covenant, as applicable, shall reimburse the department or other state agency that provided those funds, as provided in paragraph (2) of subdivision (b) of Section 50205. This subclause shall not apply to any contract entered into or any financial assistance provided pursuant to this clause prior to January 1, 2020.

(III) A person or entity who receives funds made available pursuant to this section on and after January 1, 2020, and expends any of those funds for the purpose of funding predevelopment of, developing, or operating any housing shall submit a declaration to the department declaring the following:

(ia) (Ia) The person or entity is not an agricultural employer, as defined in Section 1140.4 of the Labor Code, or its agent, or a farm labor contractor, as defined in Section 1682 of the Labor Code, or its agent, who employs at least one H-2A worker, as defined in Section 50205.

(Ib) The person or entity will not rent, sell, or sublease any housing funded pursuant to this chapter to an agricultural employer, as defined in Section 1140.4 of the Labor Code, or its agent, or a farm labor contractor, as defined in Section 1682 of the Labor Code, or its agent, who employs at least one H-2A worker, as defined in Section 50205, until the expiration of

the regulatory agreement or affordability covenant, as applicable.

(ib) The declaration described in sub-subclause (ia) can be met through the inclusion in a regulatory agreement or affordability covenant, as applicable, with the department that is signed by the person or entity receiving funds pursuant to this chapter.

(iii) Fifteen percent of the moneys deposited in the fund shall, notwithstanding any other provision of this section or Section 13340 of the Government Code, be continuously appropriated to the California Housing Finance Agency for the purpose of creating mixed income multifamily residential housing for lower to moderate-income households pursuant to Chapter 6.7 (commencing with Section 51325) of Part 3.

(D) The moneys in the fund allocated to local governments may be expended for the following purposes:

(i) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low, very low, low-, and moderate-income households, including necessary operating subsidies.

(ii) Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.

(iii) Matching portions of funds placed into local or regional housing trust funds.

(iv) Matching portions of funds available through the Low and Moderate Income Housing Asset Fund pursuant to subdivision (d) of Section 34176 of the Health and Safety Code.

(v) Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Bond Act of 2014.

(vi) Assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

(vii) Accessibility modifications.

(viii) Efforts to acquire and rehabilitate foreclosed or vacant homes.

(ix) Homeownership opportunities, including, but not limited to, downpayment assistance.

(x) Fiscal incentives or matching funds to local agencies that approve new housing for extremely low, very low, low-, and moderate-income households.

(3) A state or local entity that receives an appropriation or allocation pursuant to this chapter shall use no more than 5 percent of that appropriation or allocation

for costs related to the administration of the housing program for which the appropriation or allocation was made.

(c) Both of the following shall be paid and deposited in the fund:

(1) Any moneys appropriated and made available by the Legislature for purposes of the fund.

(2) Any other moneys that may be made available to the department for the purposes of the fund from any other source or sources.

(d) In consultation with stakeholders, the department may adopt guidelines to implement this section, including to determine allocation methodologies. Any guideline, rule, policy, or standard of general application employed by the department in implementing this chapter shall not be subject to the requirements of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code).

Attachment B: Required Resolution Template

RESOLUTION NO. **[insert resolution number]**

A RESOLUTION OF THE **[INSERT EITHER "CITY COUNCIL" OR "COUNTY BOARD OF SUPERVISORS**"] OF **[INSERT THE NAME OF THE CITY OR COUNTY]** AUTHORIZING APPLICATION FOR, AND RECEIPT OF, Prohousing Incentive Program funds.

WHEREAS, pursuant to Health and Safety Code 50470 et. Seq, the California Department of Housing and Community Development (Department) is authorized to issue Guidelines as part of an incentive program (hereinafter referred to by the Department as the Prohousing Incentive Program or "PIP"); and

WHEREAS the [**insert either** "**City Council**" **or** "**County Board of Supervisors**"] of [**insert the name of the City or County**] desires to submit a PIP grant application package ("Application"), on the forms provided by the Department, for approval of grant funding for eligible activities toward planning and implementation activities related to housing and community development as a result of meeting eligibility criteria including but not limited to Prohousing Designation; and

WHEREAS, the Department has issued Guidelines and Application on XXXXXXXXXXXX in the amount of $xxxxxxxx for PIP;

Now, therefore, the **[insert either "City Council" or "County Board of Supervisors"]** of **[insert the name of the city or county]** ("Applicant") resolves as follows**:**

SECTION 1. The [**insert the authorized designee's TITLE ONLY**] is hereby authorized and directed to submit an Application to the Department in response to the NOFA, and to apply for the PIP grant funds in a total amount not to exceed $_____;

SECTION 2. In connection with the PIP grant, if the Application is approved by the Department, the [**insert the authorized designee's TITLE ONLY**] of the **[insert the name of the City or County]** is authorized and directed to enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of [**$ enter the dollar amount of the Applicant's request**], and any and all other documents required or deemed necessary or appropriate to evidence and secure the PIP grant, the Applicant's obligations related thereto, and all amendments thereto; and

SECTION 3. The Applicant shall be subject to the terms and conditions as specified in the Guidelines, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the Guidelines and in conjunction with the terms of the Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

ADOPTED ON [**insert the date of adoption**], by the [**insert either "City Council" or "County Board of Supervisors"**] of [**insert the name of the City or County**] by the following vote count:

AYES: NAYS: ABSENT: ABSTAIN:
ATTEST: APPROVED AS TO FORM:

[Signature of Attesting Officer]
_____APPROVED
[Signature of approval]

Attachment C: Definitions

Capitalized terms shall have the meanings set forth below:

A. “Department” means the California Department of Housing and Community Development.

B. “Designated Program Year” means the designated time period as indicated in the Notice of Funding Availability (“NOFA”) issued by the Department for each funding round.

C. “Eligible Applicant” means a city, county, or city and county that is in compliance with applicable housing laws as described in section 202(F) herein.

D. “Extremely Low-Income Households” has the meaning set forth in Health and Safety Code Section 50106.

E. “Low-Income Households” has the meaning set forth for lower-income households in Health and Safety Code Section 50079.5.

F. “Preserved” means units preserved at affordable housing costs to lower-income households by acquisition of the units or the purchase of affordability covenants and restrictions as described in paragraph (2) of subdivision (c) of Section 65583.1 of the Government Code, except that the city, county, or city and county may have committed assistance at any time during the projection period.

G. “Program” means the Prohousing Incentive Program implemented by these Guidelines.

H. “Prohousing Designation” means the Eligible Applicant has fulfilled the criteria codified at CCR Title 25 Division 1, Chapter 6, Subchapter 6.6, Sections 6600 through 6607, available at prohousing-regulation-text.pdf (ca.gov).

I. “Prohousing Designation Score” means the number of points allocated to a jurisdiction as part of the Prohousing Designation Program for the purpose of determining whether the jurisdiction receives designation, per the regulations codified in the California Code of Regulations Title 25 Housing and Community Development, Division 1, Chapter 6, Subchapter 6.6, Sections 6600 through 6607, Consecutive Prohousing Designation Program.

J. “Substantially Rehabilitated” means units at imminent risk of loss to the housing stock which are substantially rehabilitated and therefore represent a net increase in the community’s affordable housing stock as described in paragraph (2) of subdivision (c) of Section 65583.1 of the Government Code, except that the city, county, or city and county may have committed assistance at any time during the projection period.

K. “Very Low-Income Households” has the meaning set forth in Health and Safety Code Section 50105.

2017 CITY OF UKIAH HOUSING STRATEGY

CITY OF UKIAH HOUSING STRATEGY
OVERVIEW

The City of Ukiah will develop programs and tools designed to stimulate the Ukiah housing market. Through a two-part strategy, the City will deploy new funding, analyze zoning policy for regulatory relief, and continue the utilization of successful incentives to encourage additional housing production for affordable ("low- and moderate-income") and middle-income households. Key components of this strategy are presented below.

1. **Affordable Housing Strategy**
   Ukiah's affordable housing strategy is targeted at households with incomes of no more than 80% of Area Median Income. Central to this strategy is the creation of a housing trust and revolving loan fund- the Ukiah Housing Trust Fund.



Picture of Sun House Senior Apartments – PEP Housing, October 2017

   A. Ukiah Housing Trust Fund (UHTF)
   The UHTF will serve as the umbrella for all affordable housing activities, including new and existing housing grants and programs. This provides a centralized and recognizable resource for participating households and affordable housing developers.

   Principal funding for the UHTF and its corresponding revolving loan fund is derived from former Redevelopment Agency housing bond proceeds. A majority of this funding is expected to be awarded to affordable housing developers in the form of below market interest rate loans and grants towards the production of housing units. Federal and state programs operated through the UHTF will largely focus on individual households.

   B. Activities Funded by the UHTF
   Activities funded are expected to include, but may not be limited to, the following:
   1. Creation of new affordable units;

2. Purchase of vacant and underutilized land (land assembly) for the purpose of facilitating future affordable housing production
3. Assistance with multi-family housing rehabilitation projects;
4. Conversion of market rate units to affordable housing units;
5. Preservation of existing affordable housing;
6. Construction of accessory dwelling units;
7. First time homebuyer loans;
8. Single-family housing rehabilitation loans; and
9. Predevelopment assistance to non-profit and for-profit developers with project feasibility and preliminary design studies for potential affordable housing projects.

C. UHTF Guidelines and Deployment Allocations
Prior to the launching of the new Housing Trust Fund, Staff will develop UHTF guidelines for City Council review and approval. Included will be recommended deployment allocations for each of the major activities of the UHTF.

D. Marketing and Engagement
Housing Division Staff will design a marketing and engagement approach aligned with existing *Visit Ukiah* and other City of Ukiah marketing strategies. The approach is expected to include the development of marketing materials like informational flyers and handouts and the creation of a new Housing Division webpage. It is anticipated that existing Community Development and Planning Department webpages will be updated during the drafting of the new Housing Division webpage so that Department programs and resources are more synergized.

Included in the marketing and engagement strategy will be a highlight of existing incentives and tools such as the Fee Deferral Program, Title 24 Rebate Program and other energy rebates available to developers.

2. Middle-Income Housing Strategy
Ukiah's Middle-Income Strategy seeks to remove impediments to housing development through regulatory relief and innovative zoning practices.

A. Regulatory Relief Analysis
Staff will investigate zoning ordinances and Ukiah City Code for possible relief and present a report with recommendations to Council. Specific areas of analysis will include the following:
- By-right residential uses in other zoning districts
- Reduction of parking and setback requirements
- Development of an offsite mitigation bank for Low Impact Development (LID)

B. Community Benefit Zoning
This is perhaps the most experimental approach in the City's Housing Strategy. Staff will research possible regulations and policies to establish incentive-based zoning towards encouraging additional housing opportunities affordable to middle income households. A report of findings, with recommendations, will be presented to the Planning Commission for input prior to being presented to City Council. Included will be a short feasibility analysis into utilization of a Neighborhood Pilot Program and Middle Income Citizen Advisory Board.

Prohousing Incentive Program (PIP)

2025 Application for Local Governments

State of California
Governor, Gavin Newsom

Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
Department of Housing and Community Development

Megan Kirkeby, Deputy Director
Division of Housing Policy Development

Final Filing Date: March 31, 2026

651 Bannon Street, Suite 400 Sacramento, CA 95811

Website: https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program

Email: ProhousingIncentive@hcd.ca.gov

Prohousing Incentive Program (PIP) Application Instructions

The applicant is applying to the Department of Housing and Community Development (Department) for a grant authorized under the provisions pursuant to Health and Safety Code Section 50470(2)(C)(i). PIP is designed to encourage cities and counties to achieve Prohousing Designation. Please refer to the PIP Guidelines and September 2024 Notice of Funding Availability (NOFA) for detailed information on eligible uses and awards. If you have questions regarding this application or the PIP Program, email ProhousingIncentive@hcd.ca.gov.

If approved for funding, the PIP application is incorporated as part of your Standard Agreement with the Department. To be considered for funding, all sections of this application, including attachments if required, must be complete and accurate.

Threshold Requirements

In order to be considered for funding, all applicants must submit a complete, signed application to ProhousingIncentive@hcd.ca.gov by March 31, 2026. Pursuant to Section 202 of the PIP Guidelines, all applicants must meet the following threshold requirements to be eligible for funding:

X	An adopted housing element in substantial compliance, as determined by the Department, pursuant to Housing Element Law (Article 10.6 of Gov. Code) in accordance with Government Code section 65585, subdivision (h).
X	Housing Element Annual Progress Report submittal pursuant to Government Code Section 65400 for the current or prior year, as applicable.
X	Prohousing Designation: An awarded or completed Prohousing Designation Application with an authorizing resolution must be submitted prior to or in conjunction with the Applicant's PIP Application. PIP Awards cannot be made until a Prohousing Designation is awarded.
X	A complete application as determined by the Department.
X	An authorizing resolution authorizing submittal of the application to the Program that materially comports with the Program's requirements and is legally sufficient as determined in the Department's reasonable discretion, including an authorized representative. See Attachment B of the PIP Guidelines for required resolution format.
X	Compliance with state and federal housing laws as determined by the sole discretion of HCD.

Demonstration of meeting threshold criteria shall be determined by the Department in its sole and absolute discretion. No documentation of meeting threshold requirements is required in the application unless requested by the Department.

Applicant Information

Applicant	City of Ukiah		
Applicant Agency Type	City		
Mailing Address	300 Seminary Avenue		
City	Ukiah	Zip Code	95482
County	Mendocino		
Website	www.cityofukiah.com		
TIN	94-6000446		
Authorized Representative Name	Sage Sangiacomo		
Authorized Representative Title	City Manager		
Phone	707-463-6221	Fax	707-463-6204
Email	ssangiacomo@cityofukiah.com		
Contact Person Name	Jim Robbins		
Contact Person Title	Housing and Grants Manager		
Phone	707-463-6708	Fax	707-463-6204
Email	jrobbins@cityofukiah.com		

As the official designated by the governing body (authorized representative above and in resolution), I hereby certify that, if approved by HCD for funding through PIP, the applicant assumes the responsibilities specified in the NOFA and certifies that the information, statements, and other contents contained in this application are true and correct.

Signature		Date	
Name	Sage Sangaicomo	Title	City Manager

Award Amount

Click the dropdown menu to choose a jurisdiction. The geographic category and base award will auto-populate. If the jurisdiction has obtained Prohousing Designation at the time of PIP application submittal, enter in the Prohousing Designation applicant score. Population projections are based on the Department of Finance E-1 January 1, 2025 estimates.
https://dof.ca.gov/Forecasting/Demographics/estimates-e1/

Jurisdiction Name	Ukiah	Eligible Base Award	$ 150,000
Geographic Category	North State and Sierra Nevada	Bonus Award Amount:	$ 380,000
Prohousing Designation Application Score	38	Total Award	$ 530,000

Eligible Uses

Eligible Applicants must use award funds towards any planning or implementation activities related to housing and community development including, but not limited to, any eligible uses pursuant to Health and Safety Code section 50470(b)(2)(D), as described below. Please indicate which of the following the applicant will use award funds toward:

	(i) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low, very low, low-, and moderate-income households, including necessary operating subsidies.
X	(ii) Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.
	(iii) Matching portions of funds placed into local or regional housing trust funds.
	(iv) Matching portions of funds available through the Low and Moderate Income Housing Asset Fund pursuant to subdivision (d) of Section 34176 of the Health and Safety Code.
	(v) Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Bond Act of 2014.
	(vi) Assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
	(vii) Accessibility modifications.
	(viii) Efforts to acquire and rehabilitate foreclosed or vacant homes.
	(ix) Homeownership opportunities, including, but not limited to, downpayment assistance.
	(x) Fiscal incentives or matching funds to local agencies that approve new housing for extremely low, very low, low-, and moderate-income households.

Summary of Proposed Activities

Objective	Responsible Party	Est. Cost	Begin	End	Eligible Use Category	Statement of Work Plan	Notes
Affordable Ownership Housing	City of Ukiah	$530,000	01/01/2027	12/31/2033	ii.	Affordable Ownership Housing Project	Funds not used in one sub-task category may be transferred to one or more of the other…
SUB-TASKS							...sub-tasks in order to complete the project.
S1. Environmental Review	City of Ukiah	$25,000	01/01/2027	12/31/2029	ii.	Environmental review of prospective parcel(s).	
S2. Purchase Land	City of Ukiah	$350,000	01/01/2027	12/31/2029	ii.	Purchase land for project.	
S3. Predevelopment	City of Ukiah	$40,000	01/01/2028	12/31/2029	ii.	Project related predevelopment costs	
S4. Design + Project Management	City of Ukiah	85,000	01/01/2028	12/31/2029	ii.	Complete design work for project.	
S5. Bid-ready Plans and Specs	City of Ukiah	$30,000	01/01/2029	12/31/2030	ii.	Complete bid-read plans and specifications for project.	
							If there are remaining funds after the completion
							of pre-development activites, the remaining
							funds will be allocated to project construction
							activites.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AUTHORIZING APPLICATION FOR, AND RECEIPT OF, PROHOUSING INCENTIVE PROGRAM FUNDS.

WHEREAS, pursuant to Health and Safety Code 50470 et. Seq, the Department of Housing and Community Development (Department) is authorized to issue Guidelines as part of an incentive program (hereinafter referred to by the Department as the Prohousing Incentive Program or "PIP"); and

WHEREAS, the City Council of the City of Ukiah desires to submit a PIP grant application package ("Application"), on the forms provided by the Department, for approval of grant funding for eligible activities toward planning and implementation activities related to housing and community development as a result of meeting eligibility criteria including but not limited to Prohousing Designation; and

WHEREAS, the Department has issued Guidelines and Application on September 30, 2025, in the amount of $8 million for PIP.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UKIAH "APPLICANT" RESOLVES AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized and directed to submit an Application to the Department in response to the NOFA, and to apply for the PIP grant funds in a total amount not to exceed $530,000; and

SECTION 2. In connection with the PIP grant, if the Application is approved by the Department, the City Manager of the City of Ukiah is authorized and directed to enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of $530,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PIP grant, the Applicant's obligations related thereto, and all amendments thereto; and

SECTION 3. The Applicant shall be subject to the terms and conditions as specified in the Guidelines, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the Guidelines and in conjunction with the terms of the Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

ADOPTED at a regular meeting of the City Council of the City of Ukiah on this 18th day of March, 2026, by the following vote count:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Susan Sher, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

Agenda Item No: 8.d.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-477

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution Authorizing Submittal of an Application to the California Department of Housing and Community Development for Funding under the HOME Investment Partnerships Program; and if Selected, Authorize the City Manager to Execute a Standard Agreement, Any Amendments Thereto, and Any Related Documents Necessary to Participate in the HOME Investment Partnerships Program, as well as Authorization of the Corresponding Budget Amendments.

DEPARTMENT: Community Development

PREPARED BY: Jim Robbins, Housing and Grants Manager

PRESENTER: Jim Robbins, Housing and Grants Manager

ATTACHMENTS:

1. HOME-2025-Projects-Nofa
2. HOME-Income-Limits-2025
3. Resolution-HOME-2025-Nofa

Summary: Council is requested to consider the adoption of a resolution authorizing submittal of an application to the California Department of Housing and Community Development (HCD) for $5,225,000 in funding under the HOME Investment Partnerships Program (HOME) for a Multi-Family Affordable Rental Housing Rehabilitation Project; and if the City is selected for an award, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary; and authorize the corresponding budget amendments.

Background: On January 29, 2026, the California Department of Housing and Community Development (HCD) announced the release of a Notice of Funding Availability (NOFA) for approximately $34 million in 2025 federal HOME Investment Partnerships Program (HOME) funds (Attachment 1). Eligible activities for this 2025 NOFA are limited to projects consisting of the funding of acquisition with new construction or rehabilitation of multi-family properties and First-Time Homebuyer (FTHB) subdivision new construction projects. This NOFA does not include funding for HOME Programs, consisting of 1-4 unit FTHB gap assistance such as infill new construction or rehabilitation, Owner Occupied Rehabilitation (OOR), or Tenant Based Rental Assistance (TBRA).

HOME funding provides loans or grants to eligible HOME Applicants serving low-income and very low-income households, defined as having incomes at or below 80 percent Area Median Income (AMI) or 50 percent AMI, respectively (Attachment 2). State Recipients such as the City of Ukiah are eligible to apply. Funding under the HCD HOME NOFA is competitive, with applications accepted from January 29, 2026, until 5:00 pm on March 30, 2026.

On February 13, 2026, the Danco Group reached out to Staff to request City collaboration on a HOME Project application for a Rental Rehabilitation Project of Summercreek Village Apartments, located at 755 Village Circle. Rehabilitation of Summercreek Village Apartments would both preserve 64 affordable units "at-risk" and improve housing conditions for tenants at a nearly 25-year old development project.

To preserve affordability, the proposed Project would include a loan to the Danco Group with a 55-year affordability period, and the rehabilitated housing project will share community space and amenities with the

new Acorn Valley project recently constructed. If the project is awarded HOME funds, the Danco Group intends to rename Summercreek Village to "Acorn Valley Plaza II." The 2025 HOME NOFA allows for the City to apply for up to $8 million in HOME Project funds this year.

On March 20, 2024, Council adopted Resolution No. 2024-07 authorizing the submittal of a HOME Project application for this same Danco Group project in response to the 2022-2023 HOME NOFA. The funding for HOME multi-unit affordable housing new construction and rehabilitation projects is very competitive, and the previous application was not funded. Staff believes it is worthwhile to work with the Danco Group to re-submit the project to HOME in the hope that the application will be successful this year.

Discussion: In response to the 2025 HOME NOFA dated January 29, 2026, Staff is proposing Council authorize an application in the amount of $5,225,000 for a HOME Multi-Family Affordable Rental Housing Rehabilitation Project. If awarded, the City would loan funds to the Danco Group for the rehabilitation of the 64-unit Summecreek Village Apartments.

An award of funding for a HOME Rental Rehabilitation Project would fulfill several of the goals in the City's 2019-2027 Housing Element. Policy 1-1 under Goal H-1 notes the City should “encourage the rehabilitation of existing residential units." Policy 1.3 under Goal H-1 notes that the City "should preserve at-risk housing units" and Policy 1.4 directs that the City "promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality." Policy 2-4 under Goal H-2 encourages the “pursuit of State and Federal funding for very low, low, and moderate income housing developments.” Policy 5-3 under Goal H-5 directs City staff to, “assume a leadership role in the development of all types of housing in the community.”

HOME regulations require a resolution (Attachment 3) by the City Council to authorize submittal of an application. The following is requested:

Project Activity – Rental Rehabilitation Project = $5,000,000
Activity Delivery – Rental Rehabilitation Project = $150,000
General Administration = $75,000
Total = $5,225,000

Staff recommends Council adopt the resolution authorizing submittal of an application from the City of Ukiah for $5,225,000 in HOME Investment Partnerships Program funds for a Multi-Family Affordable Rental Housing Rehabilitation Project; and if selected, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary; and authorize the corresponding budget amendments if awarded the grant.

Recommended Action: Adopt a resolution authorizing submittal of an application to the California Department of Housing and Community Development for $5,225,000 in funding under the HOME Investment Partnerships Program for a Multi-Family Affordable Rental Housing Rehabilitation Project; and if selected, authorize the City Manager to execute the standard agreement, any amendments thereto, and any related documents necessary; and authorize any corresponding budget amendments.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: $5,225,000 if grant is awarded

FINANCING SOURCE: HOME grant, if the project is awarded

REVENUE: Yes **GRANT:** Yes

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Craig Schlatter, AICP, Director of Community Development

STRATEGIC PLAN (SP):**SP 1A** - Build neighborhoods that provide access for all to a compatible balance of housing, employment, commercial, medical, education, and recreational resources.

GENERAL PLAN ELEMENTS (GP):GP-A8 - Housing Element (2019-2027) Goal H-1, Policy 1-1; Goal H-2, Policy 2-4; Goal H-5, Policy 5-3, and Implementation Program 1f.

Approved: 
Sage Sangiacomo, City Manager

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF FEDERAL FINANCIAL ASSISTANCE
HOUSING BRANCH
651 Bannon Street, Suite 400
Sacramento, CA 95811
www.hcd.ca.gov

January 29, 2026

MEMORANDUM FOR: ALL POTENTIAL APPLICANTS

FROM: Jenny Cho, Deputy Director
Division of Federal Financial Assistance

SUBJECT: HOME Investment Partnerships Program (HOME) 2025 Project Activities Notice of Funding Availability

The California Department of Housing and Community Development (the "Department" or "HCD") is pleased to announce the release of this Notice of Funding Availability (NOFA) for approximately $34 million in federal funds for Project Activities under the HOME Investment Partnerships Program (HOME). Funding for this NOFA is from the Department's Fiscal Year 2025 (FY25) HOME allocation from the U.S. Department of Housing and Urban Development (HUD). The amount of funding available may change. This funding provides loans or grants to eligible HOME Applicants serving households with low- and very low-incomes, defined as at or below 80 percent (80%) of Area Median Income (AMI), and at or below 50 percent (50%) of AMI, respectively. This NOFA is subject to state and federal HOME regulations.

NOTE: In an effort to improve tribal access within the HOME Program, the Department has called attention to tribal-specific information within this NOFA in green font. However, Native American Entity Applicants are encouraged to carefully read through all NOFA contents and application materials thoroughly, not exclusively the green font portions

The Department will target 20 percent (20%) of the HOME funding for Eligible Applicants that meet the definition of a Native American Entity as set forth and provided in this NOFA. The Department, California Indian Assistance Program (CIAP) and HOME team will provide comprehensive technical assistance to Native American Entities throughout the application process and during implementation of Project activities.

The HOME funds provided through this NOFA will be awarded on a competitive basis to State Recipients, Community Housing Development Organizations (CHDOs), and Developers, as defined in this NOFA. HOME funds awarded to Native American Entities will be on an over-the-counter ("OTC") application basis, as set forth in this NOFA.

Funding may be used for the following eligible uses:

Project Activities

- Multifamily Rental Projects (new construction, acquisition only, and/or rehabilitation with or without acquisition); and
- First-Time Homebuyer ("FTHB") Projects (subdivision development)

To be considered for HOME funding, Applicants must submit a complete application for each HOME Project activity with required documentation via the EUNA Grants Network Portal only. The Department will begin accepting applications received through the EUNA Grants Portal on January 29, 2026. For cities, counties, CHDOs, and Developers, each completed application package must be submitted **no later than 5:00 P.M. Pacific Daylight Time (PDT) on March 30, 2026**.

For Native American Entity Applicants (whether a Federally Recognized Tribe or Non-Federally Recognized Tribe), application packages may be submitted starting on January 29, 2026, until **5:00 P.M. PDT on June 22, 2026.**

Timeline

NOFA Release	January 29, 2026
Webinars	February 2026
Competitive application submittal period for cities, counties, CHDOs, and Developers	From January 29, 2026, through March 30, 2026, 5:00 P.M. PDT

OTC application submittal period for Native American Entities (NAE-FRTs and NAE-NFRTs)	**From January 29, 2026, through** **June 22, 2026, 5:00 P.M. PDT, or until the available funds are exhausted, whichever occurs first.**

All activities and proposed funding in this NOFA are subject to availability of funds and continuing HUD and legislative and fiscal authority.

Applications

Applicants are strongly encouraged to set up their profiles and upload attachments and documents in the EUNA Grants Portal located at https://gn.ecivis.com/GO/gn_redir/T/vyjsqf2kekyx *early* to ensure successful submissions prior to the application deadline. Applicants are also strongly encouraged to set up the profile with a centralized email account to avoid loss of access due to staffing change that may result in delays. If Applicants experience trouble logging into the portal or have questions on how to complete the online application, please contact the Department at HOMENOFA@hcd.ca.gov or 916-263-2771.

The Department will hold a series of webinars in February 2026 to review the NOFA and application process. A list of webinar dates, times, and how to register is available on the Department's HOME website at https://www.hcd.ca.gov/grants-and-funding/programs-active/home-investment-partnerships-program.

Additionally, one-on-one technical assistance appointments will be offered during the application period to assist Applicants with questions regarding the application and application process. Applicants seeking technical assistance may email HOMENOFA@hcd.ca.gov to schedule an appointment.

To receive HOME NOFA information and other program information and updates, please be sure to subscribe to the federal programs email list at https://www.hcd.ca.gov/contact-us/email-signup.

Please direct any questions regarding this NOFA to the HOME Program at: HOMENOFA@hcd.ca.gov.

Attachments

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
PROJECT ACTIVITIES 2025 NOTICE OF FUNDING AVAILABILITY

Gavin Newsom, Governor
State of California

Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

651 Bannon Street, Ste 400, *8th* Floor, Sacramento, CA 95811

Phone: (916) 263-2771

Website: https://www.hcd.ca.gov/grants-and-funding/programs-active/home-investment-partnerships-program

Email address: HOMENOFA@hcd.ca.gov

January 29, 2026

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I. Overview

A. Notice of Funding Availability

The California Department of Housing and Community Development (Department) is pleased to announce the release of this Notice of Funding Availability for Project Activities (Projects NOFA) for approximately $34 million in federal funds for Project activities under the HOME Investment Partnerships Program (HOME). This HOME Projects NOFA provides funding for housing Project activities in "non-entitlement jurisdictions," which are jurisdictions and unincorporated areas that do not receive HOME funding directly from HUD. These HOME funds will be used to benefit residents of non-entitlement jurisdictions and are specifically designed to assist low-income households by providing affordable housing.

The amount of funding available through this NOFA may vary depending on several factors. If additional funding becomes available, the Department will distribute funds in accordance with the 2025-2029 Consolidated Plan.

These funds may be used in conjunction with other local, state, and federal rental housing programs to assist the same units in the proposed Project development.

The funds available in this NOFA will be used to meet the following statewide goals in accordance with the Department's 2025-2029 Consolidated Plan and the Department's 2025-2026 Annual Action Plan, as the same may be amended from time to time, serving low-income households earning at or below 80 percent (80%) of Area Median Income (AMI) and very low-income households earning at or below 50 percent (50%) of AMI:

- Increase Supply and Preservation of Affordable Housing;
- Improve Access to Affordable Housing;
- Address the Homelessness Crisis;

B. Estimated Timeline

Table 1 – Estimated Timeline for Competitive Applicants	
NOFA Release	January 29, 2026
EUNA Grants Application Portal Opens	By February 9, 2026
Webinars	February 2026
Competitive application due date for cities, counties, Community Housing Development Organizations (CHDOs), and Developers*	March 30, 2026, by 5:00 P.M. Pacific Daylight Time (PDT)
Anticipated Award Announcements	July 2026**

* All applications must be uploaded to Euna Grants no later than the application due date.

**Based on volume these dates may change.

Table 2 – Estimated Timeline for Native American Entity Applicants	
NOFA Release	January 29, 2026
EUNA Grants Application Portal Opens	By February 9, 2026
Webinars (Specifically for Native American Entities)	February 2026
OTC application due date for Native American Entities (NAE-FRTs and NAE-NFRTs)*	June 22, 2026, by 5:00 P.M. PDT
Anticipated Award Announcements	Continuous until funds are awarded

*All applications must be uploaded to Euna Grants no later than the application due date.

C. Authorizing Legislation and Regulation Authority

This NOFA should be read in conjunction with but not limited to the following regulations, statutes, and plans, as amended, which establish state and federal HOME requirements:

- Federal HOME Investment Partnerships Act Statutes at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, 42 U.S.C. 12701 et seq.
- Federal HOME Regulations (24 C.F.R. Part 92)
- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 C.F.R. Part 200)
- State of California 2025-2026 Annual Action Plan
- State HOME Regulations (25 C.C.R. § 8200 et seq.)
- State Uniform Multifamily Regulations ("UMRs") (25 C.C.R. § 8300 et seq.)

All regulatory references are to the state and federal HOME regulations unless otherwise noted.

Several of the terms used in the HOME Projects NOFA have specific meanings defined by state and/or federal HOME regulations. When reviewing this NOFA and the application forms, carefully review the regulations for further defined terms. State HOME definitions are found in 25 C.C.R. § 8201 and 8217 and federal HOME definitions are found in 24 C.F.R. § 92.2.

If state or federal statutes or regulations, or other laws, policies, or procedures governing HOME or its funding are modified—whether by Congress, HUD, the state

Legislature, or the Department—prior to completion of work to be done pursuant to awards made in connection with this NOFA, the changes may become effective immediately and apply to funded activities.

Any inconsistencies between this NOFA and state or federal HOME regulations will be resolved in favor of federal regulations, unless a waiver or modification was approved by the Director in accordance with AB 1010 (Chapter 660, Statutes of 2019). In those instances, the waiver or modification will prevail when not in conflict with the federal HOME regulations.

The Department reserves the right at its sole discretion to suspend, amend, and/or supplement the provisions of this NOFA from time to time. If such action occurs, the Department may notify interested parties through the Department's HOME Listserv (Email Signup | California Department of Housing and Community Development).

Native American Entities

The state requirements set forth in the HOME Project Activities NOFA are subject to Assembly Bill 1010 (Chapter 660, Statutes of 2019) ("AB 1010") which is set forth in Health and Safety Code (HSC) § 50406(p), (a) where the provisions of tribal law, tribal governance, tribal charter, or difference in tribal entity or legal structure would cause a violation or not satisfy the requirements of the HOME Projects NOFA, said requirements may be modified as necessary to ensure Project compatibility; and (b) where the provisions of tribal law, tribal governance, tribal charter, or difference in tribal entity or legal structure or agency create minor inconsistencies (as determined by the Director of the Department or a duly authorized designee thereof) with the requirements set forth in the HOME Projects NOFA, the Department may waive said requirements, as deemed necessary, to avoid an unnecessary administrative burden. Matters set forth or otherwise provided for in the HOME Projects NOFA that may be modified or waived include, without limitation, threshold scoring requirements and any other matter set forth in HSC § 50406(p)(2).

Native American Entity Applicants, whether federally recognized or non-federally recognized, are accordingly encouraged to discuss any such potential modifications or waivers and their options in that regard at or during an optional pre-application technical assistance meeting with CIAP and HOME Program staff.

There may be other federal laws or federal doctrines that could provide a basis for a possible modification of some federal requirements for Native American Entity Applicants. An example is where a Native American Entity has its own Tribally Determined Wage, in which case Davis Bacon wage requirements are not applicable. Native American Entity Applicants are encouraged to begin the AB 1010 waiver process before their application is submitted in order to allow time for the Department to review and make a legal decision on the request.

All applications will be reviewed for completeness and compliance with state and federal requirements. Only complete and compliant applications will be eligible for application review, approval, and potential funding. All awards made and standard agreements entered into under this NOFA will be subject to the provisions in the Department's grant agreement(s) with HUD and all applicable federal law. ***The Department's FY25 HOME***

allocation from HUD may be subject to additional Federal Conditions, which are listed and discussed in Appendix A: Federal and State Overlays.

D. Application Submission Process

Electronic Application Submission Process

All Applicants must create a EUNA Grants Profile prior to completing an application. Once the profile is created, the Applicant must complete an application via the EUNA Grants. Application forms are available on the EUNA Grants Portal. Appendix F: Organizational Documents Checklist and Appendix G: Project Documents Checklist provide a complete list of required uploads for the application.

The Department will not accept applications through personal, postal, shipment deliveries, facsimiles, email, walk-ins, or any other forms of delivery other than the EUNA Grants Portal.

Applicants that do not meet the filing deadline requirements will not be eligible for funding. Applications must be on the Department's current forms and cannot be altered or modified by the Applicant. Excel forms must be in Excel format, not converted to a PDF document.

The Department may request additional clarifying information from third-party sources, such as local government entities or the Applicant, but this is entirely at the Department's discretion to determine if the Department has authority to make an award. Upon the Department's request, the Applicant shall be given five (5) business days, from the date of staff notification, to submit said documents to clarify the application.

Disclosure of Application

Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act (Chapter 1473, Statutes of 1968) (PRA). As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including, but not limited to, bank account numbers, personal phone numbers, and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consent to the disclosure of submitted material upon receipt of a PRA request.

Concurrent Applications

Due to the unique challenges of the current funding environment, the Department allows Applicants to pursue funding from more than one Department funding program. Separate concurrent applications to other HCD funding sources are permitted under this HOME Projects NOFA. Applicants, however, MUST disclose all Department applications under review and/or applications anticipated to be submitted, regardless of who is applying for funding (e.g., city, county, Developer, sponsor, etc.), in their application or via email to HOMENOFA@hcd.ca.gov.

HOME has strict federal commitment and expenditure deadlines; therefore, if an Applicant submits any other funding applications to the Department after the HOME

Projects NOFA application due date, Applicant must notify HOME staff via the HOME Projects NOFA mailbox HOMENOFA@hcd.ca.gov. If Applicants are competitive for a HOME award, the Department will consult with Applicants to determine the best funding scenario for Project feasibility while balancing cost containment. If the Project receives an award from a different state program after the HOME Projects NOFA application due date, HOME Projects NOFA Applicants may be asked to accept a reduction of any Department-administered state program award by the amount of any HOME Project award.

E. Definitions

"Applicant" is any eligible State Recipient, CHDO, Developer, or Native American Entity which submits an application to the Department to develop or rehabilitate Projects using HOME funds within a specified jurisdictional boundary, in accordance with 25 C.C.R. § 8201 and 8204 and HSC § 50896. A Developer of a Project shall not act as administrative subcontractor for the activity.

"Awardee" means the eligible Applicant (and, if applicable, the Co-Applicant) that has been awarded funds from the Department under HOME, and that will be held responsible for compliance with and performance of all HOME requirements.

"Choice-Limiting Actions" means an action that may have an adverse impact on the environment or limit the choice of reasonable alternatives. A Choice-Limiting Action may include, but is not limited to, executing a purchase and sale agreement, signing a lease agreement, real property acquisition, rehabilitation, repair, demolition, disposition, or new construction, as set forth in 24 C.F.R. § 58.22. For the purposes of environmental review, the Project is the aggregation of all activities that are required to build the Project and must be included in the scope of the environmental review. So even if HOME funds are only used to pay for a portion of the overall Project, Awardees and Subrecipients should still be aware of the activities involved that are considered Choice-Limiting Actions. Activities listed at 24 C.F.R. § 58.35(b) that are Categorically Excluded Not Subject To 24 C.F.R. § 58.5 are not Choice-Limiting Actions.

"Developer" means any legal entity, including Native American Entities (Native American Entities-Federally Recognized Tribes and Native American Entities-Non-Federally Recognized Tribes), that will provide or arrange for design, financing, and construction services in connection with a housing Project as set forth in 25 C.C.R. § 8201(i). A nonprofit organization, formed as a special purpose entity in compliance with 25 C.C.R. § 8313.2, by a Non-Federally Recognized Tribe (NAE-NFRT) as defined herein, may be considered a Developer if the NAE-NFRT satisfies all other Developer eligibility requirements.

"HOME" means the HOME Investment Partnerships Program. In this NOFA, "HOME" is used to refer to the HOME Investment Partnerships Program as a whole, which includes both Program and Project activities. However, this NOFA only applies to Project activities.

“Homeless” means the same as defined under the federal Continuum of Care Program at 24 C.F.R. § 578.3, as may be amended and renumbered from time to time. “Homeless” includes “chronically homeless” and “homeless with a disability.”

“Homeownership” means ownership in fee simple title in a 1- to 4-unit dwelling or in a condominium unit, or equivalent form of ownership approved by HUD.

(1) The land may be owned in fee simple, or the homeowner may have a 99-year ground lease.

(i) For housing located in the insular areas, the ground lease must be 40 years or more.

(ii) For housing located on Indian trust or restricted Indian lands or a Community Land Trust, the ground lease must be 50 years.

(iii) For manufactured housing, the ground lease must be for a period at least equal to the applicable period of affordability in 24 C.F.R. § 92.254.

“Native American Entity – Federally Recognized Tribe (“NAE-FRT”) means any Tribal Government which is a federally recognized tribe as defined at 25 U.S.C. section 4103(13)(B) and includes a duly constituted governing body of an Indian Reservation or Rancheria as Health and Safety Code section 50077 and 50079; or is a Tribally Designated Housing Entity under 25 U.S.C. section 4103(22).

A NAE-FRT may apply as a State Recipient or Developer for HOME Funds.

“Native American Entity – Non-Federally Recognized Tribe” (“NAE-NFRT”) means any Tribal Government which is an Indian Tribe located in California that is not a federally recognized tribe and is either: (1) listed in the Bureau of Indian Affairs Office of Federal Acknowledgment Petitioner List, pursuant to 25 C.F.R. Part 83.1, and has formed and controls a special purpose entity in compliance with 25 C.C.R. § 8313.2; or (2) listed on the contact list maintained by the California Native American Heritage Commission for the purposes of consultation pursuant to Government Code (GC) § 65352.3, and (3) has formed and controls a special purpose entity in compliance with 25 C.C.R. § 8313.2.

A NAE-NFRT may only apply as a Special Purpose Entity Developer for HOME funds for Project activities.

“Native American Lands” means real property located within the State of California that meets the following criteria: (1) is trust land for which the United States holds title to the tract or interest in trust for the benefit of one or more tribes or individual Indians, or is restricted Indian land for which one or more tribes or individual Indians holds fee title to the tract or interest but can alienate or encumber it only with the approval of the United States; and the land may be leased for housing development and residential purposes under federal law; or (2) lands outside the jurisdiction of tribal government owned or co-owned by a Native American Entity in accordance with 25 C.C.R. § 8201(y).

“Native American Entity (NAE) Service Area” means the area where the Project is located within the NAL and includes lands outside the NAE tribal government jurisdiction

up to 100 miles from the boundary of the NAE trust or restricted land as defined at 25 U.S.C. 2201 that is within non-entitlement jurisdictions.

"Project" means a site or sites together with any building (including a manufactured housing unit) or buildings located on the site(s) that are under common ownership, management, and financing and are to be assisted with HOME funds as a single undertaking under this part. The Project includes all the activities associated with the site and building.

"Project Commitment" means the date the state has executed a Standard Agreement with an Awardee that includes the date and signature of each person signing the agreement, and that meets the minimum requirements of a Standard Agreement as defined in 24 C.F.R. § 92.504(c).

"Project Completion" Project Completion occurs upon completion of construction and before occupancy.

"Special Needs Populations" means the same as defined under section 7301 of the Multifamily Housing Program guidelines and includes one or more of the following groups who need Supportive Services to maintain and stabilize their housing:

- people with disabilities:
- at Risk of Homelessness;
- individuals with substance use disorders;
- frequent users of public health or mental health services, as identified by a public health or mental health agency;
- individuals who are fleeing domestic violence, sexual assault, and human trafficking;
- individuals who are experiencing Homelessness and individuals experiencing Chronic Homelessness;
- homeless youth as defined in Government Code Section 12957, subdivision (e)(2);
- families in the child welfare system for whom the absence of housing is a barrier to family reunification, as certified by a county;
- individuals exiting from institutional settings or at risk of placement in an institutional setting;
- older Adults in Need of Supportive Services; or
- other specific groups with unique housing needs as determined by the Department.

Special Needs Populations does not include "seniors or Veterans" unless they otherwise qualify as a "Special Needs Population" as required by other statutory laws. Special Needs Populations may also include those listed under the Qualified Populations for the HOME-ARP program as stated in CPD-21-10.

"Special Purpose Entities" means the legal entity or combination of legal entities with continuing control of the HOME Project and conforms with the requirements of 25 C.C.R. § 8313.2.

"State Recipient" means a "unit of general local government," including NAE-FRTs, designated by the State to receive HOME funds in accordance with 24 C.F.R. § 92.201(b)(2) and 25 C.C.R. § 8201(ii).

II. Project Requirements

A. Eligibility

Eligible Applicants

State Recipients, Developers, and CHDOs, as defined in 25 C.C.R. § 8204, are eligible to apply to this Projects NOFA.

Applicants must be in good standing with the State of California, all agencies and departments thereof.

NOTE: Pursuant 25 C.C.R. § 8205(b), Developers are not eligible to apply for First Time Homebuyer Projects unless the Projects will be developed on Native American Land.

Eligible Jurisdictions

Projects must be located in non-entitlement areas. Eligible city and county jurisdictions for 2025 federal HOME funds are listed in Appendix B: Eligible Jurisdictions. If a city or county jurisdiction (jurisdiction) is not listed in Appendix B: Eligible Jurisdictions, and the Applicant is of the opinion that the jurisdiction is eligible to apply to the Department for HOME funds, the Applicant should contact HCD at HOMENOFA@hcd.ca.gov before applying.

B. Eligibility for CHDOs

1. CHDO Applicants must meet all the requirements found at 24 C.F.R. § 92.2 at the time of application submittal and be certified by the Department prior to the execution of its standard agreement.
2. CHDO Applicants must upload the documents required to complete the certification review as part of its application package in the EUNA Grants Portal.

See Appendix C: CHDO Application for Certification for more information about the application process, CHDO eligibility, and a checklist for application items.

NOTE: Tribal governments are not CHDOs; however, tribally affiliated nonprofit organizations may apply for CHDO certification if they meet HUD's CHDO requirements—including private nonprofit status and limitations on governmental control—at 24 C.F.R. § 92.2 and complete the Department's certification process.

C. Eligibility for Developers

The Developer applying for HOME funding is the entity that the Department relies upon for experience and capacity and must control the Project during acquisition (site control), development, and occupancy.

Developers must satisfy all other eligibility requirements detailed in this NOFA including, but not limited to, experience and capacity requirements.

Developers may partner with a State Recipient Applicant in addition to submitting one application on its own, however both applications must not be for the same Project.

NAE-NFRTs may apply for HOME funds only as Developers and are not eligible to apply as State Recipients.

Developers may not submit separate HOME applications under the name of another entity over which they exercise control. A Limited Partnership (LP) is not considered an eligible Applicant/Awardee but may be the ultimate borrower.

D. Eligible Activities

Rental Projects

RENTAL NEW CONSTRUCTION PROJECTS — funds are provided to develop a specific multifamily Project on a specific site by a specific developer. Rental new construction Projects may be with or without acquisition.

RENTAL REHABILITATION PROJECTS — funds are provided to rehabilitate a specific rental Project on a specific site by a specific developer. An Applicant may apply for a Project with or without property acquisition. Applicants requesting Project activities funding for a rental Project consisting of multiple sites must be in compliance with 25 C.C.R. § 8303(b).

First-Time Homebuyer (FTHB) Projects

Construction financing must include the following:

- New construction or acquisition/rehabilitation/conversion to develop homes on specific site(s).
- All (100 percent) of the HOME investment rolls over to permanent financing to provide mortgage assistance to eligible first-time homebuyers when the units are sold to eligible homebuyers.

NOTE: Projects with multiple sites must have common ownership and financing.

NOTE: Pursuant 25 C.C.R. § 8205(b), Developers are not eligible to apply for First Time Homebuyer Projects unless the Projects will be developed on Native American Land.

E. Ineligible Use of Project Funds

HOME funds cannot be used for the costs listed in 24 C.F.R. § 92.214.

In accordance with the Department's 2025-2026 Annual Action Plan, HOME funds may not be used to pay for the cost to refinance existing Project debt.

Pursuant to 24 C.F.R. § 92.206(a)(4), HOME funds cannot pay for the costs associated to construct or rehabilitate laundry and/or other community facilities located in separate

buildings containing no residential units. In addition, any community facilities must be for the exclusive use of the residents and their guests and cannot be available to the general public.

Pursuant to 24 C.F.R. § 92.206 (b)(2)(vi), federal HOME funds cannot be used to refinance single family or multifamily housing loans made or insured by any federal program, including CDBG.

Additionally, HOME funds cannot provide a duplication of benefit or supplant any other federal, state, or local funds previously committed to the Project.

F. Allocation of Funding

Table 3 - Allocation of Funding	
Funding Targets	**Amount**
CHDO Set-Aside	$8,000,000
First-Time Homebuyer Projects Target	$2,000,000
Rental Housing Target (Doesn't include the CHDO Set-Aside)	$16,000,000
Native American Entity Target	$8,000,000

G. Funding Amounts and Limits

Table 4 - Funding Limits by Project Activity	
Rental new construction or rehabilitation with or without acquisition	**$8,000,000**
CHDO Operating Funds Grant for Rental Projects*	$300,000
Administrative Funds for Rental Projects*	$300,000
FTHB Projects	**$2,000,000**
CHDO Operating Funds Grant for FTHB Projects*	$200,000
Administrative Funds for FTHB Projects*	$200,000

*State Recipients are only eligible for Administrative funds. CHDOs are only eligible for CHDO Operating Funds. Developers are NOT eligible for either Administrative funds or CHDO Operating Funds.

Minimum Amount of Funds per unit

The minimum amount of HOME funds that must be invested in any type of Project shall be $10,000 per unit. For example, for a Project with thirty (30) units, the minimum award amount would be $300,000.

Maximum Amount of Funds per Project

The maximum amount of HOME funds invested in a Project, shall not exceed the HOME maximum per-unit subsidy limits, established by HUD under 24 C.F.R. § 92.250 and can be found here.

FTHB activities are also subject to the HOME Homeownership Value Limits found here.

Project Limits

A Project may receive only one HOME award as a result of this NOFA.

Applicant Limits

An Applicant may receive up to two HOME awards for different Projects.

H. Program Income

The Department encourages Applicants to use HOME Program Income (PI) for their proposed Project activity. Applicants may request approval to use HOME PI on hand through this NOFA by including the amount of PI for the proposed Project activity in the Application Budget. **HOME PI is not subject to the award limits as noted above (G. Funding Amounts and Limits).**

I. Periods of Affordability

Table 5 – Periods of Affordability	
Tribal and Non-Tribal FTHB Projects*	
Minimum Period of Affordability (in years)	**HOME Assistance Per-Unit**
5	Under $25,000
10	$25,000 to $50,000
15	Over $50,000
Tribal and Non-Tribal Rehabilitation of Existing Rental Housing**	

Minimum Period of Affordability (in years)	HOME Assistance Per-Unit
10 Years	Under $25,000
15 Years	$25,000-$50,000
20 Years	Over $50,000
New Construction and Rehabilitation with or without Acquisition**	
Minimum Period of Affordability (in years)	**HOME Assistance Per-Unit**
55 years	Any Amount
New Construction and Rehabilitation with or without Acquisition on Native American Lands (as defined by 25 C.C.R. § 8201 (y)(1))**	
Minimum Period of Affordability (in years)	**HOME Assistance Per-Unit**
50 years	Any Amount

*24 C.F.R. § 92.254

**25 C.C.R. § 8208

J. Forms of Assistance

HOME assistance may be provided in the form of a loan or a grant subject to 25 C.C.R. § 8205(C)-(H).

K. Administrative Costs and CHDO Operating Funds

For Rental Projects, State Recipients are eligible for a grant of up to $300,000 or 10 percent (10%) of the activity award amount, whichever is lower, for administrative costs pursuant to 24 C.F.R. § 92.207,and CHDOs are eligible for a grant of up to $300,000 or 10% of the activity award amount, whichever is lower, for CHDO operating funds pursuant to 24 C.F.R. § 92.208(a).

For First Time Homebuyer Projects, State Recipients are eligible for a grant of up to $200,000 or 10 percent (10%) of the activity award amount, whichever is lower, for administrative costs pursuant to 24 C.F.R. § 92.207, and CHDOs are eligible for a grant of up to $200,000 or 10 percent (10%) of the activity award amount, whichever is lower, for CHDO operating funds pursuant to 24 C.F.R. § 92.208(a).

III. State and Federal Requirements

A. Property Standards

Pursuant to 24 C.F.R. § 92.251, as applicable, and as may be amended by HUD, housing that is acquired, constructed or rehabilitated with HOME funds must meet all applicable local codes and standards at the time of Project Completion.

Projects involving rehabilitation must comply with the Department's HOME/NHTF Multifamily Rehabilitation Standards. Pursuant to 25 C.C.R. § 8309(b) and 24 C.F.R. § 92.251(b)(1)(ix), the Department requires rental rehabilitation Project applications to submit a third-party physical/capital needs assessment and a Replacement Reserve Study (RRS) with a 20-year forecast.

Projects involving new construction must comply with the requirements of 25 C.C.R. § 8300 et seq. and 24 C.F.R. § 92.251(a), including, but not limited to, requirements related to accessibility, disaster mitigation, written cost estimates, construction contracts and documents, construction progress inspections, and broadband infrastructure.

B. Timeframes for Use of Funds

In previous years, HUD has waived the requirement that HCD commit HOME funds within 24 months of receiving the allocation. However, for FY25, that requirement was not waived. Therefore, HOME recipients are required to enter into a Standard Agreement with HCD by January 29, 2027.

Table 6 - HOME Project Activity Deadlines	
Project Commitment (see Section I (E) page 9)	January 29, 2027
Construction Loan Closing	Within 12 months from Project Commitment execution date (in accordance with 24 C.F.R. § 92.2)
Project Completion and Expenditure Deadline	Within 4 years from Project Commitment of HOME funds

C. Match Requirements

HOME match requirements are waived for applications pursuant to this NOFA.

D. Transition Reserve Policy

In the presence of Project Based Vouchers, Projects must be in compliance with the Department's Pooled Transition Reserve Policy Administrative Memorandum dated January 3, 2023, (Administrative Notice Number 22-08) and amended on August 8, 2023, (Administrative Notice Number 23-01).

E. Annual Monitoring Fees for Multifamily Projects

Pursuant to 24 C.F.R. § 92.214(b)(1)(i), the Department will charge fees to cover the cost of ongoing monitoring and physical inspection of HOME Projects during the state period of affordability. HOME will charge these fees as described below.

Developer and CHDO Projects

The Department charges an annual monitoring fee as follows:

Table 7 – Estimated 2026 Monitoring Fees

Number of HOME Units	Annual Fee
12 or fewer	$ 6,640
13 to 24	$10,806
25 to 36	$13,122
37 to 48	$13,506
49 to 60	$16,151
61 or more	$18,909

To cover inflation, this annual monitoring fee is Projected to increase annually at 3 percent (3%) following the Department's analysis of actual costs for monitoring. The annual monitoring fee will be based on the estimated 2026 fee schedule and will be adjusted upward at an annual rate of 3 percent (3%) to account for inflation. The starting monitoring fee will be calculated based on the year of permanent closing of escrow, applying the 3 percent (3%) annual increase from the 2026 baseline.

State Recipient Projects

Pursuant to 24 C.F.R. § 92.214(b), State Recipients may also charge their borrowers annual monitoring fees to cover the actual ongoing costs to monitor and conduct physical inspections, as described below:

1. The monitoring fee shall be based on the State Recipient's analysis of actual costs for monitoring the Project and must be approved by the Department; and
2. Twenty-five percent (25%) of the annual monitoring fee received for the Project by the State Recipient must be paid to the Department to cover the Department's monitoring costs. For more guidance on establishing a monitoring fee, see HOME fires Vol. 14, No. 2: Guidance on Establishing a HOME Monitoring Fee. Please note: HUD's requirements for calculating a monitoring fee differ from the state's UMR requirements.

Native American Entity Projects

Pursuant to this NOFA, the Department waives monitoring fees for Native American Entity Projects during the state period of affordability.

IV. Application Review

A. Minimum Application Requirements (Threshold)

Applications for HOME Projects are required to meet the minimum requirements outlined in this NOFA, 25 C.C.R. § 8200 et seq., and 24 C.F.R. Part 92.

Applications must meet the following minimum requirements at the time of application in order to move forward to the rating and ranking process:

1. The Applicant must submit a complete application in a format made available by the Department by the deadline specified in this NOFA and pursuant to 25 C.C.R. § 8211, and the application forms provided by the Department must not be altered or modified. Appendix F: Organizational Documents Checklist and Appendix G: Project Documents Checklist provide a complete list of required uploads for the application.
2. The Applicant is eligible to apply for funding, in accordance with Section II.A-C of this NOFA.
3. All rules and requirements in this NOFA also apply to Native American Entities, unless this NOFA specifically says otherwise.
4. The Applicant must propose at least one eligible activity pursuant to 25 C.C.R. § 8205.
5. The Applicant must propose an eligible use of funds pursuant to 25 C.C.R. § 8205, 8210, and 24 C.F.R. §92.206.

