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/81998296451

Or you can call in using your telephone only:

- **Call (toll free) 1-888-788-0099**
- **Enter the Access Code: 819 9829 6451**
- **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.

May 20, 2026 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

5. PETITIONS AND COMMUNICATIONS

6. APPROVAL OF MINUTES

6.a. Approval of the Minutes for the May 6, 2026, Regular Meeting.
Recommended Action: Approve the minutes for the May 6, 2026, Regular Meeting.
Attachments:
1. 2026-05-06 Draft Minutes

6.b. Approval of the Minutes for the May 12, 2026, Special Joint Meeting.
Recommended Action: Approve the minutes for the May 12, 2026, Special Joint Meeting.
Attachments:
1. 2026-05-12 Special Joint Meeting Draft Minutes

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 April 2026.

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

Attachments:
1. April 2026 Summary of Disbursements
2. Account Codes for Reference
3. Object Codes for Reference
4. April 2026 Disbursements Detail

8.b. Approval of a Budget Amendment for the Server Room Project in the Amount of $487,633.

Recommended Action: Approve a budget amendment for the Server Room Project in the amount of $487,633.

Attachments: None

8.c. Adoption of Resolution Making Appointments to the 2026 Measure P Oversight Committee.

Recommended Action: Adopt resolution making appointments to the 2026 Measure P Oversight Committee.

Attachments:
1. Proposed Resolution

8.d. Consideration of Approval of Contract Amendment with Rincon Consultants, Inc. in the Amount of $86,600, Adding Additional Services for the Purpose of Providing California Environmental Quality Act (CEQA) Professional Consulting Services and Geographic Information System (GIS) Support Pertaining to the City's Reorganization.

Recommended Action: Approve a contract amendment with Rincon Consultants, Inc. in the amount of $86,600, adding additional services for the purpose of providing California Environmental Quality Act (CEQA) Professional Consulting Services and Geographic Information System (GIS) support pertaining to the City's reorganization.

Attachments:
1. Rincon Consultants COU 2425-199
2. Rincon Amendment

8.e. Consider Adoption of Resolution Authorizing Submittal of a Program Income Only 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, as well as Authorization of the Corresponding Budget Amendments.

Recommended Action: Adopt a resolution authorizing submittal of a Program Income Only application from the City of Ukiah for $343,568 in HOME Investment Partnerships Program funds for the deployment of a First-Time Homebuyer Program; 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.

Attachments:
1. HOME-2024-NOFA
2. HOME-Income-Limits-2026
3. Resolution-HOME-PI-Only-Application

8.f. Annual Report on Mobilehome Park Rent Stabilization Program; Consideration to Authorize Use of Account Reserves for FY 25-26 Administrative Costs; Adoption of Resolution Updating Program Fees for FY 26-27; and Authorization to Waive Invoicing the Mobilehome Parks.

Recommended Action: 1) Receive the report on the Mobilehome Park Stabilization Program, and 2) Authorize Staff to use the Mobilehome Rent Stabilization Trust Fund (90000000.23251) to cover the FY 25-26 administrative costs per Resolution 2025-18; 3) Adopt the proposed resolution amending Exhibit A - updating the program costs for FY 26-27; and 4) Authorize Staff to waive invoicing the mobilehome parks.

Attachments:

1. ORDINANCE 1126 Mobilehome rent stabilization
2. RESOLUTION 2025-18 - Mobilehome Rent Stabilization Admin Fees
3. 2026 Annual CPI Index Letter to Mobilehome Park Owners
4. Proposed Resolution - redline and clean

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)

12.a. Possible Adoption of an Urgency Ordinance Adopting Modifications to Ukiah City Code by Amending Chapter 2, Article 17, to Update Off-Street Parking Regulations.

Recommended Action: Adopt an Urgency Ordinance amending Ukiah City Code Chapter 2, Article 17, to update the City's off-street parking regulations.

Attachments:

1. UKGP Mobility Element
2. Ukiah City Code, Chapter 2, Article 17 - Off Street Parking (Existing Regulations)
3. PC Reso 2026-05 - Off-Street Parking Regulations w Exhibit A
4. Draft Urgency Ordinance

13. UNFINISHED BUSINESS

14. NEW BUSINESS

14.a. Presentation and Direction to Staff Regarding the Ukiah Regional Airport Business Plan and One-Page Business Plan.

Recommended Action: Receive and file the Ukiah Regional Airport Business Plan and One-Page Business Plan; direct Staff to utilize the plans as guiding documents for airport development, grant applications, and budgeting; and provide any additional direction to Staff regarding priorities or next steps.

Attachments:

1. Ukiah Regional Airport Business Plan
2. One Page Airport Business Plan

14.b. Receive a Report on Current Efforts and Strategic Direction of the City of Ukiah's Geographic Information System (GIS) Services.

Recommended Action: Receive a report on current efforts and strategic direction of the City of Ukiah's Geographic Information System (GIS) services.

Attachments:

1. Official Map Updates - Examples
2. GIS Project Examples (Static)

14.c. Receive and Accept the 2026 City of Ukiah Housing Conditions Survey, Funded by a State Community Development Block Grant Planning Grant, and Provide Additional Direction to Staff as Necessary.

Recommended Action: Receive and accept the completed 2026 Housing Conditions Survey, funded by a State Community Development Block Grant Planning Grant, and provide additional direction to Staff as necessary.

Attachments:

1. 2026-Housing-Conditions-Survey-Report_5-11-26

14.d. Requesting Approval for the Acquisition of Real Property at 701 South Orchard Ave and Authorization for the City Manager to Negotiate and Execute a Purchase Agreement to Benefit the Electric Utility Department in the Amount of $329,000, Plus Closing Costs and Find the Project Categorically Exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Recommended Action: Find that the acquisition of real property at 701 South Orchard Ave is categorically exempt from CEQA pursuant to Guidelines §15301(b), Class 1 (Existing Facilities). Approve the acquisition of real property at 701 South Orchard Ave and authorize the City Manager to negotiate and execute a Purchase Agreement with D&J Investments Inc. in the amount of $329,000, plus closing costs, and approve the corresponding budget amendment.