6. The Applicant must have no unresolved audit findings pursuant to 25 C.C.R. § 8204(a)(1)(D)(ii) and (2)(C)(i).
7. The Applicant must demonstrate its capacity for carrying out activities assisted with HOME funds. Awardees entering into a Standard Agreement with the Department must have capacity, cannot be shell entities, and cannot contract out for capacity (with limited exceptions for new CHDO's applying for certification via Appendix C: CHDO Application for Certification).
8. Cities, counties, and local public housing authorities must provide documentation satisfactory to the Department that they comply with the submittal requirements of cost principles and audit requirements at 2 C.F.R. § 200.512. Any outstanding findings contained in the audit report may impact on the ability of the Department to grant an award through this NOFA.
9. The Applicant and any member of its Project team must not be on the list of debarred contractors at https://www.sam.gov/SAM/ pursuant to 25 C.C.R. § 8204(a)(1)(D)(iii) and 8204(a)(2)(C)(ii).
10. CHDO applications must contain procedures for ensuring effective Project control pursuant to 24 C.F.R. § 92.300(a)(1) and 25 C.C.R. § 8204(a)(2)(D).
11. There is no pending or threatened litigation that could affect implementation of the proposed Project.
12. The Applicant(s) (not the ultimate borrower) must demonstrate documented site control of the Project at the time of application. Site control is subject to the HOME funding award as required by 25 C.C.R. § 8212(a)(6)(B), 25 C.C.R. § 8303, and 24 C.F.R. Part 92, including but not limited to, demonstrating site control by one of the following:
    - Acceptable evidence of site control may include: a conditional purchase agreement or enforceable option for projects involving acquisition, a lease option agreement from DGS and/or HCD as verified by HCD's Excess Sites Team, a deed or lease, or a title report showing ownership of the property vested in the applicable entity.
    - Fee title, which, for tribal trust land, may be evidenced by a title status report (TSR) or an attorney's opinion regarding chain of title and current title status.
    - A leasehold interest on the Project property with provisions that enable the lessee to make improvements on and encumber the property, provided that the terms and conditions of any proposed lease shall permit, prior to loan closing, compliance with all HOME requirements, including compliance with 25 C.C.R. § 8316. Land Acquisition and Leaseback shall be done prior to the financing closing.
    - An option to purchase is obtained, conditioned on the responsible entity's determination to proceed with, modify, or cancel the Project based on the results of a subsequent environmental review, and the receipt of an Authority to Use Grants Funds ("AUGF") from the Department for State Recipient

Projects and from HUD for Developer and CHDO Projects. The cost to secure the site control document can be only a nominal portion of the purchase price.

- A Purchase Agreement, Disposition and Development Agreement (DDA), Option to Lease, or Exclusive Right to Negotiate is obtained, but this agreement cannot be conditioned on National Environmental Policy Act (NEPA)/California Environmental Quality Act (CEQA) clearance or any other federal requirement.
- A conditional purchase contract may be used for an existing single-family home (1 to 4 units) or an existing multifamily residential Project in some limited circumstances, even when federal funds have already been contemplated.
- The determination as to what constitutes acceptable evidence of site control shall be made by the Department in its sole and absolute discretion. This includes bypassing site control requirements when the Housing Accountability Unit has found that state law requires approval of the Project.

General HUD rules state that Purchase Agreements are acceptable if federal funds are not contemplated. Applicants are cautioned to make sure that the Purchase Agreement or DDA is open-ended or is of sufficient duration that it does not need to be extended after the HOME application is submitted.

HUD has ruled that if a Purchase Agreement/DDA expires after the HOME application is submitted, and before the AUGF is executed, the execution of an extension would be a Choice-Limiting Action (renewal prior to expiration is acceptable). The application also should ensure the Purchase Agreement/DDA has other contingencies, such as a permanent financing contingency, so that the seller cannot legally compel an individual to purchase the site prior to receiving the AUGF.

NOTE: For more details on required and prohibited provisions of agreements consistent with NEPA, see HUD CPD Notice 98- 01: Layering Guidance for HOME Participating Jurisdictions When Combining HOME Funds with Other Governmental Subsidies; HUD CPD Notice 15-09: Requirements for Committing HOME Funds; and HUD Memo: Guidance on Operations and Conditional Contracts for Purchase of Real Property for Environmental Reviews Conducted by a Responsible Entity under 24 C.F.R. Part 58.

B. Rating and Ranking

The Department will score, rank, and fund applications based on a review of eligible activities for which funds are requested. Each application must be submitted using Department forms and must contain all information required pursuant to 25 C.C.R. § 8211(c)(d). Scoring for Projects is subject to the appeal process described in Section IV (E) of this NOFA. Each Project activity will be evaluated and ranked separately.

In the case of a tied score, the application demonstrating the highest jurisdictional poverty level will be funded first. If Applicants are applying from the same jurisdictional

area, the Project with the highest percentage of enforceable commitments will be funded first.

Applications will be funded in descending order based on points earned. Applications that qualify for CHDO and FTHB Project targets will be funded first, based on their scores as necessary to meet the minimum set-asides and funding targets.

Once the set-asides and targets have been achieved, remaining applications will be funded within their respective allocations pursuant to 25 C.C.R. § 8212.1, based on scores relative to all other applications, with the highest-scoring applications funded first.

NOTE: All scoring factors and evaluation requirements are listed in Appendix D: Scoring Factors.

C. Project Scoring and Notification

Once rental Project application scoring is complete, the Department will email the authorized representative and contact person listed in the application describing the scores and facts upon which those scores were determined.

D. Feasibility Review

In accordance with 25 C.C.R. § 8212(a)(6), 25 C.C.R. § 8310, and 24 C.F.R. § 92.250(b), the Department will perform underwriting analysis to substantiate the Project is financially feasible for at least 20 years, as well as cost allocation and subsidy layering analyses to determine the appropriate amount of the HOME award.

When making its feasibility determinations, the Department will:

- Examine all the sources and uses of funds for the Project (including any operating cost assistance, operating cost assistance reserve, or Project-based rental assistance that will be provided to the Project); and
- Assess the current market demand in the area in which the Project will be located, the experience of the Applicant team, the amount and quality of the Applicant team's employees, the financial capacity of the Applicant team, and firm written financial commitments for the Project.

To determine the Project's feasibility and sustainability, the Department will review the Project Sources and Uses Form. When completing the application form, Applicants should be sure to include all known and potential Project costs.

If an Applicant proposes to develop Project(s) formerly used for agricultural, industrial, manufacturing, or commercial purposes, or the site is situated on, adjacent to or near rail yards, airports, dumpsites, or other potentially contaminated properties, whether abandoned or operating, the Department may require Phase II environmental site assessment, or other soil assessment or testing. If an Applicant proposes to develop site(s) within a 100-year floodplain, the Department requires a HUD 8-step Floodplain

Analysis. If not submitted with the application, these reports will be required after award as part of the NEPA process.

If the Applicant has any indication that these conditions may exist, the Department highly recommends that Applicants complete an assessment, soil sampling, or other appropriate testing methodology, prior to submitting the application. The results should be submitted as part of the application documentation, and any additional costs the Project may incur must be included in the Project budget and Sources and Uses Form.

E. Appeals

Basis of Appeals

a. Applicants may appeal to the Department's written determination that an application is incomplete, has failed threshold review, or has otherwise been determined to provide an insufficient basis for an award (including point scoring and tie breaker).

b. At the sole discretion of the Department, the Department's written determination may include a request for clarifying and/or corrective information. For purposes of this section, "clarifying information" includes information and/or documentation that resolves ambiguities in any application materials that will inform the Department's threshold, scoring and feasibility determinations.

c. Applicants do not have the right to appeal a decision of the Department relating to another Applicant's application (e.g., eligibility, award).

d. Any request to appeal the Department's decision regarding an application shall be reviewed for compliance with this NOFA. All decisions rendered shall be made by the Branch Chief or his/her designee. The decision shall be final, binding, and conclusive, and shall constitute the final action of the Department.

e. The appeal process provided herein applies solely to decisions of the Department made pursuant to this NOFA.

Appeal Process and Deadlines

a. Process: To file an appeal, Applicants must submit to the Department, by the deadline set forth below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an Applicant. Once the appeal is submitted to the Department, no further information and/or materials may be accepted or considered. Appeals are to be submitted to the Department at HOMENOFA@hcd.ca.gov according to the deadline set forth in the Department review letters.

b. Filing Deadline: Appeals must be received by the Department no later than five (5) business days from the date of the Department's threshold review or initial score letters, as applicable, representing the Department's decision made in response to the application.

V. Award Announcement and Contracts

A. Award Announcement

Subject to the availability of funds, the Department intends to send Award letters in July 2026, for successful Applicants.

B. Contracts

Awardee(s) and ultimate borrower must enter into a Standard Agreement with the Department. The Standard Agreement contains all the relevant state and federal requirements, as well as specific information about the award and the work to be performed. The Standard Agreement includes deadlines that are consistent with state and federal HOME regulations. Any change in the organizational structure may require re-underwriting and could jeopardize the award if the revised structure fails to meet program requirements.

NOTE: The Standard Agreement may be delayed if the HOME Recipient does not timely provide the Department with all required entity resolutions and other entity documentation (e.g., bylaws, articles of incorporation, 501(c)(3) certification, certificate of good standing, limited partnership agreement), in form and content acceptable to the Department in its sole discretion, which evidences that the Awardee has the legal authority to contract with the Department.

The Standard Agreement must be executed by the Awardee(s) within 90 days of receipt. Failure to execute and return the Standard Agreement(s) to the Department within 90 days may result in award cancellation. The Awardee(s) must remain a party to the Standard Agreement for the full term of the Standard Agreement; removal of the Awardee(s) is prohibited unless the Department provides approval in advance.

VI. Other Terms and Conditions

A. Right to Modify or Suspend

The Department reserves the right, at its sole discretion, to suspend, rescind, amend, modify, or supplement the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, the Department may notify applicants via e-mail or via a Listserv notice and will post the revisions to the Department website. Be sure to sign up for our Listserv athttps://www.hcd.ca.gov/contact-us/email-signup by choosing "Federal Programs."

B. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law or regulation, the terms of the applicable federal law or regulation shall control. Applicants are deemed to have fully read and understand all applicable state and federal laws, regulations, and guidelines pertaining to HOME, and understand and agree that the Department shall not be responsible for any errors or omissions in the preparation of this NOFA.

C. Incompatible Funding

It is the duty and responsibility of each Applicant to review the provisions, requirements, and limitations of all funding sources applied for and obtained for a particular Project or activity in order to ensure that each and every requirement of those funding sources is compatible with all HOME requirements and restrictions.

D. False, Fictitious or Fraudulent Claims

Warning: Any person who knowingly makes a false claim or statement to HUD or the Department in connection with this HOME PROJECTS NOFA may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

E. Detecting, Preventing, and Reporting Fraud

Fraud is a white-collar crime that has a devastating effect on HOME because HOME beneficiaries are victims of this crime when HOME is abused. The Department is committed to preventing and stopping any criminal assault on HOME it administers, and in doing so ensure all HOME funds go to people it was designed to help and improve their living conditions.

F. Combating Fraud

The HUD Office of Inspector General (OIG) is committed to protecting HUD's programs, operations, and beneficiaries from dishonest individuals and organizations.

HUD cannot combat fraud alone; they rely on the Department and HOME PROJECTS NOFA Applicants to combat HOME fraud.

HUD also relies on Applicants for, and people receiving, HUD benefits, such as: tenants receiving rental assistance, borrowers with HUD insured loans, and/or citizens having their communities restored using HUD grants.

The HUD OIG Hotline number is **1-800-347-3735**. This is the primary means to submit allegations of fraud, waste, abuse, mismanagement, or Whistleblower related matters for HOME to the OIG.

HUD OIG accepts reports of fraud, waste, abuse, or mismanagement in HOME from HUD employees, anyone administering HOME, anyone working in HOME, contractors, and the public.

Complaints can report mismanagement or violations of law, rules, or regulations by HUD employees or program participants.

Fraud, waste and abuse in HOME and its operation may be reported in one of the following four (4) ways:

By email to: hotline@hudoig.gov

By phone: Call toll free: 1-800-347-3735 By fax: 202-708-4829

By mail:

U.S. Department of Housing & Urban Development

HUD OIG, Office of Investigation, Room 1200 Field Office

One Sansome Street, San Francisco, CA 94104

HUD OIG, Office of Investigation Suite 4070 Regional Office

300 North Los Angeles Street, Los Angeles, CA 90012

G. Whistleblower Protection Acts

(Federal Whistleblower Protection Act (5 U.S.C Section 2302(b)(8))

The Federal Whistleblower Protection Act (WPA) protects employees from retaliation for making protected disclosures. The WPA also provides penalties for supervisors who retaliate against Whistleblowers.

1. A disclosure is protected under the WPA if the employee discloses information the employee reasonably believes to be evidence of:
    a. a violation of any law, rule, or regulation,
    b. gross mismanagement,
    c. a gross waste of funds,
    d. an abuse of authority, or
    e. a substantial and specific danger to public health or safety.
2. In general, an employee or Applicant may make a protected disclosure to anyone, including non-governmental audiences, unless the information is classified or specifically prohibited by law from release. Options for making a protected disclosure include:
    a. Informing a supervisor or someone higher up in management,
    b. Submitting a complaint to the OIG by emailing the OIG at oig@ftc.gov,

c. Filing a complaint with the Office of Special Counsel (OSC) https://www.osc.gov/.

d. The California Whistleblower Protection Act (Title 2, Division 1, Chapter 6.5, Article 3.5, Gov. Code §§ 8548-8548.5)

The California Whistleblower Protection Act authorizes the California State Auditor to receive complaints from state employees and members of the public who wish to report an improper governmental activity. An "improper governmental activity" is any action by a state agency or any action by a state employee directly related to state government that:

1. Violates any state or federal law or regulation,
2. Violates an Executive Order of the Governor, a California Rule of Court, or any policy or procedure required by the State Administrative Manual or State Contracting Manual, or
3. Is economically wasteful or involves gross misconduct, incompetency, or inefficiency. Complaints received by the State Auditor are confidential, and the identity of the complainant may not be revealed without the complainant's permission, aside from an appropriate law enforcement agency conducting a criminal investigation.

There are many ways to file a complaint:

1. By Telephone

Call the Whistleblower Hotline at (800) 952-5665 to file a complaint by talking to one of the State Auditor's employees. The hotline generally is staffed Monday through Friday from 8:00 A.M. to 5:00 P.M. If when called, the hotline is not being staffed, or staff is occupied with other calls, a voicemail message can be left requesting a return call.

2. By Mail or Facsimile

To file a complaint in writing, submit a letter to the State Auditor addressed as follows:

Investigations California State Auditor

P.O. Box 1019

Sacramento, CA 95812

Or the letter may be faxed to the State Auditor at (916) 322-2603.

As an alternative, a complaint form may be accessed electronically (which is available on the State Auditor website at www.auditor.ca.gov). To submit, print it out, and return it by mail or facsimile as stated above.

3. Online

Although the State Auditor does not accept complaints by email, complaints may be submitted online at https://www.auditor.ca.gov/whistleblower/.

The State Auditor will not undertake an investigation unless there is a basis for believing that a complaint has sufficient merit to warrant spending resources on an investigation. A complaint should therefore include:

1. A clear and concise statement of what is being alleged to be improper activity and why it is believed to be improper.
2. The name or other information that clearly identifies the person alleged to have acted improperly and the department where that person works.
3. The names and contact information for any witnesses who can confirm the truth of the complaint.
4. Copies of any documents that will support the complaint. (Do not submit original documents, as they cannot be returned.)

H. Cancellation and Defaults

If HCD is required to repay HUD for HOME funds invested in affordable housing because the Project failed to meet the required minimum period of affordability (pursuant to 24 C.F.R. § 92.252(e)), then the Applicant/Developer/Contractor must repay the same amount back to the Department upon demand.

Terminated Projects: If a HOME Project is terminated pursuant to 24 C.F.R. §

92.205 and the Department must repay any HOME funds invested in the Project to the Department's HOME Investment Trust Fund in accordance with 24 C.F.R.

§ 92.503(b), then Applicant/Sponsor/Developer/Borrower must repay that money back to the Department, so the Department is made whole.

I. Loan Closing Requirements

Sponsor must submit all Department Closing Checklist items well in advance of the anticipated construction loan closing, occupancy, and permanent loan closing dates.

Sponsors and Borrowers should allow at minimum 90 days after they have submitted to the Department the (i) final due diligence documents; and (ii) final signed transaction summary report for a loan to close.

Failure by Sponsors and Borrowers to timely submit (i) the required due diligence documentation; and (ii) the final signed transaction summary will result in an unnecessary delay to the date when the Department loan will be able to close and may result in extra costs to Borrower. Sponsors and Borrowers are responsible to plan accordingly to ensure a timely closing.

VII. List of Appendices

Appendix A: Federal and State Overlays

Appendix B: Eligible State HOME Jurisdictions

Appendix C: CHDO Certification Instructions

Appendix D: Scoring Factors

Appendix E: Community Need Score

Appendix F: Organizational Documents Checklist

Appendix G: Project Documents Checklist

2025 State HOME Income Limits - Effective June 1, 2025

*Percentages may not be mathematically related to each other due to rounding

		Number of Persons in Household							
County	Income Category*	1	2	3	4	5	6	7	8
Kings	30% Limits	$19,750	$22,550	$25,350	$28,150	$30,450	$32,700	$34,950	$37,200
	Very Low Income 50%	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
	60% Limits	$39,480	$45,120	$50,760	$56,340	$60,900	$65,400	$69,900	$74,400
	Low Income 80%	$52,600	$60,100	$67,600	$75,100	$81,150	$87,150	$93,150	$99,150
Lake	30% Limits	$19,750	$22,550	$25,350	$28,150	$30,450	$32,700	$34,950	$37,200
	Very Low Income 50%	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
	60% Limits	$39,480	$45,120	$50,760	$56,340	$60,900	$65,400	$69,900	$74,400
	Low Income 80%	$52,600	$60,100	$67,600	$75,100	$81,150	$87,150	$93,150	$99,150
Lassen	30% Limits	$19,750	$22,550	$25,350	$28,150	$30,450	$32,700	$34,950	$37,200
	Very Low Income 50%	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
	60% Limits	$39,480	$45,120	$50,760	$56,340	$60,900	$65,400	$69,900	$74,400
	Low Income 80%	$52,600	$60,100	$67,600	$75,100	$81,150	$87,150	$93,150	$99,150
Los Angeles	30% Limits	$31,850	$36,400	$40,950	$45,450	$49,100	$52,750	$56,400	$60,000
	Very Low Income 50%	$53,000	$60,600	$68,150	$75,750	$81,800	$87,850	$93,900	$100,000
	60% Limits	$63,600	$72,720	$81,780	$90,900	$98,160	$105,420	$112,680	$120,000
	Low Income 80%	$84,850	$96,950	$109,050	$121,150	$130,850	$140,550	$150,250	$159,950
Madera	30% Limits	$19,750	$22,550	$25,350	$28,150	$30,450	$32,700	$34,950	$37,200
	Very Low Income 50%	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
	60% Limits	$39,480	$45,120	$50,760	$56,340	$60,900	$65,400	$69,900	$74,400
	Low Income 80%	$52,600	$60,100	$67,600	$75,100	$81,150	$87,150	$93,150	$99,150
Marin	30% Limits	$40,600	$46,400	$52,200	$58,000	$62,650	$67,300	$71,950	$76,600
	Very Low Income 50%	$67,700	$77,400	$87,050	$96,700	$104,450	$112,200	$119,950	$127,650
	60% Limits	$81,240	$92,880	$104,460	$116,040	$125,340	$134,640	$143,940	$153,180
	Low Income 80%	$108,300	$123,800	$139,250	$154,700	$167,100	$179,500	$191,850	$204,250
Mariposa	30% Limits	$19,750	$22,550	$25,350	$28,150	$30,450	$32,700	$34,950	$37,200
	Very Low Income 50%	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
	60% Limits	$39,480	$45,120	$50,760	$56,340	$60,900	$65,400	$69,900	$74,400
	Low Income 80%	$52,600	$60,100	$67,600	$75,100	$81,150	$87,150	$93,150	$99,150
Mendocino	30% Limits	$19,750	$22,550	$25,350	$28,150	$30,450	$32,700	$34,950	$37,200
	Very Low Income 50%	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
	60% Limits	$39,480	$45,120	$50,760	$56,340	$60,900	$65,400	$69,900	$74,400
	Low Income 80%	$52,600	$60,100	$67,600	$75,100	$81,150	$87,150	$93,150	$99,150
Merced	30% Limits	$19,750	$22,550	$25,350	$28,150	$30,450	$32,700	$34,950	$37,200
	Very Low Income 50%	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
	60% Limits	$39,480	$45,120	$50,760	$56,340	$60,900	$65,400	$69,900	$74,400
	Low Income 80%	$52,600	$60,100	$67,600	$75,100	$81,150	$87,150	$93,150	$99,150
Modoc	30% Limits	$19,750	$22,550	$25,350	$28,150	$30,450	$32,700	$34,950	$37,200
	Very Low Income 50%	$32,900	$37,600	$42,300	$46,950	$50,750	$54,500	$58,250	$62,000
	60% Limits	$39,480	$45,120	$50,760	$56,340	$60,900	$65,400	$69,900	$74,400
	Low Income 80%	$52,600	$60,100	$67,600	$75,100	$81,150	$87,150	$93,150	$99,150
Mono	30% Limits	$21,500	$24,550	$27,600	$30,650	$33,150	$35,600	$38,050	$40,500
	Very Low Income 50%	$35,700	$40,850	$45,900	$51,050	$55,100	$59,200	$63,300	$67,350
	60% Limits	$42,840	$49,020	$55,080	$61,260	$66,120	$71,040	$75,960	$80,820
	Low Income 80%	$57,200	$65,400	$73,550	$81,700	$88,250	$94,800	$101,350	$107,850
Monterey	30% Limits	$30,400	$34,750	$39,100	$43,400	$46,900	$50,350	$53,850	$57,300
	Very Low Income 50%	$50,600	$57,850	$65,100	$72,300	$78,100	$83,850	$89,650	$95,450
	60% Limits	$60,720	$69,420	$78,120	$86,760	$93,720	$100,620	$107,580	$114,540
	Low Income 80%	$81,000	$92,600	$104,150	$115,700	$125,000	$134,250	$143,500	$152,750
Napa	30% Limits	$33,700	$38,500	$43,300	$48,100	$51,950	$55,800	$59,650	$63,500
	Very Low Income 50%	$56,100	$64,100	$72,150	$80,150	$86,600	$93,000	$99,400	$105,800
	60% Limits	$67,320	$76,920	$86,580	$96,180	$103,920	$111,600	$119,280	$126,960
	Low Income 80%	$89,750	$102,550	$115,350	$128,150	$138,450	$148,700	$158,950	$169,200
Nevada	30% Limits	$23,950	$27,350	$30,750	$34,150	$36,900	$39,650	$42,350	$45,100
	Very Low Income 50%	$39,850	$45,500	$51,200	$56,900	$61,450	$66,000	$70,600	$75,150
	60% Limits	$47,820	$54,600	$61,440	$68,280	$73,740	$79,200	$84,720	$90,180
	Low Income 80%	$63,700	$72,800	$81,900	$91,000	$98,300	$105,600	$112,850	$120,150
Orange	30% Limits	$35,550	$40,600	$45,700	$50,750	$54,850	$58,900	$62,950	$67,000
	Very Low Income 50%	$59,250	$67,700	$76,150	$84,600	$91,400	$98,150	$104,950	$111,700
	60% Limits	$71,100	$81,240	$91,380	$101,520	$109,680	$117,780	$125,940	$134,040
	Low Income 80%	$94,750	$108,300	$121,850	$135,350	$146,200	$157,050	$167,850	$178,700

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND OF ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM.

WHEREAS:

A. The California Department of Housing and Community Development (the "Department") is authorized to allocate HOME Investment Partnerships Program ("HOME") funds made available from the U.S. Department of Housing and Urban Development ("HUD"). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200.

B. On January 29, 2026, the Department issued a Notice of Funding Availability announcing the availability of funds under the HOME program (the "NOFA").

C. In response to that January 2026 HOME NOFA, the City of Ukiah, a political subdivision of the State of California (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, HOME funds.

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

1. In response to the January 2026 HOME NOFA, the Applicant shall submit an application to the Department to participate in the HOME program and for an allocation of funds not to exceed Five Million Two Hundred And Twenty Five Thousand Dollars ($5,225,000) for the following activities and/or programs:

Project Activity – Rental Rehabilitation Project	$5,000,000
Activity Delivery – Rental Rehabilitation Project	$ 75,000
General Administration – Project Activity	$ 150,000
Total	$5,225,000

   To be located in the incorporated area of the City of Ukiah.

2. If the application for funding is approved, then the Applicant hereby agrees to use the HOME funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant will also execute a Standard Agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the HOME program (collectively, the required documents).

3. The Applicant authorizes the City Manager or their designee(s) to execute, in the name of the Applicant, the HOME Standard Agreement.

4. The Applicant authorizes the City Manager, or the Deputy City Manager, or the Director of Community Development, or their designee(s), to execute, in the name of the Applicant, all other required documents.

PASSED AND ADOPTED this 18th day of March, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Susan Sher, Mayor

The undersigned City Clerk of the Applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the Applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

_____ _____
Kristine Lawler, City Clerk/CMC Date

Agenda Item No: 8.e.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-478

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of Lease Agreement with Option to Purchase between the City of Ukiah and the Willow County Water District for the Property Located at 151 Laws Avenue, APN 003-420-47; Authorization for the City Manager to Negotiate and Execute the Agreement and Any Related Documents Necessary to Implement the Lease-Purchase Transaction; and Approve Corresponding Budget Amendment.

DEPARTMENT: Finance

PREPARED BY: Dan Buffalo, Finance Director, Jared Walker, Redwood and Millview Water Districts General Manager

PRESENTER: Dan Buffalo, Finance Director

ATTACHMENTS:

1. LEASE AGREEMENT WITH OPTION TO PURCHASE - FINAL w attachments
2. SLA Process - Exemption (Public Use)

Summary: Staff recommends that the City Council approve a Lease Agreement with Option to Purchase (Attachment 1) between the City of Ukiah and the Willow County Water District for the office building located at 151 Laws Avenue (APN 003-420-47) and authorize the City Manager to execute the agreement on behalf of the City.

The agreement allows the City to occupy the property under a five-year lease structured as a fully amortizing lease-purchase arrangement. Monthly payments of $9,242.13 are calculated to amortize $499,999 over the five-year term at an interest rate of 4.15 percent. During the term of the lease agreement, the City may exercise an option to purchase the property for an early purchase price. But at the end of the lease term, the City will have the option to acquire title to the property for $1.00 through a bargain purchase option.

The agreement also allows the City to exercise an early purchase option during the lease term by paying the remaining principal balance as reflected in the amortization schedule.

Background: The Willow County Water District currently owns the office building located at 151 Laws Avenue in Ukiah. The property has been identified as a suitable facility to support public operations and interagency coordination. It is intended to be restricted for continued public use.

The City and the District have negotiated a lease-purchase arrangement that allows the City to occupy the building immediately while financing the acquisition over a five-year period. This structure allows the City to spread the cost of the acquisition over time while preserving flexibility during the lease term.

An independent appraisal prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) determined the fair market value of the property to be $500,000. The lease payment structure is based on this appraised value.

Discussion: The proposed agreement provides the City with a structured mechanism to secure long-term ownership of the office building located at 151 Laws Avenue while allowing the City to occupy the property immediately and finance the acquisition over time.

Lease-Purchase Structure
The agreement is structured as a lease-purchase arrangement under which the City will make monthly payments that include both principal and interest components. The payments are structured to fully amortize the principal amount of $499,999 over a five-year period at a fixed interest rate of 4.15 percent. At the end of the lease term, the City will have the option to acquire title to the property for $1.00 through a bargain purchase option. The City may also elect to purchase the property earlier during the lease term at an early purchase price outlined in the agreement.

This structure allows the City to spread the acquisition cost over time while retaining flexibility to purchase the property earlier by paying the remaining principal balance shown (early purchase price) in the lease payment schedule.

Operational Control of the Property
During the lease term, the City will have exclusive use of the building and will be responsible for maintenance, repairs, utilities, and any improvements made to the property. The arrangement allows the City to fully utilize the building for municipal purposes while gradually acquiring ownership.

Compliance with the California Surplus Land Act
Because the transaction involves the disposition of publicly owned property by the Willow County Water District to another public agency, the parties must comply with applicable provisions of the California Surplus Land Act (Government Code §§54220–54234). The Surplus Land Act establishes procedures that local agencies must follow before disposing of or transferring property that has been declared surplus.

Under these provisions, before a local agency may dispose of surplus land, it must provide written notice of availability to certain entities, including affordable housing developers, park and recreation agencies, school districts, and other public agencies, and allow a period of time for those entities to express interest in acquiring the property. If an eligible entity expresses interest, the agency must enter into good-faith negotiations for a specified period. A line diagram containing the process for determining eligibility of lands dedicated for other public uses is included in Attachment 2.

In this case, the property owner, Willow County Water District, must comply with the applicable notice and reporting requirements of the Surplus Land Act prior to completing the disposition of the property. Because the proposed transaction involves a transfer between public agencies for governmental purposes, it may qualify for one of the statutory exemptions provided under the Act; however, the District remains responsible for making the necessary determinations and filings required by the statute to the California Department of Housing and Community Development (HCD).

Financial Considerations
The monthly lease payment under the agreement is $9,242.13, representing the fully amortized payment required to finance $499,999 over five years at an interest rate of 4.15 percent.

Lease payments will be funded through the City’s Utility Billing Fund, which functions as an indirect cost allocation fund supporting centralized billing and collection services provided to the City’s utilities and related operations and organizations. The Utility Billing Fund is supported through cost allocations established in the City’s Indirect Cost Allocation Plan.

If the City elects to exercise the purchase option at the end of the lease term, or earlier during the lease term, the payment associated with the lease-purchase structure would also be paid from the Utility Billing Fund.

Because the lease term begins during the current fiscal year, a budget amendment will be required to appropriate the first year of lease payments within the Utility Billing Fund. Future lease payments will be incorporated into the City’s annual budget process during the five-year term of the agreement.

Staff recommends Council approve the Lease Agreement with Option to Purchase between the City of Ukiah

and the Willow County Water District for the property located at 151 Laws Avenue, APN 003-420-47; authorize the City Manager to further negotiate and execute the agreement and any related documents if necessary to implement the lease-purchase transaction; and authorize corresponding budget amendment.

Recommended Action: Approve the Lease Agreement with Option to Purchase between the City of Ukiah and the Willow County Water District for the property located at 151 Laws Avenue, APN 003-420-47; authorize the City Manager to negotiate and execute the agreement and any related documents necessary to implement the lease-purchase transaction; and approve corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 20513300.74500.18521: $0; 20513300.74501.18521: 0

PROPOSED BUDGET AMOUNT: 20513300.74500.18521: $91,890.35; 20513300.74501.18521: $19,015.20

FINANCING SOURCE: Indirect allocation

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: City Manager's Office, Water Resources Department

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: 
Sage Sangiacomo, City Manager

LEASE AGREEMENT WITH OPTION TO PURCHASE

This Lease with Option to Purchase ("Agreement") is made in Ukiah, California, on July 1, 2026 ("Effective Date") between the Willow County Water District, ("LESSOR" or "District") and the City of Ukiah ("LESSEE" or "City"). LESSOR and LESSEE are at times collectively referred to below as the "Parties" or individually as a "Party."

LESSOR is the owners of that certain real property located at 151 Laws Avenue in Ukiah, California, also known as Mendocino County Assessor's Parcel Number ("APN.") 003-420-47 (the "Property"), being substantially as described herein in Exhibit "A" attached hereto and made a part hereof. LESSEE desires to lease the Property from LESSOR for a term of 5 years with an option to purchase the Property during the term of the lease as hereafter provided.

LEASE AGREEMENT

1. Lease. Starting on the Commencement Date, LESSOR hereby leases to LESSEE and LESSEE hereby leases from LESSOR the real property and improvement located thereon described in Exhibit A, together with rights, privileges, easements, servitudes and appurtenances thereto, hereafter called the "Leased Premises" or the "Property")

2. Definitions. In addition to the terms defined elsewhere in this Agreement, the following definitions shall apply throughout this Agreement.

(a) "Commencement Date" means July 1, 2025.

(a) "Lease/Option Agreement" means this Agreement.

(b) "Escrow" means the escrow established with the Escrow Company for the purpose of conveying the Property from the LESSOR to LESSEE.

(c) "Escrow Company" means Redwood Empire Title Company.

(d) "Event of Default" has the meaning set forth in Part I, Sections 16 and 17 as applicable.

(e) "Option Period" means the period of time commencing on the Option Notice Date as defined in Article II, Section 1 of this Agreement and Close of Escrow.

(f) "Term" means the term of the Lease, which shall consist of the period commencing on the Commencement Date and ending sixty months thereafter, or until an earlier termination of the Lease as further provided herein, including close of escrow after LESSEE exercises its option to purchase the Property.

(g) "Title Company" means Redwood Empire Title Company.

3. Appraisal of Property. The City had the Property appraised by a qualified appraiser approved by the City and the District, attached hereto as Exhibit C. The appraisal complied with the Uniform Standards of Professional Appraisal Standards. The appraisal found that the fair market value of the Property is $500,000, the lease payments under paragraph 4 shall be based on the appraised value.

4 Term of Lease. This Lease shall commence upon the Commencement Date and shall continue thereafter for a period of 60 months or until LESSEE terminates the Lease by Notice of Termination or upon acquisition of title to the property by exercising its option to purchase.

5. Lease Payments: Starting on May 1, 2026 LESSEE shall pay LESSOR $9,242.13 per month as rent which is the fully amortized rate for paying in five years $499,999.00 at an annual interest rate of 4.15%. (See Lease Payment Schedule, attached hereto as Exhibit B.) Each payment shall be due on the first day of the month and shall be considered delinquent if not received by LESSOR by the 15th day of the month. Further, on May 1, 2026, LESSEE shall pay LESSOR the sum of $92,421.30 accounting for the ten months of rent payments since the Commencement Date.

6. Use. LESSEE shall have the exclusive occupation and use of the Property during the term of the Lease, including the right to sublease or license the use of any portion of the Property.

7. Utilities. LESSEE shall be responsible for securing and paying for all utility services at the Property, including water, sewer electricity and solid waste collection and disposal.

9. Maintenance, Repair and Improvements. LESSEE shall be responsible for all costs associated with the occupation and use of the Property and its maintenance and repair. LESSEE shall have the right without LESSOR's approval to make capital improvements at its discretion. All such work shall comply with applicable law including the California Building Code and the California Environmental Quality Act ("CEQA").

10. Insurance. At all times during the term hereof LESSEE shall produce and continue in force pooled risk coverage equivalent to Comprehensive General or Commercial Liability Insurance, and Workers' Compensation and Employer's Liability Insurance. LESSOR shall be named as an additional insured under the pooled risk coverage.

11. Delivery and Quiet Enjoyment. LESSOR shall deliver the Property on the Commencement Date free of any parties in possession not approved by LESSEE and shall provide LESSEE with quiet enjoyment without interference thereafter during the Term.

12. Title. LESSOR warrant further that no third party has superior title or interest in the Property, and that no prior or existing interest shall interfere with the terms of the subject Lease or encumber title prior to close of escrow. LESSOR shall not interfere with LESSEE's right to quiet enjoyment of the Premises. LESSOR represents and warrants to LESSEE that as of the Effective Date, and throughout the lease term and Option Period, there will be no monetary liens of any type whatsoever encumbering the Leased Premises.

13. Indemnification, Defense and Hold Harmless Obligations. Except for the sole negligence or willful misconduct of LESSOR, their employees and agents, and to the extent permitted by law, LESSEE agrees to indemnify, defend and hold harmless LESSOR from and against any and all losses, liabilities, damages, costs and expenses (including reasonable attorneys' fees) resulting from claims by third parties for injuries to any person and damage to or theft or misappropriation or loss of property occurring on the Property or caused by LESSEE's use of the Property. If any action or proceeding is brought against LESSOR by reason of any

such claim, then LESSEE, upon notice from LESSOR, shall refer the claim to its pooled risk administrator, currently the California Intergovernmental Risk Authority ("CIRA") for defense and indemnification.

14. LESSEE Defaults. The occurrence of any one or more of the following events shall constitute a material default and breach of this Agreement by LESSEE:

(a) Any failure by LESSEE to make any payment to or on behalf of LESSOR required hereunder as and when due, where such failure continues for ten (10) days after written notice from LESSOR to LESSEE.

(b). A failure by LESSEE to observe and perform any other provision of this Agreement to be observed or performed by LESSEE, where such failure continues for thirty (30) days after written notice thereof from LESSOR to LESSEE; provided, however, that if the nature of such default is such that the same cannot reasonably be cured within such thirty (30) day period, LESSEE shall not be deemed to be in default if LESSEE shall within such period commence such cure and thereafter diligently prosecute the same to completion.

15. Termination by City without cause.

Upon not less than twelve months prior written notice to District, City has the right to terminate this Lease without cause and without exercising the Purchase Option. Within thirty (30) days of giving such notice of termination, City shall pay District a termination fee equal to twelve months of lease payments as provided in Section 5. The Parties agree that such payment represents liquidated damages *in lieu* of all other actual damages to LESSOR. The Parties agree such liquidated damages are reasonable under the circumstances existing of the Effective Date of this agreement.

16. Surrender of Premises. Upon expiration or termination of this Agreement, LESSEE shall quit and surrender the Premises to LESSOR.

II

OPTION AGREEMENT

1. Option**.** , LESSEE shall have an option to purchase the Property at any time during the term of the Lease. The LESSEE shall exercise the option to purchase by giving LESSOR written notice ("Option Notice") that LESSEE is exercising the option to purchase the Property.

2. Conditions to Exercise of Purchase Option**.** The LESSEE's right to exercise the purchase option during the Option Period is subject to the following conditions.

2.1. Terms of Purchase of the Property. To validly exercise the Option, LESSEE shall give an Option Notice. The date when the notice is given is "the Option Notice Date."

2.2. Purchase Price**.** LESSOR agrees to accept from LESSEE and LESSEE agrees to pay LESSOR the Early Purchase Price corresponding to the month of the next rent payment date following the date of the Option Notice as shown on the Lease Payment Schedule in Exhibit B. The Early Purchase Price is the sum of the total payments of principal for the full term of the Lease Agreement ($499,999) less the sum of principal payments received by LESSOR since

the Commencement Date. If LESSEE did not exercise the early purchase option by the end of the lease term, LESSOR agrees to accept from LESSEE a bargain purchase option of $1.00 to purchase the Property at the end of the lease term at the discretion of the LESSEE. LESSEE may provide written notice to LESSOR no later than 30 days before the lease term ends of its intention to purchase the Property for $1.00 at the lease term end.

2.3. Condition of Title**.** Title to the Property shall be free and clear of all liens, except for any property taxes not yet due, existing recorded easements approved by LESSEE, CC&R's, or recorded deed restrictions, and all leases, liens, easements and encumbrances not approved by LESSEE prior to Close of Escrow, as provided in paragraph 2.4(b), below.

2.4. Escrow**.** LESSEE shall open escrow with Title Company within five (5) days from the Option Notice Date ("Purchase Escrow"). The parties shall deliver escrow instructions to the escrow agent within 14 days from the Option Notice Date, which shall include the following:

(a) Closing date**.** Escrow for the acquisition of the Property shall close within sixty (60) days from the Option Notice Date unless otherwise extended by the mutual written consent of LESSEE and LESSOR.

(b) Preliminary title report and title insurance**.** LESSEE shall have 10 business days from the Option Notice Date to approve a preliminary title report. LESSEE may disapprove the report only if exceptions are reported which did not appear in the preliminary title report issued May 1, 2026, excepting any taxes and assessments due. If LESSEE disapproves the report, it must provide written notice of such disapproval to the LESSOR. Upon giving such notice, LESSEE shall have no further obligations under this Agreement. If LESSEE fails to provide such timely written notice, it shall be deemed to have waived all objections to title. The Title Company must issue prior to closing a CLTA or, at LESSEE'S option and expense, an ALTA title insurance policy in the amount of the total purchase price, listing only those exceptions approved by LESSEE as provided in this Section 2.4(b).

(c) LESSOR Disclosures**.** LESSOR discloses the following information concerning the condition of the Property:

(i) Flood Hazard Area Disclosure**.** The Property or a portion thereof []is []is not [check one] located within a Federal Emergency Management Agency (FEMA) "Special Flood Hazard Area."

(ii) Geologic Hazard Zone**.** The Property []is []is not [check one] located within a Special Studies Zone as designated under Public Resources Code §§ 2021-2625.

(d) Closing costs**.** LESSOR shall each pay all escrow fees. LESSEE shall pay all title insurance costs of said conveyance. LESSEE shall pay property taxes and assessments due during the term of the Lease. Any other fees, costs or taxes shall be paid by each party in accordance with escrow instructions to Title Company.

(f) Payment of purchase price**.** LESSEE shall deposit the Purchase Price with the Title Company by certified check or electronic funds transfer on or before the date established for the Close of Escrow.

3. Miscellaneous provisions**.**

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

To LESSEE:

Attention: Ukiah City Manager
Ukiah Civic Center
300 Seminary Ave.
Ukiah, CA 95482
Email: ssangiacomo@cityofukiah.com

To LESSOR:

Attention Willow General Manager
Willow County Water District
151 Laws Avenue
Ukiah, CA 95482
Email: jwalker@cityofukiah.com

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

3.2 Counterparts. This Agreement may be executed and delivered in any number of counterparts, each of which, when executed and delivered shall be deemed an original and all of which together shall constitute the same agreement. Facsimile or electronic signatures will have the same legal effect as original signatures.

3.3 Waivers**.** No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision contained herein. No extension of time for performance of any obligation or act will be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which will be extended by a period of time equal to the period of the delay.

3.4 Successors and Assigns**.** This Agreement may not be assigned by either Party in whole or in part without the prior written consent of the other Party. This Agreement is binding upon and inures to the benefit of the Parties' permitted successor and assigns.

3.5 Entire Agreement**.** This Option Agreement constitutes the entire contract between the parties hereto and may not be modified except by an instrument in writing signed by the party to be charged.

3.6 Time of Essence**.** LESSEE and LESSOR hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation, and provision hereof.

3.7 Construction. The Parties agree and their respective advisors believe that this Agreement is the product of all of their efforts, that it expresses their agreement and that it should not be interpreted in favor of or against either party.

3.8 Governing Law**.** The Parties expressly agree that this Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. The Parties mutually consent to jurisdiction and venue in the courts of Mendocino County and waive any objections to the jurisdiction or venue of such courts. THE PARTIES WAIVE, TO THE FULLEST EXTENT PERMITTED BY LAW, THE RIGHT TO TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF OR RELATING TO THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE PREMISES, AND/OR ANY CLAIM FOR INJURY OR DAMAGE OR ANY EMERGENCY OR STATUTORY REMEDY.

3.9 Paragraph Headings**.** The paragraph headings contained herein are for convenience and reference only and are not intended to define or limit the scope of this Agreement.

3.10 Recordation of Memorandum of Lease and Option. Promptly upon the request of LESSEE, LESSOR agrees to execute and acknowledge a "Memorandum of Lease, Option" in form satisfactory to LESSEE and sufficient for recording in the Official Records of Mendocino County.

3.11 No Third-Party Beneficiaries. This Agreement is solely enforceable by LESSOR AND LESSEE. No other parties are intended to have standing to interpret or enforce this Agreement.

WHEREFORE, this Agreement is made and entered on the Effective Date.

LESSEE	**LESSOR**
CITY OF UKIAH	WILLOW COUNTY WATER DISTRICT
By: _____ Sage Sangiacomo, City Manager	By: _____ Ross LaRue, Board Chair

ATTEST:

_____
Kristine Lawler, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

The real property located at 151 Laws Avenue, Ukiah, California, in the City of Ukiah, County of Mendocino, State of California, commonly known as Assessor's Parcel Number (APN) 003-420-47, together with all improvements thereon.

The complete and precise legal description of the Property will be found in the Preliminary Title Report, as referenced herein.

EXHIBIT B
LEASE PAYMENT SCHEDULE

*The following schedule assumes a principal amount of $499,999 at a fixed 4.15% annual rate, amortized over 60 months, with a separate **month 61** payment of **$1.00** to exercise the bargain purchase option. Amounts are rounded to the nearest cent and align with the attached reference schedule.*

Pmt No.	Month	Beg Balance	Payment	Interest	Principal	Early Purchase Price
1	July 1, 2025	$499,999.00	$9,242.13	$1,729.16	$7,512.96	$492,486.04
2	2	$492,486.04	$9,242.13	$1,703.18	$7,538.95	$484,947.09
3	3	$484,947.09	$9,242.13	$1,677.11	$7,565.02	$477,382.07
4	4	$477,382.07	$9,242.13	$1,650.95	$7,591.18	$469,790.89
5	5	$469,790.89	$9,242.13	$1,624.70	$7,617.43	$462,173.46
6	6	$462,173.46	$9,242.13	$1,598.35	$7,643.78	$454,529.68
7	7	$454,529.68	$9,242.13	$1,571.92	$7,670.21	$446,859.47
8	8	$446,859.47	$9,242.13	$1,545.39	$7,696.74	$439,162.73
9	9	$439,162.73	$9,242.13	$1,518.77	$7,723.36	$431,439.37
10	10	$431,439.37	$9,242.13	$1,492.06	$7,750.07	$423,689.30
11	11	$423,689.30	$9,242.13	$1,465.25	$7,776.88	$415,912.42
12	12	$415,912.42	$9,242.13	$1,438.36	$7,803.77	$408,108.65
13	July 1, 2026	$408,108.65	$9,242.13	$1,409.47	$7,832.66	$400,275.99
14	14	$400,275.99	$9,242.13	$1,381.32	$7,860.81	$392,415.18
15	15	$392,415.18	$9,242.13	$1,353.11	$7,889.02	$384,526.16
16	16	$384,526.16	$9,242.13	$1,324.83	$7,917.30	$376,608.86
17	17	$376,608.86	$9,242.13	$1,296.50	$7,945.63	$368,663.23
18	18	$368,663.23	$9,242.13	$1,268.11	$7,974.02	$360,689.21
19	19	$360,689.21	$9,242.13	$1,239.66	$8,002.47	$352,686.74

20	*20*	*$352,686.74*	*$9,242.13*	*$1,211.15*	*$8,030.98*	*$344,655.76*
21	*21*	*$344,655.76*	*$9,242.13*	*$1,182.58*	*$8,059.55*	*$336,596.21*
22	*22*	*$336,596.21*	*$9,242.13*	*$1,153.95*	*$8,088.18*	*$328,508.03*
23	*23*	*$328,508.03*	*$9,242.13*	*$1,125.26*	*$8,116.87*	*$320,391.15*
24	*24*	*$320,391.15*	*$9,242.13*	*$1,096.51*	*$8,145.62*	*$312,245.53*
25	*July 1, 2027*	*$312,245.53*	*$9,242.13*	*$1,067.70*	*$8,174.43*	*$304,071.10*
26	*26*	*$304,071.10*	*$9,242.13*	*$1,038.83*	*$8,203.30*	*$295,867.80*
27	*27*	*$295,867.80*	*$9,242.13*	*$1,009.90*	*$8,232.23*	*$287,635.58*
28	*28*	*$287,635.58*	*$9,242.13*	*$980.90*	*$8,261.23*	*$279,374.35*
29	*29*	*$279,374.35*	*$9,242.13*	*$951.85*	*$8,290.28*	*$271,084.07*
30	*30*	*$271,084.07*	*$9,242.13*	*$922.73*	*$8,319.40*	*$262,764.67*
31	*31*	*$262,764.67*	*$9,242.13*	*$893.56*	*$8,348.57*	*$254,416.10*
32	*32*	*$254,416.10*	*$9,242.13*	*$864.32*	*$8,377.81*	*$246,038.29*
33	*33*	*$246,038.29*	*$9,242.13*	*$835.03*	*$8,407.10*	*$237,631.19*
34	*34*	*$237,631.19*	*$9,242.13*	*$805.67*	*$8,436.46*	*$229,194.73*
35	*35*	*$229,194.73*	*$9,242.13*	*$776.25*	*$8,465.88*	*$220,728.85*
36	*36*	*$220,728.85*	*$9,242.13*	*$746.77*	*$8,495.36*	*$212,233.49*
37	*July 1, 2028*	*$212,233.49*	*$9,242.13*	*$717.23*	*$8,524.90*	*$203,708.59*
38	*38*	*$203,708.59*	*$9,242.13*	*$687.62*	*$8,554.51*	*$195,154.08*
39	*39*	*$195,154.08*	*$9,242.13*	*$657.95*	*$8,584.18*	*$186,569.90*
40	*40*	*$186,569.90*	*$9,242.13*	*$628.22*	*$8,613.91*	*$177,955.99*
41	*41*	*$177,955.99*	*$9,242.13*	*$598.43*	*$8,643.70*	*$169,312.29*
42	*42*	*$169,312.29*	*$9,242.13*	*$568.58*	*$8,673.55*	*$160,638.74*
43	*43*	*$160,638.74*	*$9,242.13*	*$538.67*	*$8,703.46*	*$151,935.27*

44	*44*	*$151,935.27*	*$9,242.13*	*$508.69*	*$8,733.44*	*$143,201.83*
45	*45*	*$143,201.83*	*$9,242.13*	*$478.65*	*$8,763.48*	*$134,438.35*
46	*46*	*$134,438.35*	*$9,242.13*	*$448.56*	*$8,793.57*	*$125,644.78*
47	*47*	*$125,644.78*	*$9,242.13*	*$418.40*	*$8,823.73*	*$116,821.05*
48	*48*	*$116,821.05*	*$9,242.13*	*$388.18*	*$8,853.95*	*$107,967.10*
49	*July 1, 2029*	*$107,967.10*	*$9,242.13*	*$375.06*	*$8,867.06*	*$99,585.11*
50	*50*	*$99,585.11*	*$9,242.13*	*$344.40*	*$8,897.73*	*$90,687.38*
51	*51*	*$90,687.38*	*$9,242.13*	*$313.63*	*$8,928.50*	*$81,758.88*
52	*52*	*$81,758.88*	*$9,242.13*	*$282.75*	*$8,959.38*	*$72,799.50*
53	*53*	*$72,799.50*	*$9,242.13*	*$251.76*	*$8,990.36*	*$63,809.14*
54	*54*	*$63,809.14*	*$9,242.13*	*$220.67*	*$9,021.45*	*$54,787.69*
55	*55*	*$54,787.69*	*$9,242.13*	*$189.47*	*$9,052.65*	*$45,735.04*
56	*56*	*$45,735.04*	*$9,242.13*	*$158.17*	*$9,083.96*	*$36,651.08*
57	*57*	*$36,651.08*	*$9,242.13*	*$126.75*	*$9,115.38*	*$27,535.70*
58	*58*	*$27,535.70*	*$9,242.13*	*$95.23*	*$9,146.90*	*$18,388.80*
59	*59*	*$18,388.80*	*$9,242.13*	*$63.59*	*$9,178.53*	*$9,210.27*
60	*60*	*$9,210.27*	*$9,242.13*	*$31.85*	*$9,210.27*	*$0.00*
Totals (1-60)			***$554,527.61***	***$54,528.61***	***$499,999.00***	
61	*61*	*$0.00*	*$1.00*	*$0.00*	*$1.00*	*$0.00*
Final Totals (1-61)			***$554,528.61***	***$54,528.61***	***$500,000.00***	

Totals reflect the total payments, interest, and principal paid over the five-year term, including the $1 bargain purchase option.

EXHIBIT C
APPRAISAL OF 151 LAWS AVENUE
APN 003-420-47

An Appraisal Report

of

151 Laws Ave

A Single-tenant Office Building

located in
Ukiah, California

Effective date of report: December 09, 2025
Effective date of value: December 05, 2025

for

Maya Simerson
Project Administrator
City of Ukiah
300 Seminary Ave
Ukiah, CA 95482



Keith Sablik, MAI
Certified General Appraiser
203 Photinia Place
Petaluma, CA 94952
(707) 559-5551

December 09, 2025

Maya Simerson
Project Administrator
City of Ukiah
300 Seminary Ave
Ukiah, CA 95482

Re: 151 Laws Ave
Ukiah, CA 95482

Dear Ms. Simerson:

Per your request of November 13, 2025, and as required by the Appraisal Institute's Standards of Valuation Practice, Standard A, I have made the necessary inspection and analysis to appraise the above referenced property. The attached report provides essential data and detailed reasoning employed in reaching my opinion of value.

The purpose of the following report is to develop an opinion of market value of the fee simple interest in the property, as-improved, as of December 05, 2025. The intended use of the report is for negotiations in a potential purchase of the property. The intended user and client of the report is City of Ukiah. This report is not intended for any other use or user.

The property being appraised is an 20,940-sf (0.48-acre) commercially-zoned parcel improved with an average quality/appeal, 3,974-sf, single-tenant office building located within an unincorporated portion of the city of Ukiah, in Mendocino County, California.

The value reported is qualified by certain definitions, limiting conditions, and certifications that are set forth in the attached report. The analysis contained in the report that follows is presented as a summary Appraisal Report.

Based on my analysis, the opinion of market value of the subject property, as set forth, documented, and qualified in the attached report under conditions prevailing on December 05, 2025, is:

FIVE HUNDRED THOUSAND DOLLARS
($500,000)

It has been a pleasure doing business with you. Should you have any questions, please do not hesitate to contact me at (707) 559-5551.

Respectfully submitted,



Keith Sablik, MAI
Certified General Appraisal
CA Lic #AG008653

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SUMMARY OF SALIENT FACTS

Assessor's Parcel Number	*003-420-47*
Street Address	*151 Laws Ave*
	Ukiah, CA 95482
County	*Mendocino*
Census Tract Number	*113.00*
Client	*City of Ukiah*
Owner/Seller	*Willow County Water District*
Buyer	*City of Ukiah*
Occupant	*To be owner-occupied*
Site Area	*20,940 sf (0.48 acre)*
Year Built	*Circa mid-1900s*
Gross Building Area	*3,974 sf*
Improvements	*Average quality & appeal, 3,974-sf, single-story, single-tenant office building in average condition.*
General Plan Land Use	*SR: Suburban Residential*
Zoning	*C-1: Limited Commercial*
Flood Hazard	*FEMA map reference #06045C1514G, Zone X (areas determined to be outside the 0.2% annual chance floodplain), dated 09/19/2025*
Earthquake Hazard	*Per the California Dept. of Conservation's California Geological Survey, the property is situated in the Ukiah Quadrangle, but is not located on a known fault.*
Environmental Hazard	*Per the State Water Resource Control Board's Geotracker website, there are 6 environmental hazard sites identified within a 1,000' radius of the subject. All are marked completed-case closed. There are no known or noted environmental hazards at the property.*

SUMMARY OF SALIENT FACTS

Present Use	*Single-tenant office building*
Highest and Best Use	*Single-tenant office building*
Property Rights Appraised	*Fee Simple*
Extraordinary Assumptions	*A preliminary title report was not provided. The appraisal is made under the extraordinary assumption no adverse conditions are to be found in a current title report.* *The use of any extraordinary assumption may alter the outcome of an appraisal if proven false.*
Hypothetical Conditions	*N/A*

VALUE INDICATORS	
Indicated Value via Sales Comparison Approach	*$500,000*
Indicated Value via Income Approach	*$495,000*
Opinion of Value	***$500,000***
Pending Purchase Price	***$499,999***

Date of Property Inspection	*December 05, 2025*
Date of Value Conclusion	*December 05, 2025*
Date of Appraisal Report	*December 09, 2025*

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the market value of the fee simple interest in the property described hereinafter, subject to the Limiting Conditions later set forth, as of December 05, 2025. Evaluation of the property is made as-improved.

This is an *Appraisal Report* as defined by Standards Rule 2.2 in the Uniform Standards of Professional Appraisal Practice *(USPAP)* effective January 01, 2024.

INTENDED USE and USER OF THE APPRAISAL

The intended use of the report is for negotiations in a potential purchase of the property. The intended user and client of the report is City of Ukiah. This report is not intended for any other use or user.

INTEREST APPRAISED

The property interest(s) appraised are identified below:

■ A *fee simple estate* is defined as follows:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

☐ A *leased fee estate* is defined as follows:

An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

☐ A *leasehold estate* is defined as follows:

The interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions.

☐ *Personal property* is defined as follows:

Identifiable portable and tangible objects that are considered by the general public to be "personal", e.g., furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all property that is not classified as real estate. Personal property includes movable items that are not permanently affixed to, and part of, the real estate.

Taken from the Dictionary of Real Estate Appraisal, 4th Edition, 2002

SCOPE OF WORK

The following steps were followed in arriving at the estimate of value included in the appraisal report of the subject property:

- *After receiving the assignment, a preliminary search of all available resources was made to determine market trends. A study was made of the area, community, and neighborhood and other significant factors pertinent to the subject property.*
- *A physical inspection of the property was performed on December 05, 2025. Although due diligence was exercised while at the subject property, the appraiser is not an expert in such matters as hazardous waste, soil contamination, etc., and no warranty is given or implied as to these or other elements outside of analysis of market data. Inspections by various professionals within these fields may be recommended with the final estimate of market value subject to their findings.*
- *The appraiser collected data from a variety of sources, including the property owner, owner's representative, BAREIS (North Bay Multiple Listing Service), county assessor's office, real estate brokers, and/or the appraiser's own files.*
- *The highest and best use was then determined considering zoning, the general plan, economic considerations, and surrounding land use.*
- *A more detailed review of the collected data was then performed with the most relevant factors extracted and considered. Comparable properties were examined and, when possible, confirmed with parties involved with the transactions. Additionally, a physical inspection of the front-exteriors of the properties was also performed. All appropriate data was then analyzed to arrive at a conclusion of value.*
- *The appraisal report was prepared in accordance with standards dictated by the Appraisal Foundation in the Uniform Standards of Professional Appraisal Practices (USPAP), as well as in accordance with Title XI of FIRREA. The intent of the report is to lead the reader systematically through the appraisal process leading to conclusions similar to those of the appraiser.*
- *The report is intended to comply with 1) Interagency Appraisal and Evaluation Guidelines; and 2) USPAP.*
- *The appraiser did not take into consideration any prohibited basis, such as race, color, religion, sex, familial status or national origin, in developing and reporting the appraisal.*
- *Delivery of the appraisal report to the client constituted the completion of the assignment.*

DEFINITION OF VALUE

Market Value[1] is defined as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated;

(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;

(3) A reasonable time is allowed for exposure in the open market;

(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

[1] Code of Federal Regulations, revised January 01, 2009: Title 12-Banks and Banking, Chapter V-Office of Thrift Supervision, Department of the Treasury, Part-(Appraisals) 564.2g, including verbatim the grammatical and punctuation errors.

ASSUMPTIONS AND LIMITING CONDITIONS

Assumptions and Limitations of Appraisal
This appraisal is for no other purpose than property valuation, and the appraiser is neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are also inherent limitations to the accuracy of the information and analyses contained in the appraisal. Before making any decisions based on the information and analyses contained in this report, it is important to read this entire section to understand these limitations.

Appraisal is Not a Survey
It is assumed that the utilization of the land improvements is within the boundaries of the property lines of the property described and that there are not encroachments or easements unless noted within the report.

No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plat maps, or drawings reproduced and included in this report are intended only for the purpose of showing area relationships. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be accurate. A surveyor should be consulted if there are any concerns about boundaries, setbacks, encroachments, easements, or other survey matters.

Legal Aspects of the Appraisal
No responsibility is assumed for matters of a legal nature that affect title to the property, boundaries, encumbrances, easements, or other defects of title. The appraiser was not provided with an abstract of title for the property being appraised and the appraiser has not made an examination of one.

It is assumed that the real property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal.

It is assumed that all applicable zoning, use regulations, and restrictions have been complied with, unless stated otherwise. Information and analyses shown in this report concerning these items is based only on a preliminary investigation. Any questions should be addressed to local zoning or land use officials or other qualified individuals.

It is assumed that all required licenses, permits, or other necessary documentation from the appropriate authority has been or can be obtained or renewed for any use on which the value estimate is based. If any questions arise concerning any area stated in this paragraph, a qualified individual should be consulted.

All mortgages, liens, encumbrances, leases, and servitude have been disregarded unless so stated within the report. The property is appraised as though under responsible ownership and competent management.

ASSUMPTIONS AND LIMITING CONDITIONS

Use and Extent of This Appraisal

The appraiser will not be required to give testimony or appear in court for any reason related to this appraisal unless prior arrangements have been made.

Possession of this report, or copy thereof, does not presume right of publication. The report may not be used by any person other than the party to whom it is addressed without the prior written consent of the appraiser, and only with proper written approval from the appraiser and only in its entirety.

Neither all nor any part of the contents of this report, or copy hereof, shall be conveyed or utilized for advertising purposes, public relations, new sales, or any other media without the prior written consent of the appraiser.

Use of this report is subject to the requirement of the Appraisal Institute relating to review by its duly authorized representative.

Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and general limiting conditions.

Appraisal Is Not an Engineering or Property Inspection Report

No environmental impact studies were provided in conjunction with this report. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions, or for the engineering that may be required to discover such factors. Since no engineering tests were made, no liability is assumed for soil conditions. Sub-surface rights (mineral and oil) were not considered in making this appraisal.

Wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use.

The appraiser is not an environmental expert and does not have the expertise necessary to determine the existence of environmental hazards such as the presence of toxic wastes, asbestos, or hazardous building material, or any other environmental hazards noted on the subject or surrounding properties. If the appraiser has any knowledge of any problems of this nature which would create a significant problem, they are disclosed in this report. Nondisclosure should not, however, be taken as an indication that such a problem does not exist; an expert in the field should be consulted if any interested party has questions on environmental factors.

ASSUMPTIONS AND LIMITING CONDITIONS

No chemical or scientific tests were performed by the appraiser on the subject property; it is assumed that the air, water, ground, and general environment associated with the property, present no physical or health hazard of any kind unless otherwise noted in the body of the appraisal report. It is further assumed that the subject does not contain any type of dump site and that there are no underground tanks leaking toxic or hazardous chemicals into the groundwater or environment unless otherwise noted in the report.

Appraisal Is Made Under Conditions of Uncertainty with Limited Data

As evident from the limitations presented, above, this appraisal has been performed with a limited amount of data. Data limitations result from a lack of certain areas of expertise by the appraiser, the inability of the appraiser to view certain portions of the property, the inherent limitations of relying upon information provided by others, etc.

Before relying on any statement made in this appraisal report, concerned parties should contact the appraiser for the exact extent of data collection on any point which they believe to be important to decision making.

Information provided by local sources, such as government agencies, financial institutions, accountants, attorneys, and others, is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser.

The comparable sales data relied upon in the appraisal is believed to be from reliable sources. Though all the comparables were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.

Engineering analysis of the subject property was neither provided nor made as a part of this appraisal report.

All values shown in the appraisal report projections are based on the appraiser's analysis as of the date of the appraisal. The values may not be valid in other time periods or as conditions change.

Since projected mathematical models and other projections are based on estimates and assumptions which are inherently subject to uncertainty and variation depending upon evolving events, they are not represented as results that will actually be achieved.

This appraisal is an estimate of value based on an analysis of information known to the appraiser at the time the appraisal was made. The appraiser does not assume any responsibility for incorrect analysis because of incorrect or incomplete information.

Opinions and estimates expressed herein represent the appraiser's best judgment but should not be construed as advice or recommendation to act.

ASSUMPTIONS AND LIMITING CONDITIONS

Appraisal Report Limitations

Appraisal reports are technical documents addressed to the specific technical needs of the client. Casual readers should be cautioned about the limitations and possible misinterpretation of the information contained in this report and further understand that this report does not contain all of the information gleaned by the appraiser concerning the subject property or the real estate market. While no factors believed to be significant were knowingly withheld, the possibility exists that the appraiser may have information of significance to others; due to the appraiser's limited acquaintance of the property and the appraiser's specifically limited expertise, such information may not seem to be of import to the appraiser.

The appraiser should be contacted with any questions before this report is relied upon as a basis for decision making.

IDENTIFICATION OF PROPERTY

Location

The subject property is located in the northern portion of the State of California, within the south-central portion of the County of Mendocino, in an unincorporated, southern portion of the City of Ukiah. Specifically, the property is situated west of US 101, on the south side of Laws Ave, between S State St to the east and S Dora St to the west.

The subject is identified as assessor's parcel number 003-420-47 and is commonly referenced as 151 Laws Ave, Ukiah, CA.

Statement of Ownership/Property History

A preliminary title report was not provided. The appraisal is made under the **extraordinary assumption** no adverse conditions are to be found in a current title report. Per public records, interest in the property is vested in:

Willow County Water District

The property was purchased by the current owner on March 01, 1995 for $130,000, via document #95-02923.

The City of Ukiah has submitted an offer to purchase the property via a lease-purchase agreement, in the amount of $499,999. The transaction is between the municipality and a community water district that is being folded into the city jurisdiction.

The property was not listed on the market prior to the current offer being made.

According to available records and data sources, there has been no other market activity or transfer of the property in the past five years.

Legal Description

N/A

IDENTIFICATION OF PROPERTY

Tax and Assessment Data

As result of the passage of California Proposition 13 (or the Jarvis-Gann Initiative) in 1978, real property taxes in the State of California are limited to 1% of market value, based upon the assessor's market value estimate for the 1975 base year; unless there is a transfer of ownership, new construction, or the property is leased on a long-term basis. Whenever any of the foregoing occurs, the property is reassessed at full market value. If there is no reassessment, the assessed value is increased at 2% annually. Proposition 13 limits the annual real property taxes to 1% of the assessed value plus an amortized amount for voter approved bonded indebtedness.

The property resides within tax rate area 154154. Due to its municipal ownership, the property is not subject to current taxes. If it had been so, a tax rate of 1.210% plus direct charges of approximately $300 are estimated based upon data obtained from nearby properties.

IDENTIFICATION OF PROPERTY

Marketing Period and Exposure Time

The following definitions are taken from the Dictionary of Real Estate Appraisal, 4th Edition, 2002.

Marketing Period

1. The time it takes an interest in real property to sell on the market sub-sequent to the date of an appraisal.

2. Reasonable marketing period is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately **after the effective date of the appraisal**; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions.

Assumptions are made that the property will be marketed through professionals experienced with the particular type of property and that all normal marketing tools will be employed during the listing period. Additionally, the property will be offered for sale at a reasonable value relative to its market value and that neither buyer nor seller are under any duress to execute the sale.

Exposure Time

1. The time a property remains on the market.

2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur **prior to the effective date of the appraisal**. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.

Listing periods for the five properties utilized in the sales comparison approach ranged from 16 days up to 132 days, with an average time of 74 days or approximately 2.5 months on the market. A broader review of the market finds most properties in the region selling within a 3-to-6-month period.

Based upon this analysis, the exposure time for the property at the stated opinion of value is estimated between 3 and 6 months. Anticipating no major changes in market conditions over the next year, a similar time frame is estimated for the marketing period.

AREA DESCRIPTION



Geography and Economics of Mendocino County

Mendocino County is situated in the northwest coastal region of California and is bounded by Humboldt and Trinity Counties to the north; Tehama, Glenn and Lake Counties to the east; Sonoma County to the south; and the Pacific Ocean to the west. Mendocino County is 100 miles north of San Francisco on the U.S. Highway 101 corridor, and covers an area of approximately 3,878 square miles. It ranks 15th in size compared to the 58 counties in the State of California, but falls to 37th rank when relative populations of these counties are compared. There are only four incorporated cities (towns) in the county, in order of size: Ukiah, Fort Bragg, Willits, and Point Arena. Approximately, 70% of the population lives in the unincorporated areas of the county.

The headwaters of the Russian River are located in Mendocino County, and its rich bottomland supports many small and mostly organic farms that grow fruits and vegetables, while ranches raise sheep and cattle. Mendocino County offers a wide variety of topography, climate, and vegetation; from tidal flatlands of the coastline to rugged mountain terrain, with a number of fertile valleys and a large plain. The climate is considered mild with lows rarely dropping below freezing in the winter and highs in the summer average mid to high 90s.

The Coastal Mountain Range presents a significant geographic barrier, and divides the coastal and interior regions of the county. On the eastern side of the Coastal Mountain Range is Mendocino County's interior, which consists of a series of deep valleys running north and south and contains the bulk of the county's population.

Ukiah is the largest city and County seat. Mendocino College, with a 127-acre permanent campus, and an enrollment of +/- 5,000 students, is located 3 miles north of downtown Ukiah, and is a major employer for the area. Just east of Ukiah in the community of Talmage, is the 488-acre 'City of Ten Thousand Buddhas', one of the nation's largest Buddhist universities/colonies. It is situated at the site of the former Mendocino State hospital.

AREA DESCRIPTION

The economic base of the region has been in transition for decades. The following table indicates some of the largest employers in Mendocino County (ranked by number of full-time employees):

County of Mendocino
Ukiah Unified School District
Mendocino College
Georgia Pacific West
Productive People Empl. Services
Retech
Mendocino Co. Office of Education
Rainbow Construction
Harwood Products Inc.
Mendocino Coast Hospital
City of Ukiah
Savings Bank of Mendocino County
AM&D
Howard Frank R. Memorial Hospital
Fetzer Vineyards

Source: Upstate California Economic Development Council
Source: www.cityofukiah.com

The economy of Mendocino County has historically been centered on agriculture and resource extraction – primarily timber and fishing. However, both the timber and fishing industries have been in decline for several decades due to the over-extraction and consequent dwindling of these resources. Of the three dozen former mills in the county, only a handful remain open, and these are mainly remanufacturing mills that that turn sawn logs into molding and other products. The timber and fishing industries have been replaced with tourism within the county. However, it is a cyclical industry that is dependent on worldwide economic conditions. Prior to the recession, the Transient Occupancy Tax (TOT) collections for the county peaked in 2007-08 at $3,846,841. By 2009-10, they had fallen to $3,255,978 as the full impact of the recession took hold. Subsequent years saw near-steady growth until 2022-23, when TOT began to decline, leading to a 2023-24 figure of $8,145,097 (Mendocino County Tax Collector).

Other visitor-serving businesses such as restaurants, gas stations, and entertainment venues are also trending upward. Indian casinos are another growing visitor-serving service. There are currently four along State Route 101, in or near Hopland, Redwood Valley, Willits and Laytonville.

AREA DESCRIPTION

The table below reflects the change in average monthly industry-occupancy employment levels in the county between 2010 and 2020:

Mendocino County Employment by Industry

Industry	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2023 vs 2024
Farm	1,530	1,460	1,060	1,180	1,230	1,200	1,140	1,530	1,400	1,410	1,390	-1.4%
Mining, Logging and Construction	1,320	1,330	1,280	1,560	1,630	1,600	1,420	1,550	1,580	1,630	1,760	8.0%
Manufacturing	2,490	2,520	2,550	2,460	2,380	2,290	2,130	2,500	2,510	2,400	2,220	-7.5%
Wholesale Trade	830	730	810	800	780	740	720	760	710	690	590	-14.5%
Retail Trade	4,380	4,620	4,750	4,760	4,960	4,830	4,330	4,710	4,500	4,370	4,110	-5.9%
Transportation, Warehousing & Utilities	650	680	770	760	770	800	750	880	830	880	930	5.7%
Information	270	260	240	240	230	210	200	190	210	210	180	-14.3%
Financial Activities	1,050	1,040	1,030	1,070	1,090	1,060	1,020	1,010	920	980	920	-6.1%
Professional & Business Services	1,660	1,670	1,660	1,740	1,850	1,960	1,790	1,860	1,790	1,970	1,910	-3.0%
Educational & Health Services	5,570	5,490	5,720	5,790	5,830	5,890	5,570	5,590	5,940	6,100	6,580	7.9%
Leisure & Hospitality	4,230	4,250	4,240	4,330	4,260	4,320	2,970	3,920	4,010	3,950	3,950	0.0%
Other Services	770	780	790	820	770	730	610	600	720	680	710	4.4%
Federal Government	260	270	270	260	270	270	290	250	260	260	250	-3.8%
State & Local Government	6,770	6,870	7,000	7,130	6,880	6,910	6,100	6,370	6,630	6,820	7,030	3.1%
Total: All Industries	**31,780**	**31,970**	**32,170**	**32,900**	**32,930**	**32,810**	**29,040**	**31,720**	**32,010**	**32,350**	**32,530**	0.6%
% Private	77.9%	77.7%	77.4%	77.5%	78.3%	78.1%	78.0%	79.1%	78.5%	78.1%	77.6%	
% Public	22.1%	22.3%	22.6%	22.5%	21.7%	21.9%	22.0%	20.9%	21.5%	21.9%	22.4%	

Source: State of California Employment Development Department

Government employment is the largest single source of employment in the county, followed by retail trade, leisure/hospitality, and educational/health services. This highlights the shift away from manufacturing, which was once a major employer in the region. The county's employment is now focused upon services with the public sector coming in as number one in employment.

Employment figures declined in all industries between 2019 and 2020, reflecting the on-set of the Covid-19 pandemic in early 2020 and its devasting impact upon all sectors of employments, but most notably in Leisure & Hospitality, which was down 31.3%. By 2024, employment has returned to near pre-pandemic levels.

AREA DESCRIPTION

The table below reflects the historical labor force totals for Mendocino County since 2003:

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2003	45,310	42,190	3,120	6.9%
2004	44,033	41,198	2,835	6.4%
2005	43,926	41,389	2,537	5.8%
2006	43,351	41,097	2,254	5.2%
2007	43,179	40,804	2,375	5.5%
2008	43,287	40,321	2,966	6.9%
2009	43,325	38,878	4,447	10.3%
2010	43,347	38,461	4,886	11.3%
2011	42,755	38,077	4,678	10.9%
2012	42,776	38,623	4,153	9.7%
2013	43,497	40,126	3,371	7.7%
2014	41,000	38,160	2,840	6.9%
2015	40,207	37,853	2,354	5.9%
2016	39,644	37,555	2,089	5.3%
2017	39,628	37,842	1,786	4.5%
2018	39,715	38,151	1,564	3.9%
2019	38,934	37,388	1,546	4.0%
2020	37,015	33,723	3,292	8.9%
2021	36,920	34,622	2,298	6.2%
2022	37,183	35,653	1,530	4.1%
2023	37,377	35,621	1,756	4.7%
2024 (Prelim.)	38,361	36,381	1,979	5.2%

Source: Bureau of Labor Statistics

The data indicates a moderate annual decline in the total workforce over the past ten years. As of 2019, Mendocino County's unemployment rate was 4.0%; down from a recent peak of 11.3% in 2010 and below its pre-recession low of 5.2% in 2006. This followed the general pattern observed within most counties in the state: a sharp increase in unemployment figures as the recession takes hold in late-2008, followed by steady improvement from 2011-onward. Mendocino County's rate of recovery, however, lagged those of the nine Bay Area counties, which benefited from much stronger job growth throughout multiple industries.

In April 2020, unemployment increased dramatically to 14.7% in the county (16.1% in California), reflecting the on-set of the covid-19 pandemic and its devastating impact on short-term unemployment figures due to government mandated business closures and shelter-in-place orders. By the end of 2020, unemployment had risen to an average rate of 8.9%. As businesses were allowed to re-open, the rate fell to a normalized-level of 5.2% for 2024.

AREA DESCRIPTION

Demographics

Approximately 68% of the population lives in the unincorporated areas of the county. The 2000 Census saw a county population of 86,265. By January 01, 2025, this figure had by 4.1% to 89,827.

COUNTY/CITY	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Mendocino County											
Fort Bragg	7,633	7,672	7,449	7,540	7,494	7,451	7,409	7,153	7,014	7,179	7,187
Point Arena	444	448	437	438	430	438	435	443	439	445	452
Ukiah	16,156	16,186	15,889	16,081	15,942	15,951	15,526	16,080	15,929	16,108	16,325
Willits	4,860	4,879	5,092	5,133	5,107	5,065	5,040	4,920	4,858	4,830	4,838
Balance Of County	59,070	59,193	60,225	59,350	59,232	58,803	58,259	61,403	60,924	60,914	61,025
Incorporated	29,093	29,185	28,867	29,192	28,973	28,905	28,410	28,596	28,240	28,562	28,802
County Total	88,163	88,378	89,092	88,542	88,205	87,708	86,669	89,999	89,164	89,476	89,827

(California Department of Finance: E-5 Population and Housing Estimates)

The state's Dept. of Finance data indicates there were 888,250 households in the county as of January 01, 2025. The median household income was $67,454 in 2023, with a December 2024 cost-of-living index of 90.6 (below the U.S. average of 100), making it a notably more affordable environment than the Bay Area.

Housing

Housing in Mendocino County is predominantly detached single-family units, making up approximately 70% of the total stock. They include modern subdivisions, custom homes, and small and large acreage rural properties, such as ranch homes or cabins.

According to BAREIS (Multiple Listing Service) statistics, the average price for a single-family residence, countywide in 2024, was $589,738 (median price $500,000) for a 1,529-sf, 3-bedroom/2-bathroom residence. Manufactured homes account for approximately 13% of the housing stock. These dwellings are the preferred primary residence of many persons in the area due to their affordability and low maintenance. Multi-family housing is limited, accounting for 13.8% of the housing stock with most situated in the four incorporated communities. The county has ample vacant land that is planned for residential development; however, the rate of countywide residential growth is expected to remain moderate due to limited infrastructure of its communities and the availability of sewer and water services. Many of the unincorporated residential areas must rely on private water sources and septic systems, and natural gas is not available in the county.

AREA DESCRIPTION

Transportation

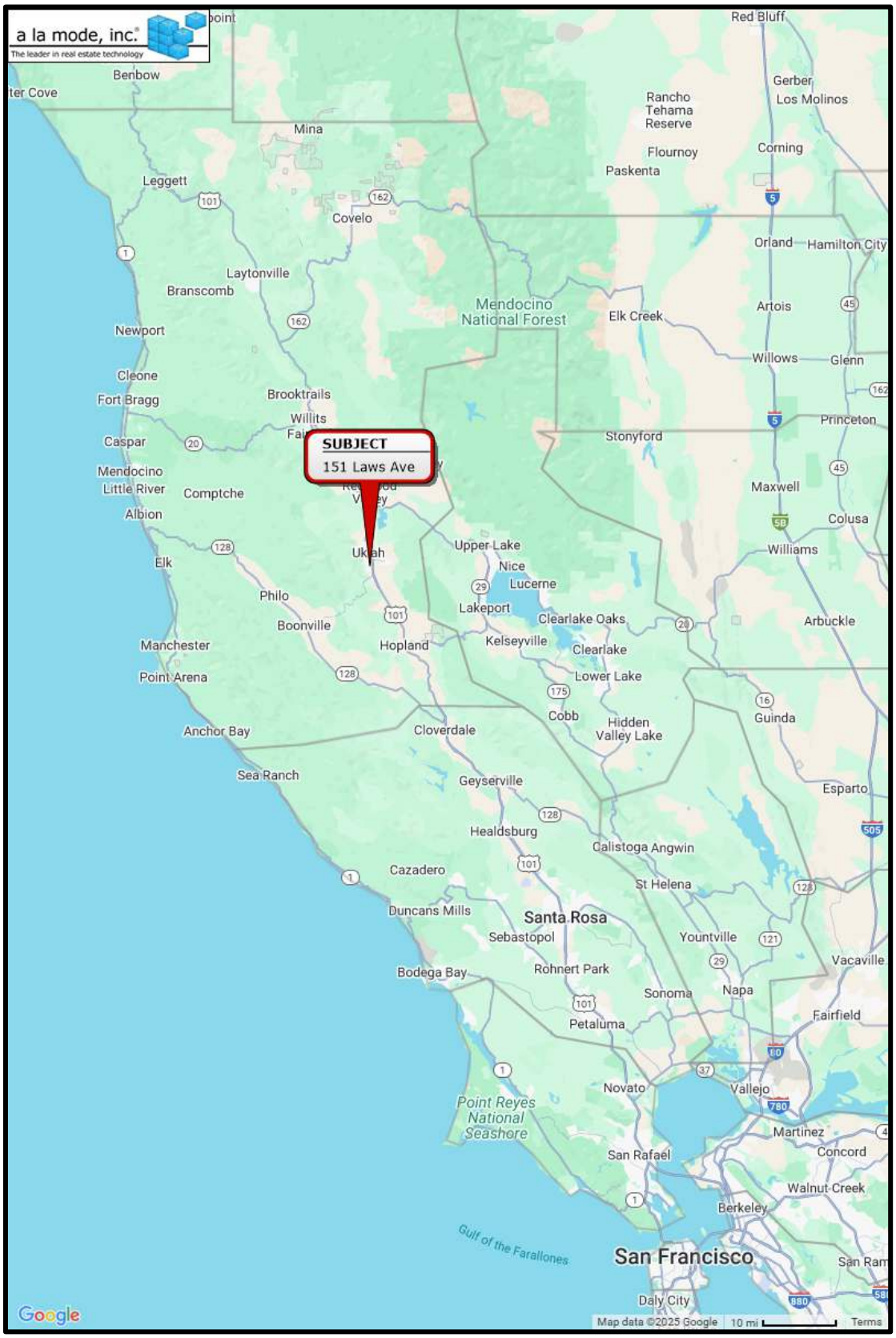
Mendocino County is served by the major roadway U.S. Highway 101. Local bus service is provided by Mendocino Transit Authority, and regional service is provided by Golden Gate Transit system. Railway access in Mendocino County is currently not in service. The former Northwestern Pacific Rail line holdings, which shave historically served the area have been acquired by the State of California. Some 316 miles of rail right–of-way located in northern California are currently managed by the North Coast Railroad Authority (NCRA), which was created in 1989. This agency has been under-funded since inception, and there is currently significant deferred maintenance to the railway lines. However, the California Transportation Commission recently approved funding as part of the $286 billion Transportation Equity Act approved by congress in 1985, to begin restoration work to the railroad line in phases with the eventual aim of providing a viable rail operation thru the southern portion of the rail line (including portions of Mendocino County). Ukiah Municipal public airport currently offers no major carrier service, and it has been forced to restrict the scope of its activities due to recent construction of “big box” retailers in the vicinity of established flight patterns. It is unlikely that major carrier service will be allowed at the current airport location, although there has been some discussion in local news services about re-locating the municipal airport to a location northeast of the current city limits.

Conclusion

Typical of most of California, the economic base of Mendocino County has recovered from the recent recession, whose lingering effects had put all sectors of the economy on hold for several years. Continued improvement in the economy will most likely continue the economic growth at both the local and regional level.

The attendant problems of growth, such as sewage collection, treatment, and disposal, water supply, and traffic congestion, are all matters currently being studied by local governmental agencies. Resolution of these infrastructure constraints will be determinative of future growth, both short- and long-term, within the county and its communities.

AREA DESCRIPTION: Area Map



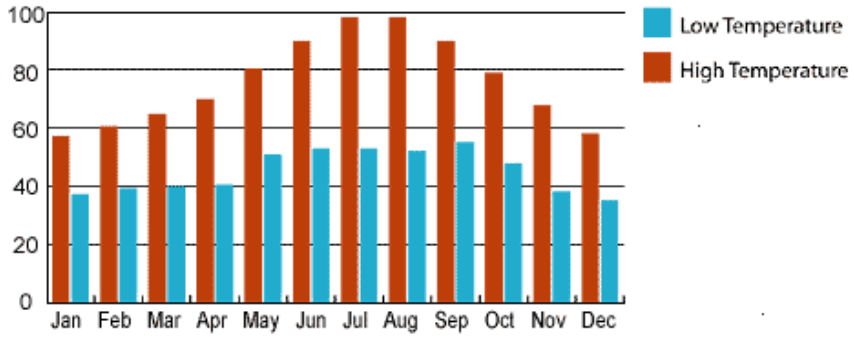
CITY/NEIGHBORHOOD DESCRIPTION

Geographically, Ukiah is situated in a small agricultural valley 614 feet above sea level. The town is located 110 miles North of San Francisco and 60 miles from the Mendocino coast. Ukiah was incorporated in 1876. Ukiah has excellent recreation facilities including Lake Mendocino just to the north and Cow Mountain Recreation area to the west. In addition Ukiah has numerous city and regional parks.

Freeway mileage from Ukiah to:

San Francisco:	**113**	Eureka:	**160**
Santa Rosa:	**62**	Ft. Bragg:	**60**
Seattle:	**754**	Lakeport:	**32**
Willits:	**25**	Los Angeles:	**520**
Williams:	**79**	Sacramento:	**148**

Climate



Source: Ukiah Chamber of Commerce

Unlike many other cities close to the coast, Ukiah is relatively fog-free. This fact, coupled with warm days and cool evenings, gives Ukiah an ideal climate for those who want four seasons but don't want extreme temperatures. Summer temperatures are regularly in the mid-90s with cooling in the evenings. Winter temperatures are in the 50s with lows in the 30s-40s. Average total annual rainfall is approximately 38.5 inches a year.

Population

Ukiah has experienced slow population growth with only a 1% increase between 2004 and 2014. As of January 01, 2025, the population of Ukiah proper was 16,325. According to the 2020 Census data, per capita income in the city was $28,282 with an average household income of $50,207. Approximately 21.7% of its population lived below the poverty level versus 15.3% statewide. As to higher education, 18.2% of the residents have a bachelor's degree or higher. As to age, 24.8% of the population is under 18 years versus 14.5% 65 years and over.

CITY/NEIGHBORHOOD DESCRIPTION

Industry Employment

Industry employment in Ukiah and the surrounding area is mixed with government, retail & service, manufacturing, and timber industry workers. Agriculture also plays a role in the employment for the area; industries include wineries, vineyards, pear orchards and wood products. Ukiah is the largest producer of Bartlett pears in the world, and has large packing and export operations in support of this crop. The number of small non-agricultural types of manufacturers and service industries continue to rise while timber industry activities are in decline. As with many rural communities, State and local government agencies also constitute a significant part of local employment.

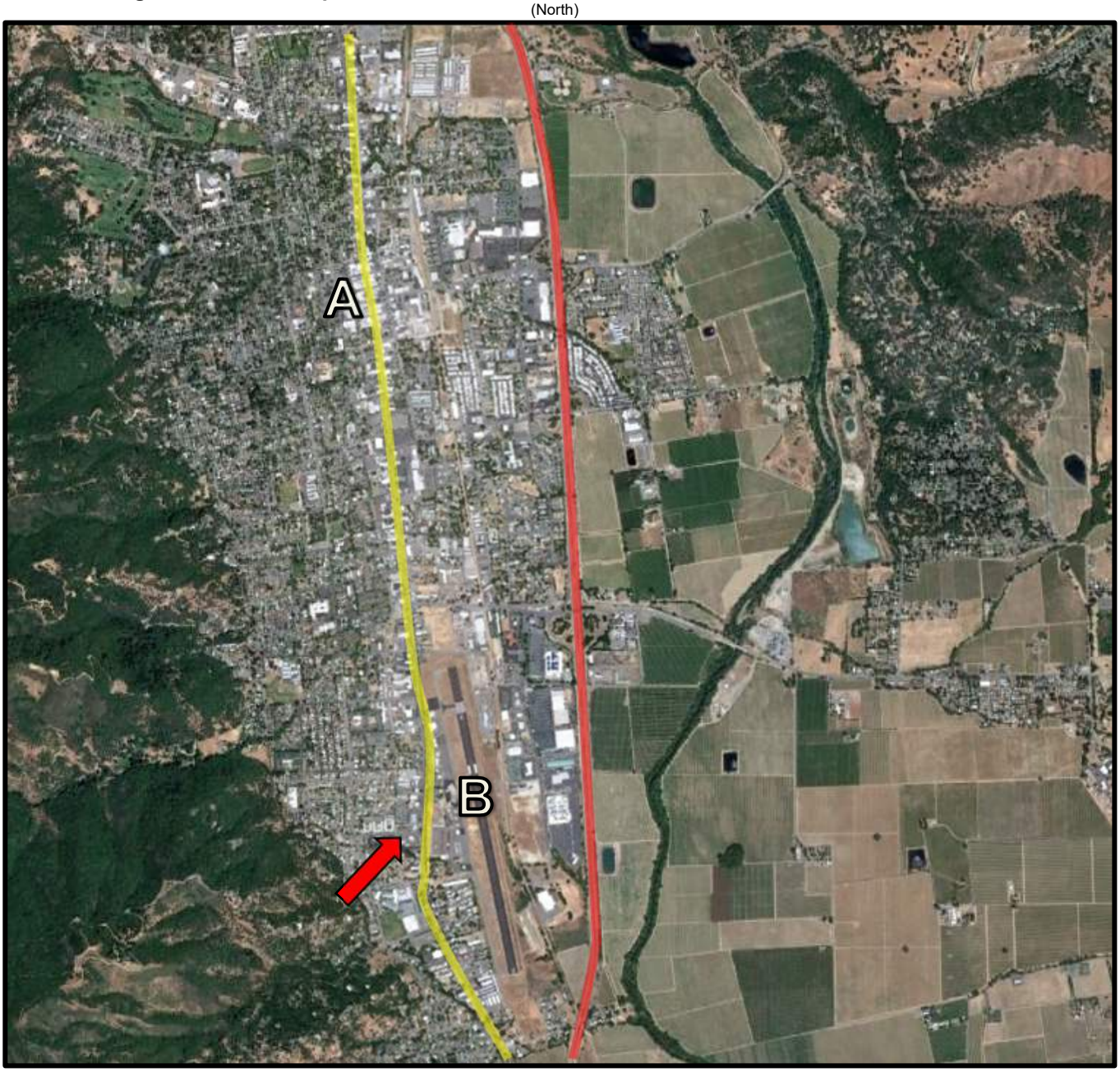
Housing

Overall, housing in the Ukiah area is mixed with older individual construction homes and newer suburban-type developments. As of January 01, 2025, there were 7,066 housing units in the city, of which 60% (4,256) were single-family residences (both attached and detached), 440 were mobile homes, and the remainder comprised of multi-family residential properties. The housing vacancy rate at that time was 5.3% versus a countywide vacancy of 9.8%.

CITY/NEIGHBORHOOD DESCRIPTION

Neighborhood Description

(North)



(GoogleEarth, dated 06/02/2021. Keith Sablik, MAI)

The subject is located in an unincorporated neighborhood lying on the southern outskirts of the city of Ukiah, approximately 2-miles south of the city's central business district (star). Its immediate neighborhood is defined by city limits to the north, US 101 (yellow line) to the east, rural residential lands to the south, and a ridgeline to the west. Land uses are comprised of approximately 30% residential, 10% commercial, and 60% vineyard or rural-residential lands.

The Ukiah Municipal Airport (A) – a single-runway facility with maintenance and storage facilities for civilian aircraft (and home to a CalFire airbase and an air ambulance service) – is located ¼-mile east of the subject. The property is subjected to increased noise levels; though minimal flight traffic mitigates its impact upon the area.

CITY/NEIGHBORHOOD DESCRIPTION

Most commercial activity, including the Mendocino County Superior Court, is concentrated along State St or School St. The former is the only major commercial corridor through the city. Within the downtown core, most uses range from small single-tenant structures to two-story multi-tenant buildings. Many were developed in the late-1800s to early-1900s and are of generally average to good-average quality. Design/appeal varies from fair to good, with those that have retained their vintage architecture retaining the greatest appeal. Most properties display average maintenance levels.

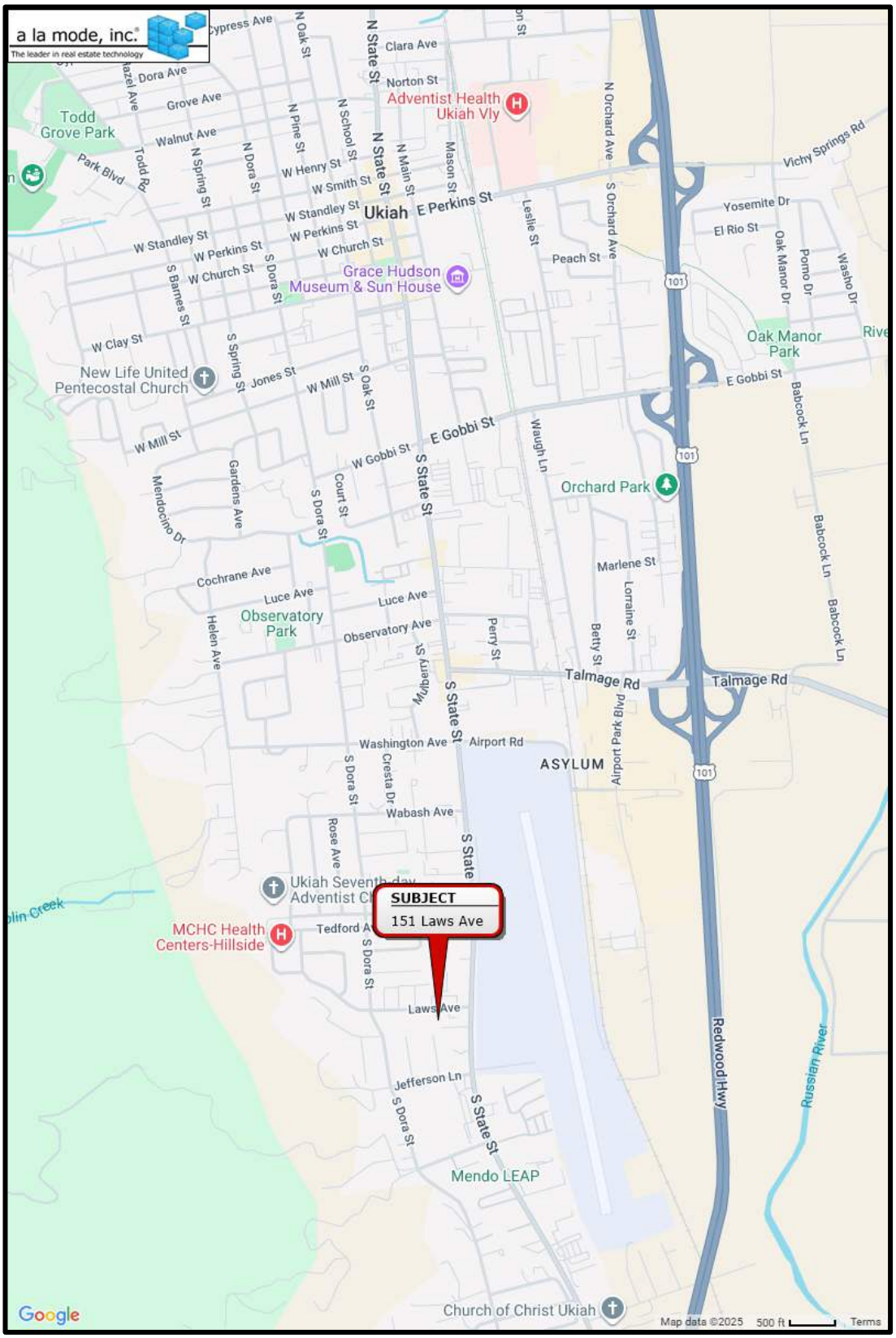
Residential uses are predominantly situated west of State St, though several pocket areas are situated between State St to the west and US 101 to the east. Subject's specific neighborhood is comprised of a single-family residential tract development on the west side of State St. Developed between the 1950s and 1970s, most are average quality, single-story residences displaying average maintenance levels. Multi-family residences, like the subject, are limited to a few former motels/inns that have been converted into fair quality/appeal housing.

The limited commercial activity in the neighborhood is situated along State St, interspersed amongst other uses. In general, the segment is comprised of fair to average quality single- and multi-tenant properties developed from the mid-1900s onward. Most are of average design/appeal and display average maintenance levels.

The bulk of the land use to the south of the subject is comprised of rural-residential and vineyard lands.

Overall, subject's general location has average appeal to the commercial markets due to the quality and care of existing properties and its proximity to the downtown.

CITY/NEIGHBORHOOD DESCRIPTION: Location Map



SITE DESCRIPTION

Site Summary:	
Assessor's Parcel Number	*003-420-47*
Street Address	*151 Laws Ave*
	Ukiah, CA 95482
Site Area	*20,940 sf (0.48 acre)*
Shape	*Rectangle*
Topography	*Level*
Street Frontage	*Approximately 150' on the south side of Laws Ave*
General Plan Land Use	*SR: Suburban Residential*
Zoning	*C-1: Limited Commercial*
Flood Hazard	*FEMA map reference #06045C1514G, Zone X (areas determined to be outside the 0.2% annual chance floodplain), dated 09/19/2025*
Earthquake Hazard	*Per the California Dept. of Conservation's California Geological Survey, the property is situated in the Ukiah Quadrangle, but is not located on a known fault.*
Environmental Hazard	*Per the State Water Resource Control Board's Geotracker website, there are 6 environmental hazard sites identified within a 1,000' radius of the subject. All are marked completed-case closed. There are no known or noted environmental hazards at the property.*
Utilities	*Municipal water & sewer provided by the City of Ukiah; gas & electricity provided by PG&E; trash collection by Ukiah Waste Solutions; telecommunication services provided by a variety of private carriers.*
Drainage	*Appears adequate*

SITE DESCRIPTION

Present Use	*Single-tenant office*
Easements	*A title report was not provided for review.* *It is assumed there are no known or noted adverse easements at the subject that would impact its use or value.*
Off –Site Improvements	*Illuminated, asphalt streets w/ concrete curbs, gutters, & sidewalks*
Soils	*No soils study has been reported; soils appear adequate to support existing use; no soil contamination apparent from initial inspection.*

Overview

The subject parcel is identified as APN: 003-420-47 and is commonly referenced as 151 Laws Ave. It is situated west of US 101, on the south side of Laws Ave, between S State St to the east and S Dora St to the west. Laws Ave is secondary, east/west street providing ingress & egress to and from a residential neighborhood lying west of S State St. At the subject, it is an illuminated, 2-lane asphalt roadway with concrete curbs, gutters, & sidewalks. Parallel parking is available on both sides of the street.

The subject maintains approximately 150' along the south side of the street. Traffic volume at the subject is light throughout the day. Subject's visibility is rated fair-average based upon the light traffic volume.

Per public records, this is an 20,940-sf (0.48-acre) parcel. It is a rectangle-shaped, interior lot with level topography throughout. Landscaping is limited to a few bushes. Additional site improvements include full public utilities, grading and an asphalt parking lot with striped-parking for 22 vehicles, plus a gated/fenced side yard with additional, unmarked vehicle parking. The former produces a better-than-average parking ratio of 5.5 spaces per 1,000 sf of gross building area (GBA). Based upon a gross building area of 3,974 sf, the property has a floor area ratio (FAR) of 0.19, resulting in some surplus land.

Based upon the attributes cited above, the subject has good site utility and average appeal.

SITE DESCRIPTION

Land Use and Zoning

The property resides within the *SR: Suburban Residential* land use designation under the county's existing General Plan. Specifically, it is zoned: **C-1: Limited Commercial District.** The following excerpt is taken from the county planning department's web site:

> *C-1: Limited Commercial District*
> *This district is intended to create and enhance areas where public facilities and services are available. It is also intended to facilitate a balance between jobs and housing, provide for the possibility of live/work spaces, and provide additional opportunities for affordable housing. A limited number of retail commercial goods and services are desired primarily to meet day to day needs of local residents and to facilitate livable/walkable communities and live/work opportunities. Typically this district would be applied in conjunction with residential uses and would permit only those uses which do not significantly increase traffic, noise or other impacts*

The regulation emphasizes a broad range of retail and office uses, as well as single- & multi-family residences.

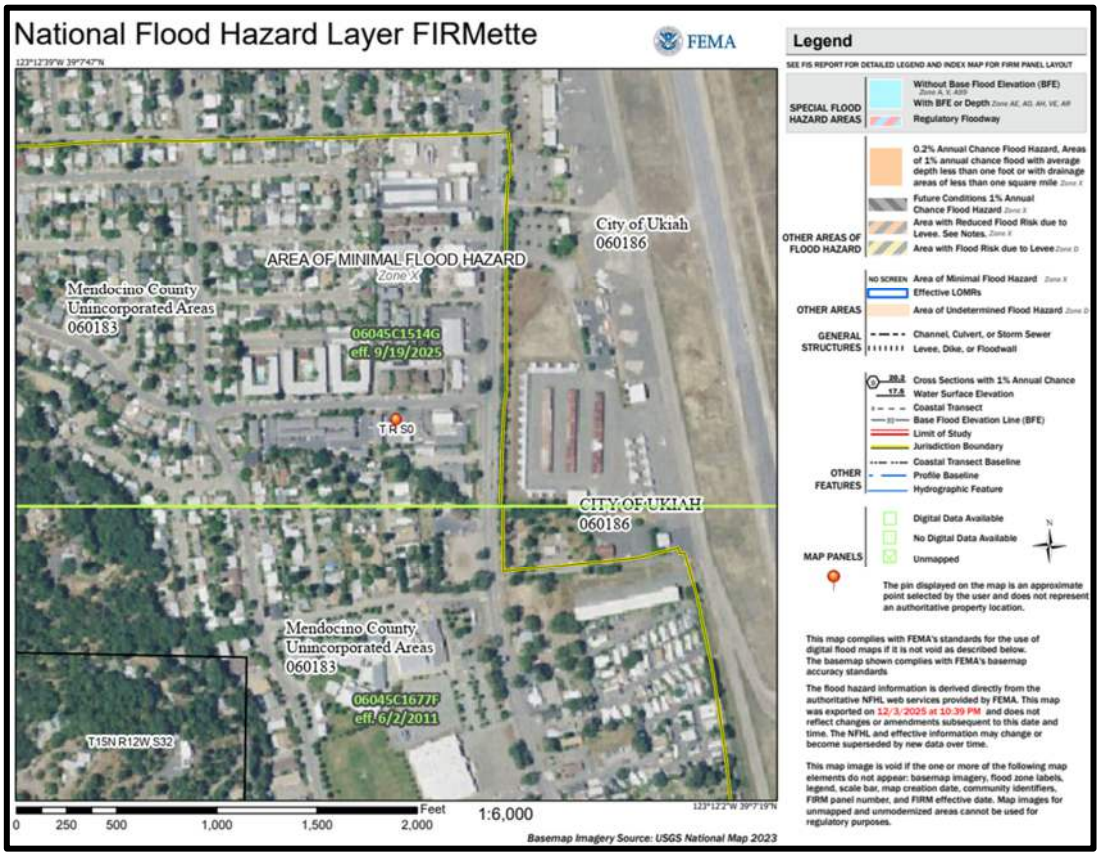
Development standards under the C-1 zoning include:

1. *Minimum lot size:*
    a. *Parcels with water & sewer districts: None*
    b. *Residential: 6,000 sf*
    c. *Parcels with water or sewer districts: 12,000 sf*
    d. *Parcels outside of a water or sewer district: 40,000 sf.*
2. *Maximum Dwelling Density, for parcels within municipal water & sewer districts:*
    a. *1 single-family residence per 6,000 sf parcel*
    b. *1 Multi-family residential unit per 1,600 sf*
3. *Building Height Limits: 35'*
4. *Setbacks*
    a. *Front: 20'*
    b. *Side: None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet*
    c. *Rear: None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of twenty (20) feet*
    d.
5. *Parking:*
    a. *Retail and Office: 1 space per 300 sf of gross floor area*

Based upon these regulations, the subject site and use are legal and conforming.

SITE DESCRIPTION

Flood Hazard



Subject is located in FEMA map reference #06045C1514G, Zone X (areas determined to be outside the 0.2% annual chance floodplain), dated 09/19/2025.

The property is not located in a FEMA-designated flood-hazard area.

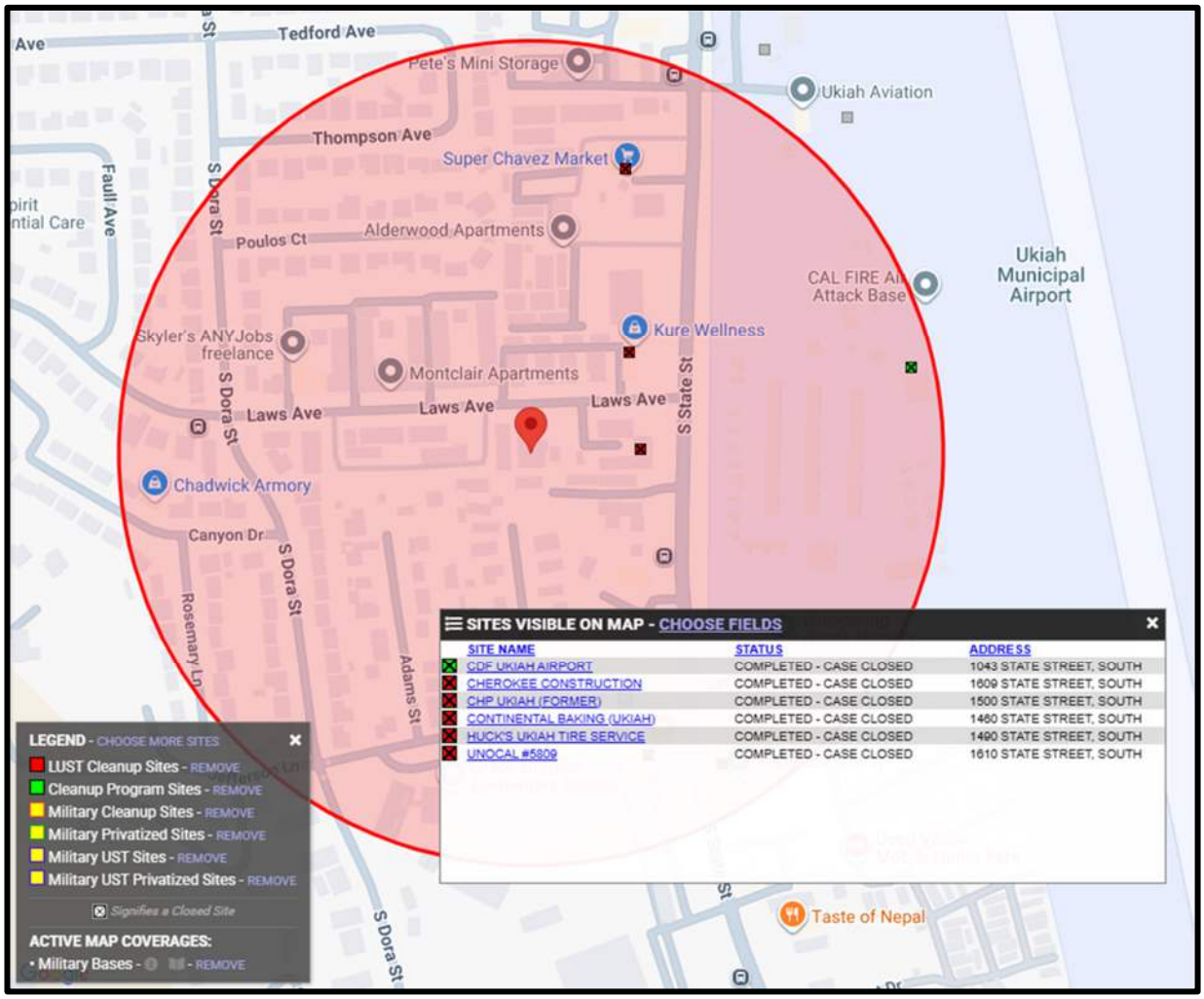
Earthquake Hazard

Per the California Dept. of Conservation's California Geological Survey, the property is located in the Ukiah Quadrangle, but is not situated on a known fault zone.

In general, much of California is traversed by numerous faults – including many as-yet-known – that produce frequent and sometimes notable seismic activity. The proximity to a fault has proven to have little or no impact upon an area's marketability; though it may trigger additional building requirements to mitigate damage from an earthquake.

SITE DESCRIPTION

Environmental Hazard



Per the State Water Resource Control Board's Geotracker website, there are 6 environmental hazard sites identified within a 1,000' radius of the subject. All are marked completed-case closed.

Though it is noted the appraiser is not an expert in the detection of such matters, a cursory inspection finds no known or noted environmental hazards at the subject.

SITE DESCRIPTION: Aerial Photograph

(North)

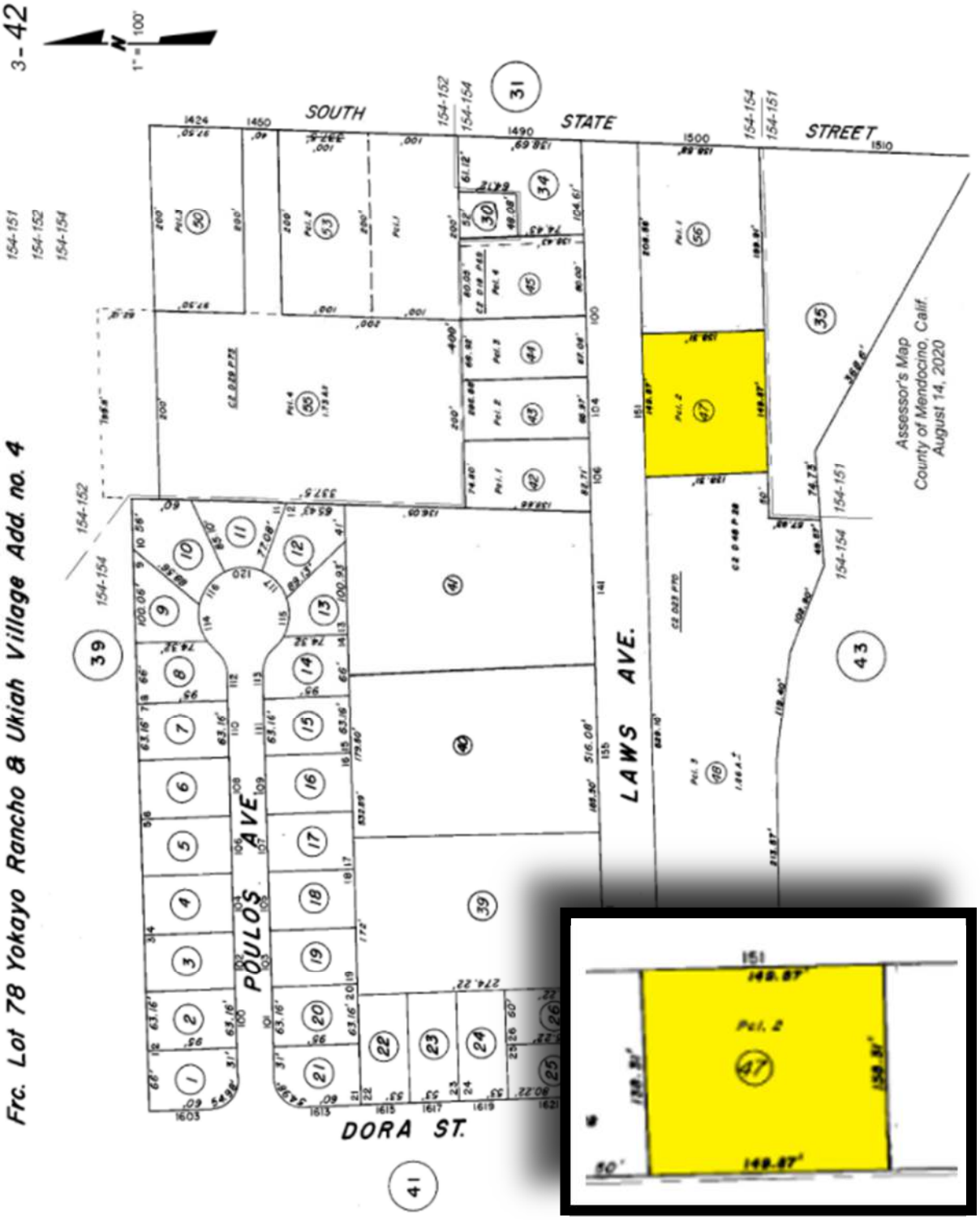


(GoogleEarth. Date 04/12/2025. Keith Sablik, MAI)

The approximate shape of the subject is shown in red. Adjacent and nearby uses include multi- and single-family residential properties to the north, south and west; and a fire station (A) to the east, followed by S State St (yellow line) and the Ukiah municipal airport (B).