Attachments:

1. Prelim 701 S Orchard Ave
2. Hull Orchard Gobbi Draft Purchase Agreement
3. 701 South Orchard Avenue Ukiah CA_CEQA NOE_05.20.26

14.e. Presentation of the Fiscal Year 2026–27 Electric Utility Department Draft Budget and Five-Year Capital Improvement Plan.

Recommended Action: Receive presentation of the proposed Fiscal Year 2026–27 Electric Utility Department budget and five-year Capital Improvement Program and provide direction as necessary.

Attachments:

1. CIP -5 year-FYE 2027 - EUD - 4-11-26
2. EUD Vehicle Justification FY27

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

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

Attachments:

1. 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 (1 case)

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

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 and Jake Burgess, Community Services Director
Negotiating Parties: Tayman Park Golf Group
Under Negotiation: Price & Terms of Agreement

15.g. **Conference with Real Property Negotiators**
(Cal. Gov't Code Section 54956.8)
Property: APN Nos: 170-030-05; 170-030-03; 170-010-05; 170-020-07; 170-020-11; 170-040-03; 170-020-08
Negotiator: Sage Sangiacomo, City Manager
Negotiating Parties: Project Ovis LLC
Under Negotiation: Price & Terms of Payment

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

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: 5/15/26

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/86325977906*

May 6, 2026
5:15 p.m.

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1. ROLL CALL

Ukiah City Council met at a Regular Meeting on May 6, 2026, having been legally noticed on May 1, 2026. The meeting was held in person and virtually at the following link: *https://us06web.zoom.us/j/86325977906.* Mayor Sher called the meeting to order at 5:18 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 Vice Mayor Orozco.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

There were no AB 2449 notifications or considerations.

4. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Acknowledgements

Presenter: Mayor Sher

Mayor Sher recognized:

- *May as Asian American, Native Hawaiian and Pacific Islander Heritage Month*
- *May 10-16 as Police Week*
- *May 15 as Peace Officers' Memorial Day*
- *May as Older Americans Month*
- *May 17-23 as Emergency Medical Services Week*

No public comment was received.

b. Presentation of the Ukiah Municipal Airport Operations and Approval of the Airport Emergency Plan.

Presenters: Greg Owen, Airport Manager and Traci Boyl, Senior Management Analyst.

No public comment was received.

Motion/Second: Crane/Criss to approve the Airport Emergency Plan. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

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5. PETITIONS AND COMMUNICATIONS

No communications were received.

6. APPROVAL OF MINUTES

a. Approval of the Minutes for the April 15, 2026, Regular Meeting.
b. Approval of the Minutes for the April 29, 2026, Regular Meeting.

Motion/Second: Rodin/Orozco to approve the Regular meeting minutes of April 15, 2026, and the Special meeting minutes of April 29, 2026, 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

Mayor Sher read the right to appeal.

8. CONSENT CALENDAR

a. Adoption of an Ordinance Amending Section 62 of Division 1, Chapter 2, Article 2 of the Ukiah City Code, Pertaining to Compensation of the Mayor and City Councilmembers – *City Clerk.*

ORDINANCE NO. 1267

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING SECTION 62 OF THE UKIAH CITY CODE, PERTAINING TO COMPENSATION OF MAYOR AND CITY COUNCILMEMBERS

b. Consideration of Adoption of Resolution *(2026-34)* Reappointing Ronald J. Meaux to the Design Review Board – *City Clerk.*

c. Approval of a Budget Amendment in the Amount of $28,807.50 for OpenGov Software Services and Authorization to Continue Agreement *(2223-196) – Finance.*

Motion/Second: Criss/Rodin to approve Consent Calendar Items 8a-8c, 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

Public Comment: Dennis Miller – Bonds; Helen Sizemore – Brush Street.

10. COUNCIL REPORTS

Presenters: Councilmembers Rodin, Criss, and Crane; and Mayor Sher.

11. CITY MANAGER/CITY CLERK REPORTS

Presenters:

- **City Council and Ukiah Valley Fire District Special Joint Meeting on Tuesday, May 12, 2026, at 5:15 p.m. at the Ukiah Valley Conference Center** - Kristine Lawler, City Clerk and Sage Sangiacomo, City Manager.

12. PUBLIC HEARINGS (5:30 PM)

a. Consideration and Possible Adoption of a Resolution Updating Rates for Pre-Hospital Emergency Medical Services and Ambulance Transportation Provided by the Ukiah Valley Fire Authority.

Presenter: Doug Hutchison, Fire Chief.

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PUBLIC HEARING OPENED AT 6:11 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:11 P.M.

Motion/Second: Criss/Orozco to adopt a resolution *(2026-35)* updating the rates for pre-hospital emergency medical services and ambulance transportation provided by the Ukiah Valley Fire Authority. 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. Award Professional Services Agreement to BKF Engineers in the Amount of $614,435 to Prepare the Plans, Specifications, and Estimate for the Central Ukiah Circulation Improvement Project, and Approve Corresponding Budget Amendments.

Presenters: Tim Eriksen, Public Works Director/City Engineer and Andrew Stricklin, Senior Civil Engineer.

No public comment was received.

Motion/Second: Rodin/Crane to award professional services agreement *(2526-214)* to BKF Engineers in the amount of $614,435 to prepare the plans, specifications, and estimate for the Central Ukiah Circulation Improvement Project, and approve corresponding budget amendments. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

Councilmember Directive *to have a representative from the bike community (Neil Davis suggested) to provide input at the design stage.*

Council Consensus *to hear Agenda Item 14b out of order.*

14. NEW BUSINESS

b. Approval of Plans and Specifications for the Capital Pavement Program: Preservation and Overlay, Specification 26-01, and Direct Staff to Advertise for Bids.

Presenters: Andrew Stricklin, Senior Civil Engineer and Tim Eriksen, Public Works Director/City Engineer.