The subject has unimpeded vehicular access to and from Laws Ave.

SITE DESCRIPTION: Assessor's Parcel Map

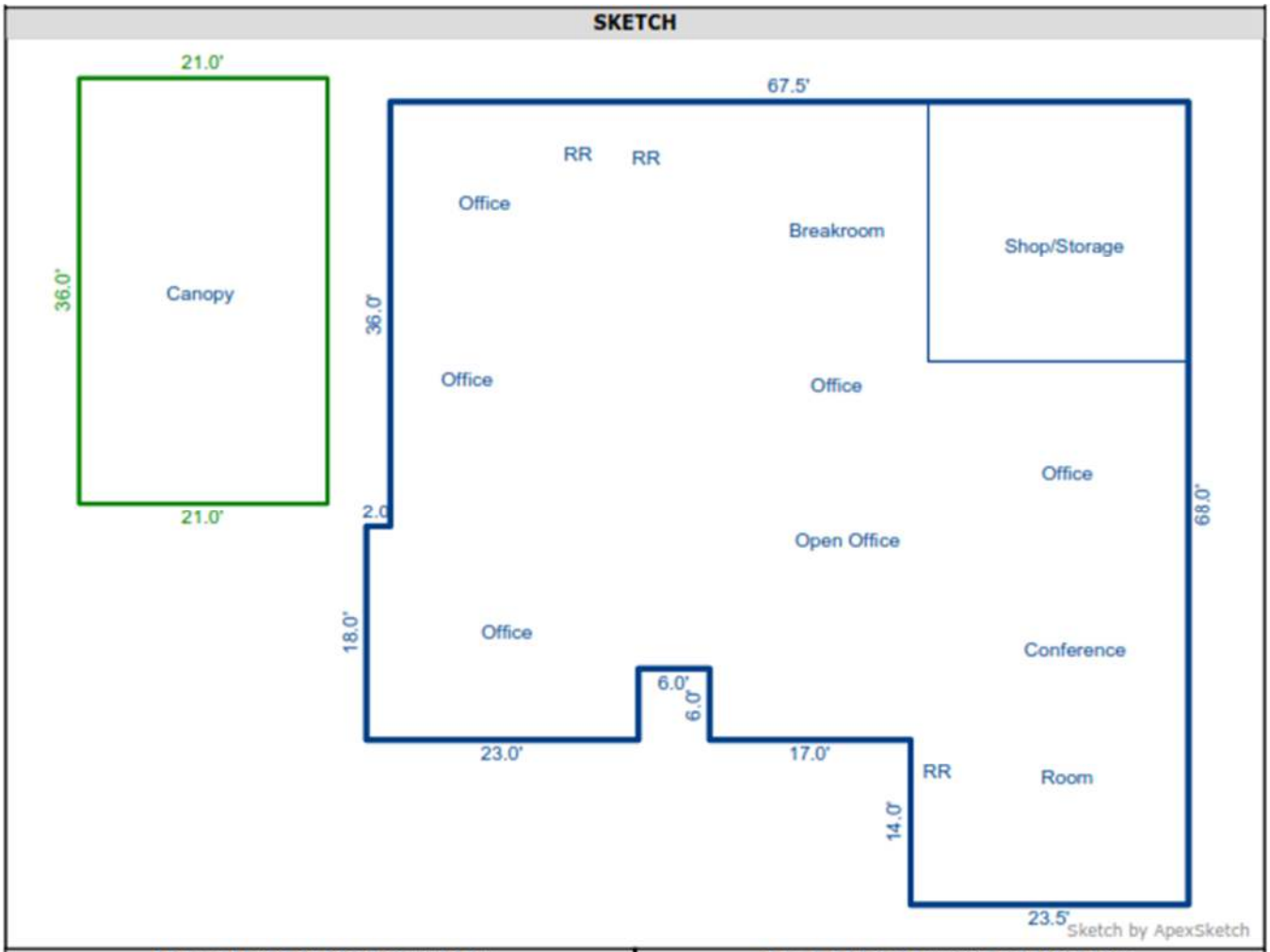


IMPROVEMENT DESCRIPTION

Building Summary:	
Type	*Single-story, single-tenant office building*
Gross Building Area	*3,974 sf*
Year Built	*Circa mid-1900s*

Construction Detail:	
Foundation	*Concrete slab*
Construction Type	*Masonry (concrete block) & wood frame*
Roof Covering	*Composition shingle (new)*
Siding	*T-111 wood paneling & concrete block*
Windows	*Single-pane, aluminum sash & dual-pane, vinyl sash*
Interior Walls	*Finished sheetrock & concrete block*
Ceiling	*(8') Finished sheetrock & (9') acoustic drop-panel*
Floor Coverings	*Linoleum tile, carpet & ceramic tile*
HVAC	*(3) roof-mounted HVAC units (per aerial images) providing warmed/cooled air to the building*
Lighting	*Fluorescent lighting units*
Plumbing Fixtures	*Standard grade (three 2-fixture restrooms & break room)*
Electrical	*Standard grade (unknown capacity; assumed adequate for use)*
Insulation	*Unknown*
Security	*Standard locks*
Other	*756-sf metal canopy for covered storage of vehicles, equipment and/or materials*

IMPROVEMENT DESCRIPTION: Building Sketch



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GBA	1.0	3974.0	287.0	3974.0
GAR	Canopy	1.0	756.0	114.0	756.0
	Net BUILDING	cnt	1	(rounded)	3,974

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
GBA		69.5 x	12.0 =	834.0
		23.0 x	6.0 =	138.0
		40.5 x	6.0 =	243.0
		67.5 x	36.0 =	2430.0
		23.5 x	14.0 =	329.0
5 total items			(rounded)	3,974

IMPROVEMENT DESCRIPTION



Improvement data was obtained from a physical inspection of the interior and exterior of the property on December 05, 2025. Building areas are calculated by an automated sketch program (Apex IV) based upon measurements taken during the inspection.

The subject is improved with an average quality, single-story, single-tenant office building estimated to have been constructed mid-1900s. Its design has no significant architectural detailing, as is common of the era, and has average appeal to the market.

The structure has a gross building area of 3,974 sf and is 100% efficient.

Construction is masonry (concrete block) & wood framing over a concrete slab foundation. Exterior materials include T-111 wood panel & concrete block siding; a composition shingle roof; and a combination of single-pane, aluminum sash & dual-pane, vinyl sash windows.

The floor plan includes a central lobby, customer counter, open office space, five private offices, conference room, breakroom, storage/shop room and three 2-fixture restrooms.

The floor plan functions well for its intended use with no noted obsolescence in its design.

IMPROVEMENT DESCRIPTION

Interior materials include finished sheetrock & concrete block; 8’ to 9’ finished sheetrock & acoustic drop-panel ceilings; carpet, linoleum tile & ceramic floors; fluorescent lights; and three roof-mounted HVAC units (per aerial images) providing warmed/cooled air to the building. Security measures include standard door locks.

Additional improvements include a 756-sf metal canopy for covered storage of vehicles, equipment and/or materials.

The roof and one of the HVAC units are newly installed. Overall, the property appears to be well maintained and is in average condition with no apparent major repairs needed at the time of inspection.

The actual age of the improvements is unknown, but have an effective age of 20 yrs. Based upon a 50-yr economic life (Marshall Valuation Service cost index depreciation tables: Offices, Average, Class C), the building has an anticipated remaining economic life of 30 yrs

MARKET ANALYSIS

Office Trends

The subject is located in Northern California in Mendocino County – a largely rural county whose main industries are government service, retail, agriculture and tourism. Specifically, the subject is located in the downtown core of the incorporated city of Ukiah – the largest city in the county and home to the county seat. The city's commercial markets – retail and office – are of moderate size with the both sectors largely serving the local populace.

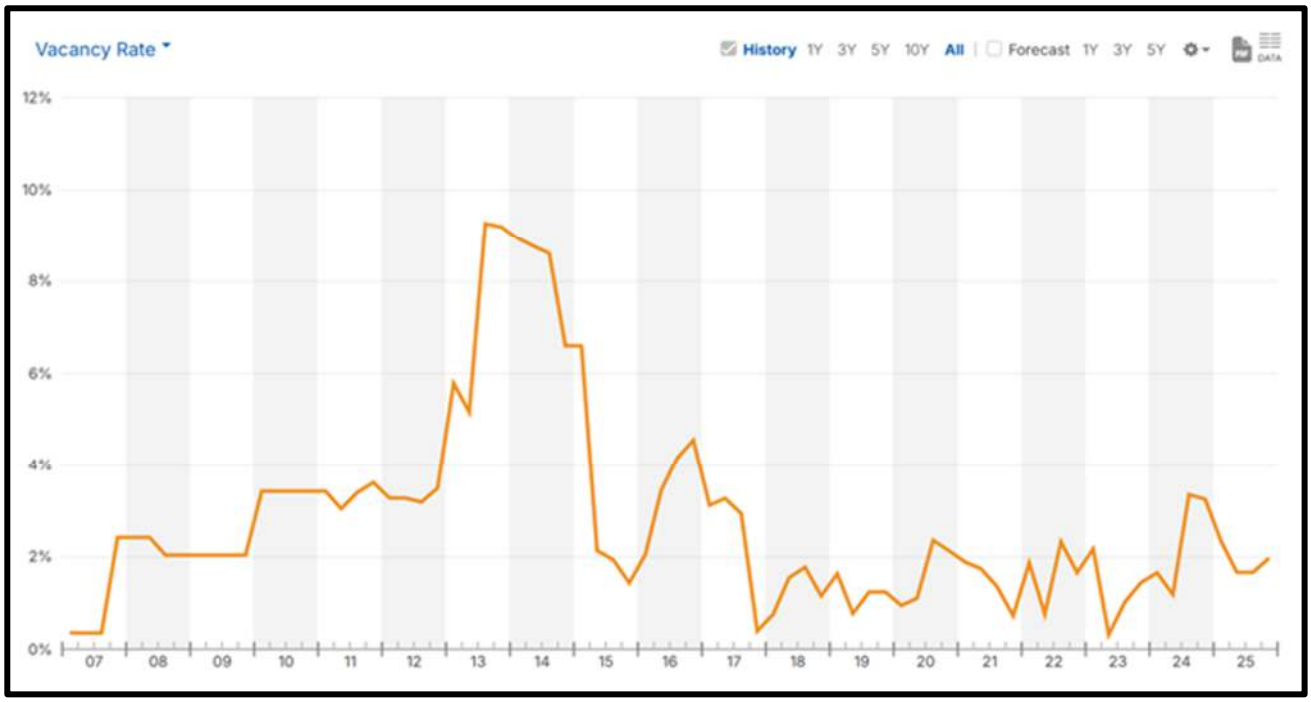
National and local markets in nearly all industries have recovered from the recent recession, which was rooted in the collapse of the housing market in 2005/2006. Rising mortgage defaults subsequently triggered a collapse within the financial markets by the summer of 2008, cementing it as the country's worst recession since the 1930s.

The recession's impact upon unemployment figures was significant within Mendocino County. Vacancy levels, elevated in the early 2000s because of the softening economy attributed to the events of September 11, 2001 and the dot-com bust, declined by mid-decade as the local economy benefited from an overall improvement of economic conditions on both the local and national levels. By 2006-2007, however, the evolving collapse of the residential real estate market was starting to be felt in unemployment numbers, which began to climb from low 5%-levels. The 2008 collapse of the financial markets and economic recession resulted in a peak county unemployment rate of 11.3% in 2010. Since then, the rate steadily improved to a 2019 average rate of 4.0%.

In April 2020, unemployment increased dramatically to 14.7% in the county (16.1% in California), reflecting the on-set of the covid-19 pandemic and its devastating impact on short-term unemployment figures due to government mandated business closures and shelter-in-place orders. By the end of 2020, unemployment had risen to an average rate of 8.9%. As businesses were allowed to re-open, the rate fell to a normalized-level of 5.2% for 2024.

MARKET ANALYSIS

CoStar is reporting a Q3-2025 office base of 571,425 sf for Ukiah, with a vacancy rate of 1.66% on 9,480 sf. Countywide, there is a total base of 851,556 sf with a vacancy rate of 1.39% on 11,825 sf. Ukiah accounts for 67.1% of the countywide office space and 80.17% of the total vacancy, indicating it is performing below market expectations relative to its size.

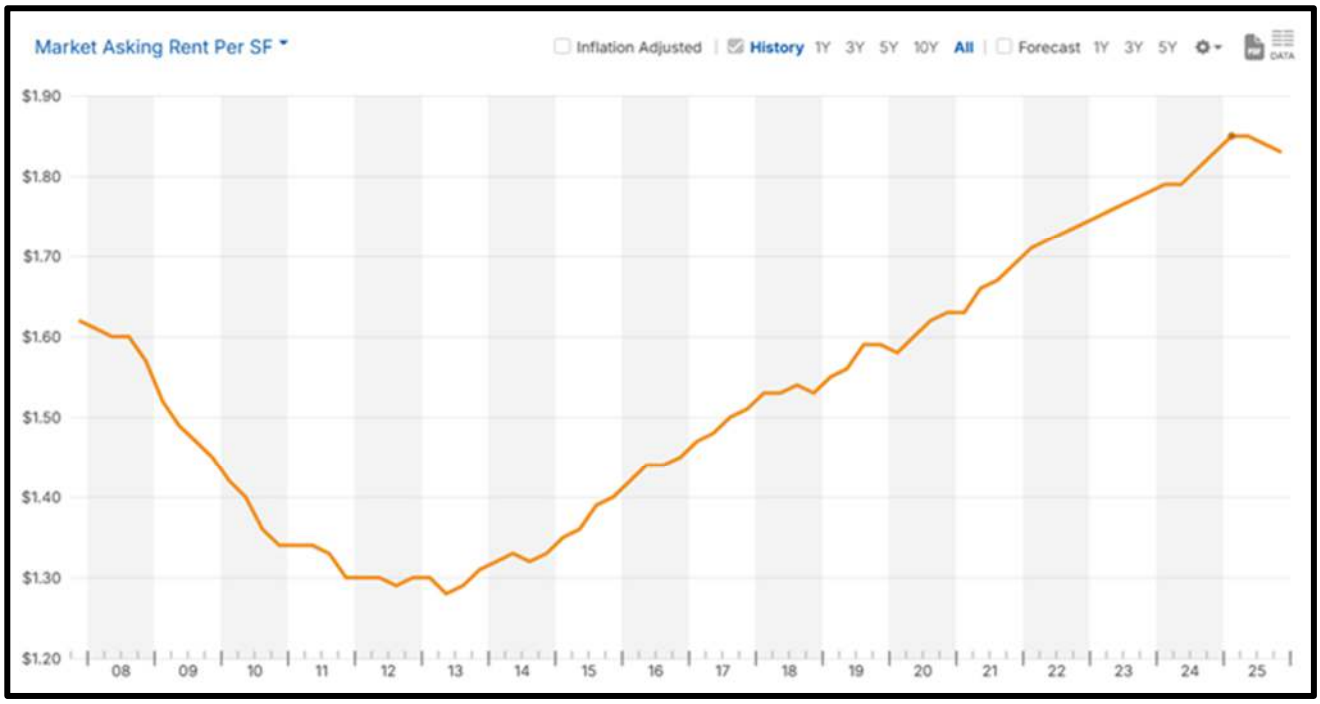


Vacancy rates trended upward during the recession and immediately thereafter, with a downward trend commencing by 2014 as was typical of most markets. Post-recession economic gains resulted in the near-steady decline in vacancy rates until late 2018. Since then, vacancy levels have generally trended upward. Initially, this was likely due to a slowing economy after multiple years of strong growth, only to be followed by the on-set of the pandemic by early 2020. By late-2021, vacancy rates began to stabilize only to trend upward again by mid-2022, this time driven by economic concerns and the Federal Reserve's aggressive campaign to battle inflation via quarter-over-quarter interest rate increases that have had a slowing effect upon most real estate markets.

One aspect that has come to light since the pandemic is the decline in demand for medium to large office space. The proven viability of mass telecommuting during the pandemic has allowed many large companies to re-think their office space requirements, with many shifting to full-time telecommuting or a hybrid work environment (employees working remotely with limited days in office) that demand less office space.

MARKET ANALYSIS

Corresponding to the rise and fall of vacancy rates, lease rates in the Ukiah market followed an inverse path as seen in the following chart (CoStar).

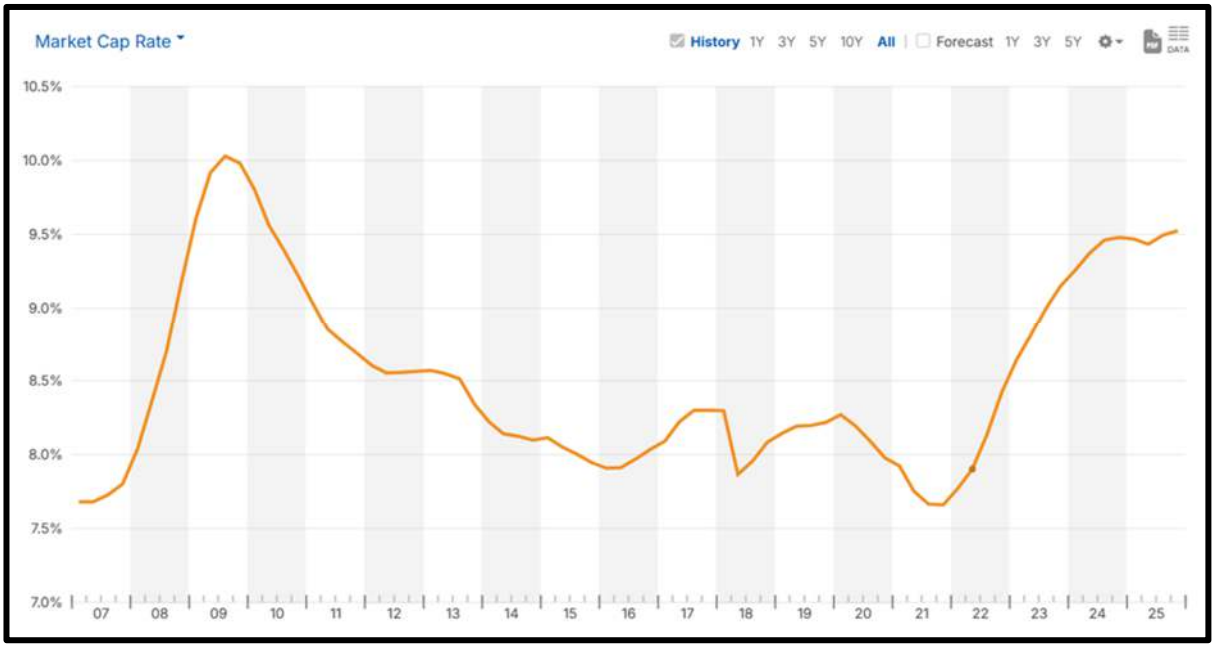


Lease rates declined 20%-plus during- and post-recession, excluding owner concessions which increased (free rent and/or allowances) over the same period. At their lowest point in recent years, office lease rates fell to an average of $1.28/sf in Q3-2012. Improving economic conditions and vacancy rates in the interim years resulted in a Q3-2025 average of $1.84/sf, marking a 43.8% increase from its recessionary low. Currently, lease rates range from NNN to full service with most falling between $1.00 to $2.00 per square foot. The typical lease includes some provisions for tenant improvements and/or free rent; though the degree of concessions/allowances has diminished in light of the improving market conditions. Most include annual rent adjustments (either flat or tied to CPI) and at least one renewal option.

A continued slow decline, specifically related to medium- & large-tenant office space, is forecasted over the coming year due to the pandemic-related shift in the work-force environment; though some recent return-to-the-office announcements (primarily on a hybrid schedule) amongst the business community may signal a stabilization of the market.

MARKET ANALYSIS

Capitalization rates for office space throughout Mendocino County spiked during the recession, climbing to a high of 10.0% in Q3-2009. As seen in the chart, rates slowly returned to stabilized levels in the mid-7.00% range by 2017.

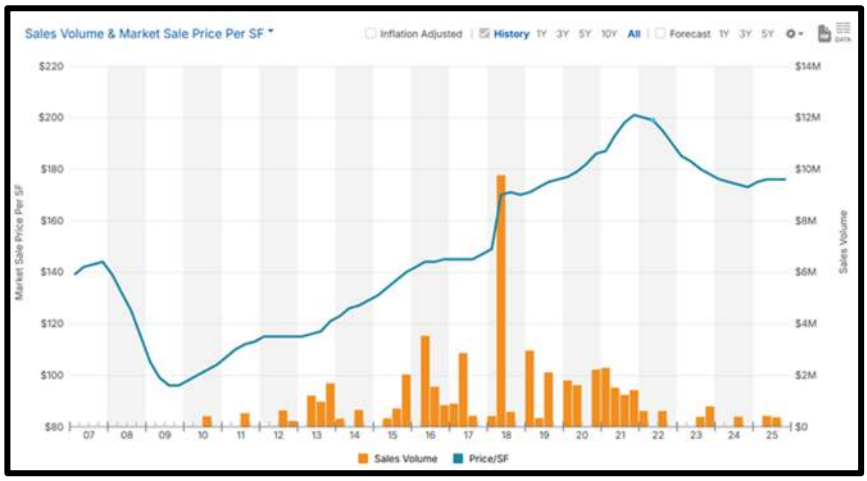


By 2016, capitalization rates began a climb that was originally attributed to concerns over the economy, only to be followed by the on-set of the pandemic, which saw a notable, negative shift in the demand for medium-to-large office properties. Most recently, the Federal Reserve's aggressive policy against inflation has caused lending rates to climb, adding to concerns that some form of recession may be looming on the near horizon. Together, these factors have resulted in a Q3-2025, countywide capitalization rate of 9.49%, with a stable-to-upward trend anticipated over the next couple of years – again, specifically related to medium- and large-office market environment.

Amongst the small owner-occupied offices, such as the subject, capitalization rates remain in the 5% to 7% range, reflecting market-participants who place little to no emphasis on the potential income of a building when making a purchasing decision.

MARKET ANALYSIS

With the recession, office market values saw declines of 30%-plus since their peak in 2007 with increased marketing periods observed in the face of limited buyers and tightening credit. Post-recession, positive signs within the market included a steady, low unemployment rate, increases in leasing activity, and rising lease rates, resulting in upward pressure upon property values. Ukiah's office market values responded favorably to this environment, rising to an average price/sf of $176/sf by Q3-2025 – an 83.3% increase over Q4-2009's low of $96/sf, but down 12.4% from a high of $201/sf in Q4-2021



Overall, the Ukiah office market had benefitted from strong consumer confidence levels, low unemployment rates, and a positive business environment. By late 2019, signs of a softening of the market had surfaced, with many analysts warning that the overall economy was due for a correction after an extended, post-recession period of growth; and that the then-environment was fragile and could falter in light of concerns over national & international debt levels, continued unrest/fighting in the world, a lack of confidence if government leaders, and/or a worsening of unemployment figures.

In early 2020, this environment was exacerbated by the on-set of the world-wide pandemic. Most communities and many industries were initially, severely depressed by the evolving, on-going threat of the covid-19 (corona) virus pandemic and government-enacted mandates to curb transmission. As vaccines became commonly-available by early 2021, easing of social-distancing mandates alleviated the financial distress amongst some, but not all industries.

Currently, rising inflation driven by pandemic-related supply-chain issues and the recent, on-going war in Ukraine have added to the economic uncertainty of both national and regional economies. In mid-2022, the Federal Reserve began an aggressive campaign to battle these trends via quarter-over-quarter, interest rate increases that appear have had a slowing effect upon most real estate markets.

Looking at the long-term prognosis for medium-to-large office properties, it is anticipated that space requirements for larger companies will continue to decline for a period as forced-telecommuting during the pandemic has illustrated to many that telecommuting – either fully or under a hybrid system (limited in-office days & shared employee work space) – is a viable alternative to the traditional office environment.

Smaller, typically owner-occupied office space has proven more stable within the current environment and are anticipated to fare better than their larger counterparts in the coming years.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.*

To determine the highest and best use, the appraiser needs to complete the following analysis:

1. What are the possible physical uses of the site?

2. What legal restrictions or limitations are being imposed as a result of zoning and/or deed restrictions?

3. What uses would feasibly produce the highest present value for the site?

4. What is the highest and best use from among the feasible uses?

*Taken from the Dictionary of Real Estate Appraisal, 4th Edition, 2002, Appraisal Institute

HIGHEST AND BEST USE: As If Vacant:

Legal Permissibility – The property resides within the *SR: Suburban Residential* land use designation under the county's existing General Plan. Specifically, it is zoned: **C-1: Limited Commercial District.** The regulation emphasizes a broad range of retail and office uses, as well as single- & multi-family residences.

The subject parcel is legal and conforming to regulations.

Physical Possibility – The physical characteristics of the site appear to be adequate for any of the allowable uses cited above. Topography is level; drainage appears to be adequate; public utilities are available; soil type appears to be adequate based on surrounding development; and, the subject is not located in a known earthquake or flood hazard zone.

Financial Feasibility – The property is situated in a mostly-residential area with uses on its specific block dominated by multi-family residential properties. Allowable multi-family residential development would conform to the general neighborhood. In today's market, however, development costs for a multi-family residence often exceed market values due to the latter's recessionary decline, making most new projects unfeasible.

Maximal Productivity – The maximally productive use of the site is a small multi-family residence conforming to development standards imposed under the zoning regulation. Current economic conditions, however, may make such a development financially infeasible, which would result in an interim highest and best use as hold for development.

HIGHEST AND BEST USE: As Improved

Legal Permissibility – The property resides within the *SR: Suburban Residential* land use designation under the county's existing General Plan. Specifically, it is zoned: **C-1: Limited Commercial District.** The regulation emphasizes a broad range of retail and office uses, as well as single- & multi-family residences.

The subject property is developed with a single-tenant office building and is conforming in both its site and use to current zoning regulations.

Physical Possibility – The structure is configured for single-tenant office occupancy. It is ill-suited to any other use without significant renovation cost; though the number of suites is flexible.

Financial Feasibility – Three options are considered under financial feasibility: leave the property as-is, modify it, or demolish it. The latter is supported with the underlying land value less demolition costs exceeds the value as improved. In today's market, subject's land value does not exceed its value as-improved, precluding the option of demolition.

Subject's existing office use increases the productivity of the site. As improved, it is financially feasible at this time.

Maximal Productivity – The subject's existing use as a single-tenant office property is identified as the most productive considering the legal, physical, and financial aspects of the property.

METHODS OF VALUATION

In the appraisal of real estate, there are three separate appraisal methods that are customarily utilized for the purposes of determining the value of a given property. The nature of the property determines which one or more of these methods is utilized and which receives the greatest emphasis in the reconciliation.

The value concluded via the **cost approach** is comprised of two components: the value of the underlying land as if vacant and available for development and the estimate of the reproduction or replacement cost of the improvements. This method typically receives the greatest emphasis when valuing special purpose or newer properties for which reliable construction costs can be determined. Limited land sales erode the reliability of this method, as does the difficulty in accurately assessing all forms of depreciation. Furthermore, the typical investment buyer within the segment will place much greater weight on the sales comparison and income approaches. The cost approach, though considered, is not utilized in this report in the determination of market value.

The **sales comparison approach** requires several distinct steps. The appraiser must first identify recent sales of similar type properties in the competing market place. These sales must then be confirmed and qualified to determine that they represent "arm's length" transactions with no unusual conditions attached. The resulting data must then be compared with the appraised property and supportable adjustments must then be made for any significant variances. The final step is then to correlate the adjusted data to provide an indicated market value for the subject. The approach is essential in the process of appraisal for most real property. This approach is given much consideration by market participants and is utilized within this appraisal.

Value via the **income approach** can be determined through the use of direct capitalization or yield capitalization (discounted cash flow) analysis. The former requires the appraiser first determine the economic income capable of being generated by the subject, commensurate with its highest and best use. A stabilized pro-forma operating statement is developed based on this economic income and the anticipated operating expenses required to secure the stabilized income stream. This anticipated net operating income is then converted to value estimate via a capitalization rate determined derived from the market. Both methods are given much considered by participants within subject's market segment.

Direct capitalization is utilized in the appraisal of the subject property.

SALES COMPARISON APPROACH

The sales comparison approach is defined as:

> *A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison.*[2]

Traditionally, an estimate procedure in which the market value estimate is predicated upon the price paid in actual market transactions with current listings setting the upper limits of value. It is a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable selling price for the subject property under the conditions set forth within the appraisal report. The reliability of this process is dependent upon:

1. the availability of comparable data
2. the verification of that data
3. the degree of comparability and the extent of necessary adjustments for the differences
4. the absence of non-typical conditions affecting the sales price of the properties.

The following pages summarize the sales used in this approach to value. In turn, they are followed by a quantitative comparison analysis and the final estimate of value derived from this approach.

As is typical of market participants, a price-per-square foot unit of comparison is utilized.

[2] The Dictionary of Real Estate Appraisal 4th Edition, Appraisal Institute

SALES COMPARISON APPROACH



Comparable #1

Address		780 S Dora St Ukiah, CA
	Sale Price	*$407,725*
	Price/SF	*$135.91*
	Date of Sale	*04/25/2025*
	Document #	*25-03378*
Lot Size		19,166 sf
Year Built		1960
Construction		Wood Frame
Quality/Appeal		Average
Condition		Average
Gross Building Area		3,000 sf
FAR		0.16
Use		Office
Parking		12 spaces
Seller		Redwood Childrens Services Inc
Buyer		William B Binns And Michaela M Binns Revocable Trust
Data Sources		MLS 325012190/Public Records

Comments: *Sale of an average quality/appeal, single-tenant, office building located on a secondary roadway in Ukiah. The wood frame building was constructed in 1960 and was in average condition at time of sale; selling after 63 days on the market.*

SALES COMPARISON APPROACH



Comparable #2		
Address		115 E Smith St Ukiah, CA
	Sale Price	*$381,000*
	Price/SF	*$138.24*
	Date of Sale	*08/20/2024*
	Document #	*24-07124*
Lot Size		5,450 sf
Year Built		1921
Construction		Masonry
Quality/Appeal		Average
Condition		Good-Average
Gross Building Area		2,756 sf
FAR		0.51
Use		Office
Parking		4 spaces
Seller		Thomas F Parducci Charitable Remainder Trust
Buyer		Mendocino County Resource Conservation District
Data Sources		MLS 324022549/Public Records

Comments: *Sale of an average quality/appeal, single-tenant, office building located on a secondary roadway in Ukiah. The masonry building was constructed in 1921 and was in good-average condition at time of sale; selling after 63 days on the market.*

SALES COMPARISON APPROACH



Comparable #3

Address		166 E Gobbi St Ukiah, CA
	Sale Price	*$495,000*
	Price/SF	*$221.97*
	Date of Sale	*02/02/2024*
	Document #	*24-00905*
Lot Size		9,009 sf
Year Built		1930
Construction		Wood Frame
Quality/Appeal		Average
Condition		Average
Gross Building Area		2,230 sf
FAR		0.25
Use		Office
Parking		8 spaces
Seller		David Groezinger
Buyer		LS Health Properties LLC
Data Sources		MLS 323930092/Public Records

Comments: *Sale of an average quality/appeal, dual-tenant, office building located on an arterial roadway in Ukiah. The wood-frame building was constructed in 1930 and was in average condition at time of sale; selling after 16 days on the market.*

SALES COMPARISON APPROACH



Comparable #4

Address		1367 S Dora St Ukiah, CA
	Sale Price	*$500,000*
	Price/SF	*$106.38*
	Date of Sale	*08/28/2023*
	Document #	*23-06841*
Lot Size		27,617 sf
Year Built		1966
Construction		Wood Frame
Quality/Appeal		Average
Condition		Average
Gross Building Area		4,700 sf
FAR		0.17
Use		Office & Medical Office
Parking		22 spaces
Seller		Vineyard Valley Inn LLC
Buyer		J & L Valley Properties LLC
Data Sources		MLS 323019105/Public Records

Comments: *Sale of an average quality/appeal, two-building, multi-tenant, office complex located on a secondary roadway in Ukiah. The wood frame buildings were constructed in 1966 and were in average condition at time of sale; selling after 132 days on the market.*

SALES COMPARISON APPROACH

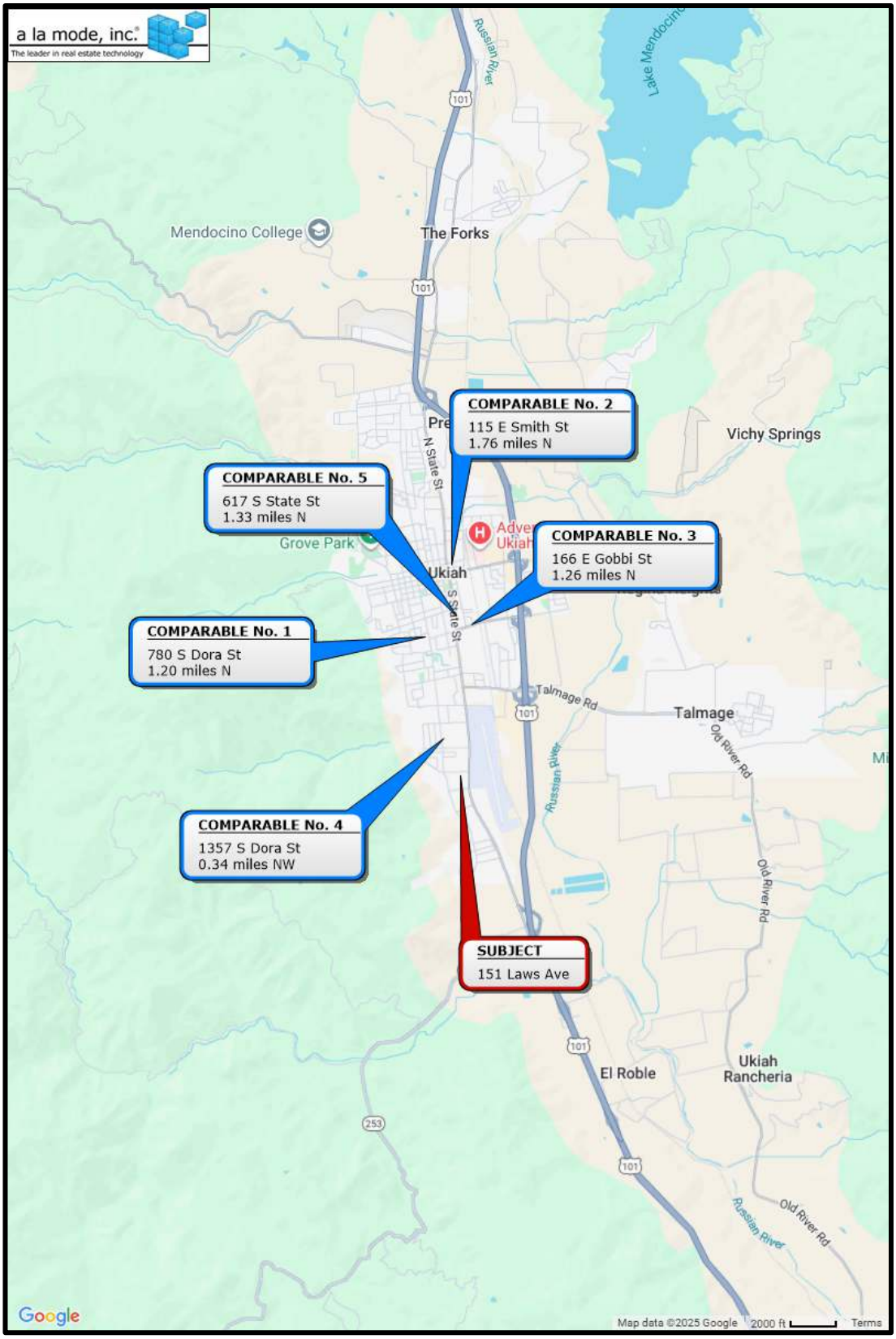


Comparable #5

Address		617 S State St Ukiah, CA
	Sale Price	*$675,000*
	Price/SF	*$192.86*
	Date of Sale	*02/15/2023*
	Document #	*23-01200*
Lot Size		13,416 sf
Year Built		Unknown
Construction		Masonry & Wood Frame
Quality/Appeal		Average
Condition		Good-Average
Gross Building Area		3,500 sf
FAR		0.26
Use		Office
Parking		Unknown, ample
Seller		Frederick Wong Living Trust
Buyer		Benjamin & Anela Kobetz
Data Sources		MLS 322090026/Public Records

Comments: *Sale of an average quality/appeal, single-tenant, office building located on an arterial roadway in Ukiah. The wood-frame & masonry building was in good-average condition at time of sale; selling after 96 days on the market.*

SALES COMPARISON APPROACH



SALES COMPARISON APPROACH

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Address	151 Laws Ave	780 S Dora St	115 E Smith St	166 E Gobbi St	1367 S Dora St	617 S State St
City	Ukiah	Ukiah	Ukiah	Ukiah	Ukiah	Ukiah
Data Source	Inspection Public Records	MLS 325012190 Public Records	MLS 324022549 Public Records	MLS 323930092 Public Records	MLS 323019105 Public Records	MLS 322090026 Public Records
Gross Bldg Area	3,974	3,000	2,756	2,230	4,700	3,500
Site Size (sf)	20,940	19,166	5,450	9,009	27,617	13,416
FAR	0.19	0.16	0.51	0.25	0.17	0.26
Year Built	Unknown	1960	1921	1930	1966	Unknown
Construction Type	Masonry/Wd Frame	Wood Frame	Masonry	Wood Frame	Wood Frame	Masonry/Wd Frame
Quality/Appeal	Average	Average	Average	Average	Average	Average
Condition	Average	Average	Good-Average	Average	Average	Good-Average
Parking Spaces	22	12	4	8	22	Ample
Use	Office	Office	Office	Office	Office/Medical Office	Office
Date of Sale	Pending	04/25/2025	08/20/2024	02/02/2024	08/28/2023	02/15/2023
Doc #		25-03378	24-07124	24-00905	23-06841	23-01200
Exposure Time (days)	N/A	63	63	16	132	96
Sale Price	**$499,999**	**$407,725**	**$381,000**	**$495,000**	**$500,000**	**$675,000**
Sale Price/SF	**$125.82**	**$135.91**	**$138.24**	**$221.97**	**$106.38**	**$192.86**
Transactional Adjustments						
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee	Fee Simple
Adjusted Price		$407,725	$381,000	$495,000	$500,000	$675,000
Financing	N/A	Conventional	All Cash	All Cash	Conventional	Conventional
Adjusted Price		$407,725	$381,000	$495,000	$500,000	$675,000
Conditions of Sale	Lease Purchase	Typical of Mkt	Typical of Mkt	Typical of Mkt	Typical of Mkt	Typical of Mkt
Adjusted Price		$407,725	$381,000	$495,000	$500,000	$675,000
Expenditures After Sale	N/A	N/A	N/A	N/A	N/A	N/A
Adjusted Price		$407,725	$381,000	$495,000	$500,000	$675,000
Market Conditions	Average	Similar	Similar	Similar	Similar	Similar
Adjusted Price		$407,725	$381,000	$495,000	$500,000	$675,000
Adjusted Price/SF		**$135.91**	**$138.24**	**$221.97**	**$106.38**	**$192.86**
Property Adjustments						
Location	Average	Superior *-10.0%*	Superior *-10.0%*	Superior *-10.0%*	Similar	Superior *-10.0%*
Quality/Appeal	Average	Similar	Similar	Similar	Similar	Similar
Condition	Average	Similar	Superior *-5.0%*	Similar	Similar	Superior *-5.0%*
Size (sf)	3,974	Smaller *-4.9%*	Smaller *-6.1%*	Smaller *-8.8%*	Larger *3.1%*	Smaller *-2.4%*
Use	Office	Office	Office	Office	Office/Medical Office *-5.0%*	Office
Other	Canopy & Lot	Lot 2.0%	N/A 12.0%	N/A 7.0%	Lot 2.0%	Lot 5.0%
Parking	Ample	Similar	Inferior *1.0%*	Inferior *1.0%*	Similar	Similar
Total Adjustments		*-12.9%*	*-8.1%*	*-10.8%*	*0.1%*	*-12.4%*
Indicated Price/SF		**$118.38**	**$127.04**	**$198.00**	**$106.49**	**$168.95**

SALES COMPARISON APPROACH

Overview
Comparable selection emphasized average to good-average quality/appeal office buildings in the Ukiah market area, having sold from 2023-onward. Greatest consideration was given to properties ranging in size from 2,000 sf to 6,000 sf.

The five closed sales utilized in the analysis are the best available indicators at this time, requiring the fewest adjustments. As is the practice of market participants, a price-per-square-foot unit of comparison is employed in the approach.

Market Conditions
The five sales occurred between February 2023 and April 2025. Analysis finds there has been no significant change in market values during or since this period, precluding the need for adjustment.

Location
The subject is situated on a secondary roadway in an unincorporated portion of southern Ukiah. Its location has average appeal to the office market.

Comparable 4 is located in subject's general market area and has similar location appeal.

Comparables 1, 2, 3 and 5 are located within central Ukiah, amongst greater concentrations of commercial uses that result in superior location appeal.

Quality/Appeal
The subject has average build quality and design/appeal attributes, as do all five indicators.

Condition
Average condition levels are observed on the subject and Comparables 1, 3 and 4. The good-average condition levels of Comparables 2 and 5 are superior to the subject and are adjusted accordingly.

Size
The comparables are adjusted for size differences based upon the inverse relationship of size to price (i.e., larger properties typically sell for a lower price/sf and vice versa). At 3,974 sf, subject's gross building area falls between the comparables, which range in size from 2,230 sf to 4,700 sf. It is smaller than Comparable 4 and larger than all others.

Use
The subject is configured for general office use, as are all four of the five indicators. Comparable 4 has a mix of general- and medical-office uses. Adjustment is made for the greater cost and value associated with its medical-office space.

Other
The subject parcel includes surplus land area, as well as a metal canopy for covered storage. Comparables 1 and 4 are the best match of its parcel, but lack a similar or off-setting improvement to subject's canopy. Comparables 2, 3 and 5 are adjusted for varying degrees of inferior parcel size and their lack of a canopy or off-setting improvement.

SALES COMPARISON APPROACH

Parking

Parking is evaluated on the basis of number of spaces relative to building size and use. Subject has ample parking, as do Comparables 1, 4 and 5. Comparables 2 and 3 are adjusted for their inferior, limited on-site parking.

Summary

The adjusted range of the comparables is approximately $105 to $200 per square foot, with four of the five sales ranging from $105 to $170. All are good representatives of subject's competitive market segment with weight distributed fairly evenly amongst them.

In the final analysis, subject's $499,999 pending purchase price equates to a price of **$125.82/sf**, falling at the predominant midrange of the market data, indicating the property is selling at a fair-market level.

3,974 sf @ $125.82/sf = $500,009, rounded to $500,000

*The indicated value of the subject, via the sales comparison approach, is **$500,000**.*

SALES COMPARISON APPROACH

Income Data and Ratios:

	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Fee Simple/Leased Fee	Fee Simple	Fee Simple	Fee Simple	Leased Fee	Fee Simple
Gross Potential Income	$45,000	$39,686	$33,450	$62,040	$54,600
Vac & Coll Loss%	5%	5%	5%	5%	5%
Effective Gross Income	$42,750	$37,702	$31,778	$58,938	$51,870
Operating Expenses	$14,963	$13,196	$11,122	$20,628	$18,155
Expenses/SF	$4.99	$4.79	$4.99	$4.39	$5.19
Expense Ratio	35%	35%	35%	35%	35%
Net Operating Income	$27,787	$24,506	$20,656	$38,310	$33,715
EGIM	9.54	10.11	15.58	8.48	13.01
Overall Rate	6.82%	6.43%	4.17%	7.66%	4.99%

The above information is utilized in the derivation of market ratios, specifically in the calculation of overall rates of return (OAR). Little or no income and expense data was provided for the comparables. Forecasted data at the time of their sales are utilized in the analysis.

The comparables present of a range of capitalization rates from 4.17% to 7.66%. Based upon current market conditions and the subject's location and physical attributes, a midrange capitalization rate of **6.50%** is applied to the property and utilized in the income approach found later in the appraisal.

INCOME APPROACH

The income approach is defined in the Dictionary of Real Estate Appraisal, 4th Edition, 2002 as:

> *A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.*

The purpose of the income approach is to determine the present value based on future potential benefits of a property. This is generally measured by the net income which a fully informed person is warranted in assuming the property will produce during its remaining useful life. The property is compared with investments of a similar type and class and the net income is capitalized into a value estimate.

Value via the **income approach** can be determined through the use of direct capitalization or yield capitalization (discounted cash flow) analysis. The former requires the appraiser first determine the economic income capable of being generated by the subject, commensurate with its highest and best use. A reconstructed operating statement is developed based on this economic income and the anticipated operating expenses required to secure the stabilized income stream. The anticipated net operating income is then converted to value estimate via a capitalization rate determined derived from the market.

Direct capitalization is applied to the subject's forecasted income stream.

The following data illustrates competitive leases in the subject's market segment followed by a quantitative analysis and comments on the comparison. All lease rates are displayed as price/sf/month.

INCOME APPROACH: Comparable Lease Analysis



Lease Comparable #1:
2146 S State St
Ukiah, CA

The indicator is a fair-average quality/appeal, 5,630-sf, single-tenant commercial building located on an arterial roadway in Ukiah. The metal frame building was most recently used as a church but can also function as office space. It was in average condition at the time of leasing.

An undisclosed tenant leased the building on April 01, 2025 for a 5-year term, at an initial rate of $0.65/sf/gross.

INCOME APPROACH: Comparable Lease Analysis



Lease Comparable #2:
495 E Perkins St
Ukiah, CA

The indicator is an average quality/appeal, 4,828-sf, single-tenant office building located on an arterial roadway in Ukiah. The wood frame building was in average condition at the time of leasing.

An undisclosed tenant leased the building on May 23, 2024 for a 3-year term, at an initial rate of $1.24/sf/gross.

INCOME APPROACH: Comparable Lease Analysis



Lease Comparable #3:
154 E Gobbi St, Suite A
Ukiah, CA

The indicator is part of a good-average quality/appeal, 1,541-sf, dual-tenant office building located on an arterial roadway in Ukiah. The wood-frame building was constructed in 1915 and was in good-average condition at the time of leasing.

An undisclosed tenant leased a 1,201-sf suite on June 05, 2024 for a 1-year term, at a rate of $1.25/sf/gross.

INCOME APPROACH: Comparable Lease Analysis

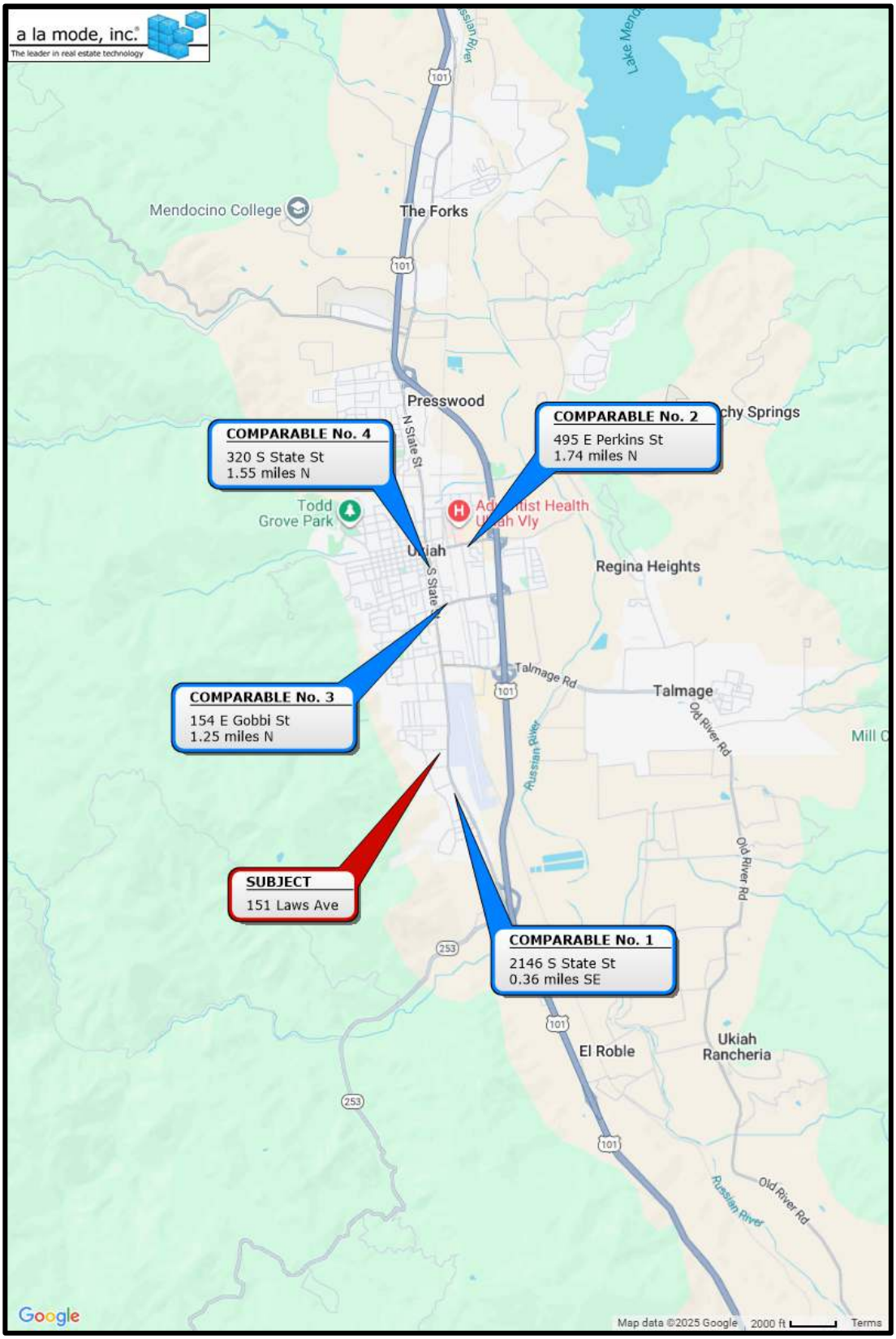


Lease Comparable #4:
320 S State St, 2nd Floor
Ukiah, CA

The indicator is part of a good-average quality/appeal, approximate-2,400-sf, multi-tenant office building located on an arterial roadway in Ukiah. The masonry building was in good-average condition at the time of leasing.

An undisclosed tenant leased a ~1,200-sf suite on December 13, 2024 for a 1-year term, at a rate of $1.46/sf/gross.

INCOME APPROACH: Comparable Lease Analysis



INCOME APPROACH: Comparable Lease Analysis

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	151 Laws Ave	2146 S State St	495 E Perkins St	154 E Gobbi St, Ste. A	320 S State St, 2nd Floor
City	Ukiah	Ukiah	Ukiah	Ukiah	Ukiah
Year Built	Unknown	Unknown	Uknown	Unknown	Uknown
Gross Building Area	3,974	5,630	4,828	1,541	2,400
Construction Type	Masonry/Wd Frame	Metal Frame	Wood Frame	Wood Frame	Masonry
Quality/Appeal	Average	Fair-Average	Average	Good-Average	Good-Average
Condition	Average	Average	Average	Good-Average	Good-Average
Parking Spaces	22	Ample	Ample	Ample	Limited
Use	Office	(See Cmmts)	Office	Office	Office
Date of Survey	Dec-2025	Dec-2025	Dec-2025	Dec-2025	Dec-2025
Tenant Name	To be owner occupied	(Not disclosed)	(Not disclosed)	(Not disclosed)	(Not disclosed)
GRA (sf)	3,974	5,630	4,828	1,201	1,200
Date Signed		Apr-2025	May-2024	Jun-2024	Dec-2024
Term		5 yrs	3 yrs	1 yr	1 yr
Lease Type	est. Gross	Gross	Gross	Gross	Gross
Rate/SF		**$0.65**	**$1.24**	**$1.25**	**$1.46**
Transactional Adjustments					
Type of Lease	est. Gross	Gross	Gross	Gross	Gross
Adj Rent/SF		$0.65	$1.24	$1.25	$1.46
Concessions	N/A	None	None	None	None
Adj Rent/SF		$0.65	$1.24	$1.25	$1.46
Market Conditions	Average	Similar	Similar	Similar	Similar
Adj Rate/SF	**$0.00**	**$0.65**	**$1.24**	**$1.25**	**$1.46**
Property Adjustments					
Location	Average	Similar	Superior *-10.0%*	Superior *-10.0%*	Superior *-10.0%*
Quality/Appeal	Average	Inferior *5.0%*	Similar	Superior *-5.0%*	Superior *-5.0%*
Condition	Average	Similar	Similar	Superior *-5.0%*	Superior *-5.0%*
Size	3,974	Larger *5.9%*	Larger *3.5%*	Smaller *-14.0%*	Smaller *-14.0%*
Use	Office	(See Cmmts) *10.0%*	Office	Office	Office
Other	Canopy & Lot	Lot *2.0%*	N/A *12.0%*	N/A *12.0%*	N/A *12.0%*
Parking	Ample	Similar	Similar	Similar	Inferior *1.0%*
Total Adjustments		*22.9%*	*5.5%*	*-22.0%*	*-21.0%*
Indicated Rate/SF		**$0.80**	**$1.31**	**$0.98**	**$1.15**

INCOME APPROACH: Comparable Lease Analysis

Overview
Comparable selection emphasized average to good-average quality office space within the Ukiah market area, having leased from 2023 onwards. Greatest consideration was given to properties ranging in size from 2,000 sf to 6,000 sf.

Four executed leases are utilized in the analysis. They are the best available indicators at this time, requiring the fewest adjustments. As it typical of market participants, all leases are displayed as rate/sf/month. CAM/net charges, if applicable, are excluded from the displayed rates.

Type of Lease
A gross lease is common to the market and is forecast for the subject. Similar lease types are found on all four comparables.

Market Conditions
The four leases were signed between May 2024 and April 2025. There has been no significant change in market rates since their signings, precluding the need for adjustment.

Location
The subject is situated on a secondary roadway in an unincorporated portion of southern Ukiah. Its location has average appeal to the office market.

Comparable 1 is located in subject's general market area and has similar location appeal.

Comparables 2 thru 4 are located within central Ukiah, amongst greater concentrations of commercial uses that result in superior location appeal.

Quality/Appeal
The subject is an average quality/appeal, office property. In this regard, it is similar to Comparable 2. Comparable 1 is adjusted upwards for its inferior, fair-average design/appeal; Comparables 3 and 4, downward for their superior, good-average quality/appeal attributes.

Condition
Average condition levels are noted on the subject and Comparables 1 and 2. The good-average condition levels of Comparables 3 and 4 are superior and are adjusted accordingly.

Size
Size adjustments are based upon the inverse relationship of rate to size (i.e., larger space will typically lease for a lower price/sf and vice versa). At 3,974 sf, the subject falls between the four indicators, which range in size from 1,200 sf to 5,630 sf. It is smaller than Comparables 1 and 2; larger than Comparables 3 and 4.

Use
The subject is configured for general office use, as are Comparables 2 thru 4. Comparable 1 was most recently utilized as a church, but can function as an office. Its floor plan, though, has inferior functional utility due to two large open rooms with limited build-out.

INCOME APPROACH: Comparable Lease Analysis

Other
The subject parcel includes surplus land area, as well as a metal canopy for covered storage. Comparable 1 is the best match of its parcel, but lacks a similar or off-setting improvement to subject's canopy. Comparables 2 thru 4 are adjusted for parcel size and their lack of a canopy or off-setting improvement.

Parking
Parking is evaluated on the basis of number of spaces relative to building size and use. Subject has ample parking, as do Comparables 1, 2 and 3. Comparable 4 is adjusted for its inferior, limited on-site parking.

Summary
The analysis produces an adjusted lease rate range of $0.80 to $1.31 per square foot on a gross basis. As a group, they are good indicators of subject's competitive market segment with weight distributed fairly evenly amongst them.

In the final analysis, the estimated fair-market rate of the subject is based upon a midrange figure of **$1.05/sf/gross**.

Subject Lease Analysis

The subject is currently owner-occupied and will continue to be so upon completion of the proposed sale.

Based upon the preceding analysis, forecasted income is estimated as follows:

3,974 sf	@	$1.05/sf/gross	=	$4,173/mo.

For purposes of the appraisal, a **projected gross monthly income** of **$4,173/mo**. is utilized in the reconstructed operating statement that follows.

INCOME APPROACH: Expense Analysis

Overview
No operating data was provided for the subject. The following expenses are derived from an evaluation of reported expenses within competing properties in the subject's market area/segment.

Vacancy & Collection Loss
Defined in the 4th Edition of the Dictionary of Real Estate Appraisal as:

> *An allowance for reductions in gross potential income attributable to projected vacancy (physical or economic) and potential collection loss considerations. Vacancy is an expected loss in income as a result of periodic vacant space attributable to unrented space and tenant turnover. Credit loss considers nonpayment of rent and can consider units rented at below-market rates (also known as lag vacancy). Vacancy and collection loss is usually estimated on a property-specific basis as part of the reconstructed operating statement in the income capitalization approach and applied, as a percentage, to potential gross income or as a percentage of rentable area of the property; may also refer to a study of vacancy and collection loss in a defined market or submarket.*

Long term trend analysis finds a stabilized vacancy rate of 5% is anticipated by knowledgeable market participants, accounting for losses described above in a well maintained, professionally managed property.

A stabilized 5% vacancy and collection loss is utilized in the subject's income analysis.

Operating Expenses: A gross lease is forecast for the subject. The following estimates are derived from market costs.

Property taxes are derived from a formula by which the indicated value via the approach is multiplied by the estimated tax rate of 1.210%, plus direct charges of approximately $300. The formula requires Excel to utilize a forced circular reference in the calculation.

Insurance costs amongst competitive properties in the region range from $0.50/sf to $0.75/sf. A forecasted rate of $0.50/sf is applied in the analysis based upon the size and quality of improvements found at the property.

Utility costs are a tenant obligation under a typical gross-lease structure, as are *janitorial* costs.

Maintenance and repair (M/R) range from $0.50/sf for newer properties to $1.50 for older properties in poor condition. Based upon subject's age, condition, and size, a stabilized figure of $1.00/sf (GBA) is applied.

Landscape maintenance is included in maintenance & reserves due to its limited size and low-maintenance nature of its plantings.

INCOME APPROACH: Expense Analysis

Management is assumed to be professionally handled. Based upon conversations with leasing agents at *Keegan & Coppin and Orion Partners*, two leading commercial brokerage firms in the region, expenses are typically based upon a graduated scale starting at 5-7% in the first year with subsequent reductions until a stabilized rate of 3% to 6% is attained. The management rate is estimated to be 5% of effective gross income (EGI) based upon subject's lease type, occupancy, and size.

Replacement reserves are forecasted for the subject. They represent the prudent operation/management of the building and are put in place in anticipation of any future, sudden expenses and/or the normal deterioration and needed replacement of items. Based upon subject's age, condition, size, and amenities, a 2% reserve is applied.

Capitalization Rates: Capitalization rates are derived from a single year's net income of a property divided by sale price. This is the most common method used in the valuation of subject's market segment via the income approach.

	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Overall Rate	6.82%	6.43%	4.17%	7.66%	4.99%

The comparables present of a range of capitalization rates from 4.17% to 7.66%. Based upon current market conditions and the subject's location and physical attributes, a midrange capitalization rate of **6.50%** is applied to the property and utilized in the following reconstructed operating statement.

INCOME APPROACH: Reconstructed Operating Statement

The reconstructed operating statement is derived from forecasted expenses with a stabilized occupancy, producing an estimated gross potential monthly income of $4,173 under a gross lease structure.

Reconstructed Operating Statement				
POTENTIAL GROSS INCOME				**$50,076**
Less Forecasted Vacancy and Collection Loss	5%			($2,504)
EFFECTIVE GROSS INCOME				**$47,572**
Fixed Expenses				
Real Estate Taxes	12100%	(See prior comments)	$6,229	
Insurance	$0.50	Estimated per GBA	$1,987	
Operational Expenses				
Utilities:		Tenant obligation under gross lease terms		
Janitorial		Tenant obligation under gross lease terms		
Maintenance & Repairs	$100	Estimated per GBA	$3,974	
Supplies		Included in maintenance & repairs		
Landscape		Minimal cost (included in Maint. & Repairs est.)		
Management	5%	EGI	$2,379	
Replacement Reserves	2%	EGI	$951	
TOTAL EXPENSES	Expense Ratio 32.75%		**$15,520**	**($15,520)**
NET OPERATING INCOME				**$32,052**

Forecasted operating expenses of $15,520 produce a market-typical expense ratio of 32.75% of effective gross income, resulting in a net operating income of $32,052. Applying direct capitalization to the latter, based upon an OAR of 6.50%, value is derived as follows:

$32,052 NOI / 6.50% OAR = $493,108, rounded $495,000

*The indicated value of the subject, via the income approach, is **$495,000**.*

RECONCILIATION

Consideration was given to all three approaches to value; though only the sales comparison and income approaches were deemed most relevant to the valuation of the subject.

The sales comparison approach is considered a good indicator of value as direct comparisons are possible. Data within subject's market segment and market area was felt to be of sufficient quality and quantity as to give much weight to its value conclusion.

The income approach is typically given much weight when appraising income producing properties. The weakness of the approach is the difficulty in gathering income and expense data for the comparable sales. The strength of the approach is that it allows consideration to the subject's net income, which is the actual income to an investor. In this analysis, adequate office lease data from subject's market area was available, resulting in good reliance upon the value conclusion.

The two approaches faced similar limitations in their development and indicate a narrow value range. Weight is distributed evenly amongst them in the final value conclusion.

Indicated value via the sales comparison approach	$500,000
Indicated value via the income approach	$495,000
Opinion of Value	**$500,000**

Subject's $500,000 (rounded) proposed purchase price is well supported by the appraisal, indicating the property is selling at a fair-market value.

Based on my analysis, the opinion of market value of the subject property, as set forth, documented, and qualified in the attached report under conditions prevailing on December 05, 2025, is:

FIVE HUNDRED THOUSAND DOLLARS
($500,000)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct.*
- *Unless otherwise noted in writing, the appraiser has done similar assignments to the subject property and has the knowledge and experience to complete this assignment competently.*
- *The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *I have made a personal inspection of the property that is the subject of this report.*
- *No one provided significant real property appraisal assistance to the person signing this certification.*
- *The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.*
- *The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have completed the continuing education program of the Appraisal Institute.*



Keith Sablik, MAI
Certified General Appraisal
CA Lic #AG008653

ADDENDA

1. Subject Photographs
2. Appraiser Qualifications

SUBJECT PHOTOGRAPHS

SUBJECT PHOTOGRAPHS



Front/North Elevation



Side/East Elevation



Rear/South Elevation

SUBJECT PHOTOGRAPHS



Side/West Elevation

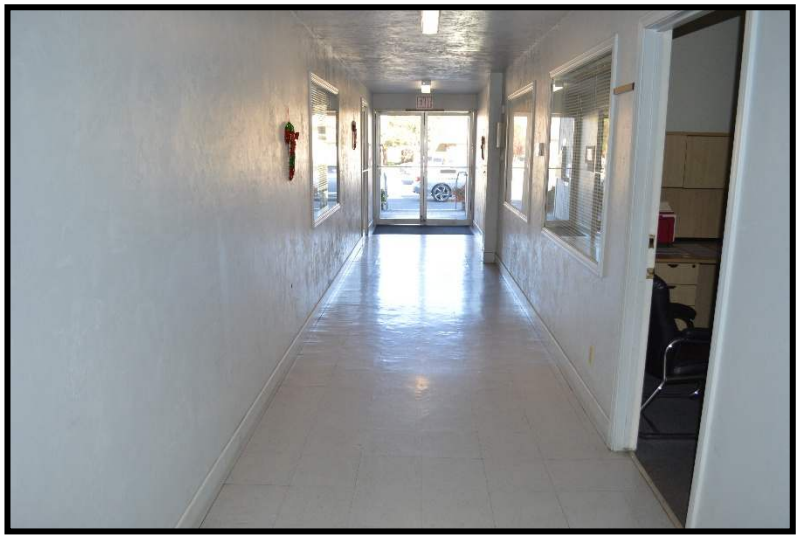


Laws Ave looking west



Laws Ave looking east

SUBJECT PHOTOGRAPHS



Interiors





SUBJECT PHOTOGRAPHS



Interiors



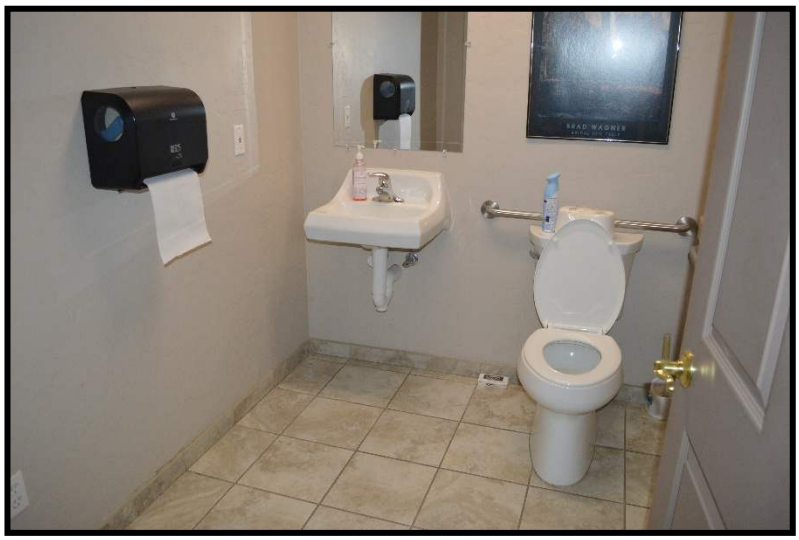


SUBJECT PHOTOGRAPHS



Interiors





APPRAISER QUALIFICATIONS

Keith E. Sablik, MAI

203 Photinia Pl, Petaluma, CA 94952
PHONE (707) 559-5551 □ FAX (707) 204-0837

EXPERIENCE

Keith Sablik (dba) — Santa Rosa, CA
Owner/Appraiser — *Apr. 2000 to Present*
Appraisal of non-residential and residential properties in Sonoma, Napa, and Marin Counties.

Sonoma County Assessor's Office — Santa Rosa, CA
Appraiser III — *Mar. 1997 to Apr. 2000*
Appraised residential and non-residential properties for the purpose of ad-valorem property tax assessment.

Keith Sablik (dba) — Rohnert Park, CA
Owner/Appraiser — *Aug 1994 to Mar 1997*
Appraisal of residential properties in Sonoma and Marin Counties.

Claxton Appraisal Service — Novato, CA
Staff Fee Appraiser — *Jul 1989 to Aug 1994*
Appraisal of residential properties in San Francisco and Marin Counties.

EDUCATION

California State University-Sacramento — Sacramento, CA
Bachelor of Science: Business Administration/Real Estate and Land Use Affairs — 1984 to 1988

CREDENTIALS & DESIGNATIONS

MAI, Designated Member of the Appraisal Institute
Certified General Appraiser-California Office of Real Estate Appraisers

EDUCATION

7-Hour USPAP Update
Cultural Competency & Eliminating Bias in Appraisals
Appraiser's Guide to Expert Witnessing
Business Practices and Ethics
State & Federal Laws
Condemnation Appraising
Appraisal of Fast Food Facilities
Appraisal of Industrial Incubators
Basic Hotel Appraising - Limited Service Hotels
Fundamentals of Separating Real Property, Personal Property, ...
Apartment Appraisal: Concepts and Applications
General Demonstration Appraisal Report Writing
Report Writing and Analysis
Advanced Applications
General Market Analysis and Highest & Best Use
Advanced Sales Comparison & Cost Approaches
Convincing Residential Appraisals
Analyzing Distressed Real Estate
Standards of Professional Practice
Entitlements
Lease Abstraction and Analysis
Advanced Income Capitalization: Course 510

Exempt Surplus Land Determination Process

Land must be declared either “surplus land” or “exempt surplus land,”[1] as supported by written findings, before a local agency may take any action to dispose of it consistent with statutory requirements, the SLA Guidelines, and a local agency's policies or procedures.

Official Exemptions from Standard SLA Process

HCD requires local agencies to provide a copy of the written findings declaring the land “Exempt Surplus” to ensure the exemption applies and the local agency is not subject to the standard SLA Process. HCD’s review of the “Exempt Surplus” written findings can save substantial time and can help prevent unintended violations.

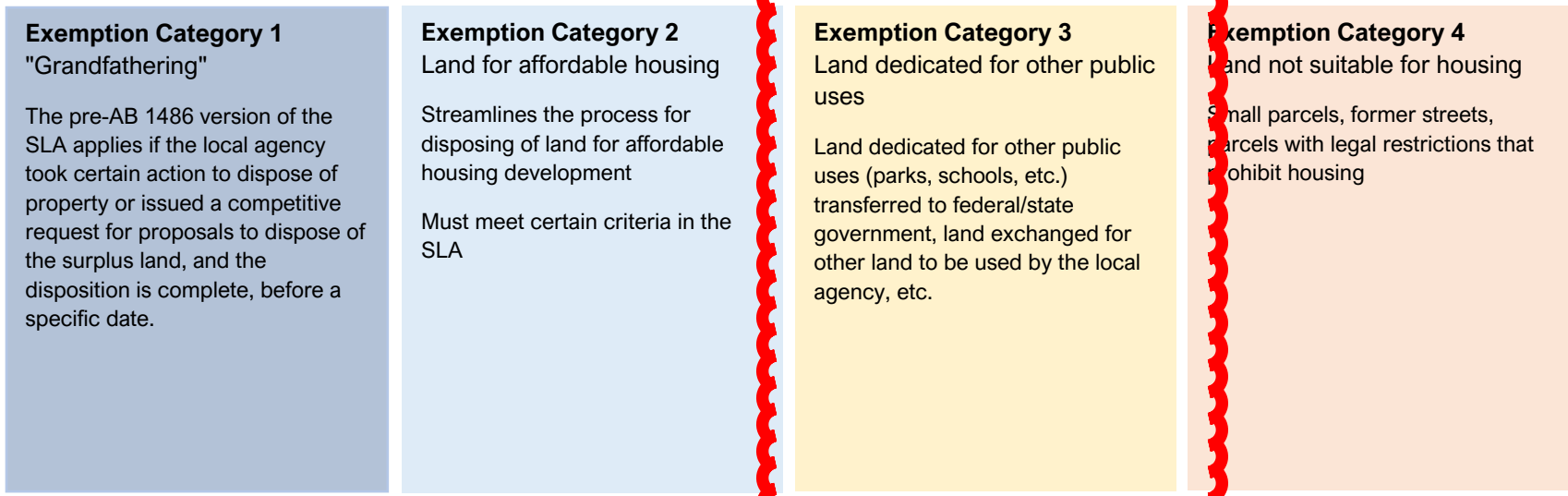


Figure 1: Overview of the main categories of exemptions from the standard SLA process

[1] **DISCLAIMER**: Pursuant to Government Code section, subdivision 54221(f)(2), land that is located within a coastal zone, land that is adjacent to a historical unit of the State Parks System, land that is listed on or eligible for the National Register of Historic Places, or land that is within the Lake Tahoe region is not exempt surplus land and the local agency must send a notice of availability for open space purposes to the park and recreation department of the county and any cities in which the land is located, any regional park authority having jurisdiction within the area in which the land is located, and to the State Resources Agency (unless the land was granted by the state in trust to a local agency pursuant to Government Code section 54221, subdivision (f)(1)(H)).

Process of determining eligibility for Exemption Category 3:
Land dedicated for other public uses

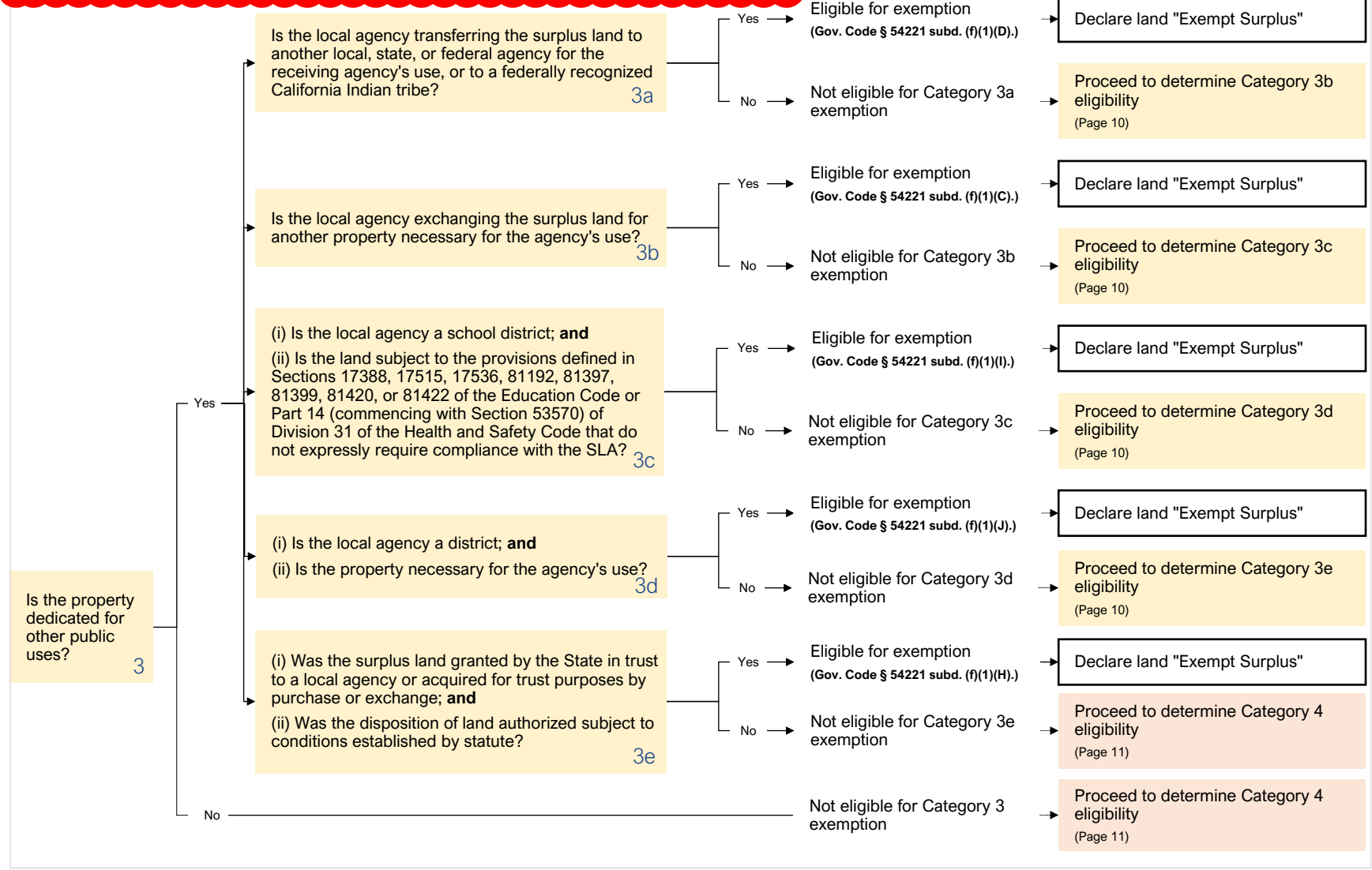


Figure 5: Detailed decision tree to determine eligibility for Exemption Category 3: Land dedicated for other public uses

Agenda Item No: 8.f.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-479

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Award Purchase of Toyota Model 9FBZ80U Electric Pneumatic Lift Truck to Atlas Toyota Material Handling in the Amount of $211,769.72, with $183,500 to be Reimbursed through the Volkswagen Environmental Mitigation Trust Fund, and Approve Corresponding Budget Amendment.

DEPARTMENT: Electric Utility

PREPARED BY: Cindy Sauers, Electric Utility Director

PRESENTER: Cindy Sauers, Electric Utility Director

ATTACHMENTS:

1. CC Reso 2026-07 - Authorizing Volkwagen Environmental Mitigation Fund Application
2. Quote - Toyota Electric Forklift

Summary: Award purchase of Toyota Model 9FBZ80U Electric Pneumatic Lift Truck to Atlas Toyota Material Handling in the amount of $211,769.72, with $183,500 to be reimbursed through the Volkswagen Environmental Mitigation Trust Fund, and approve corresponding budget amendment.

Background: On February 18, 2026, Council adopted Resolution 2026-07 (Attachment 1) authorizing the application for, and receipt of, funds from the Volkswagen Environmental Mitigation Trust Fund in response to the Statewide Zero-Emission Freight and Marine Program Solicitation. The Volkswagen Environmental Mitigation Trust provides approximately $423 million to California to reduce excess nitrogen oxide (NOx) emissions resulting from Volkswagen's use of illegal emissions defeat devices in certain diesel vehicles. Administered through the California Air Resources Board's Beneficiary Mitigation Plan, the program funds scrap and replace projects for heavy-duty equipment, including trucks, buses, forklifts and cargo handling equipment, with at least 50% of the funding directed toward benefiting low-income and disadvantaged communities.

Discussion: The Electric Utility is in need of a new large capacity forklift to support operations. The existing diesel forklift has exceeded its useful life and no longer meets operational, safety, or regulatory requirements. Staff received a quote for a Toyota Model 9FBZ80U Electric Pneumatic Lift Truck (Attachment 2) for $211,769.72 that meets the requirements of the grant funding. The approved grant amount was $183,500, leaving a matching balance of $28,269.72. Staff is requesting Council award purchase of the Toyota Model 9FBZ80U Electric Pneumatic Lift Truck in the amount of $211,769.72, and approve a budget amendment to cover the remaining $28,269.72.

The forklift will be purchased from Atlas Toyota Material Handling through a Sourcewell cooperative purchasing contract. Utilizing the Sourcewell cooperative purchasing program satisfies the City's competitive procurement requirements and allows the City to leverage nationally solicited pricing, streamlining the procurement process while ensuring compliance with applicable purchasing policies.

Recommended Action: Award purchase of Toyota Model 9FBZ80U Electric Pneumatic Lift Truck to Atlas Toyota Material Handling in the amount of $211,769.72, and approve corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 80026110.54110: $0

PROPOSED BUDGET AMOUNT: 80026110.54110.E1721: $30,000

FINANCING SOURCE: 800 Fund

REVENUE: No GRANT: YES

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Myles Fisette, Purchasing Manager; Jim Robbins, Housing and Grants Manager

STRATEGIC PLAN (SP):**SP 2B** - Identify and/or develop funding for essential and vital infrastructure for the long-term.

GENERAL PLAN ELEMENTS (GP):**GP-A4** - Public Facilities, Services, and Infrastructure Element

Approved: 
Sage Sangiacomo, City Manager

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AUTHORIZING APPLICATION FOR, AND RECEIPT OF, FUNDS FROM THE VOLKSWAGEN ENVIRONMENTAL MITIGATION TRUST FUND IN RESPONSE TO THE STATEWIDE ZERO-EMISSION FREIGHT AND MARINE PROGRAM SOLICITATION

WHEREAS, the City Council of the City of Ukiah desires to submit an application package ("Application") to the Volkswagen Environmental Mitigation Trust Fund; and

WHEREAS, the Volkswagen Environmental Mitigation Trust Fund has issued a Statewide Zero-Emission Freight and Marine Program Solicitation on December 19, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UKIAH AS FOLLOWS:

1. City of Ukiah staff understands and is committed to the program requirements, including matching funding. As a government agency, the City of Ukiah is eligible for a grant up to 100% of the project costs, including the new Forklift. No funding from other grants is committed to the proposed grant project;

2. The City Manager is hereby authorized and directed to submit an Application to the Volkswagen Environmental Mitigation Trust Fund in response to the Statewide Zero-Emission Freight and Marine Program Solicitation dated December 19, 2024, and is authorized to apply for the grant funds in a total amount not to exceed $200,000;

3. If the Application is approved, the City Manager of the City of Ukiah is authorized and directed to enter into, execute, and deliver on behalf of the Applicant, a contract for an amount up to $200,00, and any and all other documents required or deemed necessary or appropriate to evidence and secure the grant award, the Applicant's obligations related thereto, and all amendments thereto.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ukiah on this 18th day of February, 2026, by the following roll call vote:

AYES: Councilmember Crane, Rodin, Criss, Orozco, and Mayor Sher.
NOES: None.
ABSENT: None.
ABSTAIN: None.

Susan Sher, Mayor

ATTEST:

Araceli Sandoval, Deputy City Clerk

Attachment 2

Atlas Toyota Material Handling (MN)
8601 Xylon Ct
Minneapolis, MN 55445-1840
Phone: 763-425-9066
https://www.atlastoyota.com/

To: Sourcewell Member

Date: March 11, 2026
Quote No: 013066254R6

City of Ukiah

Myles Fisette, Purchasing Manager
Procurement | Capital | Grants | Special Projects
411 West Clay Street, Ukiah, CA 95482
(707) 463-6225, mfisette@cityofukiah.com

We respectfully submit this quotation for the following NEW Toyota Integrated Electric Pneumatic Lift Truck (1 each):

Toyota...Proud to be the world's #1 forklift manufacturer!

TOYOTA MODEL 9FBZ80U, Electric Pneumatic Lift Truck, quality engineered with the following specifications:

- Pneumatic Tires



Photo may portray optional equipment not included in your quotation.

SYSTEM OF ACTIVE STABILITY™ (SAS)
Toyota's industry exclusive System of Active Stability (SAS) helps reduce lift truck instability by electronically monitoring and controlling various functions of the lift truck.

- **Active Mast Function Controller (AMC):** Should the operator inadvertently place the lift truck in a potentially unstable longitudinal condition, these same sensors trigger the SAS controller to activate the AMC, which limits forward tilt and/or tilt back speed to help reduce the likelihood of a longitudinal tip over.

AUTOMATIC FORK LEVELING
Toyota's Automatic Fork Leveling feature increases productivity while reducing damage with a push of a button. By depressing the Automatic Fork Leveling button during forward and reverse tilt, operators are quickly and easily able to level the forks.

FULL FLOATING PLANETARY DRIVE AXLE
Your Toyota lift truck is outfitted with a rugged planetary drive axle. This planetary drive axle results in greater durability, reliability, which results in increased uptime.

WET DISC BRAKES
Force-cooled wet disc brakes are virtually maintenance free to help eliminate downtime and repair costs.

PREMIUM, 4-WAY ADJUSTABLE, FULL SUSPENSION SEAT WITH ORANGE NON-CINCHING SEAT BELT
Operator comfort is taken to a new level with Toyota's Premium, 4-way adjustable, full suspension vinyl seat. With lumbar, weight, tilt, and almost 6 inches of fore/aft adjustability, your operators will be comfortable and productive throughout their shift. Standard orange non-cinching seat belt provides additional comfort in applications requiring frequent reverse travel.

LCD MULTI-FUNCTION DISPLAY
Features on the new MFD II include data log functions, fuel information, & operation data log all with QR code output and password protected administrator level access that can manipulate functions such as travel, vehicle management, and operation data log functions.

Mast	2-Stage (V) mast with limited free lift provides excellent visibility to load and fork tips, while providing smooth, quiet and consistent operation. Mast Specifications: • Maximum Fork Height - 121.0” • Overall Lowered Height - 102.9” • Over Head Guard Height - 92.00” • Free Lift - 5.1" with standard Load Backrest
Lifting Capacity	**Base Model Capacity – 17,500 lbs** @ 24” load center **Actual Capacity, based on quoted specifications - 16,100 lbs** @ 24” load center to 121.0” MFH *Actual capacity ratings stated above are based on standard features, options, and attachments available through Toyota at the time of quoting. Non-standard features, options, and attachments may affect actual capacity ratings. Please contact your Toyota sales representative for additional information.*
Tilt	6 degrees forward and 12 degrees backwards
Carriage	Wide Carriage Class IV - 67

Forks	Forks 72" x 6" x 2.6" Pin Type
Load Backrest	54" High Load Backrest
Attachments	Rightline 67" Integral Pin Type Sideshifting Fork Positioner (Includes 4 Way Valve with 3rd & 4th Function Hosing)
Speeds	Travel Speed: 12.40 mph Lift Speed: 87 fpm
Steering	Hydrostatic Power Steering
Wheels and Tires	Front Tires: 8.25-15-16PR Rear Tires: 8.25-15-16PR

Additional Equipment Included

- **Smart Alarm**
- **Rear View Mirrors (Left & Right Sides)**
- **LED Strobe Light (Blue) (Key On/Off)**
- **LED Rear Combination Lights**
- **Steering Wheel with Knob**
- **Mini-lever Controls**
- **Rear-Pillar Assist Grip**
- **Pencil & Tape Holder**
- **Fire Extinguisher**
- **SAS Decal**
- **ACT Charger: Q12-80-225, 240, 3-phase**
- **Charger accessories kit: floor stand, cable retractor, and cane pole**
- **LI-Ion Battery: Integrated 90V 564AH Li-Ion**

Other Outstanding Toyota Features

- Operator Presence Sensing System (OPSS)
- Automatic Parking Brake
- Low Entry Step Height
- Dual Operator Assist Grips
- Dash Integrated Cup Holder
- Durable Rubber Floor Mat
- High Visibility Overhead Guard
- LED Headlights
- Key Off/Headlight Off System

Some standard items listed within this quotation may be replaced or altered due to optional equipment.

MyInsights (Telematics)	Standard telematics provided on most Toyota forklifts deliver valuable insights and actionable data for your business. Increase uptime, optimize your fleet, and view detailed analytics by completing your free registration at my.toyotaforklift.com today! Standard Insights: Hour Meters Error Codes Impact Detection Location Tracking
Warranty	12 Months or 2,000 hours whichever occurs first: Basic 36 Months or 6,000 hours whichever occurs first: Powertrain Warranty coverage for non-standard option components will be covered by the manufacturer of that component and not covered under the Toyota forklift standard or powertrain warranty. ***We offer a Toyota factory authorized warranty on all new Toyota Material Handling Equipment.***

Investment	Price-Toyota Model 9FBZ80U as specified above:	$194,504.45	Each
Charger Accessories	Current tax rate 8.875%	17,265.27	
	Net Price inclusive of delivery:	$211,769.72	Each

240, 3-phase power: the amp draw is 57.15.

Toyota has announced a price increase effective 4-1-2026. Price above will increase $2976.55 for orders received on or after 4-1-2026.

A Toyota-approved power study or customer site demonstration is required before order submission. Final product configuration and pricing is pending Toyota approval. We must make sure this works in your application.

Terms and Conditions

Payment: Net 30 days / Cash or Financed
Delivery: Will advise at time of order.
.
F.O.B.: Delivered
Prices are exclusive of any sales or use taxes now in force or which may be made effective in the future by any federal, state, or local governments.
Lease offerings subject to credit approval.
.
Cancellation:
Buyer may cancel its order, reduce quantities, revise specifications or extend schedules only by mutual agreement.

Reasonable and proper cancellation charges (minimum of 20% of purchase price per unit) will apply and which shall take into account expense already incurred and commitments made by Seller and shall indemnify Seller against any loss.

Performance and specifications stated are based on specific testing and operating conditions. Actual performance and specifications may vary based on application, option configuration, operating conditions, and environmental factors. Some options and configurations may void UL.

.
Conditions subject to change to those in effect at time of delivery.
Your signature on this proposal constitutes an order.
Please contact your Toyota sales representative for additional information.

TELEMATICS AND DATA COLLECTION

The equipment in this proposal is enabled with the MyInsights system ("System") which collects certain location and operational data concerning the equipment and transmits it to Toyota Material Handling, Inc. for processing and analytics. This proposal is subject to the contractual terms and data usage policies for the System found at https://www.toyotaforklift.com/myinsights-legal ("System Terms"). Acceptance of this proposal, or otherwise using the equipment, constitutes acceptance of the System Terms and the formation of an agreement between Customer and Toyota Material Handling, Inc. based on the System Terms. Customer may opt-out of data collection features for the System as provided in the System Terms. Failure to opt-out signifies Customer's consent and agreement to the collection and usage of data in accordance with the System Terms.

Sincerely,
Atlas Toyota Material Handling (MN)

Accepted:
Sourcewell

Cash Price $ _____

Financed Payment* $ _____ *Per Month* _____ *Months*

By: _____

Name: Greg Sanders

Title:

By: _____

Name: _____

Title: _____

Date: _____

LWV LEAGUE OF WOMEN VOTERS OF MENDOCINO COUNTY

March 5, 2026

To Ukiah City Council Members:

On May 21, 2025, the County of Mendocino sent a letter to Jared Huffman stating strong opposition to the SAVE Act (Safeguarding American Voter Eligibility). We are asking you to do the same, but since the act has passed the House, to send your letters to Senators Alex Padilla {331 Hart Senate Office Building, Washington DC 20510- (202) 224-3553) and Adam Schiff (112 Hart Senate Office Building, Washington DC 20510- (202) 224-3841).

Despite its name, the SAVE Act would impose significant new restrictions on voter registration processes and shift the proof of citizenship burden onto individuals and local election offices—despite the fact that non-citizens are already prohibited from voting in federal and California elections under existing law.

This legislation would require every voter—newly registering or updating their registration—to present documentary proof of U.S. citizenship. Acceptable documents would likely include a birth certificate, U.S. passport, or naturalization papers. The mandate would apply retroactively to all voters whose citizenship status cannot be confirmed in existing databases, regardless of how long they have been registered.

It is even more important that we make our voices heard with the threat of a CA ballot measure in November, urging many of these same requirements.

The League of Women Voters of Mendocino County is urging you to stand with the LWV California, and Secretary of State Shirley N. Weber, Ph.D., who has expressed grave concerns about this act and the potential ballot measure, stating that it would "make it harder for all eligible voters to cast their votes and participate in our democracy" and would reverse decades of progress toward broadening access to the ballot.

Thank you for your consideration.

Charlene McAllister

Charlene McAllister, President

P.O. Box 1128, Fort Bragg, CA 95437
Phone 707-937-4952 - Email info@lwvmendo.org

Agenda Item No: 13.a.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-467

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive and Approve Submittal of the 2025 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation.

DEPARTMENT: Community Development

PREPARED BY: Katherine Schaefers, Planning Manager

PRESENTER: Katherine Schaefers, Planning Manager

ATTACHMENTS:

1. Housing Element APR
2. General Plan APR
3. Presentation Given

Summary: Council will receive the 2025 Annual Progress Reports from Staff and possibly approve submittal of the reports to the Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation; and provide additional direction to Staff as necessary.

Background: Government Code requires the City's Community Development Department to provide an Annual Progress Report (APR) to the City Council, Governor's Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD) regarding the City's progress in implementing its adopted housing element, as well as its general plan. Annual reports are due by April 1st of the proceeding calendar year for which the reports are prepared (CY 2025 report due 4/1/2026).

Discussion: Below is a summary of the City's 2025 progress in implementing the 2019-2027 Housing Element and 2040 General Plan. For details, please refer to the Housing Element APR in Attachment 1 and General Plan APR in Attachment 2.

2025 HOUSING ELEMENT (HCD) APR

For the 2019-2027 Housing Element/6th Planning Cycle, Ukiah was assigned a Regional Housing Needs Allocation (RHNA) of 239 residential units. The following table (Table 1) summarizes Ukiah’s progress in meeting its RHNA housing targets. This information is also provided in Table A of the Housing Element APR. From 2019 to 2025, the City made progress towards its RHNA goals across all income-level categories through the permitting of Accessory Dwelling Units (ADUs), new single-family residential homes, and large multi-family housing projects. Notably, the 'Very Low-Income' target of 86 units was met by the end of 2023, primarily through the 72-unit Acorn Valley Plaza project at 197 & 199 East Gobbi Street. In 2024, Ukiah also met its 'Above Moderate-Income' allocation with the 32-unit housing project at 191 Cleveland Lane. In 2025, three ADUs were constructed, making the remaining Moderate-Income units needed as 11 units. This past year also saw the construction of two single-family 'Above Moderate Income' units.

Income levels are defined by HCD as follows:

- Extremely Low-Income - less than 30% Area Median Income (AMI). HCD requires that at least half of the units allocated for the Very Low-Income level be affordable to Extremely Low-Income households.
- Very Low-Income - less than 60% AMI.

- Low-Income - between 60% AMI and 80% AMI.
- Moderate-Income - between 80% AMI and 120% AMI.
- Above Moderate-Income - greater than 120% AMI.

Table 1 – RHNA Allocation and Progress

Income Level	2019-2027 RHNA Original Allocation	Issued Units in 2025	RHNA Remaining
Very Low-Income	86	0	0
Low-Income	72	0	15
Moderate-Income	49	3	11
Above Moderate-Income	32	2	0
Total	239	5	26

In 2025, the City issued five (5) building permits for new residential units (Table 2), and with past and projected housing production, Ukiah is on track to meet its RHNA goals by 2027. The remaining RHNA targets for 'Low Income' and 'Moderate Income' households, 15 units and 11 units, respectively, are expected to be met with an upcoming housing project on Cooper Lane, as well as the continued development of ADUs and infill housing over the next two years. Full details and a year-by-year breakdown of Ukiah's RHNA progress may be found in Table B of the Housing Element Annual Progress Report.

Table 2 – 2025 Building Permits by Income

Income Level	Number of Units
Moderate-Income	3
Garage conversion into ADU	1
Detached ADUs	2
Above Moderate-Income	2
Single-family residence	2

The City of Ukiah's Housing Element APR includes multiple tables that document housing production, program implementation, and land use decisions. Below is a description of what each of these tables provides:

- Tables A, A2, and B: Provide information on housing production and progress toward the RHNA allocation.
- Table C: Not applicable, as the City is on track to meet regional housing targets without needing to rezone sites.
- Table D: Summarizes program implementation in the Housing Element.
- Tables E and F: Not applicable, as the City did not utilize commercial development bonuses or acquire units for alternative sites.
- Table F2: Not applicable, as there were no conversions of above-moderate income units to lower affordability levels.
- Table G: Shows the two locally owned sites sold by the City for housing development.
- Table H: Not applicable, as the City did not formally declare surplus land.
- Table I: HCD removed this table from the 2025 APR, and consolidated its data into Tables A and A2.
- Table J: Not applicable, as the City did not use a density bonus for student housing.

- Table K: Not applicable, as the City has no local tenant preference ordinance.
- Table L: Not applicable, as the City did not add any sites to a National, State, or Local register of historic places in 2025.
- LEAP Reporting: Status: Complete. Local Early Action Planning (LEAP) funds are grants provided to cities to improve processes and plans aimed at accelerating housing production. In 2024, the City successfully utilized LEAP funds by updating lot adjustment policies, implementing the new LEAP-funded electronic permit system (CitizenServe), and other projects, with final invoices submitted to HCD for reimbursement by the 2024 deadline.

Since the adoption of the 6th Cycle Housing Element in October 2019, Staff have prioritized implementation of programs contained in Section 7 of the Housing Element to advance its goals and policies. As noted in last year's APR, all Housing Element Implementation Programs have been completed. This status is reported in Table D of the Housing Element APR. Certain completed programs will continue as ongoing as Staff secures additional funding.

2025 GENERAL PLAN (LCI) APR

The Ukiah 2040 General Plan provides a long-term framework for the City's growth, and is organized into eight elements: Land Use, Economic Development, Mobility, Public Facilities, Services and Infrastructure, Environment and Sustainability, Safety, Agriculture, and Housing. Each element includes specific implementation programs, with goals set for completion in the 2022-2025, 2026-2030, and 2031-2040 timeframes. Some programs are also designated as ongoing or annual tasks. A list of all General Plan Implementation Programs completed or initiated in 2025 is below. Please see Attachment 2 for the full 2025 General Plan Annual Progress Report (APR) details on each of the Implementation Programs.

Land Use Element
Implementation Program E: Zoning Code Amendments (Open Space, Signs, Downtown Zoning Code, Map Corrections)

Economic Development Element
Implementation Program A: Work continued on the Economic Development Strategy based on stakeholder interviews.

Mobility Element
Implementation Program L: Airport Infill Policy Ad Hoc appointed to assist on parcel identification study in November.

Public Facilities, Services, and Infrastructure Element
Implementation Program A: Sewer System Management Plan Update completed in September.
Implementation Program B: Parks Gap Analysis completed in March.

Environment & Sustainability Element
Implementation Program E: Urban Forest Management Plan initiated through award of Urban Forest Program grant.
Implementation Program M: Climate Action Plan adopted in May.

Safety Element
Implementation Programs E and P: Adoption of FEMA flood Insurance Rate Maps and Fire Hazard Severity Zones.
Implementation Programs T and U: Fuel Break Assessment and Cooperative Pest Management initiated initiated through new Fire/Fuels Crew Program.

Agriculture Element

Implementation Program C: Align agricultural regulations with Mendocino County.
Implementation Programs E and I: Administrative Use Permit (AUP) process established through ordinance that streamlined regulations for community gardens, apiaries, and outdoor sales.

Staff recommends Council receive and approve submittal of the 2025 Annual Progress Reports to HCD and LCI and provide additional direction to Staff as necessary.

Recommended Action: Receive and approve submittal of the 2025 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation, and provide direction to Staff as necessary.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: Yes / No GRANT: Yes / No N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Jim Robbins, Grants Division & Housing Division Manager; Jesse Davis, AICP/Chief Planning Manager; Craig Schlatter, AICP/Community Development Director

STRATEGIC PLAN (SP): **SP 3A** - Review and revise land use planning documents to be reflective of the long-term vision for the community.

GENERAL PLAN ELEMENTS (GP): GP-A1 - Land Use Element; GP-A2 - Economic Development Element; GP-A3 - Mobility Element; GP-A4 - Public Facilities, Services, and Infrastructure Element; GP-A5 - Environment and Sustainability Element; GP-A6 - Safety Element; GP-A7 - Agriculture Element; GP-A8 - Housing Element (2019-2027)

Approved: _____
Sage Sangiacomo, City Manager

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

General Information	
Jurisidiction Name	Ukiah
Reporting Calendar Year	2025
Contact Information	
First Name	Katherine
Last Name	Schaefers
Title	Planning Manager
Email	kschaefers@cityofukiah.com
Phone	7074636203
Mailing Address	
Street Address	300 Seminary Avenue
City	Ukiah
Zipcode	95482

Table A – Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type
1				2	3	4	5							6	7	8	9	10	11		12	13
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	ely come ted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?
Start Data Entry Below							0	0	0	0	0	0	5	18	23	6	0						
003-190-09	620 Redwood Ave.		R25-000224	SFD	O	9/26/2025								1	1	1		NONE	No	No	No	Approved	Ministerial
001-410-49	1091 Maple Ave.		R25-000143	SFD	O	7/1/2025								1	1	1		NONE	No	No	No	Approved	Ministerial
001-130-54	1207 Standley Ave.		R25-000015	ADU	R	1/23/2025							1		1	1		NONE	No	No	No	Approved	Ministerial
003-110-37	508 Redwood Ave.		R25-000045	ADU	R	3/7/2025							1		1	1		NONE	No	No	No	Approved	Ministerial
001-331-09	426 Mendocino Dr.		R25-000137	ADU	R	6/13/2025							1		1	1		NONE	No	No	No	Approved	Ministerial
001-271-15	490 Highland Dr.		R25-000135	ADU	R	6/10/2025							1		1	1		NONE	No	No	No	Approved	Ministerial
001-272-19	121 Calvert Ct.		R25-000028	ADU	R	2/18/2025							1		1			NONE	No	No	No	Pending	Ministerial
003-190-13	1250 Redwood Ave.		R25-000111	SFD	O	5/16/2025								1	1			NONE	No	No	No	Pending	Ministerial
003-572-18	420 Cooper Ln.		R25-000278	2 to 4	O	11/21/2025								2	2			NONE	No	No	No	Pending	Ministerial
003-572-18	420 Cooper Ln.		R25-000279	2 to 4	O	11/21/2025								2	2			NONE	No	No	No	Pending	Ministerial
003-572-18	420 Cooper Ln.		R25-000280	2 to 4	O	11/21/2025								2	2			NONE	No	No	No	Pending	Ministerial
003-572-18	420 Cooper Ln.		R25-000281	2 to 4	O	11/21/2025								2	2			NONE	No	No	No	Pending	Ministerial
003-572-18	420 Cooper Ln.		R25-000282	2 to 4	O	11/21/2025								2	2			NONE	No	No	No	Pending	Ministerial
003-572-18	420 Cooper Ln.		R25-000283	2 to 4	O	11/21/2025								2	2			NONE	No	No	No	Pending	Ministerial
003-572-18	420 Cooper Ln.		R25-000284	2 to 4	O	11/21/2025								2	2			NONE	No	No	No	Pending	Ministerial
003-572-18	420 Cooper Ln.		R25-000285	SFD	O	11/21/2025								1	1			NONE	No	No	No	Pending	Ministerial

Table A2 – Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types					Occupancy				Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1				2	3			8	9			11	12	13	14	15	16	17	18
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
Start Data Entry Below						3	2		5	3	1		4						
003-190-09	620 Redwood Ave.		R25-000224	SFD	O		1	11/5/2025	1				0	NONE	No	N			N/A
001-410-49	1091 Maple Ave.		R25-000143	SFD	O		1	8/7/2025	1				0	NONE	No	Y			N/A
001-130-54	1207 Standley Ave.		R25-000015	ADU	R	1		4/15/2025	1				0	NONE	No	Y			ADU & Projected Rent
003-110-37	508 Redwood Ave.		R25-000045	ADU	R	1		5/8/2025	1				0	NONE	No	Y			ADU & Projected Rent
001-331-09	426 Mendocino Dr.		R25-000137	ADU	R	1		7/14/2025	1				0	NONE	No	Y			ADU & Projected Rent
001-271-15	490 Highland Dr.		R25-000135	ADU	R	1		8/20/2026	1				0	NONE	No	Y			ADU & Projected Rent
002-172-24	431 N. Dora St.		R24-000006	SFD	O				0		1	6/3/2025	1	NONE	No	Y			N/A
									0				0						
001-130-102	415 W. Mill St.		R24-000920	ADU	R				0	1		1/22/2025	1	NONE	No	Y			ADU & Projected Rent
003-010-45	199 Banker Blvd.		R24-000214	ADU	R				0	1		5/13/2025	1	NONE	No	Y			ADU & Projected Rent
001-242-35	1361 W. Clay St.		R24-000231	ADU	R				0	1		5/1/2025	1	NONE	No	Y			ADU & Projected Rent

Table B – Regional Housing Needs Allocation Progress

Jurisdiction	Ukiah		**ANNUAL ELEMENT PROGRESS REPORT**	This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.	
Reporting Year	2025	(Jan. 1 - Dec. 31)	**Housing Element Implementation**	Please contact HCD if your data is different than the material supplied here	
Planning Period	6th Cycle	08/15/2019 - 08/15/2027			

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 01/01/2019-08/14/2019**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	30	27	-	-	-	-	-	57	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	86	-	-	-	-	39	-	-	-	-	-	**96**	**-**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	72	-	-	30	-	24	-	-	-	-	-	**57**	**15**
	Non-Deed Restricted		-	2	1	-	-	-	-	-	-	-		
Moderate	Deed Restricted	49	-	-	-	-	-	-	-	-	-	-	**38**	**11**
	Non-Deed Restricted		3	-	5	6	6	7	8	3	-	-		
Above Moderate		32	3	-	9	3	4	5	33	2	-	-	**59**	**-**
Total RHNA		**239**												
Total Units			**6**	**2**	**45**	**39**	**100**	**12**	**41**	**5**	**-**	**-**	**250**	**26**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Ukiah	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
H-1 - 1a: Implement a residential rehabilitation program.	Encourage the rehabilitation of existing residential unit	12/31/2025	6th Cycle	Continuous	The City of Ukiah applied for competitive funding through the "non-entitlement" allocation of the State Community Development Block Grant (CDBG) program to launch a Housing Rehabilitation program and was awarded a $500,000 grant by HCD in 2022. Applications for housing rehabilitation assistance were received from low-income homeowners in 2025 and are being processed for possible approval. The program seeks to correct health and safety hazards in deteriorated housing; and to extend the useful life of existing housing units. Loans and grants are available for owner-occupied homes or for units occupied by low-income tenants of owner-investors jurisdiction wide.The Emergency Repair Grant Program provides a grant of up to $7,500 for emergency home repairs to correct housing conditions posing an imminent threat to the health and safety of the owner occupant. Funds for this rehabilitation program	Other	1	https://ukiahca.portal.civicclerk.com/event/2254/overview

H-1 - 1b: Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.	Provide education and opportunities to increase green building practices.	12/31/2025	6th Cycle	Continuous	In 2024, similar to previous years, the City of Ukiah's Electrical Utility Department offered a myriad of funding opportunities that encouraged the use of renewable energy and energy efficent products. Rebates and refunds remain available for appliances, products, home improvement (insulation, windows, solar attic fan, air sealing, duct sealing, air conditioner, heat pump, smart thermostat, etc.), and vehicles (including e-bikes).	Other	1	https://www.directefficiency.com/ukiah-electric-rebates/#ukiah-home-improvements
H-1 - 1c: Support funding or other applications that would preserve/conserve existing mobile home parks.	Preserve at-risk housing units.	12/31/2025	6th Cycle	Continuous	A rent stabilization ordinance was adopted by the City Council in 2011. Staff has investigated the Mobile-home Park Rehabilitation and Residential Ownership Program (MPRROP) via HCD that would finance the preservation of affordable mobile-home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities, but no action has yet been taken. In 2025, the City of Ukiah Housing Rehabilitation Program, made available funds for repair and replacement to mobile home residents within City limits to encourage preservation of existing parks.	Other	1	https://cityofukiah.com/community-develop
H-1 - 1d: Continue providing informational materials to the public through the Green Building Information Center and at the public counter.	Provide education and opportunities to increase green building practices.	12/31/2025	6th Cycle	Continuous	In 2025, staff updated and maintained the Green Building Resource Center in the Ukiah Civic Center. The Community Development Department also maintains resources on its website, including helpful links to enable the public to learn more about health and energy, water, and material conserving design and construction. Additionally, the City's Electric Utility Department provides information on these types of practices and programs.	Other	1	https://cityofukiah.com/community-development/building-services/

H-1 - 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.	Streamline housing development.	9/1/2021	6th Cycle	Completed	Objective Design and Development Standards adopted by the City Council (Ordinance No. 1216) on 9/1/2021. In 2023 and 2024, the City further refined these regulations per Ordinance No. 1234, Adopted 10/18/23; Ordinance No. 1244, Adopted 09/04/24; Ordinance No. 1249, Adopted 10/16/24. In 2025, the City utilized these standards in the ministerial processing of building permit submittals.	Other	1	https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-0502.html#art5
H-1 - 1f: Develop an At-Risk Units Program	Preserve at-risk housing units.	12/31/2020	6th Cycle	Completed	In 2020, Staff developed an At-Risk Program for the City of Ukiah, including informational hand-outs. Through the Planning Division webpage, these materials are available for review. The nature of conversion risk varies significantly among projects depending on the type of subsidy and related affordability controls. As all identified units are guaranteed to remain affordable for the remainder of this RHNA cycle, the City will continue to monitor their status. Should changes to status arise, however, Staff will implement efforts to preserve at risk units.	Other	1	https://cityofukiah.com/wp-content/uploads/2024/02/At-risk-Units-Program-Flier.pdf
H-1 - 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.	12/31/2025	6th Cycle	Continuous	Informational handouts were developed by City Staff to educate tenants of their rights and conversion procedures. However, no at risk projects have been identified by the City of Ukiah that would require action at this time.	Other	1	https://cityofukiah.com/community-development/housing-services/
H-2 - 2a: Update the inventory of vacant and underutilized parcels.	Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need.	12/31/2025	6th Cycle	Continuous	This list is updated annually and is posted to the City of Ukiah's Planning Division web-page.	Other	1	https://cityofukiah.com/community-development/planning-services/

H-2 - 2b: Monitor the rate of conversion of primary residences to short-term rental units.	Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need and not converted to commercial uses.	12/31/2025	6th Cycle	Continuous	Monitoring of short-term rentals is facilitated through the Plan Check/business license process. All Short-Term Rentals require a business license to operate within the City of Ukiah. If deemed necessary, Staff will review software programs to further assist with short term rental enforcement, but notes that a significant portion of operators do not facilitate whole-home rentals and that the number of short-term rentals does not appear significant based on active business license.	Other	1	https://www4.citizenserve.com/Portal/PortalController
H-2 - 2c: Monitor the conversion of single family residential homes to commercial uses	Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need and not converted to commercial uses.	12/31/2025	6th Cycle	Continuous	Presently, conversion of residential structures is monitored via the Plan-Check Process. In 2024, there were no conversions of residential homes to commercial uses. In 2025, there were no conversions of residential homes to commercial uses.	Other	1	https://www4.citizenserve.com/Portal/PortalController
H-2 - 2d: Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.	Encourage the development of a variety of different types of housing. Facilitate the production of housing for all segments of the Ukiah population	12/31/2025	6th Cycle	Continuous	The City of Ukiah was awarded a ProHousing Designation by HCD in 2023. As a result of this designation, the City was eligible and applied for/was awarded $455,000 in Prohousing Incentive Pilot (PIP) funds and $517,061 in PHLA funds to facilitate Affordable Housing production and/or rehabilitation in the City.	Other	1	https://cityofukiah.com/wp-content/uploads/2023/05/PR_Prohousing-Desgination.pdf
H-2 - 2e: Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.	Facilitate the production of housing for all segments of the Ukiah population	12/31/2025	6th Cycle	Continuous	City Staff continue to actively participate in the Inland Mendocino County Housing Action Team, which includes developers of residential homes. In 2025, Staff regularly communicated with project developers from Mendocino County and Northern California to engender interest in locating projects within the City.	Other	1	https://cityofukiah.com/community-development/housing-services/
H-2 - 2f: Amend the zoning code: Emergency Shelters, Transitional/Supportive Housing, Single Room Occupancy Housing and Manufactured/Factory Built Homes	Facilitate the production of housing for all segments of the Ukiah population	9/1/2021	6th Cycle	Completed	Zoning Ordinance amendments adopted by the City Council (Ordinance 1216) on 9/1/2021.	Other	1	https://cityofukiah.com/housing-related-zoning-code-updates/