No public comment was received.

Motion/Second: Rodin/Criss to approve Plans and Specifications for the Capital Pavement Program: Preservation and Overlay, Specification 26-01, and direct Staff to advertise for bids. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

a. Receive and File Third Quarter Financial Report.

Presenter: Dan Buffalo, Finance Director.

No public comment was received.

Report was received.

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c. Presentation and Possible Discussion Regarding the Election Calendar for the November 3, 2026, General Municipal Election.

Presenter: Kristine Lawler, City Clerk.

No public comment was received.

Presentation was received.

d. Discussion and Consideration of Adoption of Resolution Amending Section 2081 of the Ukiah City Code – Adjusting Voluntary Spending Limits for Candidates in City Elections to Reflect Increases in Consumer Price Index from Limits Established in 2016.

Presenter: Kristine Lawler, City Clerk.

No public comment was received.

Motion/Second: Rodin/Crane to adopt a resolution *(2026-36)* amending Ukiah City Code Section 2081, adjusting the voluntary spending limit for candidates in City elections to $6,000, and review the spending limits every two years on off-election years. Motion **carried** by the following roll call votes: AYES: Crane, Rodin, Criss, Orozco, and Sher. NOES: None. ABSENT: None. ABSTAIN: None.

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

Presenter: Councilmember Crane.

Direction given to Staff.

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 – Anticipated Litigation
(Government Code Section 54956.9(d)(2))
Significant exposure to litigation (2 cases)

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

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

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

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

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Negotiating Parties: Tayman Park Golf Group
Under Negotiation: Price & Terms of Agreement

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

No Closed Session was held.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 8:06 p.m.

_____
Kristine Lawler, CMC
City Clerk

DRAFT

CITY OF UKIAH
CITY COUNCIL and UKIAH VALLEY FIRE DISTRICT MINUTES
Special Joint Meeting
UKIAH VALLEY CONFERENCE CENTER
200 South School Street, Ukiah, CA 95482

Virtual Meeting Link: *https://us06web.zoom.us/j/85339305925*

May 12, 2026
5:15 p.m.

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1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Ukiah City Council and the Ukiah Valley Fire District (UVFD) Board of Directors met at a Special Joint Meeting on May 12, 2026, having been legally noticed on May 8, 2026. The meeting was held in person and virtually at the following link: *https://us06web.zoom.us/j/85339305925*. President Bushby called the meeting to order at 5:18 p.m. Roll was taken with the following **Councilmembers Present:** Douglas F. Crane, Mari Rodin, Heather Criss, Juan V. Orozco, and Susan Sher. **UVFD Board of Directors Present:** Scott Cratty, Michael Graham, Kevin Jennings, and Pete Bushby. **UVFD Board of Directors Absent:** Gregory Cavalin. **Staff Present:** Sage Sangiacomo, City Manager; Traci Boyl, Senior Management Analyst; Dan Buffalo, Finance Director; Douglas Hutchison, Fire Chief; and Araceli Sandoval, Deputy City Clerk. **Additional Staff Present:** Oliver MacDonald, Finance Controller; Eric Singleton, Battalion Chief; Justin Buckingham, Battalion Chief; Ryan Nelson, Battalion Chief; and Matt Keizer, Chief Building Official.

PRESIDENT BUSHBY PRESIDING.

The Pledge of Allegiance was led by Battalion Chief Eric Singleton.

2. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comment was received.

3. UNFINISHED BUSINESS

4. NEW BUSINESS

a. Ukiah Valley Fire Authority Budget Workshop and Operational Update.

Presenters: Traci Boyl, Senior Management Analyst; Douglas Hutchison, Fire Chief; Ryan Nelson, Battalion Chief; Justin Buckingham, Battalion Chief; Sage Sangiacomo, City Manager; Eric Singleton, Battalion Chief; Matt Keizer, Chief Building Official; Dan Buffalo, Finance Director; and Oliver MacDonald, Finance Controller.

Comment from Staff: Hermano Moore, Fire Captain.

No public comment was received.

RECESS: 6:54 – 7:03 P.M.

The City Council and UVFD Board of Directors participated in a discussion regarding the Ukiah Valley Fire Authority administration and operations.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 8:28 p.m.

_____
Araceli Sandoval, Deputy City Clerk

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Agenda Item No: 8.a.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2022-1479

City of Ukiah

AGENDA SUMMARY REPORT

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

DEPARTMENT: Finance

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

PRESENTER: Consent Calendar

ATTACHMENTS:

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

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

Background: Payments made during the month of April 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): 3067385-3067465; 3067466-3067530; 3067531-3067648; 3067649-3067727

Accounts Payable EFT#: 2-4

Accounts Payable Wire Transfer: 178-181

Payroll Check Numbers: 519639-519708; 519709-519772
Payroll Manual Check Numbers: 519639, 519707, 519708

Direct Deposit Numbers: 145245-145638; 145639-146034

Manual Direct Deposit Numbers: 145245

Void Check Numbers: 519599, 3067318, 3067074, 3056025

Void Direct Deposit Numbers: NA

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

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

Recommended Action: Approve the report of disbursements for the month of April 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 APRIL 2026

FUNDS:

100	General Fund	$193,516.76
101	GF-(Sub-Fund) Visit Ukiah	$26,899.33
105	GF-(Sub-Fund) Fire Authority	$36,430.58
106	USDA Forest Serv CWDG	$4,868.84
110	Special General Fund	
120	Streets Capital Improvement	
130	Gov'tl Debt SVC/Reserve Fund	
131	Debt Service Reserve 2022 LRB	$1,320.00
200	City Adminstrative Services	$95,448.97
201	Worker's Comp Fund	
202	Liability Fund	
203	Garage Fund	$5,769.12
204	Purchasing Fund	
205	Billing & Collections Fund	$45,946.44
206	Public Safety Dispatch Fund	$1,233.44
207	Payroll Posting Fund	$490,253.62
208	Building Maintenance/Corp Yard Fund	$609,891.65
209	IT Fund	$27,079.52
220	Equipment Reserve Fund	
249	City Housing Bond Proceeds	
250	Special Revenue Fund	
251	Special Projects Reserve Fund	
252	Streets/ROW Improvement Fund	$25,778.17
253	CITY PROP 172	
300	Park Development Fund	$799.85
301	Anton Stadium Fund	
302	Observatory Park Fund	
303	Playground & Park Amenities Fund	
304	Swimming Pool Fund	
305	Riverside Park Fund	
306	Skate Park Fund	
308	Opioid Settlement Fund	
310	Museum Grants	$0.00
311	Alex Rorbaugh Recreation Center Fund	$4,542.18
312	Downtown Business Improvement Fund	$6,883.00
313	LMIHF Housing Asset Fund	$932.38
314	Winter Special Events	
315	Advanced Planning Fund	
316	SPECIAL RECREATION EVENTS	
500	2106 Gas Tax Fund	$20,289.73
501	2107 Gas Tax Fund	
503	2105 Gas Tax Fund	
505	Signalization Fund	
506	Bridge Fund	
507	1998 STIP Augmentation Fund	
508	SB325 Reimbursement Fund	
509	S.T.P. Fund	
510	Trans-Traffic Congest Relief Fund	
511	Rail Trail Fund	
600	Community Development Block Grant	
601	EDBG 94-333 Revolving Loan	
602	Community Development Fund	
603	08-HOME-4688	
604	CDBG Grant 09-STBG-6417	
605	11-HOME-7654 Fund	$0.00
606	CDBG Grant 10-EDEF-7261	
607	Prop 84 Grant Fund	
609	13-CDBG-8940	
610	City RDA Projects Fund	
613	Home Program Activities	
620	CASP Train	
630	Asset Seizure Fund	$3,900.00
631	Asset Seizure Fund (Drug/Alcohol)	
633	H & S Education 11489(B)(2)(A1)	
634	Federal Asset Seizure Grants	
635	SUP Law Enforcement Service Fund	
636	CBTHP Officer	
637	Local Law Enforcement Block Grant	
638	Asset Forfeiture 11470.2 H & S	
639	Special Revenue - Police	
640	Parking District Fund	$579.03
670	Federal American Rescue Fund	
691	Museum Fund	
695	Transfer Station Fund	
696	Solid Waste Mitigation Fund	$699.67
700	Sanitary Disposal Site Fund	$53,740.40
701	Landfill Corrective Fund	
702	Disposal Closure Reserve Fund	
704	Post Closure Fund - Solid Waste	
710	Ambulance Services Fund	$123,495.69
720	Golf Fund	$10,407.04
730	Confernence Center Fund	$7,190.31
750	Visit Ukiah	
777	Airport Fund	$89,146.97
778	Airport Capital Improvement Fund	
779	Special Aviation Fund	
800	Electric Fund	$1,337,018.50
801	Electric Capital Reserve Fund	$351,699.96
803	Lake Mendocino Bond Reserve	
805	Street Lighting Fund	$9,110.69
806	Public Benefits Fund	$3,713.15
807	Cap and Trade	
808	Electric Low Carbon Fuel STDS	($28,485.00)
820	Water Fund	$117,899.17
821	Water Capital Reserve Fund	
822	Water Capital Improvement Fund	
825	UVWA Water Shared Expneses	$5,251.06
830	Recycled Water Fund	$21,134.73
840	City/District Sewer Fund	$186,149.66
841	Sewer Contruction Fund	
843	Sewer Capital Fund	
846	UVWA Water Shared Expneses	$3,473.54
900	Special Deposit Trust	$54,127.49
901	General Service (Accts Recv)	
902	U.S.W. Billing & Collection	$73,207.22
903	Public Safety - AB 109	$0.00
905	Federal Emergency Shelter Grant	
905	Mendocino Emergency Service Authority	
911	Russian River Watershed Association	$47,415.11
915	UVFD	
916	UVFD PROP 172	
917	UVFD Measure B	
918	UVFD Mitigation	
920	MSWMA Operations	$40,033.06
922	Millview County Water District	$38,035.64
923	Milview Capital Charge	$3,419.11
927	Redwood Valley Water District	$70,887.22
932	Willow Water District Operations	$13,619.19
937	Calpella Water District Operations	$4,934.28
937	Calpella Sewer	$1,911.00
940	Sanitation District Special Fund	
942	Rate Stabilization - UVSD Fund	
943	Sanitation District Capital Improvement Fund	
945	River Estate Operations	$7,057.95
947	Hopland Water Operations	$19,884.02
950	Hopland Sewer Operations	$7,264.40
952	REDIP Sewer Enterprise Fund	
960	Community Redevelopment Agency	
961	RDA Housing Pass-Through	
962	Redevelopment Housing Fund	
963	Housing Debt	
964	RDA Capital Pass-Through	
965	Redevelopment Capital Improvement Fund	
966	Redevelopment Debt Service	
967	Housing Bond Proceeds	
968	Non-Housing Bond Proceeds	
969	RDA Obligation Retirement Fund	
844/944	Sewer Capital Projects Fund	$4,000.00
	Retainage Withheld	$49,198.37
611	CDBG 16-CDBG-11147	$243,250.00

PAYROLL CHECK NUMBERS: 519639-519708
DIRECT DEPOSIT NUMBERS: 145245-145638
PAYROLL PERIOD: 3/15/26-3/28/26

PAYROLL CHECK NUMBERS: 519709-519772
DIRECT DEPOSIT NUMBERS: 145639-146034
PAYROLL PERIOD: 3/29/2026-4/11/2026

PAYROLL CHECK NUMBERS:
DIRECT DEPOST NUMBERS:
PAYROLL PERIOD:

VOID CHECK NUMBERS:
519599, 3067318, 3067074, 3056025

MANUAL CHECK NUMBERS:
519639, 145245, 519707, 519708
WIRE TRANSFER NUMBERS:
178-181

TOTAL DEMAND PAYMENTS- A/P CHECKS	$4,572,252.21
TOTAL DEMAND PAYMENTS- EFT's	$2,466.83
TOTAL PAYROLL CHECKS & DIRECT DEPOSITS	$1,747,686.98
TOTAL PAYROLL EFT's (TAXES, PERS, VENDORS)	$944,287.16

* vendor name(if applicable)

TOTAL PAYMENTS $7,264,226.35

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
82500000	UVWA WATER SHARED EXPENSES
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
84600000	UVWA SEWER SHARED EXPENSES
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 4/3/2026

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

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
295 GROUP LLC	PD-4.10.26	CATERING: PD ANNUAL AWARDS DINNER FY 26	$3,157.00	*10020210-54100*	*SUPPLIES*	*$3,157.00*
					Vendor Total:	*$3,157.00*
AACTION RENTS	843565-2	EQUIPMENT & MACHINERY RENTAL AGREEMENT	$128.04	*10024800-56410*	*EQUIPMENT RENTAL - PRIVATE*	*$128.04*
					Vendor Total:	*$128.04*
ADVANCED SECURITY SYSTEMS	770553.1	ALARM MONITORING AT GHM	$64.00	*10022700-52180*	*SECURITY SERVICES*	*$64.00*
	770553	FIRE, LIFE SAFETY INSPECTION	$853.62	*10022700-52180*	*SECURITY SERVICES*	*$853.62*
	773814	SECURITY MONITORING - TALMAGE	$30.50	*10521210-52180*	*SECURITY SERVICES*	*$15.25*
				10621600-52180	*SECURITY SERVICES*	*$15.25*
					Vendor Total:	*$948.12*
AL SMATSKY	213	DESIGN, ENGINEERING & CONSULTATION	$2,902.50	*80126100-80230*	*INFRASTRUCTURE*	*$2,902.50*
					Vendor Total:	*$2,902.50*
ALL STAR FIRE EQUIPMENT, INC	271199	4-STRAP FACE PEICE W VOICE AMP BRACKET ON RIGHTSID	$4,801.71	*10521210-54102*	*SMALL TOOLS*	*$4,801.71*
					Vendor Total:	*$4,801.71*
ALL-GUARD ALARM SYSTEMS INC	A515816	MONTHLY FIRE & BERG MONITORING: WWTP	$97.51	*84027225-52180*	*SECURITY SERVICES*	*$97.51*
					Vendor Total:	*$97.51*
ALPHA ANALYTICAL LABORATORIES INC	6026276-REMWC	MISC. LABORATORY WORK AS NEEDED	$55.00	*94500000-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6018241-REMWC	MISC. LABORATORY WORK AS NEEDED	$160.00	*94500000-52100*	*CONTRACTUAL SERVICES*	*$160.00*
					Vendor Total:	*$215.00*
AMAZON CAPITAL SERVICES, INC	1RX7-9RM1-3CQ3	SMART TV 40", TV WALL MOUNTS, SMART TV 55"	$645.17	*73022600-52510*	*ADVERTISING & PROMOTION*	*$645.17*
	1137-99JP-7TFR	MANUAL FLUSH VALVE, SIDE MOUNT SENSOR FLUSHMETER	$330.32	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$330.32*
	1XGQ-PK3K-1KXT	RETURN: STORAGE DRIVE SSD 1TB	($129.09)	*20013540-54330*	*COMPUTER AND TECHNOLOGY*	*($129.09)*