H-2 - 2g: Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.	Facilitate the production of housing for all segments of the Ukiah population. Preserve at-risk housing units.	12/31/2025	6th Cycle	Continuous	In FY 2024, the City Council adopted an ordinance designed to improve the lot line adjustment process by streamlining review requirements and reducing unnecessary application requirements. In 2025, applicants utilized this streamlined approach for lot adjustments.	Other	1	https://ukiahca.portal.civicclerk.com/event/1885/overview
H-2 - 2h: Ensure capacity of adequate sites for meeting RHNA: (1) Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards (2) Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre (3) Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2. (4) By-right housing program for select parcels.	Facilitate the production of housing for all segments of the Ukiah population	9/1/2021	6th Cycle	Completed	Zoning Ordinance amendments including by-right housing development with objective design and development standards, increasing residential density in the C-N zone, and by-right housing for select parcels, adopted by the City Council (Ordinance 1216) on 9/1/2021. The Council adopted a Resolution to amend the General Plan to match the increase in density in the C-N Zone on 8/18/2021.	Other	1	https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-0502.html#art5
H-2 - 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.	Preserve at-risk housing units.	12/31/2025	6th Cycle	Continuous	No residential net loss was identified for the year 2025. The City has updated its vacant and underutilized inventory to ensure that there is adequate acreage to maintain the City's RHNA obligations.	Other	1	https://cityofukiah.com/wp-content/uploads/2025/01/Vacant-and-Underutilized-Parcel-List_2025.pdf
H-2 - 2j: First Time Homebuyer Assistance	Expand affordable housing opportunities for first time homebuyers.	12/31/2025	6th Cycle	Continuous	The City of Ukiah's first time homebuyer program is designed to provide assistance to eligible homebuyers in purchasing homes located within City limits. In 2021, first time homebuyer assistance was provided to two (2) households through a HOME award. In 2025, the City activiated a new CDBG FTHB Program, and made the first (1) loan for the purchase of a house in November 2025.	Other	1	https://cityofukiah.com/community-development/housing-services/

H-2 - 2k: Collaborate with local service providers on addressing homelessness. Continue participation in the Mendocino County Continuum of Care.	Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.	12/31/2025	6th Cycle	Continuous	The City continues to participate in the Mendocino County's Continuum of Care via multiple Departments, including the Ukiah Police Department and the City Manager's Office. Additionally, the City's Community Development Department meets bi-annually with leadership of the Ukiah Police Department, Ukiah Valley Fire Authority, and Building Bridges Homeless Services Center.	Other	1	https://mendocinococ.org/
H2-2l: 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.	8/5/2020	6th Cycle	Completed	Transitional housing, and supportive housing is allowed by-right in zones where multifamily and mixed uses are permitted. Ord. 1205 was adopted on August 5, 2020 addressing this goal and ensuring compliance with AB 2162.	Other	1	http://cou-laserfiche02/WebLink/DocView.aspx?id=73959&dbid=0&repo=Ukiah
H-2 - 2m: Housing Units Replacement Program	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.	12/31/2025	6th Cycle	Continuous	Displacement not identified in 2025, as all development was supplemental or occurred on vacant parcels.	Other	1	https://www4.citizenserve.com/Portal/PortalController
H-2- 2n: Homeless Shelter Overlay District Evaluation. Evaluate the Homeless Shelter Overlay District to determine suitability for accommodating the identified number of homeless persons.	Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.	12/31/2019	6th Cycle	Completed	Staff previously presented analysis to the Planning Commission, and determined that the current approach to homeless shelter facilities was adequate to meet the needs of unhoused individuals.	Other	1	https://cityofukiah.com/wp-content/uploads/20

H-3 - 3a: Research, review and amend the development standards in the zoning code for opportunities to maximize housing development.	Increasing maximum allowable height for new residential buildings; Increasing density; Reducing yard setbacks; Reducing minimum site area; Upzoning R-1 (Single-family Residential) and R-1-H (Single-family Residential- Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities.	9/1/2021	6th Cycle	Completed	Zoning Ordinance amendments including by-right housing development with objective design and development standards, increasing residential density in the C-N zone, and by-right housing for select parcels, adopted by the City Council (Ordinance 1216) on 9/1/2021. The Council adopted a Resolution to amend the General Plan to match the increase in density in the C-N Zone on 8/18/2021. In 2024, the City adopted the "Missing Middle" Ordinance No. 1249, on 10/16/24, modifying the R-1, R-2 and R-3 zones to incorporate changes consistent with Ukiah 2040 General Plan's density-related analysis and housing goals, such as reduced setback, parking and lot-size requirements; allowing a greater variety of housing types, such as 'Dwelling Groups' In addition, the City adopted an "ADU" Ordinance No. 1244, on 09/4/24 to update the City's approval process for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units	Other	1	https://cityofukiah.com/2025-update-city-of-
H-3 - 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.	Remove governmental constraints to infill housing development.	9/1/2021	6th Cycle	Completed	Zoning Ordinance amendments including flexible parking policies were adopted by the City Council (Ordinance 1216) on 9/1/2021. In 2023, the City further amended parking regulations in for projects using Objective Design & Development Standards by reducing multi-family requirements per Ordinance No. 1234; Adopted - 10/18/23	Other	1	https://cityofukiah.com/wp-content/uploads/2024/01/Objective-Design-Development-Checklist-10.15.23.pdf
H-3 - 3c: Explore other policies and regulations that facilitate new infill housing development. Produce report with recommendations and present to Planning Commission and City Council.	Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.	12/31/2025	6th Cycle	Continuous	Staff continues to research policies and regulations that facilitate new infill housing development. Staff encourages the use of density bonuses and provides other regulatory concessions to facilitate housing development, when appropriate.	Other	1	https://cityofukiah.com/wp-content/uploads/2024/01/Objective-Design-Development-Checklist-10.15.23.pdf

H-3 - 3d: Facilitate improvements to permit processing to streamline housing development.	Remove governmental constraints to infill housing development.	12/31/2025	6th Cycle	Continuous	Staff created a Housing Development Checklist (processing procedures brochure) for by-right housing development of duplexes, triplexes, 4-plexes and larger projects in 12/2021. These are currently available on the City website and via email upon request. It was also sent to known housing developers currently working with the City. In 2022, Danco Communities utilized these objective standards to facilitate development of Acorn Valley Plaza at 210 East Gobbi Street. Per Ordinance No. 1234 (Adopted - 10/18/23), Staff further removed governmental constraints to infill housing.	Other	1	https://cityofukiah.com/wp-content/uploads/2024/01/Objective-Design-Development-Checklist-10.15.23.pdf
H-3 - 3e: Continue to apply the CEQA infill exemption to streamline environmental review.	Improve building and planning permit processing for residential construction.	12/31/2025	6th Cycle	Continuous	Staff regularly applies and utilizes the CEQA infill exemption to streamline environmental review when appropriate.	Other	1	https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf
H-3 - 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.	Remove governmental constraints to infill housing development. Improve building and planning permit processing for residential construction.	12/31/2025	6th Cycle	Continuous	Zoning Ordinance amendments, including by-right housing with objective design and development standards were adopted by the City Council on 9/1/2021 (Ordinance 1216) . These objective standards streamline both the Site Development Permit and Use Permit processes. In 2024, The Pinoleville Pomo Nation utilized these objective standards to facilitate A 32-Unit, multi-family housing development at 191 Cleveland Lane. Staff continually reviews and updates policy.	Other	1	https://cityofukiah.com/wp-content/uploads/2024/01/Objective-Design-Development-Checklist-10.15.23.pdf
H4- 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.	Continue to implement effective crime prevention activities.	12/31/2025	6th Cycle	Continuous	The Community Development Department continues to collaborate with the Ukiah Police Department (UPD), as the UPD reviews all housing project applications as part of the Department's referral process and regularly makes comments. Comments from UPD are derived from the UPD's Crime Prevention Through Environmental Design strategy.	Other	1	https://cityofukiah.com/upd/divisions/crime-prevention-flyers/crime-prevention-by-environmental-design/index.htm

H4- 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).	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.	12/31/2025	6th Cycle	Continuous	No complaints received in 2025, but the City remains cognizant of this objective.	Other	1	https://cityofukiah.com/diversity-and-equity/
H4- 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.	Promote well-planned and designed housing opportunities and projects for all persons.	10/18/2022	6th Cycle	Completed	In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. The City shall address military impacts based on information from the military and other sources. All amendments to the Ukiah General Plan, and large development projects shall be sent to military referral entities. A request for review is sent to these contacts prior to determination of project's completeness, so that any requests for additional information or conditions may be integrated into the project in a timely manner. In 2022, the City utilized this referral procedure to provide notice to appropriate military offices on October 18, 2022 for the City's 2040 General Plan.	Other	1	https://ceqanet.lci.ca.gov/2022050556/2

H5-5a: Maintain a housing resources webpage.	Assume a leadership role in the development of all types of housing in the community.	12/31/2025	6th Cycle	Continuous	The Housing Services Division is responsible for administering the City's federal, state, and local housing, and community development programs to improve and expand the City's housing stock, especially for low- and moderate-income residents, seniors, and those with special needs. In 2022, the City created a Housing Services webpage. In 2025, the City featured a First Time Homebuyer Program, a Housing Rehabilitation Program, Ukiah Housing Trust Fund, and the Community Development Block Grant (CDBG) Program, and the HOME Investment Partnerships Program on the webpage, along with other housing resources available to residents and developers in Mendocino County and Ukiah.	Other	1	https://cityofukiah.com/community-development/housing-services/
H5-5b: Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy.	Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.	12/31/2025	6th Cycle	Continuous	On December 9, 2022, Mendocino County LAFCo adopted the City's Municipal Service Review and Sphere of Influence Update. On September 11, 2023, at their regular Commission Meeting, the City of Ukiah's request to annex City-Owned parcels in unincorporated Mendocino County (A-2021-01) was approved.	Other	1	https://www.mendolafco.org/sphere-of-influence-updates
H5-5c: Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints and update the housing plan accordingly.	Remove governmental constraints to infill housing development. Improve building and planning permit processing for residential construction.	12/31/2025	6th Cycle	Continuous	In 2024, Staff worked collaboratively with the County, as well as other jurisdictions, on opportunities to lessen or remove development constraints. In particular, Staff focused on progressing a master tax share agreement to streamline future annexation efforts.	Other	1	https://cityofukiah.com/wp-content/uploads

City of Ukiah

GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION (LCI)
2025 CITY OF UKIAH
GENERAL PLAN ANNUAL PROGRESS REPORT (APR) MEMORANDUM

Purpose of the APR: The Governor's Office of Land Use and Climate Innovation (LCI) Annual Progress Report (APR) provides local legislative bodies and the public with information on the implementation of the General Plan for their city or county. These APRs also serve to update the public on progress toward achieving the City's identified goals.

City Council Review Date: March 18, 2025

2040 General Plan Adoption Date: On December 7, 2022, the City Council adopted a resolution approving the 2040 General Plan (Resolution No. 2022-79), along with a resolution certifying the Environmental Impact Report (EIR), adopting the Findings of Fact and Statement of Overriding Considerations, and approving the Mitigation Monitoring Reporting Program (Resolution No. 2022-78; State Clearinghouse No. 2022050556). In addition, the City's 6th Cycle Housing element was adopted by the Ukiah City Council on October 23, 2019, and subsequently certified by the California Department of Housing and Community Development on December 5, 2019.

EXECUTIVE SUMMARY

The Ukiah 2040 General Plan serves as the City's long-term blueprint for sustainable growth, balancing economic prosperity, environmental stewardship, housing affordability, and mobility improvements. The 2025 APR reflects Ukiah's commitment to implementing this vision. This report outlines the progress made in each General Plan element, highlighting implementation milestones, policy updates, and public engagement efforts that align with the General Plan's objectives. This report covers the reporting period of January 1, 2025, through December 31, 2025. Following review and acceptance by the City Council, this report will be submitted via the required online forms to LCI and HCD.

GENERAL PLAN IMPLEMENTATION PROGRESS (2025)

The City of Ukiah 2040 General Plan was certified in December 2022. In 2025, the City made significant strides in implementing the specific programs outlined in the Plan's elements.

A. Land Use Element

Open Space (O-S) Zoning District (Implementation Program E): The City successfully created an Open Space (O-S) zoning designation to preserve areas of significant natural value. This action implements Policy LU-6.3 (Open Space Access) by encouraging public access to greenways and hillsides, and Goal ENV-1 by preserving natural resources and scenic landscapes. The City Council adopted Ordinance 1262 on November 5, 2025.

Sign Ordinance Update (Implementation Program E): A comprehensive update to the sign ordinance was completed to streamline the application process and implement design standards consistent with Policy LU-11.7 (Sign Regulations) and Goal LU-11. The City Council adopted the updated ordinance (Ordinance 1255) on June 4, 2025.

Downtown Zoning Code and Design Guidelines (Implementation Program E): Work continued on refining the Downtown Zoning Code to balance revitalization with preservation, implementing Policy LU-10.1 (Downtown Zoning Code). The City Council Ad Hoc Committee met in August and October 2025, and a Planning Commission workshop was scheduled for December 10, 2025.

General Plan Map Corrections (Implementation Program E): On April 2, 2025, the City Council adopted updates and corrections to the 2040 General Plan Land Use and Planning Area Maps to ensure consistency with the intent of the adopted General Plan, implementing Policy LU-16.1 (Land Use Map) and Policy LU-16.3 (Zoning Designations).

B. Economic Development Element

Economic Development Strategy (Implementation Program A): Work on the Economic Development Strategy continued in 2025, utilizing data from stakeholder interviews conducted in late 2024. However, the final strategy has been deferred until the City's reorganization application is further progressed.

C. Mobility Element

Airport Infill Policy (Implementation Program L): Work commenced on a study to identify parcels for new development compatible with the airport, implementing Policy LU-2.1 (Airport Compatibility). On November 19, 2025, the City Council appointed a new Airport Infill Policy Ad Hoc committee to assist with these efforts.

D. Public Facilities, Services, and Infrastructure Element

Sewer System Management Plan (Implementation Program A): The City Council approved the 2025 Sewer System Management Plan (SSMP) Update in September 2025, ensuring the continued viability of the wastewater collection system consistent with Policy LU-4.2 (Infrastructure Availability).

Parks Gap Analysis (Implementation Program B): The City completed a Parks Gap Analysis to identify areas underserved by parks and recreational facilities. The City Council accepted the analysis as complete on March 19, 2025, in alignment with Policies PFS-12.1 (Connected Park Systems) and 12.3 (Equitable Access to Parks and Recreation Facilities).

E. Environment & Sustainability Element

Climate Action Plan (CAP) (Implementation Program M): A major milestone was achieved with the adoption of the Municipal Climate Action Plan (CAP) on May 21, 2025. The CAP outlines strategies to reduce greenhouse gas emissions and achieve carbon neutrality by 2045, fulfilling General Plan Implementation M.

Urban Forest Master Plan (Implementation Program E): The City advanced its urban forestry goals by approving a contract with the California Conservation Corps on October 15, 2025, to provide landscaping and tree planting assistance on Phase 4 of the Great Redwood Trail. This implements Measure CS-1 and the urban forestry goals of the General Plan.

F. Safety Element

Floodplain Development (Implementation Program E): The City adopted Ordinance 1259 on September 17, 2025, as an urgency ordinance updating floodplain management regulations and adopting FEMA Flood Insurance Rate Maps (FIRM) to ensure continued eligibility in the National Flood Insurance Program.

Fire Hazard Zone Update (Implementation Program P): On July 18, 2025, Ordinance 1256 became effective, adopting the 2025 California Fire Code and designating Fire Hazard Severity Zones within the City to ensure development standards reflect current risk levels.

Fuel Break Assessment and Cooperative Pest Management (Implementation Programs T & U): In April 2025, the City and Ukiah Valley Fire Authority established a Fire/Fuels Crew Program, hiring an Interim Superintendent to lead vegetation management and hazardous fuels reduction efforts, particularly in the western hills.

G. Agriculture Element

Agricultural Standards Alignment (Implementation Program C): The City adopted an ordinance amendment to align City agricultural regulations with Mendocino County standards. The City Council adopted Ordinance 1253 on March 5, 2025.

Reduce Regulation for Local Agriculture (Implementation Programs E & I): The City introduced the Administrative Use Permit (AUP) process to streamline the review for low-impact uses such as community gardens, apiaries, and outdoor sales. This was part of Ordinance 1257, adopted in October 2025, which implements Program E (Small-scale agriculture) and Program I (Community Gardens).

H. Housing Element

Housing Production (RHNA): As of the start of the 2025 reporting period, the City had a remaining Regional Housing Needs Allocation (RHNA) of 29 units (15 low-income and 14 moderate-income). As of December 31, 2025, 26 units remain (15 low-income and 11 moderate-income). Based on currently approved and anticipated projects, including accessory dwelling units (ADUs), the City is on track to meet these targets by 2027.

ADU Ordinance Update: To ensure compliance with State ADU Law (Gov. Code § 66310 - 66342) and respond to HCD findings, the City adopted Ordinance 1258 on September 3, 2025. This ordinance amended Division 9, Chapter 2 of the City Code regarding accessory and junior accessory dwelling units.

MAJOR DEVELOPMENT APPLICATION

1240 Airport Park Blvd: A Major Site Development Permit to convert an existing structure into an Urgent Care and Administration Office. Approved by the Planning Commission on December 10, 2025.

Katherine Schaefers, Planning Manager

Enclosed: City of Ukiah 2040 General Plan – Appendix A



A 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.

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.

LU-1.2 Connectivity. The City shall encourage new residential development to incorporate design features that promote walking and connectivity between blocks.

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.

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.

LU-1.5 Existing Neighborhoods. The City shall encourage all new multi-family residential development to comply with objective design and development standards.

Mixed-Use

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

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, rather than non-pedestrian friendly strip retail developments along downtown corridors.

LU-2.2 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.

LU-2.3 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.

LU-2.4 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

Hillside Areas

LU-6 To preserve the natural character of hillside development areas.

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.

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.

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.

Development Pattern

LU-7 To ensure the orderly and timely growth and expansion of the City.

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.

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.

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.

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.

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.

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.

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.

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.

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.

LU-8.1 Contiguous Development. The City shall strongly discourage new development that is not contiguous with existing urban development.

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.

LU-8.3 Infill Development. The City shall encourage population and employment growth toward infill development sites within the city.

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.

LU-8.5 Historic Preservation. The City shall strive to preserve residential and commercial structures of historic value to the community.

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

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.

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.

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.

LU-9.3 Adaptation of Existing Residential Units. The City shall encourage the adaptation of existing residential units to support multi-family use.

Special Planning Areas

LU-10 To assure coordination and consistency with special planning areas.

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.

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.

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.

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.

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).

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.

Community Character and Design

LU-11 To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

LU-13 To ensure that all community members have equal access to healthy foods, education, green spaces, and medical services.

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.

LU-13.2 Equitable Capital Improvements. The City shall promote equitable investment in capital improvements City-wide.

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.

LU-14 To develop, implement, and enforce policies to ensure access to safe and sanitary housing throughout the community.

LU-14.1 Code Enforcement**.** The City shall prioritize code enforcement for rental housing in disadvantaged communities to assure safe, sanitary housing.

LU-14.2 Clean and Safe Drinking Water. The City shall ensure access to clean and safe drinking water for all community members.

LU-15 To promote meaningful dialogue and collaboration between members of disadvantaged communities and decision-makers to advance social and economic equity.

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.

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.

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.

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.

General Plan Use and Maintenance

LU-16 Promote the effective use and implementation of the General Plan Land Use Map.

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.

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.

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

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.

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.	LU – 3.4	Public Works		■			

Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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.	LU – 3.5	Public Works / Community Development		■			
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.	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.	LU – 11.2	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.	LU – 10.1 LU – 11 LU – 11.7 LU – 11.10	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.	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.	LU – 11.1 LU – 11.4 LU – 11.5	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.	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.	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.

ED-1.1 Interagency Coordination. Coordinate with local agencies, jurisdictions, and tribes; and other groups and organizations working to promote Ukiah's economic development.

ED-1.2 Economic Initiatives. The City shall support regional economic initiatives and marketing activities by actively participating in economic development programs.

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.

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.

ED-2 To promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy.

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.

ED-2.2 Energy Infrastructure. The City shall work to improve energy infrastructure to increase availability, reliability, sustainability, and use of renewable energy sources.

ED-3 To provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities.

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.

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.

ED-3.3 Airport Industrial Park. The City shall develop adequate linkage from the Airport Industrial Park to the east side of the airport.

ED-4 To attract visitors and provide them with the amenities and services to make their stay in Ukiah enjoyable.

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.

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.

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.

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.

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.

ED-5 To ensure Ukiah's long-term economic success and sustainability by diversifying and expanding tourist attractions.

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.

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.

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.

ED-5.4 Special Events. The City shall support special events that benefit local businesses and contribute to the City's overall economic success.

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.

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.

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.

ED-7 To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses.

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).

ED-8 To cultivate a culture of entrepreneurship to encourage and support local business start-ups.

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.

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.

ED-9 To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of evolving business needs.

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.

ED-9.2 Local Graduate Retention. The City shall actively support efforts to keep local high school and college graduates in the local workforce.

ED-9.3 City Hiring Practices. The City shall pursue best practices aimed at maximizing local hiring in coordination with education and training providers.

ED-10 To foster a robust and diversified local economy that provides quality employment and attracts stable businesses.

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.

ED-10.2 Agricultural Support Services. The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah.

ED-10.3 Airport-Related Businesses. The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport.

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.

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.

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.

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.

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.

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.

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.

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.	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.

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.

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.

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.

MOB-1.4 Block Length. The City shall limit block lengths to 600 feet wherever feasible to enhance multi-modal circulation and connectivity.

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.

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.

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.

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.

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.

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.

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.

Vehicle Miles Traveled

MOB-2 To reduce vehicle miles traveled (VMT) to and from residences, jobs and commercial uses in Ukiah.

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.

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.

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.

MOB-2.4 Transit Facility Design. The City shall require new development to include facilities designed to make public transportation convenient.

MOB-2.5 Transit Ridership. The City shall support funding and incentives to increase transit ridership opportunities.

MOB-2.6 Downtown Transit Center. The City shall support creation of a Transit Center.

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.

Transportation Safety and Planning

MOB-3 To provide a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions.

MOB-3.1 Safety Improvements. The City shall provide safety improvements along high-injury and fatality streets and intersections.

MOB-3.2 Safe Routes to Schools . The City shall promote Safe Routes to Schools programs for all schools serving the City.

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.

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.

MOB-3.5 Community Engagement . The City shall engage the community in promoting safe walking and bicycling through education and outreach.

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.

MOB-3.7 Video Enforcement. The City shall consider the use of video surveillance for traffic enforcement.

MOB-3.8 Truck Traffic in Residential Areas. The City shall discourage truck traffic on local residential streets to increase safety and reduce noise.

Transportation and Mobility Needs

MOB-4 To maintain an ongoing periodic evaluation process to inventory transportation and mobility needs.

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.

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.

MOB-4.3 Safety Monitoring . The City shall monitor high-priority corridors and intersections to better understand the potential for safety improvements.

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.

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.

MOB-4.6 Alternate Access Routes. The City shall explore the feasibility of establishing alternate north/south and east/west access routes.

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

Parking

MOB-5 To promote a balance of multi-modal options, to be reflected in flexible parking regulations.

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.

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.

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).

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.

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.

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.

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.	MOB – 1.1 MOB – 1.8	Public Works	■	■	■		
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.	MOB – 1.5	Public Works / Community Development	■	■	■		

	Implementation Programs	Implements Which Policy(is)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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.	MOB – 1.1 MOB – 1.3	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).	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.	MOB – 2.1 MOB – 2.2	Community Development Public Works	■				
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.	MOB – 2.2	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.	MOB – 2.7	Public Works Community Development		■			

	Implementation Programs	Implements Which Policy(is)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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.	MOB – 3.1 MOB – 3.2 MOB – 3.3 MOB – 3.4 MOB – 4.3	Public Works / Community Development		■			■
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.	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.	MOB – 4.1	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.	MOB – 4.6 MOB – 4.7	Public Works / Community Development	■				
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.	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.

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.

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.

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.

PFS-1.4 Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development.

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.

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.

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.

Wastewater

PFS-2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

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.

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.

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.

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.

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.

PFS-2.6 Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land.

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.

Solid Waste, Composting and Recycling

PFS-3 To ensure adequate solid waste, recycling, and composing services and maximize waste diversion from landfills.

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.

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.

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.

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.

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.

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.

PFS-4 To enforce Citywide codes and ordinances, with special attention regarding private property maintenance, abandoned vehicles, rubbish/weeds, and public nuisances.

PFS-4.1 Solid Waste Diversion Targets. The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible.

Stormwater Management

PFS-5 To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality.

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).

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.

Utilities and Energy

PFS-6 Improve the efficiency and quality of utility services in the city.

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.

PFS-6.2 Undergrounding Utilities . The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible.

PFS-6.3 Energy Efficiency Education . The City shall support education for residents and businesses on the importance of energy efficiency.

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.

PFS-6.5 Privately-Owned Building Retrofits . The City shall promote retrofitting of privately-owned buildings to increase energy efficiency.

PFS-6.6 Local Power Generation. The City shall support local power generation and production that is economically and operationally feasible.

PFS-7 To ensure a safe and resilient utility and infrastructure system.

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.

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.

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.

PFS-8 To transition to sustainable and renewable energy.

PFS-8.1 Utility Sustainability. The City shall continue to expand alternative, sustainable electric energy use.

PFS-8.2 Sustainable Design and Energy Efficiency . The City shall encourage the site planning and design of new buildings to maximize energy efficiency.

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.

PFS-8.4 Residential Electric Appliances. The City shall encourage the use of electric appliances and utility hook-ups in all new residential development.

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.

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.

Fire Protection and Emergency Response

PFS-9 To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah.

PFS-9.1 Emergency Medical Services. The City shall coordinate emergency medical services between agencies servicing the city.

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.

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.

Law Enforcement

PFS-10 To provide high-quality public safety and crime reduction services to maintain a safe and secure community.

PFS-10.1 Police Staffing. The City shall prioritize the maintenance of Police Department staffing levels in line with community needs.

PFS-10.2 Interagency Coordination. The City shall coordinate with the Mendocino County Sherriff's Office on joint operations and services.

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.

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.

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.

PFS-11.2 Joint-Use Facilities . The City shall partner with Mendocino County and the Ukiah Unified School District to provide joint-use facilities.

Parks and Recreation

PFS-12 To provide parks, recreational facilities, and trails for residents and visitors.

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.

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.

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.

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.

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.

PFS-12.6 Park Safety. The City Police Department shall patrol and secure parks and recreational facilities from potential crime and misuse.

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.

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.

Education

PFS-13 To ensure high-quality educational institutions for all community members that foster diversity and educational attainment.

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.

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.

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.

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.

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.

Healthy Community

PFS-15 To ensure all residents have access to healthy lifestyle options.

PFS-15.1 Alcohol and Tobacco Sales. The City shall 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.

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.

PFS-15.4 Vending Machine Options. The City shall support healthy food options for vending machines in City-owned and leased locations.

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.

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.

	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.	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.	PFS – 12.1 PFS – 12.3	Community Services	■				
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.	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.	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.	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.

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.

ENV-1.2 Open Space Management. The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces.

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.

ENV-2 To maintain and enhance the urban forest to create a sense of urban space and cohesiveness with the surrounding natural environment.

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.

ENV-2.3 Accommodation of Trees along Roadways. The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility.

ENV-2.4 Tree Trimming for Fire Prevention. The City shall encourage private tree trimming as a fire hazard mitigation.

Historic-Archeological

ENV-3 To preserve and protect historic and archaeological resources in Ukiah.

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.

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.

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.

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.

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.

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.

ENV-3.7 Adaptive Reuse. The City shall encourage appropriate adaptive reuse of historic resources.

Conservation

ENV-4 To conserve and protect the city's natural woodlands and water resources for future generations.

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.

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.

ENV-4.3 Interconnected Greenways. The City shall encourage new development to incorporate and facilitate interconnected greenways that support wildlife conservation and recreational purposes.

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.

ENV-4.5 Recycled Water. The City shall support efforts to increase recycle water use.

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.

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.

ENV-4.8 Mitigate Water Resource Pollutants. The City shall protect water quality from adverse impacts of urban and agricultural runoff.

Biological Resources

ENV-5 To ensure the health and viability of the Russian River fisheries and tributaries.

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.

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.

ENV-5.3 Russian River Riparian Area. The City shall support the County in maintaining the Russian River as a natural riparian corridor.

ENV-6 To preserve and restore creeks, streams, riparian areas, and wetlands.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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).

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.

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.

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.

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.

Climate Change and Sustainability

ENV-8 To achieve carbon neutrality by or before the year 2045.

ENV-8.1 Carbon Neutrality Resolution. The City shall adopt a Carbon Neutrality Resolution that provides a foundation for all subsequent climate actions.

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.

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.

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.

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.

ENV-9 To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies.

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.

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.

	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.	ENV – 1.1 ENV – 1.2 ENV – 6.7	Community Development	■				■
B	**Landscaping Standards** The City shall update the Zoning Code to include landscaping standards to require drought-resistant and native plants.	ENV – 1.1	Community Development	■				
C	**Open Space Management** Revise the Zoning Code to include standards for maintaining open space and green areas within new developments.	ENV – 1.2	Community Development	■				
D	**Updated Undeveloped Land Inventory** The City shall annually update the undeveloped lands inventory.	ENV – 1.2	Community Development				■	

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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.	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.	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.	ENV – 3.1	Community Development		■			
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.	ENV – 3.1	Community Development	■				

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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.	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.	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.	ENV – 6.1 ENV – 6.3 ENV – 6.6	Community Development / Public Works		■			
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.	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.	ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1 PFS – 3 (and supporting policies)	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.

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.

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.

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.

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.

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.

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.

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.

Flood Hazards

SAF-3 Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices.

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.

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.

SAF-3.3 National Flood Insurance Program. The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP).

Wildfire

SAF-4 To maintain adequate and effective fire protection services for Ukiah.

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.

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.

SAF-4.3 Fire Protection Resources. The City shall foster cooperative working relationships with public fire agences, including CAL FIRE, to optimize fire protection resources within Ukiah.

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.

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.

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.

SAF-5 To minimize wildland fire risk to protect life and property.

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.

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.

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.

SAF-5.4 Roadway Vegetation Clearance. The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards.

SAF-5.5 Fuel Breaks. The City shall prioritize increasing funding for and the maintenance ofappropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages.

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.

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.

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.

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.

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.

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.

SAF-6 To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures.

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.

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.

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.

Noise

SAF-7 To stabilize or reduce transportation noise impacts on residential uses.

SAF-7.1 Noise Inventory. The City shall inventory noise contours for major traffic corridors and the airport.

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.

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.

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.

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).

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.

SAF-8 To reduce noise impacts through the enforcement of appropriate building and land use codes.

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.

SAF-8.2 Noise Impact Analysis. The City shall ensure adequate analysis of noise impacts when reviewing project permits.

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.

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.

	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.	SAF – 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.	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.	SAF – 1.3	Community Development					■

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
D	**Resilient Infrastructure – Unreinforced Masonry** 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.	SAF – 1.4	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.	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.	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.	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.	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.	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.	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.	SAF – 4.2 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.	SAF – 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 update regional fire protection plans.	SAF – 4.5 SAF – 5.3	City Manager CAL FIRE Mendocino Mendocino County Fire Safe Council					■

	Implementation 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. 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.	SAF – 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.	SAF – 5 SAF – 5.7 SAF – 5.8	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.	SAF – 5 SAF – 5.8	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.	SAF – 5.1	Community Development					■

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
R	**Evacuation Route Standards** The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards.	SAF – 5.2 SAF – 5.3 SAF – 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.	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.	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.	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.	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.	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.	SAF – 5.7 SAF – 5.8	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.	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.	SAF – 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 VHHSZs and require the development of adequate evacuation or shelter in place plans.	SAF – 4.6 SAF – 5.10	City Manager Community Development Police Department Ukiah Valley Fire Authority	■				

Implementation 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 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.	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.	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.	SAF – 6.3	Police Department City Manager Community Development	■	■	■		
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.	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** 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."</br>	SAF – 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.	SAF – 7.4	Planning Services 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).	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.	SAF – 8.1 SAF – 8.3	Planning Services Building Services	■				■
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.	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.	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.

AG-1.1 Reduce Agricultural/Urban Conflict . The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City.

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.

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.

AG-2 To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity.

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.

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.

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.

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.

AG-3 Help existing agricultural stakeholders move 'Beyond the Farm'.

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.

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.

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.

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.	AG – 1.2	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.	AG – 1.2	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.	AG – 1.2 AG – 1.3	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.	AG – 1.2	Community Development City Manager	■				
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.	AG – 2.4	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'.	AG – 2.4	Community Development	■				

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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.	AG – 2.4	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.	AG – 2.4	Community Development		■			
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.	AG – 2.5 AG – 2.6	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."	AG – 2.4	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.	AG – 2.5	Community Development Public Works	■				

Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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 – 2.7	Community Development Public Works					■
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.	AG – 3.1	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 permanentfoundations 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 torace, 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

	Implementing Programs	Responsible Department(s)	Schedule
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/conserve 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
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.

Implementing Programs		Responsible Department(s)	Schedule
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.
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

Implementing Programs		Responsible Department(s)	Schedule
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.
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
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

Implementing Programs		Responsible Department(s)	Schedule
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
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.

Implementing Programs		Responsible Department(s)	Schedule
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
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

Implementing Programs		Responsible Department(s)	Schedule
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.

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

2025
Annual Progress Reports

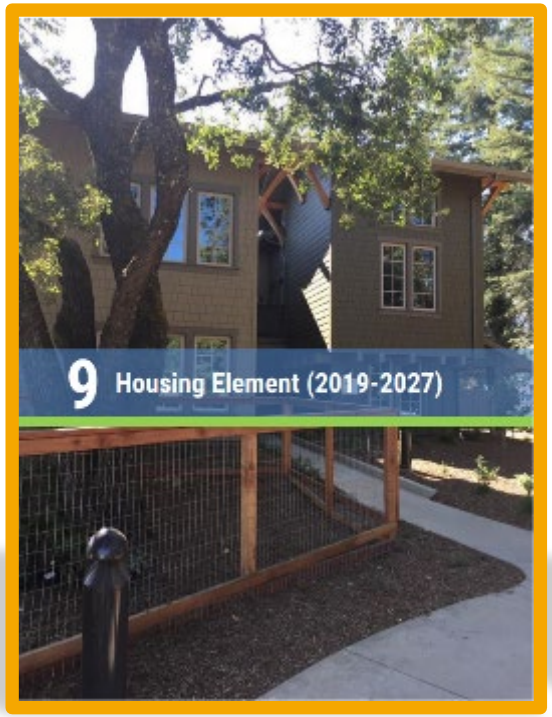
City Council Review 03/18/26

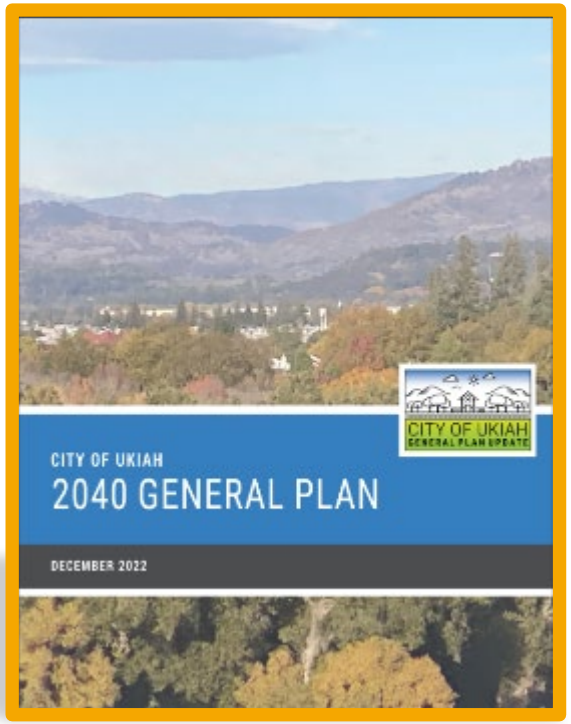
Jesse Davis, Chief Planning Manager

Annual Progress Reports (APR)

HCD: Each jurisdiction must prepare and submit a Housing Element Annual Progress Report to the Department of Housing and Community Development (HCD) on status and progress in implementing its housing element.

LCI: The General Plan APR submitted to the Governor's Office of Land Use and Climate Innovation (LCI) should outline the status of the General Plan and progress in its implementation over the previous year's 12-month reporting period.





2025 Housing Updates



6th Cycle Housing Production: 2018-2025

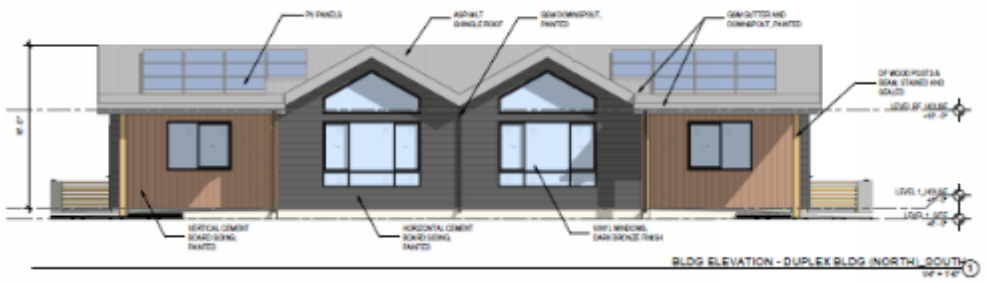
6th Cycle RHNA – December 31, 2028 – August 31, 2027

Income Level		Projection Period (1/1/19 - 8/14/19)	2019	2020	2021	2022	2023	2024	2025	Total Building Permits Issued	RHNA Remaining	2018 RHNA Assignment
Very Low	Deed Restricted				30	66				96	-	86
	Non-Deed Restricted											
Low	Deed Restricted			30		24				57	**15**	72
	Non-Deed Restricted		2	1								
Moderate	Deed Restricted									38	**11**	49
	Non-Deed Restricted	3		5	6	6	7	8	3			
Above Moderate		3		9	3	4	5	33	2	59	-	32
Total		**6**	**2**	**45**	**39**	**100**	**12**	**41**	**5**	**250**	**26**	**239**

Objective Design and Development - *420 Cooper Lane*





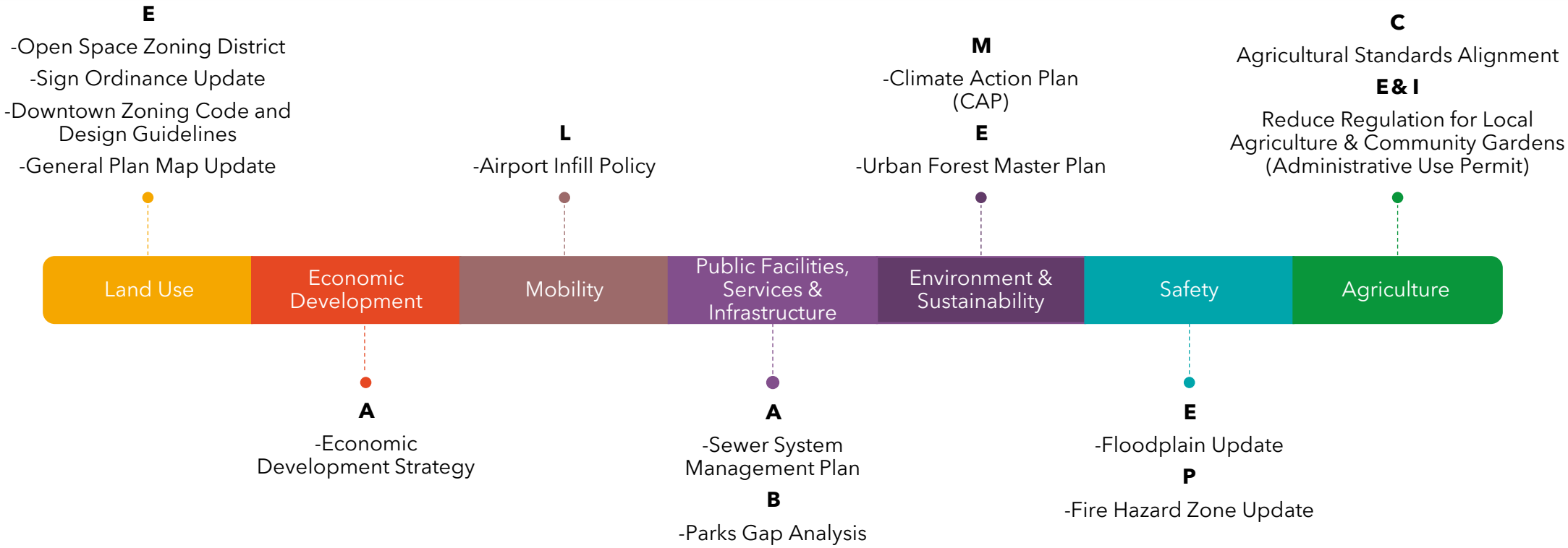


2025 General Plan Updates



CA Governor's Office of
Land Use and
Climate Innovation

General Plan 2025 Implementation Program Progress



Major Development Application *-1240 Airport Park Boulevard (MCHC)*

Project Page: [MCHC Urgent Care & Administration Building - City of Ukiah, CA]

General Plan Goal LU-13: To ensure all community members have equal access to critical resources, including medical services.





Recommendation

Staff recommends Council receive and approve submittal of the 2025 Annual Progress Reports to HCD and LCI and provide additional direction to Staff as necessary.





CA Governor's Office of
Land Use and
Climate Innovation

Agenda Item No: 13.b.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-170

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Re-Adoption of a Resolution Approving a Zero Tax Share Agreement Between the City of Ukiah and the County of Mendocino for the Ukiah Corporation Yard Annexation (1 Carousel Lane), Local Agency Formation Commission (LAFCo) File No. A-2025-06.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis, AICP/Chief Planning Manager; Craig Schlatter, AICP/Community Development Director

ATTACHMENTS:

1. 1 Carousel Lane - Tax Share Agreement - LAFCo A-2025-06)
2. Draft Resolution

Summary: Council will consider re-adoption of a resolution approving a Zero Tax Sharing Agreement between the City of Ukiah and the County of Mendocino for the Ukiah Corporation Yard Annexation (1 Carousel Lane), Local Agency Formation Commission (LAFCo) File No. A-2025-06.

Background: On June 30, 2025, the City of Ukiah acquired the property located at 1 Carousel Lane to serve as the City's new Municipal Corporation Yard. The acquisition supports the City's long-term objective to modernize municipal infrastructure and improve service delivery across a regional service area.

The City's existing corporation yard, located east of the Ukiah Municipal Airport, no longer meets operational needs. The facilities are undersized and functionally constrained for Fleet and Plant Maintenance, Street Maintenance, and Water and Wastewater Maintenance activities. As the City and surrounding region have grown, the limitations of the current site have increasingly affected operational efficiency and service capacity. In addition, the corporation yard relocation will free up needed space at the Ukiah Airport to support critical aviation business and emergency operations at the facility.

Although the 1 Carousel Lane property is currently located outside the City's incorporated boundaries, it is centrally located within the service area of the Ukiah Valley Water Authority (UVWA). UVWA is a joint powers authority formed to coordinate regional water system planning, infrastructure modernization, and long-term water supply reliability among its member agencies.

On September 19, 2025, Staff submitted an application to the Mendocino County Local Agency Formation Commission (LAFCo) for the City of Ukiah's annexation of approximately 7.87 acres of City-owned property located at 1 Carousel Lane, Ukiah, California (Assessor's Parcel Number 167-280-15), commonly referred to as the Ukiah Corporation Yard. The annexation has been assigned LAFCo File No. A-2025-06.

The property is improved with an approximately 98,000-square-foot industrial/commercial building and is used primarily for public facilities and municipal operations. Prior to submittal of the annexation application, the site was prezoned by the City as Public Facilities (PF).

Because the property is currently located outside the City's incorporated limits, it remains subject to property

taxation. Upon annexation, City-owned property used exclusively for public and municipal purposes will fall within the City's jurisdiction and will not generate ad valorem property tax revenue, except to the extent that any taxable private possessory interests may exist and continue to lease a portion of the subject property.

As a point of reference, counties and cities in California are generally exempt from paying property taxes on land they own, lease, and use for public purposes. In most cases, California's property tax system is intended to tax private wealth tied to land ownership, not public assets held or used for the benefit of the general public.

This framework recognizes that many public facilities must be located remotely or outside incorporated areas to function effectively. Facilities such as water storage, landfills, wastewater treatment plants, power generation equipment, and similar infrastructure may reasonably be owned and operated by a municipality beyond its city limits.

Conversely, counties often provide social services and other governmental functions within incorporated cities. In those cases, counties typically benefit from streamlined permit review and land use authority within city boundaries. Counties do not pay property taxes on incorporated lands used for public purposes, which can be detrimental to cities by limiting their share of allocated property tax revenue on key parcels, especially in downtown areas.

On February 4, 2026, the City Council reviewed and voted to approve the included resolution. On February 5, 2026, following the meeting, a question was raised regarding whether there was a potential conflict of interest requiring disclosure prior to the vote. In response, Community Development staff, in consultation with the City Manager's Office and the City Attorney, determined that the resolution should be brought back for re-adoption, with any required disclosures of economic interest made on the record before the vote, as will be discussed below under the heading "Government Code § 1099 Conflicts of Interest".

On February 26, City and County staff met in-person to review the Agreement and discuss the property's unique jurisdictional status, public use, possessory interests, and its detached location in the Designated Area. Following that meeting and further consultation with County staff, City staff determined that the City should proceed with re-adoption of the Resolution, which will also allow the County of Mendocino to review and consider the Agreement at a future Board of Supervisors meeting.

Upon approval by both the County of Mendocino, and the City of Ukiah, the adopted resolutions will be forwarded to Mendocino LAFCo for review as part of LAFCo File No. A-2025-06.

Discussion: Government Code § 1099 Conflicts of Interest
For the reasons set forth in the paragraphs below, no Councilmember has a conflict of interest under Government Code § 1090 that would prevent the Council from adopting the Resolution authorizing the Tax Sharing Agreement.

Because the County is a party to the proposed Tax Sharing Agreement, and Councilmember Criss is employed by the County, the Council must consider the application of Government Code § 1090. Section 1090 generally prohibits public officers acting in their official capacities from making contracts in which they are financially interested. Furthermore, when an officer with a disallowed financial interest is a member of a legislative body, the Section 1090 prohibition on contracting also extends to the entire body even if the member recuses themselves from a decision regarding the contract.

There is an exception to Section 1090 in which a public official has a "noninterest" in a contract if her financial interest in that contract is that of a person receiving salary, per diem, or reimbursement for expenses from a government entity, unless the contract directly involves the department of the government entity that employs the officer or employee, provided that the interest is disclosed to the body or board at the time of consideration of the contract and noted in its official record. (Govt. Code § 1091.5(a)(9).) The California Supreme Court determined that this exception applies when "the contract involves no direct financial gain, does not directly affect the official's employing department, and is only with the general government entity for which the official works." (*Lexin v. Superior Court* (2010) 47 Cal.4th 1050, 1081.)

Councilmember Criss has a noninterest under Section 1091.5(a)(9), because the Tax Sharing Agreement involves no direct financial gain to her and does not directly affect her department at the County (the Department of Social Services) as the Agreement is with the County generally. Therefore, Section 1090 would not prohibit Councilmember Criss from participating in making, or the City Council from entering into, the Tax Sharing Agreement because the noninterest exception in Section 1091.5(a)(9) applies, so long as Councilmember Criss discloses her interest in the County to the City Council at the time the Agreement is considered at this Meeting, and her interest is noted in the City Council's official record, i.e. the adopted meeting minutes.

Proposed Tax Sharing Agreement
Under Revenue and Taxation Code § 99, the City and the County are required to enter into a property tax revenue exchange agreement as a component of the annexation application process, even if the associated land is understood to be exempt. The Revenue and Taxation Code further requires that the agreement be approved by the legislative bodies of both agencies and submitted to the Mendocino County Local Agency Formation Commission (LAFCo) prior to commission consideration of the annexation.

Although the City and the County are parties to a previously adopted Mendocino County Master Tax Sharing Agreement, the City has determined that this annexation is more appropriately addressed through a separate, annexation-specific tax sharing agreement. The Ukiah Corporation Yard annexation involves unique characteristics, including City ownership, exclusive public use, and the absence of revenue-generating private development, which make application of the Master Tax Sharing Agreement unnecessary and administratively impractical in this instance.

The proposed Tax Sharing Agreement (Attachment 1) is limited in scope and applies only to the Annexation Area associated with LAFCo File No. A-2025-06. The agreement expressly acknowledges the continued validity of the Mendocino County Master Tax Sharing Agreement and does not amend, supersede, or otherwise affect that agreement or its application to any other annexation or change of organization.

Key provisions of the proposed Agreement include:

- A zero (0) exchange of ad valorem property tax revenue between the City and the County.
- No change to existing tax rate area allocations or base year property tax shares.
- Confirmation that the agreement does not affect the allocation of property tax revenues for any other taxing agency.
- Acknowledgment that any taxable possessory interests within the Annexation Area remain subject to assessment, levy, and distribution in accordance with existing law.
- Consideration of next steps if the public use ceases, consistent with California Government Code requirements.

Because the property is City-owned and used exclusively for municipal purposes, it does not generate Bradley-Burns local sales tax revenue under its current use. Accordingly, no sales tax exchange is required or created by the proposed agreement.

For municipalities across Mendocino County, completing the annexation of key municipal infrastructure sites is essential to reducing the cost of providing public services. This is especially true for facilities that support regional water delivery, such as water storage sites in Fort Bragg or the City of Ukiah’s municipal corporation yard serving the districts of the Ukiah Valley Water Authority. Equally important is streamlining the process for adopting individual tax-share resolutions outside the previously approved master agreement. The long-standing principle that publicly operated facilities are not subject to property taxes should be recognized promptly by the County to avoid unnecessary administrative delays and minimize costs applied to ratepayers.

Staff recommends that the City Council adopt a Resolution (Attachment 2) approving the Zero Tax Sharing

Agreement between the City of Ukiah and the County of Mendocino for LAFCo File No. A-2025-06. Staff further recommends that the City Council authorize the Mayor and the City Manager to execute the Agreement on behalf of the City, and authorize Staff to transmit the Resolution(s) and the executed Agreement to Mendocino LAFCo upon approval by both the County of Mendocino and the City of Ukiah.

Recommended Action: Re-Adopt a resolution approving a Zero Tax Sharing Agreement between the City of Ukiah and the County of Mendocino for the Ukiah Corporation Yard Annexation (1 Carousel Lane), LAFCo File No. A-2025-06.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: $66,119.77

PROPOSED BUDGET AMOUNT: $0

FINANCING SOURCE: Water Resources

REVENUE: No **GRANT:** No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: City Manager's Office; City Attorney

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): **LU 7.2** (Annexation); **ED 1.1** (Interagency Coordination)

Approved: 
Sage Sangiacomo, City Manager

MENDOCINO COUNTY
UKIAH CORPORATION YARD - TAX SHARING AGREEMENT
(1 Carousel Lane Annexation – APN 167-280-15; LAFCo File No. A-2025-06)

THIS TAX SHARING AGREEMENT (this "Agreement") is entered into by and between the **County of Mendocino**, a subdivision of the State of California (the "County"), and the Ci**ty of Ukiah**, a California municipal corporation (the "City"). The County and the City are sometimes referred to herein individually as a "Party" and collectively as the "Parties." This Agreement is effective as of the date it is executed on behalf of the last Party to do so (the "Effective Date").

RECITALS

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "CKH Act") governs changes in organization, including annexations such as those contemplated in this Agreement, and which changes in organization must be approved by the Mendocino County Local Agency Formation Commission LAFCo ("Mendocino LAFCo" or "LAFCo"), and other local agencies; and

WHEREAS, the City has submitted an application to the Mendocino LAFCo to annex territory located at 1 Carousel Lane, Ukiah, California, Assessor's Parcel Number 167-280-15, consisting of approximately 7.87 acres and improved with an approximately 98,000-square-foot industrial/commercial building (the "Annexation Area"); and

WHEREAS, for certain changes of organization, including annexations, Revenue and Taxation Code § 99 requires the City and the County to enter into an agreement providing for a property tax revenue exchange and to submit resolutions approving the agreement to LAFCo prior to consideration of the change of organization; and

WHEREAS, the Annexation Area is City-owned and used primarily for municipal/corporation yard functions, and any private possessory interest within the Annexation Area remains taxable and subject to assessment and allocation as provided by law; and

WHEREAS, on October 8, 2025, the City of Ukiah Planning Commission approved prezoning the Annexation Area as Public Facilities (PF) (PC Resolution No. 2025-04); and

WHEREAS, on November 5, 2025, the Ukiah City Council introduced the annexation proposal, authorized submission of the annexation application to LAFCo, and adopted a Resolution of Application for the Corporation Yard Annexation; and

WHEREAS, on November 19, 2025, the Ukiah City Council adopted Ordinance No. 1263 which prezones the Annexation Area as Public Facilities (PF); and

WHEREAS, on November 20, 2025, LAFCo received the annexation proposal and assigned it LAFCo File No. A-2025-06; and

WHEREAS, the Parties desire to approve a stand-alone, annexation-specific tax sharing agreement providing for a zero (0) property tax exchange for the Annexation Area in order to satisfy the requirements of Revenue and Taxation Code § 99; and

WHEREAS, the Parties acknowledge that the County and the City have previously adopted a Mendocino County Master Tax Sharing Agreement but expressly agree that the Master Tax Sharing Agreement does not apply to this annexation.

AGREEMENT - LAFCO FILE NO. A-2025-06.

NOW, THEREFORE, the Parties agree as follows:

1. Incorporation of Recitals

The above Recitals are true and correct and are hereby incorporated into this Agreement.

2. Definitions

The following terms, as used in this Agreement, shall have the meanings set forth below:

"Annexation" shall have the meaning set out in Government Code § 56017, or its successor, and shall include any reorganization that includes an annexation.

"Annexation Area" shall mean the single parcel located at 1 Carousel Lane, Ukiah, California, Assessor's Parcel Number 167-280-15, as more particularly described in Exhibit A.

"Annexation Effective Date" shall mean the effective date of the annexation, as specified in LAFCo's terms and conditions or by Government Code § 57202; provided, however, that such date occurs after the Effective Date of this Agreement.

"Annexor City" shall mean a City Party that is planning, pursuing, or has completed an Annexation.

"Annexed Tax Rate Area" ("ATRA" or "ATRAs") shall mean any separate Tax Rate Area created for territory annexed after the Effective Date.

"Distribution" shall mean the allocation and provision of property tax revenue between the Parties as provided for in this Agreement in order to satisfy the requirements of Revenue and Taxation Code § 99.