List of Checks Presented for Approval on 4/3/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES, INC	1R1J-3G3K-3T7L	STORAGE SPACE SSD 1TB	$129.09	*20013540-54330*	*COMPUTER AND TECHNOLOGY*	*$129.09*
	1JQQ-7NRN-W961	STORAGE SPACE: KINGSTON NV 1TB M.2	$209.03	*20013540-54330*	*COMPUTER AND TECHNOLOGY*	*$209.03*
	16T-93H-V9J6	CUP HOLDER, INTERNAL MOUNT	$74.00	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$74.00*
	1R3F-4J93-DHPG	CANBUS DECODER ANTI FLICKER HARNESS	$53.34	*10020210-56130*	*EXTERNAL SERVICES*	*$53.34*
	1FCN-WWPP-9MV6	VALVE COVER SET	$162.87	*84027221-56130*	*EXTERNAL SERVICES*	*$162.87*
	1VFN-3KN6-FP1L	MAGNETIC MOTOR STARTER	$628.79	*84027221-56130*	*EXTERNAL SERVICES*	*$628.79*
	1L9Y-41L4-7WRY	FUEL CAP WITH GAUGE	$37.01	*92727520-56130*	*EXTERNAL SERVICES*	*$37.01*
	1YNC-V14T-GTKC	NYLON CLOMBING SLINGS RUNNERS, GRAB BAGS	$94.46	*80026110-54102*	*SMALL TOOLS*	*$94.46*
	1WQM-XRNY-GNW3	COLORED COPY PAPER	$33.15	*10022810-54100*	*SUPPLIES*	*$33.15*
	1LQ7-QDTN-NVV1	DRY ERASE BOARD	$126.28	*10022810-54100*	*SUPPLIES*	*$126.28*
	1KWL-GVDG-GC4F	FILE FOLDERS	$17.81	*10022822-54100*	*SUPPLIES*	*$17.81*
	1T1L-QDYP-DVDD	RED &FLUORESCENT YLW REFLECTIVE TAPE OUTDOOR	$49.73	*10024620-54100*	*SUPPLIES*	*$49.73*
	1MNR-YTWN-CCVR	TOILET BOW CLEANER	$43.60	*10521210-54100*	*SUPPLIES*	*$43.60*
	1MGJ-WDGK-KXYY	DISPOSABLE WINE GLASSES	$30.47	*20012300-54100*	*SUPPLIES*	*$30.47*
	133Q-Y6GP-MWR3	STAPLES, GEL PENS, FILE FOLDERS, MECHANICAL PENCIL	$138.31	*20023510-54100*	*SUPPLIES*	*$138.31*
	1NGQ-TMKN-CY7C	AA BATTERIES, US FLASH DRIVE	$44.94	*73022600-54100*	*SUPPLIES*	*$44.94*
	1XHP-164P-H114	COFFEE MAKER	$83.94	*77725200-54100*	*SUPPLIES*	*$83.94*
	17WY-KFWK-KY4C	THREAD SPRING CHECK VALVES	$66.60	*82027114-54100*	*SUPPLIES*	*$33.30*
				84027221-54100	*SUPPLIES*	*$33.30*
	14JF-C94C-1LX6	NOTE PADS, PLASTIC STEEL PUTTY	$104.72	*82027114-54100*	*SUPPLIES*	*$52.36*
				84027221-54100	*SUPPLIES*	*$52.36*
	17PH-RT4R-KQ4W	TONER CARTRIDGE, MOUSE PAD	$209.69	*82027114-54100*	*SUPPLIES*	*$104.85*
				84027221-54100	*SUPPLIES*	*$104.84*
					Vendor Total:	*$3,184.23*
ASCENT AVIATION GROUP INC	1187765	JET A FUEL	$33,064.63	*77725200-58401*	*AVIATION FUEL*	*$33,064.63*
					Vendor Total:	*$33,064.63*
BENJAMIN H HAMPTON	10370	STARLINK INSTALL	$7,650.74	*82027111-52100*	*CONTRACTUAL SERVICES*	*$7,650.74*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BENJAMIN H HAMPTON	10283	NEW STARLINK SETUP AT TRAIN DEPOT	$2,236.19	*10023800-54100*	*SUPPLIES*	*$2,236.19*
					Vendor Total:	*$9,886.93*
BNY WESTERN TRUST CO	00252-26-0115856	CITY OF UKIAH ELECTRIC REVENUE BOND 2022	$1,320.00	*13100000-52500*	*TRUSTEE FEES*	*$1,320.00*
					Vendor Total:	*$1,320.00*
BOUND TREE MEDICAL LLC	86135552	MISC. SUPPLIES AS NEEDED	$220.99	*71021150-54107*	*EMS SUPPLIES*	*$220.99*
					Vendor Total:	*$220.99*
CLEARLAKE LAVA INC	44868	1/8" MIX-BALL FIELD	$1,437.15	*10024800-54100*	*SUPPLIES*	*$1,437.15*
					Vendor Total:	*$1,437.15*
COFFEE CRITIC INC, THE	R41893	MISC. COFFEE SUPPLIES AS NEEED	$110.00	*20012200-54100*	*SUPPLIES*	*$110.00*
					Vendor Total:	*$110.00*
COLANTUONO HIGHSMITH & WHATLEY PC	68436	UVWA LEAGAL SERVICES	$260.00	*82014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$260.00*
	68735	UVWA LEGAL SERVICES	$4,095.00	*82014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$4,095.00*
					Vendor Total:	*$4,355.00*
COMCAST	264245043	INTERNET SERVICES: 151 LAWS AVE	$1,154.94	*20513320-55100*	*TELEPHONE*	*$1,154.94*
					Vendor Total:	*$1,154.94*
COMPUTER OPTIONS INC	INV10050	CYBERSECURITY	$4,331.25	*20913950-52100*	*CONTRACTUAL SERVICES*	*$4,331.25*
	INV099989	CYBERSECURITY	$4,417.50	*20913950-52100*	*CONTRACTUAL SERVICES*	*$4,417.50*
					Vendor Total:	*$8,748.75*
CRISTOBAL GONZALEZ	BA FY 25/26.1	BOOT ALLOWANCE	$138.20	*10024800-54100*	*SUPPLIES*	*$138.20*
					Vendor Total:	*$138.20*
DARRYL STONER	TA 3/16-27/26	TRAVEL ADVANCE	$230.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$230.00*
					Vendor Total:	*$230.00*
DAVID VAUGHAN	FY 25/26 D2/T1	REIMBURSEMENT: D2 CERT & T1 CERT	$259.00	*82027114-57100*	*LEARNING AND DEVELOPMENT*	*$129.50*
				84027221-57100	*LEARNING AND DEVELOPMENT*	*$129.50*
					Vendor Total:	*$259.00*
DC ELECTRIC GROUP INC	479274	TRAFFIC SIGNAL MAINTENANCE	$4,115.67	*50024214-52100*	*CONTRACTUAL SERVICES*	*$4,115.67*
	479275	TRAFFIC SIGNAL REAPAIRS EXTRAS FEBRUARY 26	$5,052.78	*50024214-52100*	*CONTRACTUAL SERVICES*	*$5,052.78*
					Vendor Total:	*$9,168.45*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DENNIS R CELONI	5316	CALIBRATION ACCURACY CHECK	$149.50	*82027114-54100*	*SUPPLIES*	*$149.50*
					Vendor Total:	*$149.50*
DMR BUILDERS	3.1	B OF A REMODEL	$259,141.90	*20824700-80220*	*BUILDING IMPROVEMENTS*	*$259,141.90*
					Vendor Total:	*$259,141.90*
E SOURCE COMPANIES LLC	25928	JPA BILLING TRANSITION PROJECT	$10,837.50	*20513300-52100*	*CONTRACTUAL SERVICES*	*$10,837.50*
	26027	JPA BILLING TRANSITION PROJECT	$11,666.25	*20513300-52100*	*CONTRACTUAL SERVICES*	*$11,666.25*
					Vendor Total:	*$22,503.75*
EBA ENGINEERING	57021	MONTHLY LFG MONITORING	$1,850.00	*70024500-52100*	*CONTRACTUAL SERVICES*	*$1,850.00*
					Vendor Total:	*$1,850.00*
ECS IMAGING INC	RN27825	LASERFICHE RENEWAL	$10,787.32	*20012500-54320*	*SOFTWARE*	*$10,787.32*
					Vendor Total:	*$10,787.32*
ELITE PRODUCTS GROUP INC	33087	ELLIS MANUFACTURING 110V SINGLE PHASE DUAL MITRE B	$5,111.68	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$5,111.68*
					Vendor Total:	*$5,111.68*
ENERGEA REDWOOD LLC	22	ELECTRIC POWER GENERATION 2/1/26-2/28/26	$303.60	*92727510-52100*	*CONTRACTUAL SERVICES*	*$303.60*
					Vendor Total:	*$303.60*
EUREKA OXYGEN CO	491745	EQUIPMENT MAINTENANCE	$304.88	*31122000-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$304.88*
					Vendor Total:	*$304.88*
EVAN TUCCI	BA FY 25/26	BOOT ALLOWANCE	$293.37	*82027114-54100*	*SUPPLIES*	*$293.37*
					Vendor Total:	*$293.37*
FEDERAL EXPRESS	9-221-59529	SHIPPING SERVICES	$47.61	*71021150-57100*	*LEARNING AND DEVELOPMENT*	*$7.87*
				20023510-54101	*POSTAGE*	*$39.74*
					Vendor Total:	*$47.61*
FLEETPRIDE	132880072	GOVERNOR-1200	$144.54	*10521210-56130*	*EXTERNAL SERVICES*	*$144.54*
					Vendor Total:	*$144.54*
GRAINGER INC	9840327663	ROOF LEAK DIVERTER	$112.16	*80026220-54100*	*SUPPLIES*	*$112.16*
					Vendor Total:	*$112.16*
HD SUPPLY INC	INV00997611	DRUM WRENCH	$44.18	*82027111-54100*	*SUPPLIES*	*$44.18*
					Vendor Total:	*$44.18*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
HINDERLITER DE LLAMAS AND ASSOCIATES	SIN056762	SALES, USE & TRANSACTIONS TAX	$1,633.80	*20013400-52100*	*CONTRACTUAL SERVICES*	*$1,633.80*
					Vendor Total:	*$1,633.80*
INTEGRITY SHRED LLC	181680	DOCUMENT SHREDDING	$61.00	*20513300-52100*	*CONTRACTUAL SERVICES*	*$61.00*
	181575	DOCUMENT SHREDDING	$76.00	*10020210-54100*	*SUPPLIES*	*$38.00*
				20620231-54100	*SUPPLIES*	*$38.00*
					Vendor Total:	*$137.00*
JACK MILLER	23582	SMA-MON MONTHLY PREVENTIVE MAINTENACE	$2,100.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,100.00*
					Vendor Total:	*$2,100.00*
JOHN'S DAIRY EQUIPMENT & SUPPLY CO INC	SAL11713	HASA MULTI CHLOR 15 GAL DRUM, DEPOSIT, PALLET DEPO	$3,039.95	*82000000-10305*	*PRE-PAID OTHER EXPENSES*	*$3,039.95*
					Vendor Total:	*$3,039.95*
LACO ASSOCIATES	00706.08	WCWD: D WATER MAIN REPLACEMENT SUPPORT	$2,418.75	*93227600-52100*	*CONTRACTUAL SERVICES*	*$2,418.75*
					Vendor Total:	*$2,418.75*
LARRY WALKER ASSOCIATES INC	00564.08-53	CONSULTING SVCS - NPDES & RECY	$7,959.75	*84027225-52100*	*CONTRACTUAL SERVICES*	*$7,959.75*
					Vendor Total:	*$7,959.75*
LAWRENCE & ASSOCIATES	31384	LEGAL SERVICES: NON WATER CORRECTIVE ACTION	$3,652.50	*70024500-52100*	*CONTRACTUAL SERVICES*	*$3,652.50*
					Vendor Total:	*$3,652.50*
LAWSON PRODUCTS INC	950318380	RETURN: PLUG, LIQUIDTIGHT CONDUIT FTG	($78.56)	*84027225-54100*	*SUPPLIES*	*($78.56)*
	9313264018	1x1-1/2 NIPPLE 304 ST/ST FTG	$24.41	*84027225-54100*	*SUPPLIES*	*$24.41*
	9313297137	UNISTRUT CONDUIT CLAMP	$34.08	*84027225-54100*	*SUPPLIES*	*$34.08*
	9313285031	THREDLOCKER	$88.38	*84027225-54100*	*SUPPLIES*	*$88.38*
	9313280718	RAKE CLEAN NEW SHOE, ELBOW, BUSHING, OVCTHRED PLUG	$561.62	*84027225-54100*	*SUPPLIES*	*$561.62*
	9313292935	BLAST WASP & HORNET KILLER, HEX CAP SCREW, WASHER	$591.52	*84027225-54100*	*SUPPLIES*	*$591.52*
	9313315763	PVCSOCKET CAP, ELBOW, BUSHING, HEX NUT STAINLESS	$991.73	*84027225-54100*	*SUPPLIES*	*$991.73*
					Vendor Total:	*$2,213.18*
LC ACTION POLICE SUPPLY LTD	485309	GLOCK PISTOL 9MM, BACKUP AMERIGLO GLOCK, SWITCHES	$3,109.47	*10020210-52100*	*CONTRACTUAL SERVICES*	*$3,109.47*
					Vendor Total:	*$3,109.47*

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LG SONIC LLC	2600214	MPC-BUOY BATTERY H.S. CODE 8507.60.00, # 80005	$10,847.36	*83027330-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$10,847.36*
					Vendor Total:	*$10,847.36*
LORELEI SCOTT	000814	BANNERS: GIRLS SOFTBALL	$261.94	*90000000-23236*	*FIELD SIGNAGE FEES*	*$261.94*
					Vendor Total:	*$261.94*
MARY HORGER	TR 2/23-27/26	TRAVEL REIMBURSEMENT	$294.61	*20513320-57100*	*LEARNING AND DEVELOPMENT*	*$294.61*
					Vendor Total:	*$294.61*
MARYJO REYNOLDS	TA 4/7-10/26	TRAVEL ADVANCE	$1,265.93	*20013540-57100*	*LEARNING AND DEVELOPMENT*	*$1,265.93*
					Vendor Total:	*$1,265.93*
MATHESON TRI-GAS INC	00328552884	OXYGEN & MISC. AS NEEDED	$96.41	*80026220-54100*	*SUPPLIES*	*$96.41*
					Vendor Total:	*$96.41*
MAVERICK DATA SYSTEMS	703	WARRANT BUILDER-PRO: MEMBERSHIPS	$1,000.00	*10020210-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$1,000.00*
					Vendor Total:	*$1,000.00*
MENDOCINO COUNTY RUSSIAN RIVER FLOOD CONTROL	3350	2025 CONTACT QUANITY: RIVER ESTATES MUTUAL WATER C	$1,716.00	*94500000-55221*	*WATER*	*$1,716.00*
					Vendor Total:	*$1,716.00*
MILSOFT UTILITY SOLUTIONS INC	20262805	REPLACEMENT OF UTILITY BILLING	$3,423.37	*20513300-54320*	*SOFTWARE*	*$3,423.37*
					Vendor Total:	*$3,423.37*
MINASIAN LAW LLP	9064 FEB 26	RVCWD: LEGAL SERVICES	$67.02	*92727500-52150*	*LEGAL SERVICES/ EXPENSES*	*$67.02*
					Vendor Total:	*$67.02*
MORGON PATRICK	TA 3/16-27/26	TRAVEL ADVANCE	$230.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$230.00*
					Vendor Total:	*$230.00*
MOSSY OAK HOMEOWNERS ASSOCIATION	3	ANNUAL ASSOCIATION/ERAMA DUES 4/1/26-3/31/27	$975.95	*10024620-59101*	*FEES*	*$975.95*
					Vendor Total:	*$975.95*
MOTION INDUSTRIES INC	CA23-00557370	BEARING, FITTINGS & MISC. ITEM	($1,288.80)	*84027228-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*($1,288.80)*
	CA23-00557079	BEARING, FITTINGS & MISC. ITEM	$2,173.84	*84027228-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,173.84*
					Vendor Total:	*$885.04*