"Property Tax Revenue" shall mean revenues derived from ad valorem taxes on real property and from other categories of secured and unsecured property taxes including and not necessarily limited to those described in the County's annual distribution as Current Secured General, Current Unsecured General, Prior Secured General, Prior Unsecured General, SB 813 Supplemental General, Highway Property Rental, and HOPTR General.

"RTC 99 Exchange" means the negotiated exchange (if any) of ad valorem property tax revenues between the County and the City required by Revenue and Taxation Code § 99 in connection with the Annexation, as approved by the Parties and submitted to LAFCo.

"Sales Tax Revenue" shall only mean those taxes collected in accordance with the Bradley-Burns Uniform Local Sales and Use Tax Law ("Bradley-Burns").

"State Action" shall mean any legislative, judicial, and/or voter-approved initiative action that limits a City's ability to apply a City-approved transaction and use tax to an Annexed Area.

"Tax Rate Area" ("TRA" or "TRAs") shall mean those base tax revenue and/or incremental tax revenues available from an identified area.

3. Tax Distribution LAFCO FILE NO. A-2025-06

3.1. Limited Scope. This Agreement applies only to the City and County shares of Property Tax Revenue within the Annexation Area for LAFCo File No. A-2025-06. This Agreement does not affect the allocation of property tax revenue for any other taxing entity.

3.2. No Master Agreement Application. This Agreement is separate and annexation specific. It does not amend, supersede, waive, or otherwise alter any rights or obligations under the Mendocino

County Master Tax Sharing Agreement for any other annexation or change of organization.

4. Tax Revenue Collection and Distribution.

4.1 Zero Exchange. Effective as of the Annexation Effective Date, the Parties agree that the exchange of ad valorem Property Tax Revenue between the City and the County pursuant to Revenue and Taxation Code § 99 for the Annexation Area shall be zero (0).

4.2 No Change to Existing Allocation Shares. The Parties intend that this Agreement does not change the City's or County's existing shares of Property Tax Revenue within the Annexation Area as determined under applicable law and the applicable tax rate area(s).

4.3 Implementation Direction. The Parties will implement this Agreement by ensuring that no additional or adjusted apportionment factors are applied between the County and the City for the Annexation Area solely as a result of LAFCo File No. A-2025-06.

5. Sales Tax and Housing Allocation

5.1 No Sales Tax Exchange. The Parties acknowledge that the Annexation Area is City-owned and used for public facilities/municipal purposes and does not generate Bradley-Burns local sales tax revenue under its current use. Accordingly, no sales tax exchange is required or created by this Agreement.

5.2 No RHNA/RHNP Adjustment Required. The Parties acknowledge the Annexation Area contains no residential uses under its current use and is not being annexed for residential development. Accordingly, no RHNA/RHNP adjustment is required as part of this Agreement.

6. Possessory Interests; Private Use

6.1 Taxability Preserved. Any private occupancy or private use within the Annexation Area (including leased or licensed space) remains subject to possessory interest assessment and taxation under applicable law.

6.2 No Special Exchange of Possessory Interest Revenues. Revenues derived from possessory interest assessments shall be levied, collected, and distributed in the ordinary course pursuant to law. This Agreement creates no additional exchange of such revenues.

6.3 No Amendment Needed for Routine Changes. The expansion, reduction, assignment, or termination of private occupancy shall adjust assessments and revenues pursuant to law and does not, by itself, require amendment of this Agreement.

7. Contingency; Change in Use

7.1 Contingency. This Agreement is contingent upon the Annexation becoming effective. If the Annexation does not become effective, this Agreement is void and of no further force.

7.2 Change in Use Trigger. If the City ceases to use the Annexation Area primarily for public facilities/municipal purposes, the Parties will meet and confer in good faith to determine whether a new agreement under Revenue and Taxation Code § 99 is required for any subsequent change of organization or continued City jurisdiction involving revenue-generating private use.

8. Implementation; Transmittals

DRAFT

8.1 Administrative Coordination. The City Manager (or designee) and the County Chief Executive Officer (or designee) are authorized to coordinate with the County Auditor-Controller, Assessor, and LAFCo to implement this Agreement.

8.2 Delivery to LAFCo. The Parties will provide their respective approving resolutions for this Agreement to LAFCo as required for LAFCo File No. A-2025-06.

9. Notices

To County:
County of Mendocino
Attn: Board Chair and Chief Executive Officer
501 Low Gap Road
Ukiah, CA 95482
Email: ceo@mendocinocounty.gov

To City:
City of Ukiah
Attn: Mayor and City Manager
300 Seminary Avenue
Ukiah, CA 95482
Email: cmoffice@cityofukiah.com

To LAFCO:

Mendocino LAFCo
ATTN: Executive Officer
200 S School St # 2, Ukiah, CA 95482
Email: eo@mendocinolafco.org

10. No Third-Party Beneficiaries

This Agreement is for the benefit of the Parties only and does not create any rights in any third party.

11. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions will remain in effect unless doing so would defeat the basic purpose of this Agreement.

12. Authority

Each Party represents that its legislative body has authorized execution of this Agreement and that the undersigned have authority to bind the Party on whose behalf they sign.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

COUNTY OF MENDOCINO

Date: _____

Approved as to Form:
County Counsel

By: _____
Chair of the Board of Supervisors

Attest:

_____
County Clerk

CITY OF UKIAH

Date: _____

DRAFT

Approved as to Form:

By: _____

Mayor

City Attorney

Attest:

_____
City Clerk

Exhibit A: Draft Annexation Area Plat & Legal Description

DRAFT

EXHIBIT "A"
Legal Description
The City of Ukiah Annexation of City Owned Property
(LAFCo File No. _____)

All that real property situated in the unincorporated area of Mendocino County, State of California, described as follows:

AREA A:

Being a portion of Lot 140 of Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain Grant Deed recorded in Instrument Number 2025-05366, Mendocino County Records, more particularly described as follows:

COMMENCING at the National Geodetic Survey station, being a 3-1/4" Aluminum Disk marked CA DOT / 101 MEN 25.13; thence North 04°59'34" West, 14917.74 feet to the southwest corner of the said City of Ukiah property and the **POINT OF BEGINNING**; thence along the boundary of said City of Ukiah property the following twelve (12) courses:

1. North 04°05'30" East, 425.00 feet;
2. South 79°09'00" East, 179.56 feet;
3. North 44°19'00" East, 120.04 feet;
4. South 55°34'00" East, 182.98 feet;
5. South 68°36'20" East, 167.42 feet;
6. North 84°44'40" East, 144.51 feet;
7. South 53°15'30" East, 105.00 feet;
8. South 21°48'43" West, 489.43 feet;
9. From a tangent that bears South 66°29'06" West, along a curve to the right with a radius of 50.00 feet, a central angle of 50°12'30" and an arc length of 43.81 feet;
10. North 63°18'24" West, 239.08 feet;
11. Along a curve to the left with a radius of 730.00 feet, a central angle of 22°36'06" and an arc length of 287.94 feet;
12. North 85°54'30" West, 112.00 feet to the **POINT OF BEGINNING.**

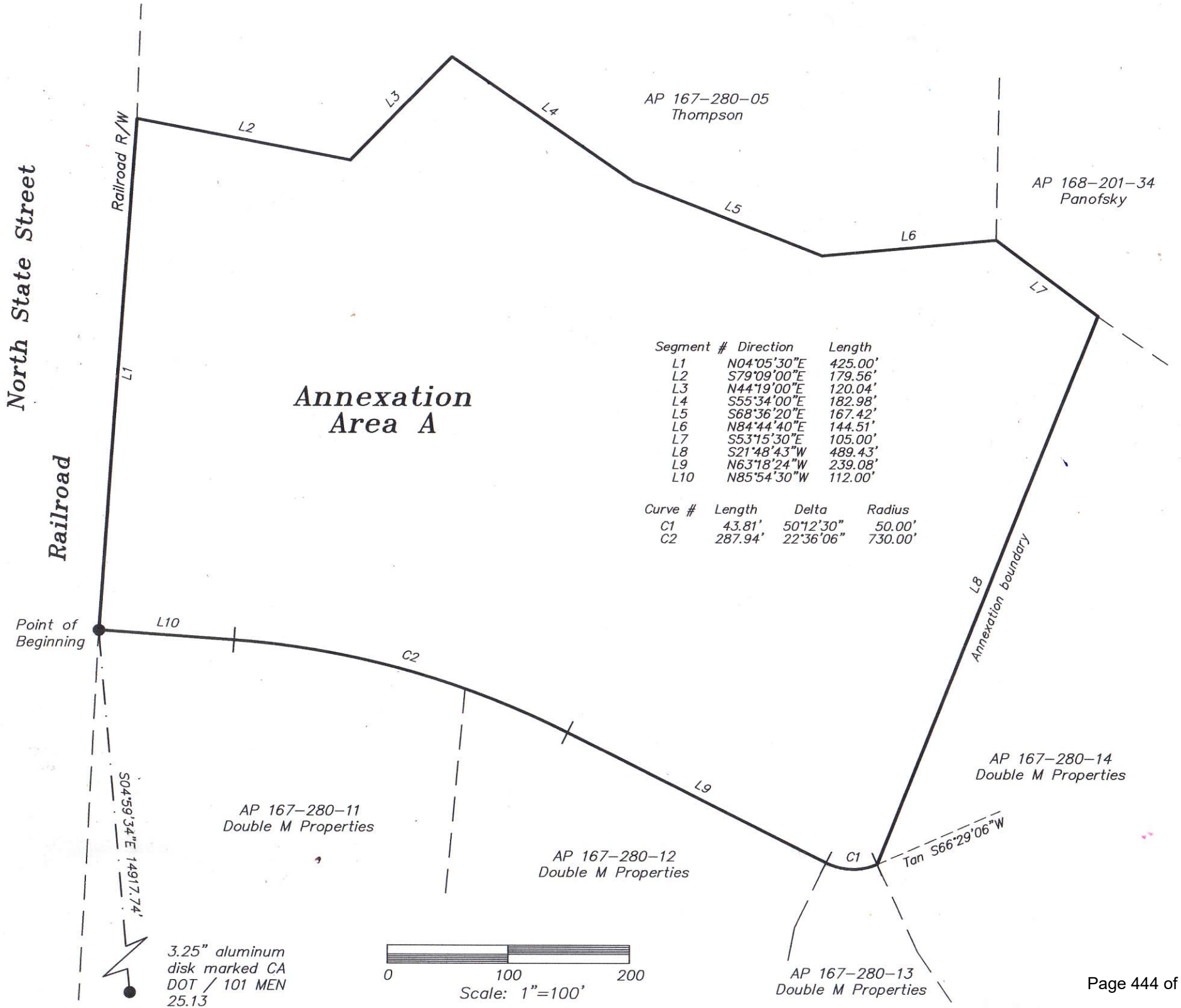
Area = 7.90 acres

AP 167-280-15

The basis of bearings for this description is based on NAD83, California Coordinate System (CCS83), Zone 2 (2010.00 epoch date) using the two found National Geodetic Survey monuments designated "101 MEN 25.13" and "HPGN D CA 01 CG" said bearing South 05°01'58" East, shown on Exhibit "A", attached hereto and made a part hereof.

The purpose of this description is for annexation purposes and to compy with the State Board of Equalization's "Written Legal (geodetic) Description Requirements". This description is to be used to establish geodetic position only and is not intended to establish property ownership.

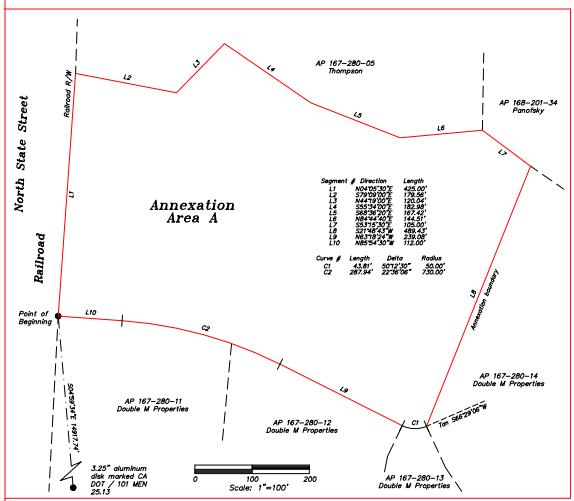
_____ _____
Ron W. Franz L.S. 7173 Dated



Segment #	Direction	Length
L1	N04°05'30"E	425.00'
L2	S79°09'00"E	179.56'
L3	N44°19'00"E	120.04'
L4	S55°34'00"E	182.98'
L5	S68°36'20"E	167.42'
L6	N84°44'40"E	144.51'
L7	S53°15'30"E	105.00'
L8	S21°48'43"W	489.43'
L9	N63°18'24"W	239.08'
L10	N85°54'30"W	112.00'

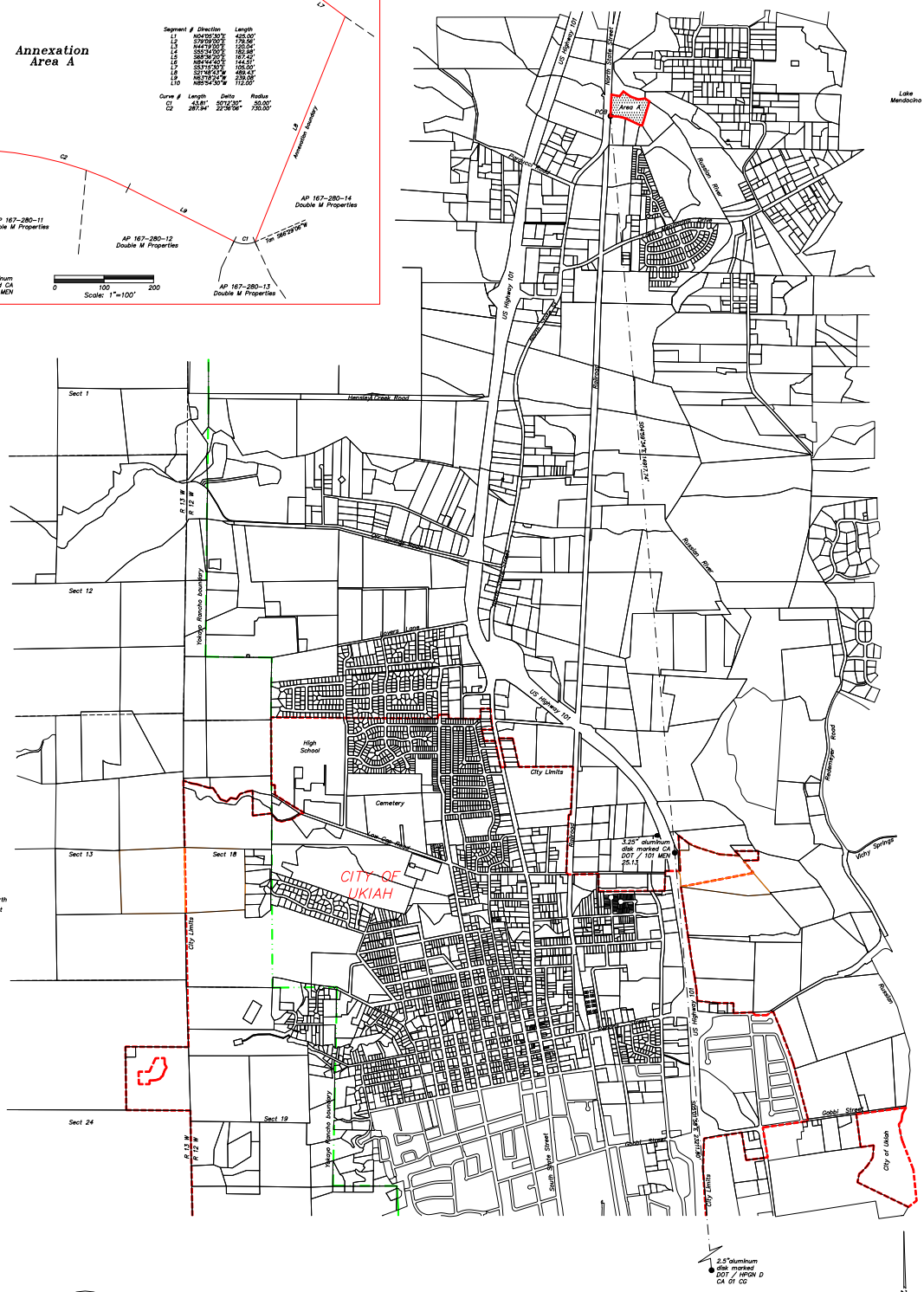
Curve #	Length	Delta	Radius
C1	43.81'	50°12'30"	50.00'
C2	287.94'	22°36'06"	730.00'

EXHIBIT "A"
City of Ukiah Carousel Annexation
LAFCo File No. _____
Portion of Lot 140 of the Yokayo Rancho
Mendocino County, California
September 22, 2025



Segment #	Direction	Length
L1	N04°05'30"E	425.00'
L2	S79°59'00"E	179.56'
L3	N44°14'00"E	120.04'
L4	S88°54'00"E	183.48'
L5	S88°54'00"E	183.48'
L6	N84°44'40"E	144.51'
L7	S51°13'40"E	168.00'
L8	S21°46'43"W	489.43'
L9	N67°13'14"W	239.08'
L10	N85°54'30"W	112.00'

Curve #	Length	Delta	Radius
C1	43.81'	50°12'30"	50.00'
C2	287.94'	22°29'06"	730.00'



LICENSED LAND SURVEYOR
RON W. FRANZ
L.S. 7173
Exp 12-31-25
STATE OF CALIFORNIA

Legend:

APN	Assessor Parcel Number
POB	Point of Beginning
	Current City of Ukiah Boundary
	Proposed new annexation boundary
	Yokayo Rancho Boundary

NOTES:

1. All dimensions shown are in feet and decimals thereof.
2. The Basis of Bearings for this description and map is based on NAD 83 California Coordinate System (CCS83), Zone 2 (2010.00 Epoch Date) using the two found National Geodetic survey monuments designated "101 MEN 25.13 and HPGN D CA 01 CG". All distances cited herein are grid values which are the basis for the areas shown hereon. To obtain ground values divide the distances by 0.999890795 to obtain ground distances.
3. The purpose of this exhibit is to accompany the legal description "B" for City of Ukiah annexation of _____ and to comply with State Board of Equalization's "Written legal (geodetic) description requirements". The legal description and this exhibit are to be used to establish geodetic position only and is not intended to establish property boundary or ownership.
4. This metes and bounds description is compiled entirely from a combination of Mendocino County record maps and United States General Land Office survey plats and is not based upon any field surveys.

AUTHORIZATION CERTIFICATION

I, _____, chair of the Local Agency Formation Commission of the County of Mendocino State of California, hereby certify that said Local Agency Formation Commission by Resolution No. _____ on the _____ day of _____, 2025 approved within map

_____
Chair Local Agency Formation Commission

CERTIFICATION OF COMPLETION

Recorded on the _____ day of _____, 2025 as Instrument Number _____ Mendocino County Records.

DISCLAIMER

For assessment pruposes only. This description of land is not a legal property description as defined in the subdivision map act and may not be used as a basis for an offer for sale of the land described.

0 1000 2000
Scale: 1"=1000'

Sheet 1 of 1

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING A ZERO TAX SHARING AGREEMENT WITH THE COUNTY OF MENDOCINO IN SUPPORT OF THE UKIAH CORPORATION YARD ANNEXATION (1 CAROUSEL LANE), LAFCO FILE NO. A-2025-06

WHEREAS:

1. The City Council of the City of Ukiah ("City") desires to annex certain real property located at 1 Carousel Lane, Ukiah, California, identified as Assessor's Parcel Number 167-280-15 (the "Annexation Area"); and

2. The proposed annexation has been submitted to the Mendocino County Local Agency Formation Commission ("LAFCo") and has been assigned LAFCo File No. A-2025-06; and

3. California Revenue and Taxation Code § 99 requires the City and the County of Mendocino ("County") to enter into an agreement providing for an exchange of property tax revenues in connection with the annexation; and

4. The City proposes a Tax Sharing Agreement providing for a zero percent (0%) exchange of property tax revenues for the Annexation Area, consistent with applicable law; and

5. The proposed Tax Sharing Agreement applies solely to the City and County shares of property tax revenue generated within the Annexation Area and does not affect the allocation of property tax revenues for any other taxing entity; and

6. The proposed Tax Sharing Agreement is annexation-specific and is not intended to amend, supersede, waive, or otherwise alter any rights or obligations of the City or the County under the Mendocino County Master Tax Sharing Agreement or any other agreement applicable to separate annexations or changes of organization; and

7. The City Council has reviewed the Tax Sharing Agreement entitled "Mendocino County – Ukiah Corporation Yard Tax Sharing Agreement (1 Carousel Lane Annexation – APN 167-280-15; LAFCo File No. A-2025-06)", attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that:

1. Approval. The City Council hereby approves the Tax Sharing Agreement between the City of Ukiah and the County of Mendocino for LAFCo File No. A-2025-06, in substantially the form presented to the City Council and attached as Exhibit A.

2. Execution Authority. The Mayor and the City Manager, or either of them, are hereby authorized and directed to execute the Tax Sharing Agreement on behalf of the City, subject to approval as to form by the City Attorney.

3. Implementation. City staff are authorized and directed to transmit this Resolution and the executed Tax Sharing Agreement to LAFCo and to take all actions necessary to carry out and

implement the Agreement.

PASSED AND ADOPTED this 4th day of March, 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Susan Sher, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

Exhibit A: Mendocino County- Ukiah Corporation Yard - Tax Sharing Agreement

MENDOCINO COUNTY
UKIAH CORPORATION YARD - TAX SHARING AGREEMENT
(1 Carousel Lane Annexation – APN 167-280-15; LAFCo File No. A-2025-06)

THIS TAX SHARING AGREEMENT (this "Agreement") is entered into by and between the **County of Mendocino**, a subdivision of the State of California (the "County"), and the Ci**ty of Ukiah**, a California municipal corporation (the "City"). The County and the City are sometimes referred to herein individually as a "Party" and collectively as the "Parties." This Agreement is effective as of the date it is executed on behalf of the last Party to do so (the "Effective Date").

RECITALS

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "CKH Act") governs changes in organization, including annexations such as those contemplated in this Agreement, and which changes in organization must be approved by the Mendocino County Local Agency Formation Commission LAFCo ("Mendocino LAFCo" or "LAFCo"), and other local agencies; and

WHEREAS, the City has submitted an application to the Mendocino LAFCo to annex territory located at 1 Carousel Lane, Ukiah, California, Assessor's Parcel Number 167-280-15, consisting of approximately 7.87 acres and improved with an approximately 98,000-square-foot industrial/commercial building (the "Annexation Area"); and

WHEREAS, for certain changes of organization, including annexations, Revenue and Taxation Code § 99 requires the City and the County to enter into an agreement providing for a property tax revenue exchange and to submit resolutions approving the agreement to LAFCo prior to consideration of the change of organization; and

WHEREAS, the Annexation Area is City-owned and used primarily for municipal/corporation yard functions, and any private possessory interest within the Annexation Area remains taxable and subject to assessment and allocation as provided by law; and

WHEREAS, on October 8, 2025, the City of Ukiah Planning Commission approved prezoning the Annexation Area as Public Facilities (PF) (PC Resolution No. 2025-04); and

WHEREAS, on November 5, 2025, the Ukiah City Council introduced the annexation proposal, authorized submission of the annexation application to LAFCo, and adopted a Resolution of Application for the Corporation Yard Annexation; and

WHEREAS, on November 19, 2025, the Ukiah City Council adopted Ordinance No. 1263 which prezones the Annexation Area as Public Facilities (PF); and

WHEREAS, on November 20, 2025, LAFCo received the annexation proposal and assigned it LAFCo File No. A-2025-06; and

WHEREAS, the Parties desire to approve a stand-alone, annexation-specific tax sharing agreement providing for a zero (0) property tax exchange for the Annexation Area in order to satisfy the requirements of Revenue and Taxation Code § 99; and

WHEREAS, the Parties acknowledge that the County and the City have previously adopted a Mendocino County Master Tax Sharing Agreement but expressly agree that the Master Tax Sharing Agreement does not apply to this annexation.

AGREEMENT - LAFCO FILE NO. A-2025-06.

NOW, THEREFORE, the Parties agree as follows:

1. Incorporation of Recitals

The above Recitals are true and correct and are hereby incorporated into this Agreement.

2. Definitions

The following terms, as used in this Agreement, shall have the meanings set forth below:

"Annexation" shall have the meaning set out in Government Code § 56017, or its successor, and shall include any reorganization that includes an annexation.

"Annexation Area" shall mean the single parcel located at 1 Carousel Lane, Ukiah, California, Assessor's Parcel Number 167-280-15, as more particularly described in Exhibit A.

"Annexation Effective Date" shall mean the effective date of the annexation, as specified in LAFCo's terms and conditions or by Government Code § 57202; provided, however, that such date occurs after the Effective Date of this Agreement.

"Annexor City" shall mean a City Party that is planning, pursuing, or has completed an Annexation.

"Annexed Tax Rate Area" ("ATRA" or "ATRAs") shall mean any separate Tax Rate Area created for territory annexed after the Effective Date.

"Distribution" shall mean the allocation and provision of property tax revenue between the Parties as provided for in this Agreement in order to satisfy the requirements of Revenue and Taxation Code § 99.

"Property Tax Revenue" shall mean revenues derived from ad valorem taxes on real property and from other categories of secured and unsecured property taxes including and not necessarily limited to those described in the County's annual distribution as Current Secured General, Current Unsecured General, Prior Secured General, Prior Unsecured General, SB 813 Supplemental General, Highway Property Rental, and HOPTR General.

"RTC 99 Exchange" means the negotiated exchange (if any) of ad valorem property tax revenues between the County and the City required by Revenue and Taxation Code § 99 in connection with the Annexation, as approved by the Parties and submitted to LAFCo.

"Sales Tax Revenue" shall only mean those taxes collected in accordance with the Bradley-Burns Uniform Local Sales and Use Tax Law ("Bradley-Burns").

"State Action" shall mean any legislative, judicial, and/or voter-approved initiative action that limits a City's ability to apply a City-approved transaction and use tax to an Annexed Area.

"Tax Rate Area" ("TRA" or "TRAs") shall mean those base tax revenue and/or incremental tax revenues available from an identified area.

3. Tax Distribution LAFCO FILE NO. A-2025-06

3.1. Limited Scope. This Agreement applies only to the City and County shares of Property Tax Revenue within the Annexation Area for LAFCo File No. A-2025-06. This Agreement does not affect the allocation of property tax revenue for any other taxing entity.

3.2. No Master Agreement Application. This Agreement is separate and annexation specific. It does not amend, supersede, waive, or otherwise alter any rights or obligations under the Mendocino

County Master Tax Sharing Agreement for any other annexation or change of organization.

4. Tax Revenue Collection and Distribution.

4.1 Zero Exchange. Effective as of the Annexation Effective Date, the Parties agree that the exchange of ad valorem Property Tax Revenue between the City and the County pursuant to Revenue and Taxation Code § 99 for the Annexation Area shall be zero (0).

4.2 No Change to Existing Allocation Shares. The Parties intend that this Agreement does not change the City's or County's existing shares of Property Tax Revenue within the Annexation Area as determined under applicable law and the applicable tax rate area(s).

4.3 Implementation Direction. The Parties will implement this Agreement by ensuring that no additional or adjusted apportionment factors are applied between the County and the City for the Annexation Area solely as a result of LAFCo File No. A-2025-06.

5. Sales Tax and Housing Allocation

5.1 No Sales Tax Exchange. The Parties acknowledge that the Annexation Area is City-owned and used for public facilities/municipal purposes and does not generate Bradley-Burns local sales tax revenue under its current use. Accordingly, no sales tax exchange is required or created by this Agreement.

5.2 No RHNA/RHNP Adjustment Required. The Parties acknowledge the Annexation Area contains no residential uses under its current use and is not being annexed for residential development. Accordingly, no RHNA/RHNP adjustment is required as part of this Agreement.

6. Possessory Interests; Private Use

6.1 Taxability Preserved. Any private occupancy or private use within the Annexation Area (including leased or licensed space) remains subject to possessory interest assessment and taxation under applicable law.

6.2 No Special Exchange of Possessory Interest Revenues. Revenues derived from possessory interest assessments shall be levied, collected, and distributed in the ordinary course pursuant to law. This Agreement creates no additional exchange of such revenues.

6.3 No Amendment Needed for Routine Changes. The expansion, reduction, assignment, or termination of private occupancy shall adjust assessments and revenues pursuant to law and does not, by itself, require amendment of this Agreement.

7. Contingency; Change in Use

7.1 Contingency. This Agreement is contingent upon the Annexation becoming effective. If the Annexation does not become effective, this Agreement is void and of no further force.

7.2 Change in Use Trigger. If the City ceases to use the Annexation Area primarily for public facilities/municipal purposes, the Parties will meet and confer in good faith to determine whether a new agreement under Revenue and Taxation Code § 99 is required for any subsequent change of organization or continued City jurisdiction involving revenue-generating private use.

8. Implementation; Transmittals

DRAFT

8.1 Administrative Coordination. The City Manager (or designee) and the County Chief Executive Officer (or designee) are authorized to coordinate with the County Auditor-Controller, Assessor, and LAFCo to implement this Agreement.

8.2 Delivery to LAFCo. The Parties will provide their respective approving resolutions for this Agreement to LAFCo as required for LAFCo File No. A-2025-06.

9. Notices

To County:
County of Mendocino
Attn: Board Chair and Chief Executive Officer
501 Low Gap Road
Ukiah, CA 95482
Email: ceo@mendocinocounty.gov

To City:
City of Ukiah
Attn: Mayor and City Manager
300 Seminary Avenue
Ukiah, CA 95482
Email: cmoffice@cityofukiah.com

To LAFCO:

Mendocino LAFCo
ATTN: Executive Officer
200 S School St # 2, Ukiah, CA 95482
Email: eo@mendocinolafco.org

10. No Third-Party Beneficiaries

This Agreement is for the benefit of the Parties only and does not create any rights in any third party.

11. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions will remain in effect unless doing so would defeat the basic purpose of this Agreement.

12. Authority

Each Party represents that its legislative body has authorized execution of this Agreement and that the undersigned have authority to bind the Party on whose behalf they sign.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

COUNTY OF MENDOCINO

Date: _____

Approved as to Form:
County Counsel

By: _____
Chair of the Board of Supervisors

Attest:

_____
County Clerk

CITY OF UKIAH

Date: _____

DRAFT

Approved as to Form:

By: _____
Mayor

City Attorney

Attest:

_____
City Clerk

Exhibit A: Draft Annexation Area Plat

DRAFT

EXHIBIT "A"
Legal Description
The City of Ukiah Annexation of City Owned Property
(LAFCo File No. _____)

All that real property situated in the unincorporated area of Mendocino County, State of California, described as follows:

AREA A:

Being a portion of Lot 140 of Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain Grant Deed recorded in Instrument Number 2025-05366, Mendocino County Records, more particularly described as follows:

COMMENCING at the National Geodetic Survey station, being a 3-1/4" Aluminum Disk marked CA DOT / 101 MEN 25.13; thence North 04°59'34" West, 14917.74 feet to the southwest corner of the said City of Ukiah property and the **POINT OF BEGINNING**; thence along the boundary of said City of Ukiah property the following twelve (12) courses:

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8. South 21°48'43" West, 489.43 feet;
9. From a tangent that bears South 66°29'06" West, along a curve to the right with a radius of 50.00 feet, a central angle of 50°12'30" and an arc length of 43.81 feet;
10. North 63°18'24" West, 239.08 feet;
11. Along a curve to the left with a radius of 730.00 feet, a central angle of 22°36'06" and an arc length of 287.94 feet;
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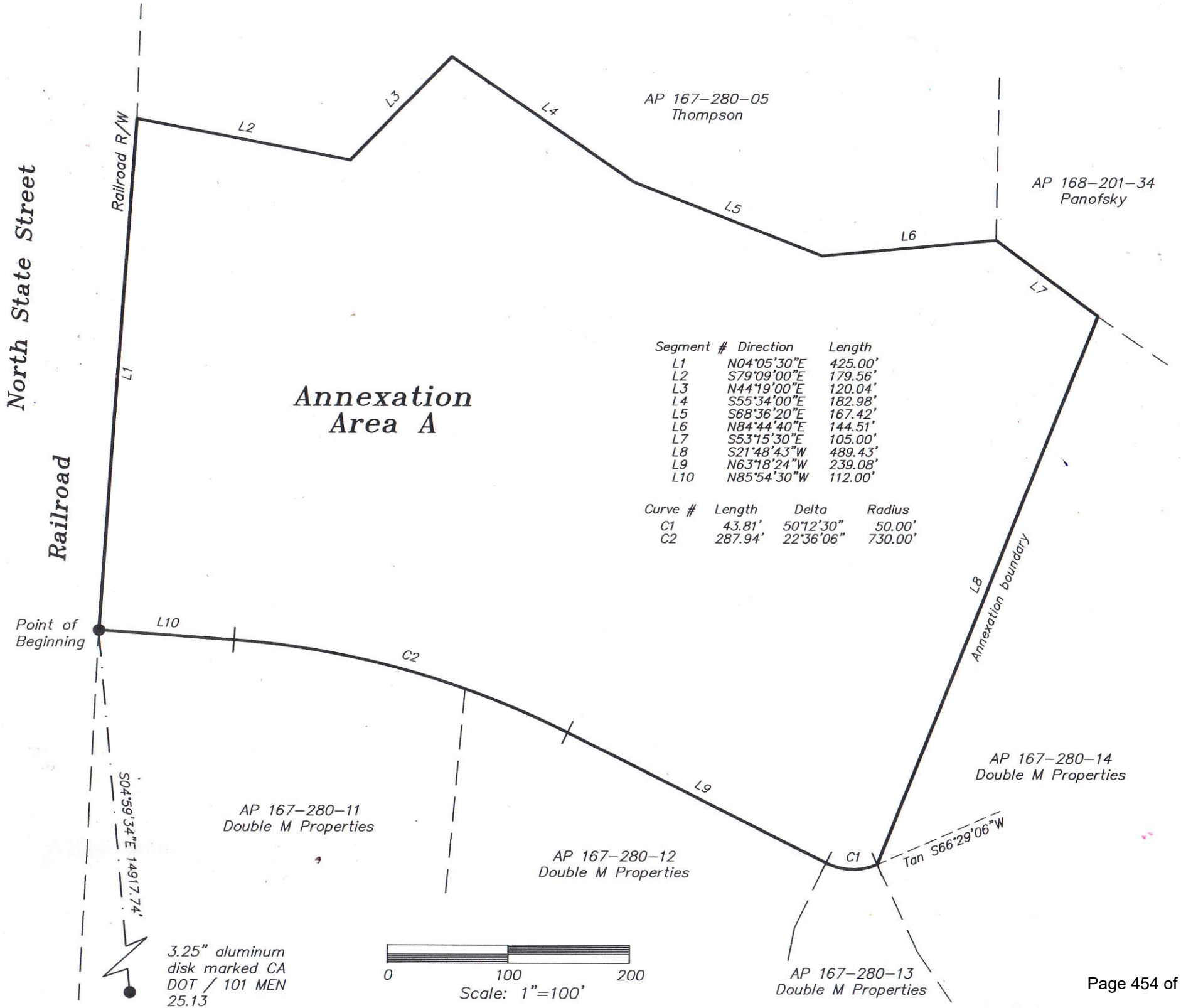
Area = 7.90 acres

AP 167-280-15

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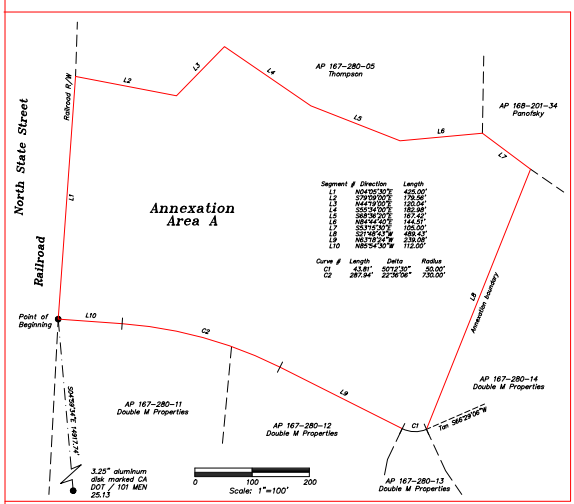
_____ _____
Ron W. Franz L.S. 7173 Dated

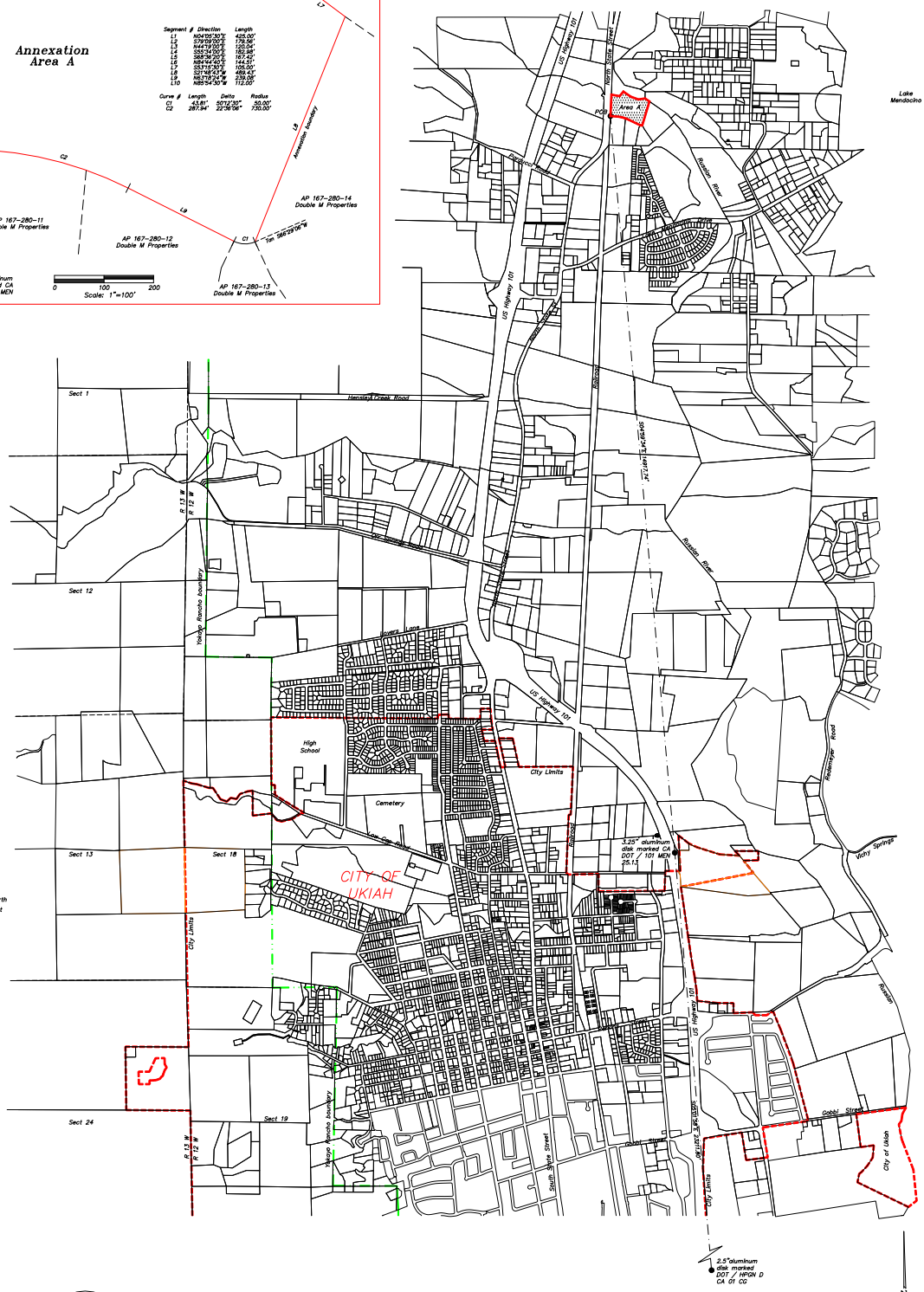


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Curve #	Length	Delta	Radius
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C2	287.94'	22°36'06"	730.00'

EXHIBIT "A"
City of Ukiah Carousel Annexation
LAFCo File No. _____
Portion of Lot 140 of the Yokayo Rancho
Mendocino County, California
September 22, 2025







Legend:

APN	Assessor Parcel Number
POB	Point of Beginning
	Current City of Ukiah Boundary
	Proposed new annexation boundary
	Yokayo Rancho Boundary

NOTES:

1. All dimensions shown are in feet and decimals thereof.
2. The Basis of Bearings for this description and map is based on NAD 83 California Coordinate System (CCS83), Zone 2 (2010.00 Epoch Date) using the two found National Geodetic survey monuments designated "101 MEN 25.13 and HPGN D CA 01 CG". All distances cited herein are grid values which are the basis for the areas shown hereon. To obtain ground values divide the distances by 0.999890795 to obtain ground distances.
3. The purpose of this exhibit is to accompany the legal description "B" for City of Ukiah annexation of _____ and to comply with State Board of Equalization's "Written legal (geodetic) description requirements". The legal description and this exhibit are to be used to establish geodetic position only and is not intended to establish property boundary or ownership.
4. This metes and bounds description is compiled entirely from a combination of Mendocino County record maps and United States General Land Office survey plats and is not based upon any field surveys.

AUTHORIZATION CERTIFICATION

I,_____chair of the Local Agency Formation Commission of the County of Mendocino State of California, hereby certify that said Local Agency Formation Commission by Resolution No. _____ on the _____day of _____, 2025 approved within map

_____
Chair Local Agency Formation Commission

CERTIFICATION OF COMPLETION

Recorded on the_____day of_____, 2025 as Instrument Number_____ Mendocino County Records.

DISCLAIMER

For assessment pruposes only. This description of land is not a legal property description as defined in the subdivision map act and may not be used as a basis for an offer for sale of the land described.

0 1000 2000
Scale: 1"=1000'

Sheet 1 of 1

Agenda Item No: 14.a.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-155

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Updates to General Plan Land Use, Zoning, and Downtown Zoning Code Maps Consistent with Goals and Policies of the 2040 General Plan.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis, AICP/Chief Planning Manager; Mariam Garcia, GIS Analyst

ATTACHMENTS:

1. City of Ukiah Existing Maps (Zoning, General Plan, DZC)
2. 2016 - 2025 Approved Land Use Modifications
3. City of Ukiah Proposed Maps (Zoning, General Plan, DZC)
4. Presentation Given

Summary: The City Council will consider adopting the proposed changes to update the City of Ukiah's General Plan Land Use, Zoning, and Downtown Zoning Code maps. The updates would reflect previously approved annexations, rezones, and General Plan amendments, standardize a shared visual format for clarity and consistency, and implement 2040 General Plan goals and policies.

Background: As required by Implementation Program E of the City of Ukiah's 2040 General Plan, Staff has completed a comprehensive, citywide update of the City's official land use maps to ensure consistency among the Zoning Map, the General Plan Land Use Map, and the Downtown Zoning Code Map. The update applies a standardized style and incorporates previously approved annexations, rezones, General Plan amendments, and other legislative actions that are not consistently reflected across all three maps. Attachment 1 includes the existing versions of each map.

This effort advances implementation of the Land Use Element of the 2040 General Plan, particularly Goal LU-16, which directs the City to maintain an effective and accurate Land Use Map, and Implementation Program E, which directs the City to ensure consistency between zoning districts and the 2040 General Plan Land Use Diagram. The update is also consistent with the following related policies:

- Policy LU-16.1 (Land Use Map): The City shall maintain and implement a Land Use Map that identifies allowed land uses by location and the corresponding density or intensity of development.
- Policy LU-16.2 (Land Use Designations): The City shall apply land use designations to specific parcels as shown on the General Plan Land Use Map, regardless of whether parcels meet other General Plan criteria.
- Policy LU-16.3 (Zoning Designations): The City shall ensure zoning designations are consistent with and implement the General Plan Land Use Map.

As an initial step, Staff identified three key maps for coordinated review (Attachment 1):

- Official Zoning Map, last comprehensively updated in 2017
- General Plan Land Use Map, adopted by City Council in 2022 (Resolution No. 2022-79)

- Downtown Zoning Code Map, adopted in 2012 (Ordinance No. 1139)

Each map was adopted at a different time and reflects varying boundaries, visual standards, levels of detail, and spatial scales. While the City's parcel framework has remained generally consistent, localized changes have occurred over time due to lot line adjustments, subdivisions, annexations, and legislative actions. These changes have not been uniformly reflected across all three maps, resulting in visual inconsistencies and discrepancies between adopted policy and mapped conditions.

Since adoption of these maps, numerous General Plan amendments, rezones, annexations, and subdivisions have been approved but not consistently incorporated into the City's official mapping. These previously approved actions, identified in Attachment 2, affect land use designations and zoning allowances and are now being formally reflected across all three maps.

During the review process, Staff identified one additional parcel (184-100-04) subject to an Agricultural Consistency Overlay. It was inadvertently identified as only Public Facilities (PF) as part of the Planning Commission hearing and review. This parcel has been updated in Attachments 2 and 3 to reflect the correct overlay designation, and demonstrate that it is aligned with previous and adjacent agricultural land uses. The overlay was previously approved as part of the Prezoning of City-owned properties located north of the wastewater treatment plant. The parcel was acquired by the City as part of a land-banking effort intended to protect and buffer critical City infrastructure from incompatible or conflicting development.

Discussion: Attachment 2 compiles a comprehensive record of annexations, subdivisions, rezones, and General Plan amendments approved between 2016 and the present that are now being formally reflected on the City's official Zoning Map and General Plan Land Use Map. All actions listed in Attachment 2 were previously approved and officially finalized. Attachment 2 does not include lot line adjustments, certificates of compliance, or parcel mergers processed since 2016 by the City Engineer, nor does it include parcel recognitions completed by the Mendocino County Assessor. With the exception of remaining parcel alignment within the Western Hills annexation area needed to implement the approved Development Agreement, the proposed maps rely on the current parcel boundaries maintained by the Assessor.

Updating the City's official maps at this time provides an opportunity to correct discrepancies, improve legibility, standardize mapping standards, and ensure that the zoning, General Plan, and downtown maps function together as a coordinated and reliable land use reference set. The update supports accurate depiction of regulatory overlays and constraints, including Airport Compatibility Zones for the Ukiah Municipal Airport (UKI). In addition, as the City prepares for the 7th Housing Element cycle, maintaining current and consistent land use maps is essential for accurately evaluating residential land inventory and meeting review requirements of the California Department of Housing and Community Development.

As shown in Attachment 3, the proposed maps incorporate and visually align all applicable parcel adjustments, subdivisions, rezones, General Plan amendments, regulatory updates, and annexations approved from 2016 to the present. Collectively, these updates ensure consistency between adopted land use decisions and the City's official mapping. The maps establish a standardized cartographic format, including consistent layout, scale, symbology, color palette, and use of the Community Development Department logo. Attachment 3 is intended to serve as the standard template for future map updates. To further improve clarity and accuracy, Staff revised map layers associated with the Homeless Shelter Overlay, floodplains, and Airport Compatibility Zones. Generalized symbols were also added to identify major public and civic uses, such as the airport, schools, and parks, improving overall legibility for both Staff and the public.

Attachment 3 also includes an updated visualization of the Downtown Zoning Code (DZC). While broader policy updates to the DZC will be considered through a separate process, these revisions correct and clarify how the DZC overlay is applied and displayed. As previously discussed with the Planning Commission, certain parcels are excluded from the DZC due to documented mapping errors or ownership constraints, including 415 S. State Street and the former North Coast Rail Authority right-of-way (APN 002-193-44). These corrections are reflected in the updated map.

In addition, Staff transitioned the City's land use mapping to the standardized Land-Based Classification Standards (LBCS) framework. This update applies consistent, standardized color coding for top-level land use categories across all maps and GIS layers. Each category is assigned a single color, improving readability and consistency across City documents. For example, residential land uses are now uniformly represented in yellow, consistent with common municipal mapping conventions.

Staff also removed the identifiers previously assigned to residential Planned Developments from the Zoning Map, along with the associated reference table. Individual Planned Development records will remain available for reference and include direct links to their establishing ordinances. Nearly all residential Planned Developments are built out and have historically generated limited permit activity beyond routine repair and rehabilitation.

In contrast, for the Airport Industrial Park Planned Development, Staff retained and refined the associated zoning distinctions to provide a clearer reference to land use activities and regulatory standards. Unlike residential Planned Developments, the Airport Industrial Park includes several undeveloped manufacturing parcels, and Staff regularly receives inquiries regarding development opportunities, including allowed uses and applicable development standards.

The Planning Commission reviewed the proposed map updates at its regular meeting on January 28, 2026, and recommended that the City Council adopt the updated Zoning Map, General Plan Land Use Map, and Downtown Zoning Code Map as the City's official maps. The recommendation was approved by a roll call vote of 4-0-0, with one Commissioner absent by prior arrangement.

Staff recommends that the City Council adopt the updated Zoning Map, General Plan Land Use Map, and Downtown Zoning Code Map. Adoption will ensure consistency with previously approved actions and provide a clear, standardized land use reference to support future planning, development review, and Housing Element implementation.

Recommended Action: Adopt updates to the City of Ukiah's official Zoning Map, General Plan Land Use Map, and Downtown Zoning Code Map to reflect previously approved annexations, rezones, and General Plan amendments, to standardize a shared visual format for clarity and consistency, and to implement policies and goals of the 2040 General Plan.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: No **GRANT:** No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Mariam Garcia, GIS Analyst

STRATEGIC PLAN (SP): **SP 3A** - Review and revise land use planning documents to be reflective of the long-term vision for the community.

GENERAL PLAN ELEMENTS (GP): **GP-A1 -** Land Use Element: Implementation Program E, Zoning Code Amendments — zoning districts and map consistency with the 2040 Land Use Diagram; **Policy LU-16.3** (Zoning Designations); **Policy LU-16.2** (Land Use Designations); and **Policy LU-16.1** (Land Use Map)

Approved: _____
Sage Sangiacomo, City Manager

ATTACHMENT 1

CITY OF UKIAH ZONING MAP

Zones

- GU
- DC
- UC
- CN
- C1
- C2
- PF
- PD-Residential
- PD-Commercial
- M
- R1
- R1H
- R2
- R3
- Homeless Shelter Boundary
- Downtown Zoning Code
- Planned Development
- Airport Compatibility Zone
- Ukiah City Limit

ZONING ORDINANCE AMENDMENTS
(to City Zoning Map after 2013)

Ord. No. 1158, adopted June 17, 2015
Ord. No. 1160, adopted September 16, 2015
Ord. No. 1161, adopted September 16, 2015
Ord. No. 1175, adopted February 15, 2017

Planned Developments (PDs)	
Map ID	**PD Name**
1	Las Casas Estates
	Unit 1, Phase A
2	Las Cases Estates
	Unit 1, Phase B
3	Sierra Sunset, Unit 1
4	Sierra Sunset, Unit 2
5	Sierra Sunset, Unit 3
6	Sierra Sunset Village
7	Sierra Sunset
8	Vineyard View Estates
	Unit 4, Phase 1
9	Vineyard View Estates
	Unit 4, Phase 2
10	Orchard Village
11	Ukiah Green
12	Ukiah Green South
13	Cleveland Lane
14	Marlene Estates
15	Brookside Estates
16	950 Marlene Street
	(Carlile)
17	Myszka
18	Creekside Court
19	Orrs Creek Neighborhood
	125-137 Ford Street
20	Cottage Lane
21	South Main Street
22	Myron Street
23	Airport Industrial Park
24	PEP Housing

UKIAH GENERAL PLAN - 2040 Land Use Diagram

City of Ukiah

CITY OF UKIAH LAND USE MAP

This is to certify that this is the official Land Use Map of the City of Ukiah adopted in part by the ordinances listed below.

Mari Rodin
Mayor

December 29, 2022
Date

ATTEST:

Kristine Lawler
City Clerk

December 29, 2022
Date

0 0.25 0.5 1 Miles

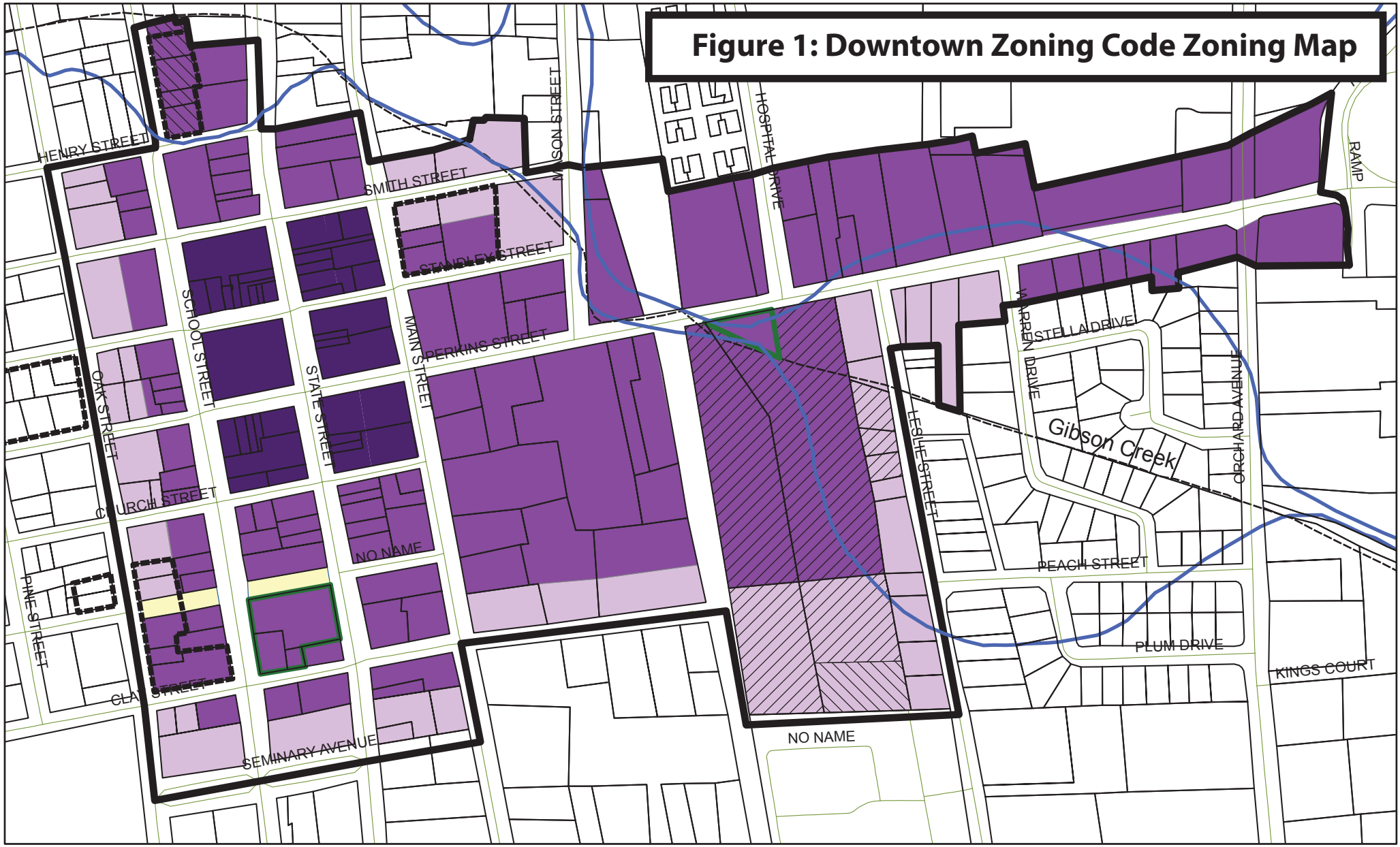
N

This map is a guide. Every reasonable effort has been made to ensure the accuracy of the map and data provided. Parcel lines are not intended to represent surveyed data.

Document Path: S:\Public Works\Stricklin, Andrew\GIS Maps\GIS\Projects\Planning\General Plan 2040.mxd
Date Saved: 11/22/2022 3:46:57 PM

- Railroad Tracks
- Annexation Areas
- Ukiah City Limit
- Proposed Planning Area
- Hillside Residential
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Core
- Mixed Use: Brush Street
- Mixed Use: AIP-PD
- Neighborhood Commercial
- Community Commercial
- Highway Commercial
- Industrial
- Public
- Recreational
- Open Space
- Agriculture

Figure 1: Downtown Zoning Code Zoning Map



DZC Boundary

Zoning Districts

- UC
- DC
- GU

Special Designations

- Public Parking Existing
- Civic Existing
- Civic Preferred
- Parking Structure Preferred
- Public Facilities

Hydrology

- 100 Year Flood
- Gibson Creek

0 125 250 500 Feet

Map Updated - May, 2012

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

2016 - 2025
Approved Land Use Modifications

APN Number	Situs	Approved Land Use	Approved Zoning	City Action	File No./Date	Comment	Year
18003039	775 E GOBBI ST	HC	C2	Subdivision	File No. MS_16-1651 (2016)	Properidade LLC, Minor Sub - 2 Parcels	2016
18003040	775 E GOBBI ST	HC	C2	Subdivision	File No. MS_16-1651 (2016)	Properidade LLC, Minor Sub - 2 Parcels	2016
18008089	1230 AIRPORT PARK BLVD	AIP-PD	PD-LMMU	Subdivsion	File No. 16-2134 (2016)	Akerstrom, Panda, Minor-Sub - 2 Parcels	2016
18008088	1230 AIRPORT PARK BLVD	AIP-PD	PD-LMMU	Subdivsion	File No. 16-2134 (2016)	Akerstrom, Panda, Minor-Sub - 2 Parcels	2016
00214640	589 N SCHOOL ST	LDR	R1	Subdivision	File No. MS_19-4992 (2019)	School Street - Minor Subdivision; Apeal (J. Brown)	2019
00214641	NONE	LDR	R1	Subdivision	File No. MS_19-4992 (2019)	School Street - Minor Subdivision; Apeal (J. Brown)	2019
00214642	NONE	LDR	R1	Subdivision	File No. MS_19-4992 (2019)	School Street - Minor Subdivision; Apeal (J. Brown)	2019
00130616	250 W GOBBI ST UNIT 1	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
00130617	250 W GOBBI ST UNIT 2	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
00130618	250 W GOBBI ST UNIT 3	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
00130619	250 W GOBBI ST UNIT 4	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
00130620	250 W GOBBI ST UNIT 5	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
00130621	250 W GOBBI ST UNIT 6	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
00130622	250 W GOBBI ST UNIT 7	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
00130623	250 W GOBBI ST UNIT 8	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
00130624	250 W GOBBI	MDR	PD-R	Rezone/Subdivision	File No. 19-4625; Ord. 1196 (2019)	Gobbi Commons	2020
18007003	1270 AIRPORT PARK BLVD	AIP-PD	PD-IAC	Rezone	File No. 20-5874; Ord. 1213 (2021)	AIP-PD (Fowler; AIP-PD -PO > AIP-PD-IAC)	2021
00106051	921 LIVE OAK AVE	LDR	R1	Subdivsion	File No. MS_21-6617 (2022)	SB9 (Dayton - 2 Parcels)	2022
00106052	820 JACKSON AVE	LDR	R1	Subdivsion	File No. MS_21-6617 (2022)	SB9 (Dayton - 2 Parcels)	2022
00318101	701 SO ORCHARD AVE	HC	C1	GPA & Rezone	File No.: 22-6938 (2022)	General Plan Amendment/Rezone (PF-C1)	2022
15624002	NONE	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Open Space Conservation	2023
15624013	1970 W STANDLEY AVE	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Open Space Conservation	2023
17813001	3100 VICHY SPRINGS RD	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Previous Landfill	2023
18408040	381 NORGARD LN	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Recycled Water Distribution	2023
18408041	341 NORGARD LN	P	PFA	Annexation - City Owned	File No. A-2021-01 (2023)	Recycled Water Distribution	2023
18408042	341 NORGARD LN	P	PFA	Annexation - City Owned	File No. A-2021-01 (2023)	Recycled Water Distribution	2023
18408043	NONE	P	PFA	Annexation - City Owned	File No. A-2021-01 (2023)	TRA Split - Creates Multiple APNs	2023
18408044	NONE	P	PFA	Annexation - City Owned	File No. A-2021-01 (2023)	TRA Split - Creates Multiple APNs	2023
18409001	NONE	P	PFA	Annexation - City Owned	File No. A-2021-01 (2023)	Recycled Water Distribution	2023
18409006	217 NORGARD LN	P	PFA	Annexation - City Owned	File No. A-2021-01 (2023)	Recycled Water Distribution	2023
18409007	NONE	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Recycled Water Distribution	2023
18410004	NONE	P	PFA	Annexation - City Owned	File No. A-2021-01 (2023)	Recycled Water Distribution	2023
18410005	300 PLANT RD	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	North Wastewater Pond	2023
18414013	3151 TAYLOR DR	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Solid Waste Transfer Station	2023
18415001	3495 TAYLOR DR	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	South Wastewater Pond	2023

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

2016 - 2025
Approved Land Use Modifications

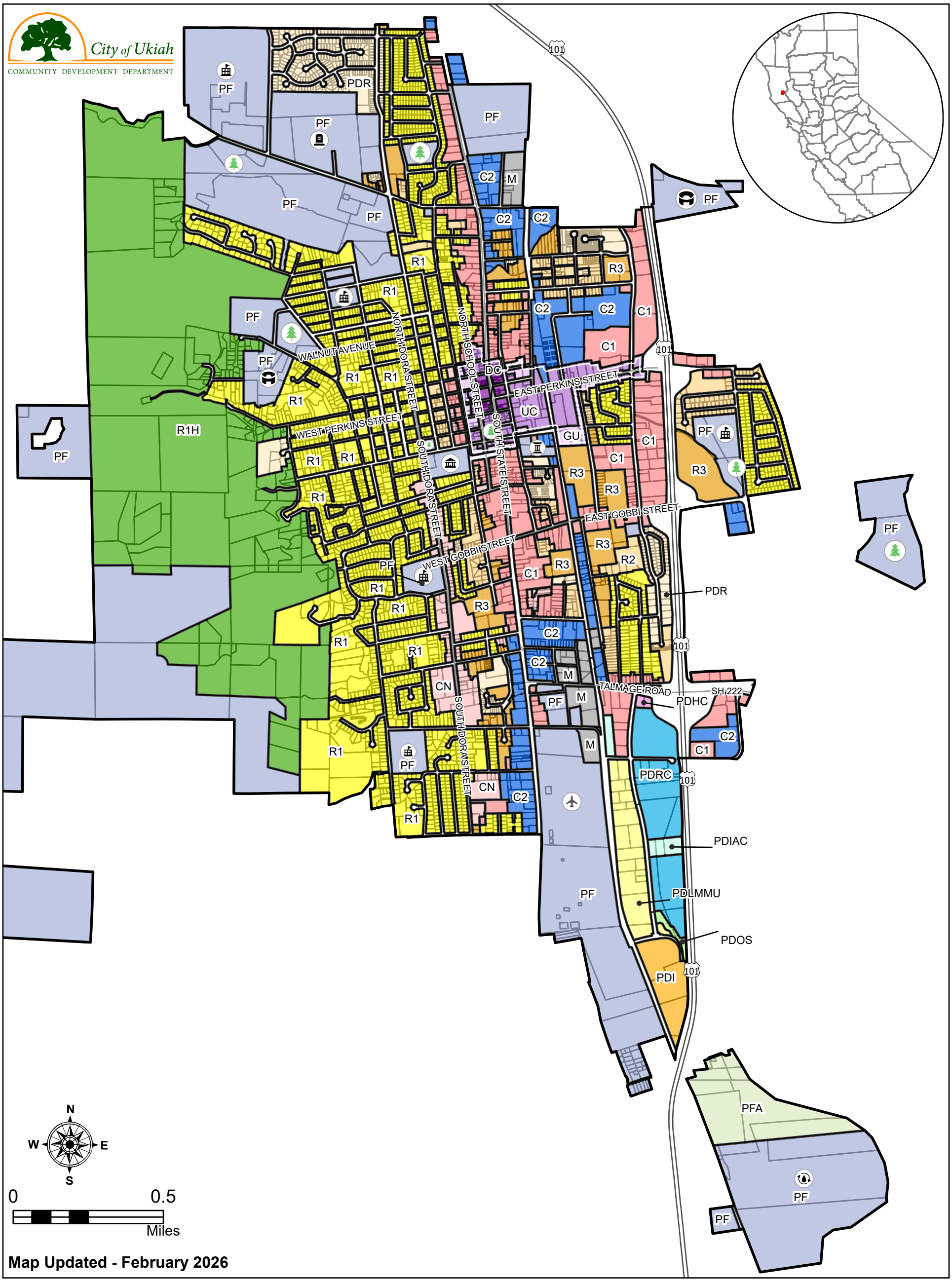
00333068	1601 S STATE ST	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Airport Use	2023
00333069	1601 S STATE ST	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Airport Use	2023
00333070	1601 S STATE ST	P	PF	Annexation - City Owned	File No. A-2021-01 (2023)	Airport Use	2023
00104081 (Private)	335 JANIX DR	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	William Edwards	2024
00104101 (Private)	TBD	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Marlene Werra TTEE	2024
00104102 (Private)	500 LOOKOUT DR	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Grayden Huff	2024
00104103 (Private)	4 LOOKOUT DR	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Amanda Reiman	2024
00104104 (Private)	3 LOOKOUT DR	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Amanda Reiman	2024
00104105 (Private)	2 LOOKOUT DR	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Marlene Werra TTEE	2024
00104106 (Private)	415 HILLVIEW AVE	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Marlene Werra TTEE	2024
00142040 (Private)	145 MENDOCINO PLACE	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Robert R Beltrami	2024
00311090 (Private)	620 REDWOOD AVE	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Adonis & Sarah Noguera	2024
00319009 (Private)	620 REDWOOD AVE	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	Adonis & Sarah Noguera	2024
Development Agreement - Parcel A	1500 REDWOOD AVENUE	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel B	1554 REDWOOD AVENUE	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel C	1616 REDWOOD AVENUE	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel D	TBD	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel E	TBD	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel F	TBD	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel G	TBD	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel H	TBD	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel I	TBD	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
Development Agreement - Parcel J	TBD	P	PF	Annexation - Western Hills	File No. A-2022-02 (2024)	City of Ukiah (Open Space); Portion LDR; R1	2024
Development Agreement - Parcel K	TBD	HR	R1H	Annexation - Western Hills	File No. A-2022-02 (2024)	D&J Investments, LLC	2024
00208039	195 LOW GAP RD	CC	C1	GPA & Rezone	File No. 24-9265; Ord. 1245 (2024)	General Plan Amendment/Rezone (R1-C1)	2024
00310024	979 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310025	978 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310026	977 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310027	976 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310028	974 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310029	974 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310030	973 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310031	972 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310032	971 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310033	970 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310034	969 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

2016 - 2025
Approved Land Use Modifications

00310035	968 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310036	967 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310037	966 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310038	965 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310039	964 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310040	963 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310041	962 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310042	961 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310043	960 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310051	960 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00310052	931 MARLENE ST	MDR	R2	Rezone/Subdivision	File No. 24-9277 Ord. 1248 (2024)	Marlene Street Rezone; Subdvision	2024
00120339	1310 W CLAY ST	LDR	R1	Subdivsion	File No. MS_24-9268 (2024)	Merino, Minor Sub - 2 Parcels	2024
00120340	NONE	LDR	R1	Subdivsion	File No. MS_24-9268 (2024)	Merino, Minor Sub - 2 Parcels	2024

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT



Map Updated - February 2026

CITY OF UKIAH ZONING MAP

DO NOT USE TO DETERMINE LEGAL BOUNDARIES. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY, OR USEFULNESS OF THIS INFORMATION.

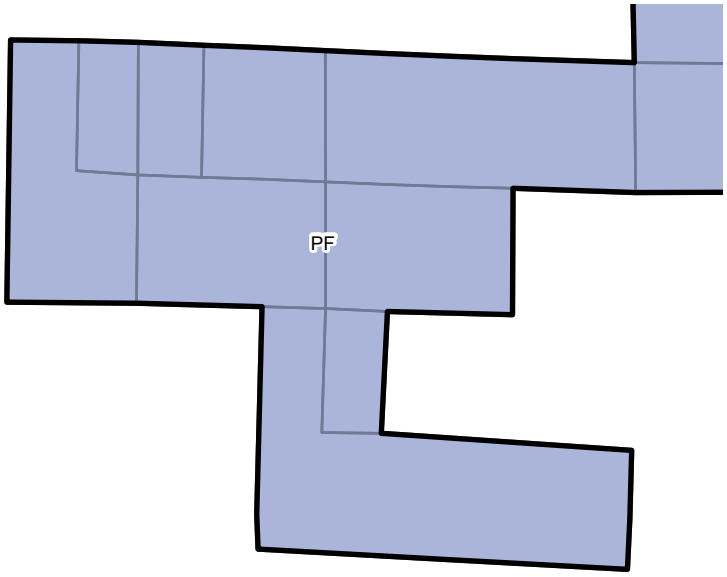
- City of Ukiah City Limits
- Ukiah Assessor Parcels
- Downtown Zoning Code

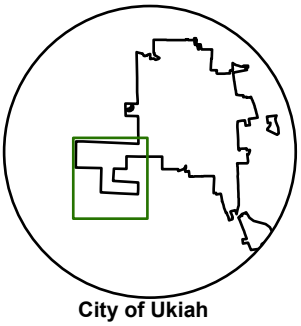
Zone Designation

- (R1) - Low Density Residential
- (R1H) - Low Density Residential - Hillside
- (R2) - Medium Density Residential
- (R3) - High Density Residenntial
- (CN) - Nighborhood Commercial
- (C1) - Community Commercial
- (C2) - Heavy Commercial
- (DC) - Downtown Core
- (UC)- Urban Center
- (GU) - General Urban
- (M) - Manufacturing
- (PF) - Public Facility
- (PFA) - Public Facilities Agricultural Combining
- (PDHC) - Planned Development Highway Commercial
- (PDI) - Planned Development Industrial
- (PDIAC) - Planned Development Industrial Auto Commercial
- (PDLMMU) - Planned Development Light Manufacturing Mixed Use
- (PDOS) - Planned Development Open Space
- (PDPO) - Planned Development Professional Office
- (PDR) - Planned Development Residential
- (PDRC) - Planned Development Retail Commercial

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Western Hills

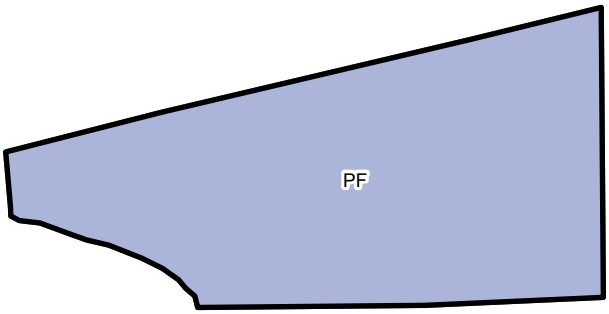


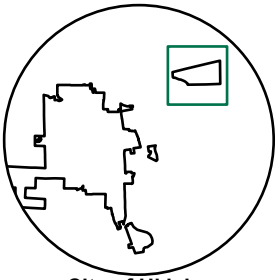


City of Ukiah

0 0.25 Miles

Landfill





City of Ukiah

0 0.25 Miles

Map Updated - February 2026

CITY OF UKIAH CITY ZONING MAP

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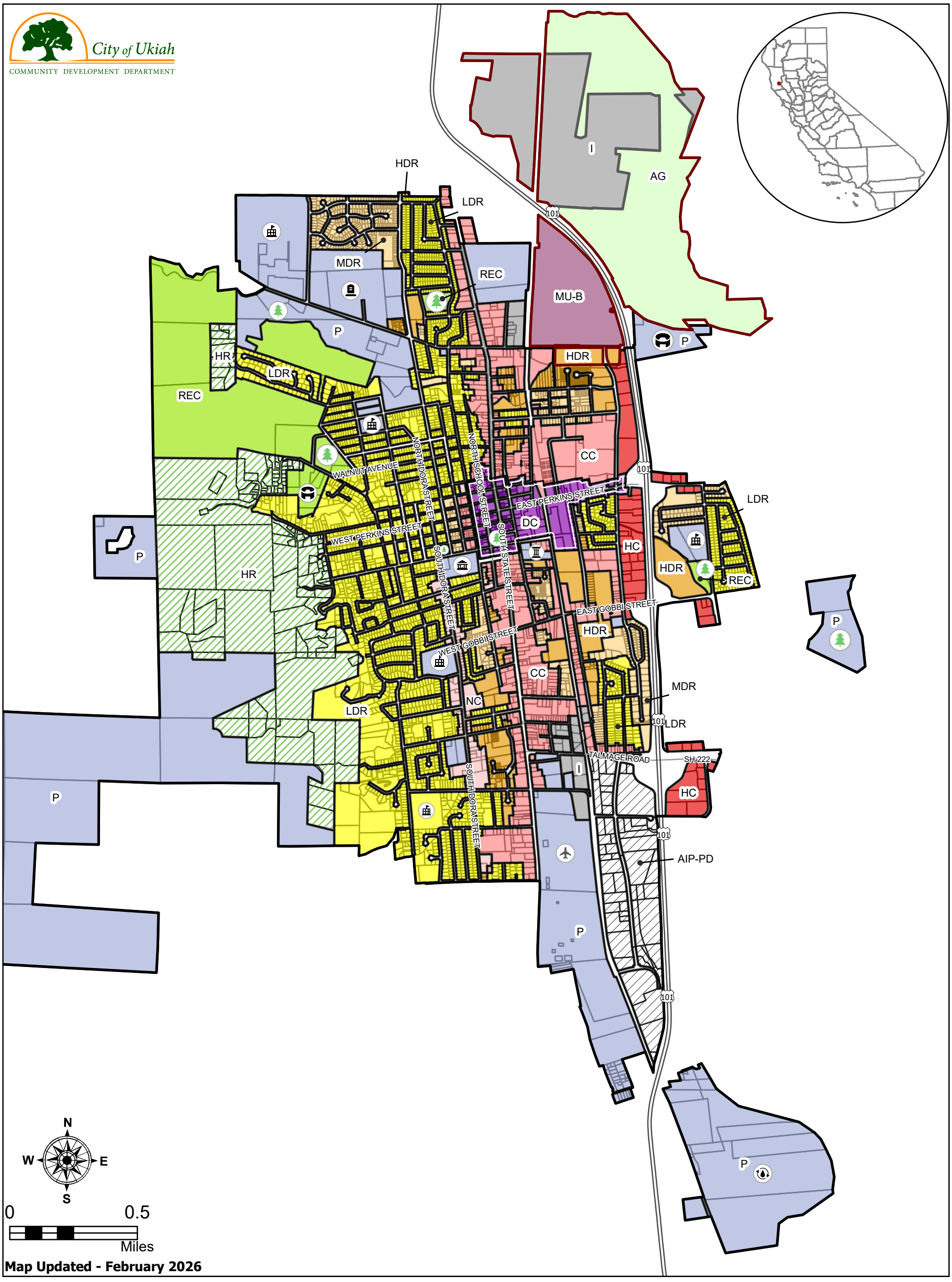
Zone Designation

(PF) - Public Facility

Ukiah Assessor Parcels

City of Ukiah City Limits

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT



CITY OF UKIAH 2040 GENERAL PLAN LAND USE MAP

DO NOT USE TO DETERMINE LEGAL BOUNDARIES. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY, OR USEFULNESS OF THIS INFORMATION.

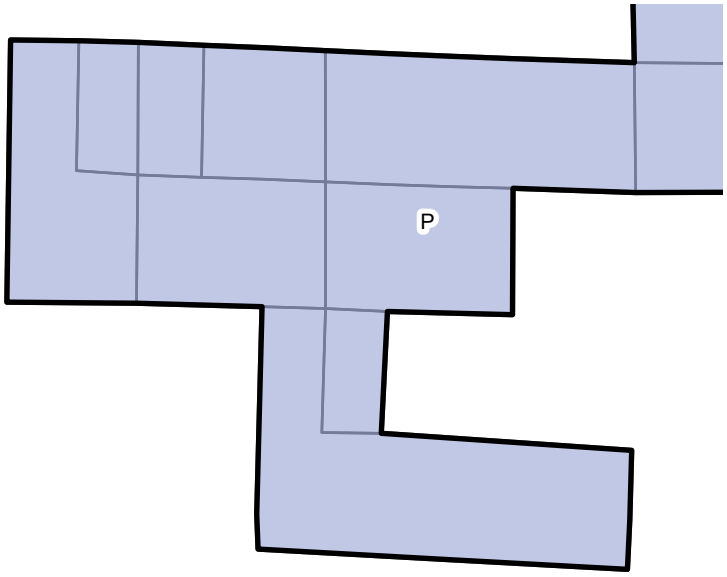
- Downtown Zoning Code
- City of Ukiah City Limits
- Ukiah Assessor Parcels

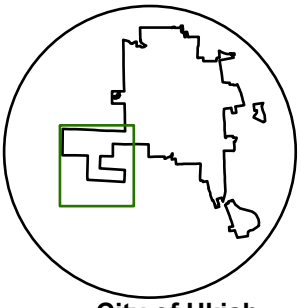
2040 General Plan Land Use Designations

- (HR) - Hillside Residential
- (RR) - Rural Residential
- (LDR) - Low Density Residential
- (MDR) - Medium Density Residential
- (HDR) - High Density Residential
- (DC) - Downtown Core
- (MU-B) - Mixed Use: Brush Street
- (NC) - Neighborhood Commercial
- (CC) - Community Commercial
- (HC) - Highway Commercial
- (I) - Industrial
- (P) - Public
- (REC) - Recreational
- (OS) - Open Space
- (AG) - Agricultural
- (AIP-PD) - Airport Industrial Park - Planned Development
- Future Annexation Area

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Western Hills

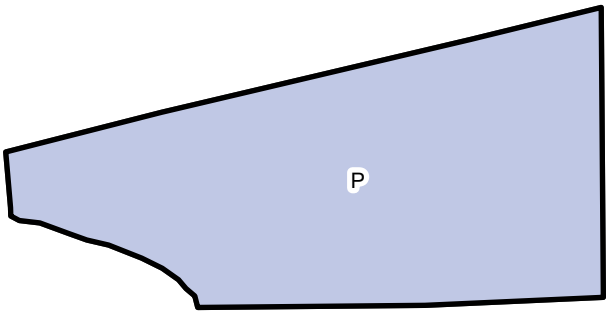


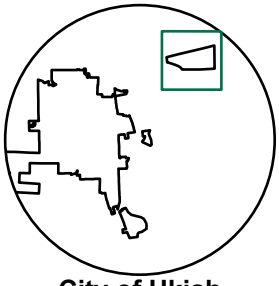


City of Ukiah

0 0.25 Miles

Landfill





City of Ukiah

0 0.25 Miles

Map Updated - February 2026

CITY OF UKIAH 2040 GENERAL PLAN LAND USE MAP

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DO NOT USE TO DETERMINE LEGAL BOUNDARIES. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY, OR USEFULNESS OF THIS INFORMATION.

2040 General Plan Land Use Designations

(P) - Public

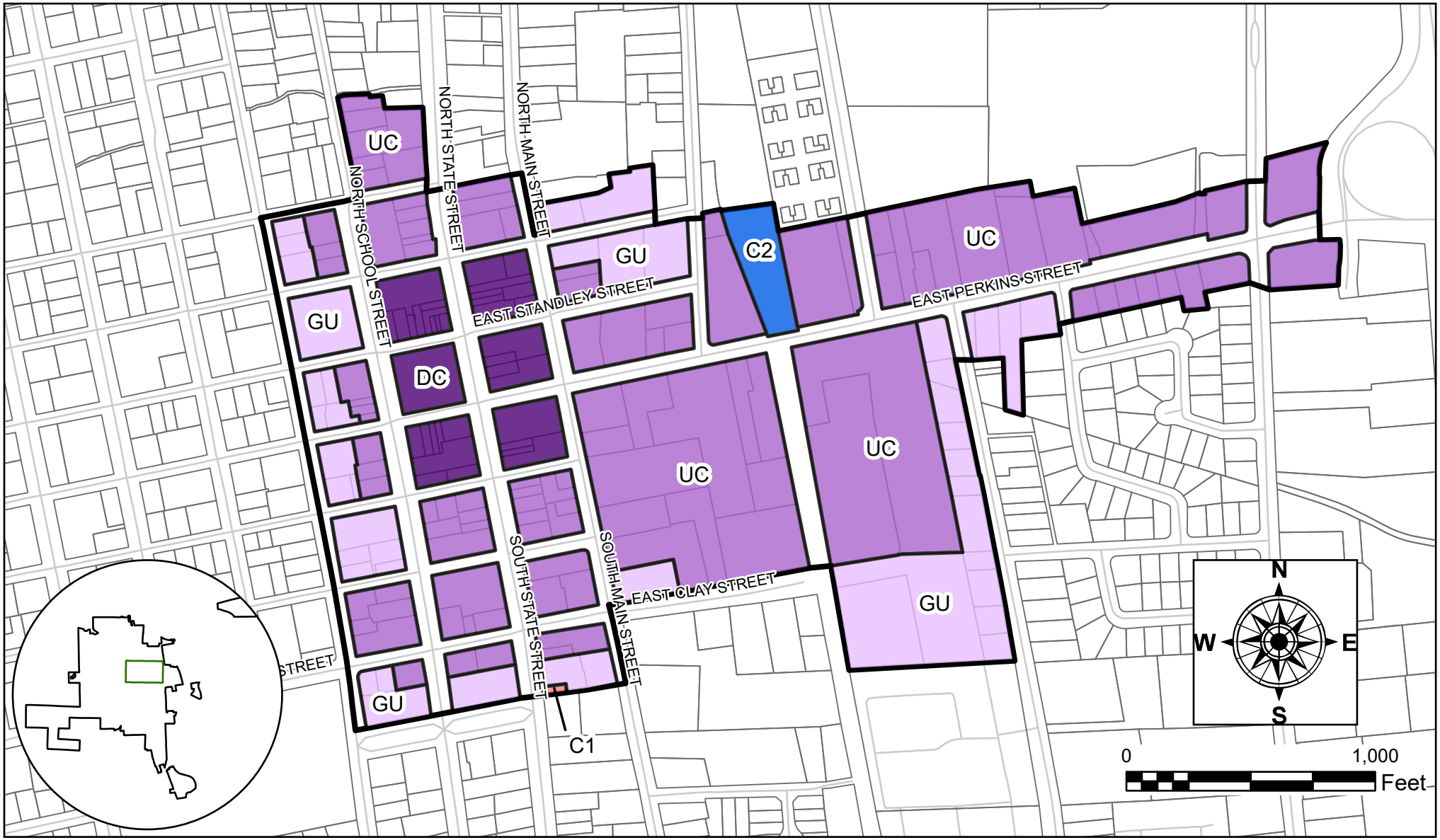
Ukiah Assessor Parcels

City of Ukiah City Limits

PAGE 2 of 2

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Downtown Zoning Code



Legend

MAP UPDATED FEBRUARY 2026

Zone Designation

- Community Commercial (C1)
- Heavy Commercial (C2)
- Downtown Core (DC)
- Urban Center (UC)
- General Urban (GU)
- Roads
- Existing DZC Boundary
- Ukiah Assessor Parcels

DO NOT USE TO DETERMINE LEGAL BOUNDARIES. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY, OR USEFULNESS OF THIS INFORMATION.

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

2025
Annual Progress Reports

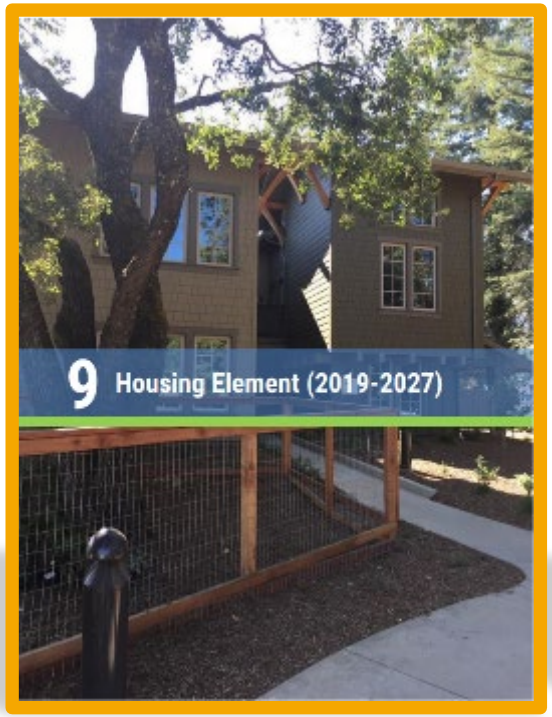
City Council Review 03/18/26

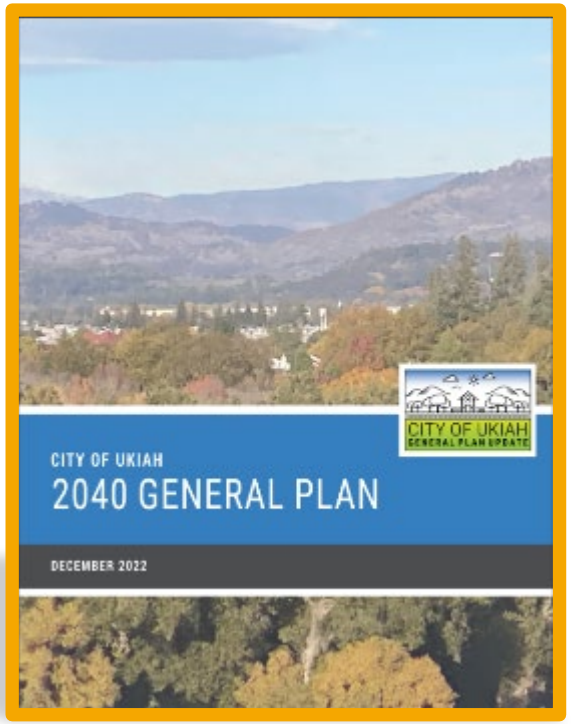
Jesse Davis, Chief Planning Manager

Annual Progress Reports (APR)

HCD: Each jurisdiction must prepare and submit a Housing Element Annual Progress Report to the Department of Housing and Community Development (HCD) on status and progress in implementing its housing element.

LCI: The General Plan APR submitted to the Governor's Office of Land Use and Climate Innovation (LCI) should outline the status of the General Plan and progress in its implementation over the previous year's 12-month reporting period.





2025 Housing Updates



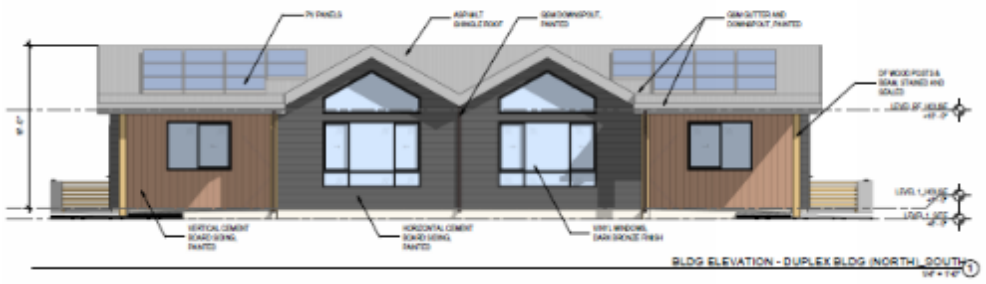
6th Cycle Housing Production: 2018-2025

6th Cycle RHNA – December 31, 2028 – August 31, 2027

Income Level		Projection Period (1/1/19 - 8/14/19)	2019	2020	2021	2022	2023	2024	2025	Total Building Permits Issued	RHNA Remaining	2018 RHNA Assignment
Very Low	Deed Restricted				30	66				96	-	86
	Non-Deed Restricted											
Low	Deed Restricted			30		24				57	**15**	72
	Non-Deed Restricted		2	1								
Moderate	Deed Restricted									38	**11**	49
	Non-Deed Restricted	3		5	6	6	7	8	3			
Above Moderate		3		9	3	4	5	33	2	59	-	32
Total		**6**	**2**	**45**	**39**	**100**	**12**	**41**	**5**	**250**	**26**	**239**

Objective Design and Development - *420 Cooper Lane*





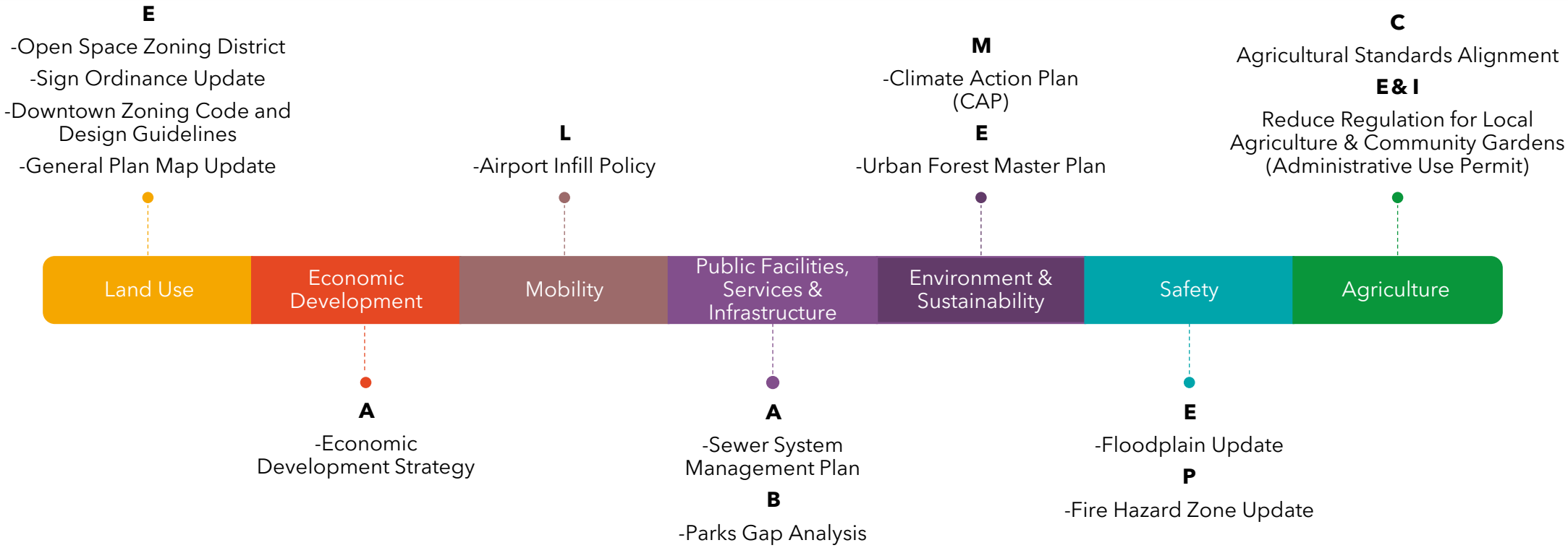


2025 General Plan Updates



CA Governor's Office of
Land Use and
Climate Innovation

General Plan 2025 Implementation Program Progress



Major Development Application *-1240 Airport Park Boulevard (MCHC)*

Project Page: [MCHC Urgent Care & Administration Building - City of Ukiah, CA]

General Plan Goal LU-13: To ensure all community members have equal access to critical resources, including medical services.





Recommendation

Staff recommends Council receive and approve submittal of the 2025 Annual Progress Reports to HCD and LCI and provide additional direction to Staff as necessary.

Agenda Item No: 14.b.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-416

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Introduction of an Ordinance by Title Only Amending Section 1166 of the Ukiah City Code Pertaining to the Design Review Board Regular Meetings.

DEPARTMENT: City Clerk

PREPARED BY: Kristine Lawler, City Clerk

PRESENTER: Kristine Lawler, City Clerk

ATTACHMENTS:

1. Proposed Ordinance - redline and clean
2. 14b Correspondence Received - Alex de Grassi
3. 14b Correspondence Received - Alan Nicholson

Summary: The City Council will consider introducing an ordinance to amend Section 1166 of the Ukiah City Code pertaining to the Design Review Board, adjusting the regular meeting schedule to a single, annual regular meeting and special meetings as needed.

Background: The Design Review Board (DRB) was established in 2012 in response to the elimination of the Redevelopment Agency (RDA). The DRB serves in an advisory capacity to City staff, the Zoning Administrator, the Planning Commission, and the City Council, on architecture and design of structures, site planning, and other urban design matters in the City. The DRB also assists with the implementation of the Ukiah General Plan, and to ensure the orderly growth and development of the City.

Discussion: Currently the DRB is scheduled to meet once a month. However, there is only a need to meet when there is a project to review. In recent years, this need has occurred only one to three times a year, without any set dates. The need for DRB review has been reduced partly as a result of zoning ordinance amendments establishing new "by-right" and administrative processes for certain new development projects, such as housing. For all regularly scheduled meetings that don't take place due to lack of need for the meeting, the meeting is canceled, and a cancellation notice is posted. Keeping regularly scheduled meeting dates open when no projects require review incurs Staff time costs to the City, and inconveniences DRB members who must keep these dates open for meetings that will likely be canceled.

For a more efficient use of time and cost, Staff proposes to hold one annual meeting to update the Board Members on current and upcoming projects, and then to schedule special meetings throughout the year when a particular project is ready for review. Therefore, Staff recommends that the Council introduce the proposed Ordinance (Attachment 1) by title only, to amend Division 1, Chapter 3, Article 4B, Section 1166 of the Ukiah City Code, pertaining to meetings, rules, and the record for the Design Review Board.

Recommended Action: Introduce an ordinance by title only amending Division 1, Chapter 3, Article 4B, Section 1166 of the Ukiah City Code, adjusting the regular meeting schedule of the Design Review Board to a single, annual regular meeting and special meetings as needed.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Craig Schlatter, Community Development Director and Darcy Vaughn, Assistant City Attorney

STRATEGIC PLAN (SP): **SP 5B** - Develop open communication and workflow practices that cultivate invested team members and community awareness/involvement.

GENERAL PLAN ELEMENTS (GP): N/A

Approved: 
Sage Sangiacomo, City Manager

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING DIVISION 1, CHAPTER 3, ARTICLE 4B, SECTION 1166 OF THE UKIAH CITY CODE, PERTAINING TO MEETINGS; RULES; RECORD FOR THE DESIGN REVIEW BOARD

The City Council of the City of Ukiah hereby ordains as follows:

1. Ukiah City Code Section 1166 is amended to read as follows:

   §1166: MEETINGS; RULES; RECORD: The Board shall hold at least one regular meeting each year, and special meetings as needed, at a time and place established by the Board, unless a lack of business or a lack of a quorum occurs. The Board shall adopt rules for the conduct of business and shall keep a written record of its findings and determinations, and overall business, which record shall be a public record. The City Manager may assign a City staff member to serve as the Board's recording secretary, who shall prepare minutes for the Board's approval. Alternatively, if no recording secretary is assigned to the Board, the Board may assign meeting recording duties to a Board member, who shall prepare minutes for the Board's approval.

2. EFFECTIVE DATE. This Ordinance shall be published as required by law in a newspaper of general circulation in the City of Ukiah, and shall become effective thirty (30) days after its adoption.

Introduced by title only on _____, 2026 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Adopted on _____, 2026 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Susan Sher, Mayor

ATTEST:

_____
Kristine Lawler, CMC/CPMC

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING DIVISION 1, CHAPTER 3, ARTICLE 4B, SECTION 1166 OF THE UKIAH CITY CODE, PERTAINING TO MEETINGS; RULES; RECORD FOR THE DESIGN REVIEW BOARD

The City Council of the City of Ukiah hereby ordains as follows:

1. Ukiah City Code Section 1166 is amended to read as follows:

   §1166: MEETINGS; RULES; RECORD: The Board shall hold at least one regular meeting each ~~month~~ year, and special meetings as needed, at a time and place established by the Board, unless a lack of business or a lack of a quorum occurs. The Board shall adopt rules for the conduct of business and shall keep a written record of its findings and determinations, and overall business, which record shall be a public record. The City Manager may assign a City staff member to serve as the Board's recording secretary, who shall prepare minutes for the Board's approval. Alternatively, if no recording secretary is assigned to the Board, the Board may assign meeting recording duties to a Board member, who shall prepare minutes for the Board's approval.

2. EFFECTIVE DATE. This Ordinance shall be published as required by law in a newspaper of general circulation in the City of Ukiah, and shall become effective thirty (30) days after its adoption.

Introduced by title only on _____, 2026 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Adopted on _____, 2026 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Susan Sher, Mayor

ATTEST:

_____
Kristine Lawler, CMC/CPMC

March 17, 2026

Ukiah City Council
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

Re: Agenda Item 14B – Proposed Amendment to Section 1166 of the Ukiah City Code

Dear Members of the City Council,

The Design Review Board has given valuable input and direction to both city planners and the Ukiah City Planning Commission over the 4 1/2 years I have served on the commission. The board's recommendations for site and building design are often taken into consideration by staff prior to presentations to the commission and they often help shape conditions for approval of use permits when reviewed by the commission.

I understand the rationale to amend municipal code Division 1, Chapter 3, Article 4B, Section 1166 of the Ukiah City Code is to save the city some effort and expense involved in canceling unnecessary meetings, and because the ability to streamline projects that comply with objective design standards for by-right development does not require design review. Nevertheless, I think there is great value in having certain projects reviewed by DRB members—many with careers as builders and architects or other relevant experience—regardless of what is required. Perhaps the role of the DRB should be reconsidered. Maybe they should be added to the list of referral agencies like the UVFA or the water department?

Rather than limit Design Review Board meetings to one annual meeting and additional as-needed meetings, perhaps this is an opportunity to for greater discussion about how how they can contribute to our city's development going forward.

I urge the city council to take time to consider this matter and not act on item 14B at the March 18 meeting.

Sincerely,
Alex de Grassi
Chair, Ukiah City Planning Commission

March 16, 2026

Ukiah City Council
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

Re: Agenda Item 14B – Proposed Amendment to Section 1166 of the Ukiah City Code

Dear Members of the City Council,

I am writing regarding Agenda Item 14B, which proposes amending Section 1166 of the Ukiah City Code to reduce Design Review Board (DRB) meetings from monthly to one annual meeting, with additional meetings called only as needed.

The Design Review Board plays a meaningful role in the city's development review process. Composed of professionals in architecture and construction, it offers technical and aesthetic expertise that complements the Planning Commission's work — addressing considerations the Commission may not otherwise have the specialized background to evaluate. Reducing the DRB to a single annual meeting would effectively render it non-functional for any timely review purpose even with meetings as needed.

Rather than amending Section 1166 in isolation, I urge the Council to first consult with current DRB and Planning Commission members about the history, function, and practical contributions of each body. This conversation may reveal that the more productive path is not reduction, but clarification of purpose — ensuring the DRB serves as a genuine asset rather than an administrative burden.

This may be an opportunity for the Council to review the structure of its commissions and committees, and that review would benefit from examining the original intent of each body and whether current practices align with those purposes, rather than proceeding line by line without the full context.

I respectfully request that the Council postpone any vote on Item 14B until a more thorough discussion has taken place — one that includes input from affected commission members and addresses the larger question of how these bodies can best serve the community.

Respectfully,

Alan Nicholson

Agenda Item No: 14.c.

MEETING DATE/TIME: 3/18/2026

ITEM NO: 2026-464

City of Ukiah

AGENDA SUMMARY REPORT

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

DEPARTMENT: City Clerk

PREPARED BY: Kristine Lawler, City Clerk

PRESENTER: Mayor Sher and Various Councilmembers

ATTACHMENTS:

1. 2026 City Council Special Assignments & Ad Hocs

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.

The Trench Cut Policy Development Ad Hoc has completed its assigned task of developing and adopting a trench cut fee. As no additional responsibilities remain under the committee's charge, Staff recommends that the Ad Hoc Committee be formally disbanded.

Recommended Action: Receive report(s). The Council will consider modifications to committee and ad hoc assignments along with the creation/elimination ad hoc(s); including the disbandment of the Trench Cut Policy Development Ad Hoc.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: No **GRANT:** No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: N/A

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: Sage Sangiacomo, City Manager

LOCAL / UKIAH VALLEY	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
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
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 467-5720 - Traci Boyl	Develop any necessary emergency and mutual aid plans, agreements, ordinances, resolutions, rules, and regulations.	**Orozco** **Criss - Alternate**	**Traci Boyl,** City Manager's Office Management Analyst; 467-5720; tboyl@cityofukiah.com
Greater Ukiah Business & Tourism Alliance (GUPTA)	4th Monday of month, 10 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	**Marianne Davison -** *Community Services Department Staff* **Orozco - Alternate**	**Shannon Riley,** Deputy City Manager; 467-5793 sriley@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	**Rodin** **Orozco - Alternate**	Jared Walker, Director of Water Resources; 467-5712, jawalker@cityofukiah.com
North Coast Opportunities (NCO)	4th Wednesday of month, 2 p.m.	Alternating locations - Ukiah and Lakeport	Governing Board Chair North Coast Opportunities 413 North State Street Ukiah, CA 95482	Assist low income and disadvantaged people to become self reliant	**Neil Davis**	**Neil Davis**, City Representative 467-5764 ndavis@cityofukiah.com
Sun House Guild ex officio	2nd Tuesday of month, 10:30 a.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, Sher** **Jake Burgess - Alternate**	**David Burton**, Museum Director; 467-2836 dburton@cityofukiah.com
Ukiah Men's Golf Club Liaison	1st Tuesday of month, 4 - 5 pm	Golf Course Clubhouse 599 Park Blvd.	Golf Course Clubhouse 599 Park Blvd umgc@yahoo.com	An association of male golfers who promote and support golf in Ukiah.	**Jake Burgess**	**Jake Burgess**, Community Services Director; 463-6201, jburgess@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 501 Low Gap Rd., Rm. 1010 Ukiah, CA 95482 463-4441	GSA serves as the Groundwater Sustainability Agency in the Ukiah Valley basin	**Crane** **N/A - Alternate**	**Jared Walker,** Director of Water Resources; 467-5712, jawalker@cityofukiah.com
MENDOCINO COUNTY	**MTG DATE/TIME**	**MEETING LOCATION**	**MAILING ADDRESS/CONTACT**	**COMMITTEE FUNCTION**	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
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 - Primary; Vice Mayor - Alternate)*	**Mayor Sher** **Vice Mayor Orozco**	**Kristine Lawler,** City Clerk; 463-6217 klawler@cityofukiah.com
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
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	**Sher** **Rodin - Alternate**	**Kristine Lawler,** City Clerk; 463-6217; klawler@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	**Crane** **Rodin - 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	**Criss** **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	**Criss** **Sher - Alternate**	**Tim Eriksen,** Public Works Director/City Engineer; 463-6280 teriksen@cityofukiah.com **Craig Schlatter,** Community Development Director; 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	**Liaisons: Owen/Schlatter**	**Greg Owen**, Airport Manager; 467-2855; gowen@cityofukiah.com **Craig Schlatter**, Director of Community Development; 463-6219; cschlatter@cityofukiah.com
Mendocino 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** - Alternate for both city seat members on Commission	**Craig Schlatter,** Director of Community Development; 463-6219; cschlatter@cityofukiah.com

MENDOCINO COUNTY Continued	MTG DATE/TIME	MEETING LOCATION	MAILING ADDRESS/CONTACT	COMMITTEE FUNCTION	ASSIGNED TO	PRINCIPAL STAFF SUPPORT
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	**Crane** **Sher - 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	**Sher** **Rodin - Alternate**	**Tim Eriksen, Public Works Director/City Engineer;** 463-6280 teriksen@cityofukiah.com
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	**Criss** **Max Brazill, Admin Lieutenant - Alternate**	**Tom Corning**, Police Chief; 463-6254; tcorning@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	**Walker/Orozco**	**Jared Walker,** Director of Water Resources; 467-5712, jawalker@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	**Orozco, Criss** **Sage Sangiacomo,** City Manager **Tom Corning,** Police Chief	**Sage Sangiacomo,** City Manager; 463-6221 ssangiacomo@cityofukiah.com
REGIONAL	**MTG DATE/TIME**	**LOCATION**	**MAILING ADDRESS/CONTACT**	**COMMITTEE FUNCTION**	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
Great Redwood Trail Agency (GRTA)	Bi-monthly, 3rd Thursdays, 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	**Rodin** **Sher- Alternate**	**Jake Burgess,** Community Services Director 463-6201, jburgess@cityofukiah.com
League of California Cities Redwood Empire Legislative Committee	Prior to Division Meetings, meets 3x in person and then via conference call	Various locations that are announced	Redwood Empire League President; Public Affairs Program Manager (916) 658-8243	Elected city officials and professional city staff attend division meetings throughout the year to share what they are doing and advocate for their interests in Sacramento	**Orozco** **Criss - Alternate**	**Sage Sangiacomo,** City Manager; 463-6221 ssangiacomo@cityofukiah.com
Russian River Watershed Association (RRWA)	4th Thursday of month, 9:00 a.m. (only 5 times a year)	Windsor Town Hall 9291 Old Redwood Hwy, #400 Windsor, CA 95492 707-838-1000	Russian River Watershed Association 2235 Mercury Way, Suite 105 Santa Rose, CA 95407 info@rrwatershed.org 707-508-3670 (message only)	Consider issues related to Russian river - plans projects and funding requests	**Rodin** **Sher - Alternate**	**Tim Eriksen,** Public Works Director/City Engineer; 463-6280 teriksen@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** **Sher - City Council Alternate** **Sauers - Alternate and Commissioner in absence of Commissioner Crane**	**Cindy 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**	**Cindy Sauers -** Electric Utility Director; 463-6286 csauers@cityofukiah.com C
STANDING COMMITTEES	**MTG DATE/TIME**	**LOCATION**	**MAILING ADDRESS/CONTACT**	**COMMITTEE FUNCTION**	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
Diversity and Equity	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/Criss**	**Traci Boyl,** City Manager's Office Management Analyst; 467-5720; tboyl@cityofukiah.com
Fire Executive Committee	2nd Tue, every other month beginning in January; 5:00 p.m.	Ukiah Valley Conference Center, 200 S. School Street Ukiah, CA	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/Sher** **Alternates: Criss**	**Doug Hutchison,** Fire Chief; 463-6263; dhutchison@cityofukiah.com
Countywide Oversight Board to the RDA Successor Agencies	4th Thursday of January, 4:00 p.m.; meets annually	Ukiah Valley Conference Center, 200 S. School Street Ukiah, CA	City of Ukiah ATTN: City Clerk 300 Seminary Ave. Ukiah, CA 95482	Oversee and direct the Successor Agencies of the former redevelopment agencies	**Crane**	**Dan Buffalo**, Director of Finance; 463-6220 dbuffalo@cityofukiah.com **Kristine Lawler**, City Clerk; 463-6217, klawler@cityofukiah.com
Water Executive Committee (Ukiah Valley Water Authority)	1st Tue of each month at 5:00 p.m.	Ukiah Valley Conference Center, 200 S. School Street Ukiah, CA	City of Ukiah ATTN: Water Resources 300 Seminary Ave. Ukiah, CA 95482	Oversight of UVWA; set annual budget for the combined water system; Manage rates and collect levies; modify existing water rights for the provision of water service; mediation and dispute resolution;	**Crane/Orozco**	**Jared Walker,** Director of Water Resources; 467-5712, jawalker@cityofukiah.com

2026 AD HOC COMMITTEES		
COMMITTEE	**ASSIGNED TO**	**PRINCIPAL STAFF SUPPORT**
Electric Grid Operational Improvements	**Crane/Orozco**	**Cindy Sauers, Electric Utility Director**; 463-6286 csauers@cityofukiah.com
Trench Cut Policy Development	**Crane**	**Tim Eriksen, Public Works Director/City Engineer**; 463-6280 teriksen@cityofukiah.com
Advance Planning & Policy for Annexation Applications	**Crane/Rodin**	**Craig Schlatter, Community Development Director** 463-6219 cschlatter@cityofukiah.com
UVSD/ City Relations *Ad hoc committee to address specific issues with the Ukiah Valley Sanitation District, including discussion of overall sewer system service delivery policies, operating policy revisions, potential revisions to the current Operating Agreement, and cost sharing*	**Crane/Orozco**	**Dan Buffalo, Director of Finance;** 463-6220 dbuffalo@cityofukiah.com **Jared Walker, Water Resources Director** 467-5712, jawalker@cityofukiah.com
Orr Street Bridge Corridor	**Rodin/Sher**	**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 **Jake Burgess, Community Services Director** 463-6201 jburgess@cityofukiah.com
Special Districts (Water District Consolidation)	**Orozco/Crane**	**Shannon Riley, Deputy City Manager** 467-5793 sriley@cityofukiah.com
Corp Yard Planning	**Crane/Orozco**	**Jason Benson, Senior Civil Engineer** 463-6284 jbenson@cityofukiah.com
Mendocino County Courthouse Project and Reuse	**Sher/Orozco**	**Shannon Riley, Deputy City Manager** 467-5793 sriley@cityofukiah.com
City's 150-Year Anniversary Planning	**Orozco/Rodin**	**Shannon Riley, Deputy City Manager** 467-5793 sriley@cityofukiah.com
Airport Policy	**Criss/Crane**	**Craig Schlatter, Community Development Director** 463-6219 cschlatter@cityofukiah.com
Parks & Recreation Special District Exploration	**Rodin/Orozco**	**Jake Burgess, Community Services Director** 463-6201 jburgess@cityofukiah.com
Downtown Zoning Code	**Crane/Rodin**	**Jesse Davis, Chief Planning Manager** 463-6207, jdavis@cityofukiah.com
Tourism Advisory Committee	**Rodin/Sher**	**Shannon Riley, Deputy City Manager** 467-5793 sriley@cityofukiah.com
Historic Preservation Code	**Sher/Criss**	**Craig Schlatter, Community Development Director** 463-6219 cschlatter@cityofukiah.com
Fire Severity	**Rodin/Orozco**	**Craig Schlatter, Community Development Director** 463-6219 cschlatter@cityofukiah.com
CalPERS	**Crane/Orozco**	**Dan Buffalo, Director of Finance;** 463-6220 dbuffalo@cityofukiah.com
City Council Handbook Review and Update	**Sher**	**Kristine Lawler, City Clerk** 463-6217; klawler@cityofukiah.com
Energy Resilience	**Sher/Orozco**	**Cindy Sauers, Electric Utility Director;** 463-6286 csauers@cityofukiah.com

*Note: Changing the composition of an existing ad-hoc among current councilmembers after work has begun presents potential Brown Act issues. Requests for fully filled ad-hocs are represented on the draft, but staff does not recommend changes except to fill vacated assignments. The current requests on the sheet for fully composed ad-hocs are primarily intended to convey interest in topics covered by these ad-hoc committees for possible future consideration of new assignments.