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MUNICIPAL MAINTENANCE EQUIPMENT	047445	KNIFE MED BRUSH GRASS, FLANGE BEARING, FILTER ELEMENT	$1,727.37	*10024620-56130*	*EXTERNAL SERVICES*	*$1,727.37*
	047374	OMNEX TRANSMITTER	$2,638.80	*84027225-56130*	*EXTERNAL SERVICES*	*$2,638.80*
					Vendor Total:	*$4,366.17*
NCSUP LLC	1585	NCS14WR 14"X 20MM WRANGLER MULTIPUR BLADE	$983.99	*84027221-54102*	*SMALL TOOLS*	*$983.99*
					Vendor Total:	*$983.99*
NOR-CAL RECYCLED ROCK & AGGREGATES INC	31949	MISC ROCK & ROAD PATCH MATERIAL	$353.40	*10024800-54100*	*SUPPLIES*	*$353.40*
	31944	MISC ROCK & ROAD PATCH MATERIAL	$570.18	*82027114-54100*	*SUPPLIES*	*$285.09*
				84027221-54100	*SUPPLIES*	*$285.09*
	31940	MISC ROCK & ROAD PATCH MATERIAL	$626.87	*82027114-54100*	*SUPPLIES*	*$313.44*
				84027221-54100	*SUPPLIES*	*$313.43*
					Vendor Total:	*$1,550.45*
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*
OLIVO INC	26-02	DONATION	$300.00	*20012100-54100*	*SUPPLIES*	*$300.00*
					Vendor Total:	*$300.00*
ONESOURCE DISTRIBUTORS LLC	S008238037.001	5/8 X 14 MACHINE BOLT, HOT DIPPED GALV W/ DRIVE PT	$1,679.94	*80026110-54100*	*SUPPLIES*	*$1,679.94*
					Vendor Total:	*$1,679.94*
OWEN EQUIPMENT SALES	00070749	DEBRIS HOSE, HOSE END WELD, HOSE END ADAPTER	$2,413.36	*82027114-56130*	*EXTERNAL SERVICES*	*$1,206.68*
				84027221-56130	*EXTERNAL SERVICES*	*$1,206.68*
					Vendor Total:	*$2,413.36*
PACE SUPPLY CORPORATION	0211246113	ROUND RUN CAPACITOR DIVERSITECH	$26.64	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$26.64*
	0211231834	4" 1/8 FULL FACE RUBBER GASKET	$43.77	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$43.77*
					Vendor Total:	*$70.41*
PG&E CO	5701-5 MAR 26	PACIFIC GAS & ELECTRIC	$725.88	*94500000-55200*	*PG&E*	*$725.88*
	3822-9 FEB 26	PACIFIC GAS & ELECTRIC	$16,894.69	*10022300-55210*	*UTILITIES*	*$268.05*
				10022700-55210	*UTILITIES*	*$140.06*
				20824300-55210	*UTILITIES*	*$2,670.78*

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PG&E CO	3822-9 FEB 26	PACIFIC GAS & ELECTRIC	$16,894.69	*20824700-55210*	*UTILITIES*	*$4,125.48*
				70024500-55210	*UTILITIES*	*$306.94*
				73022600-55210	*UTILITIES*	*$458.72*
				73022600-55210	*UTILITIES*	*$1,241.99*
				77725200-55210	*UTILITIES*	*$75.83*
				82027111-55210	*UTILITIES*	*$697.38*
				84027221-55210	*UTILITIES*	*$91.12*
				84027225-55210	*UTILITIES*	*$6,818.42*
					Vendor Total:	*$17,620.57*
PITNEY BOWES INC	1028713537	POSTAGE MACHINE LEASE & SUPPLIES	$1,163.91	*20513300-52100*	*CONTRACTUAL SERVICES*	*$1,163.91*
					Vendor Total:	*$1,163.91*
RAY C STARKEY	P-2600349	FINANCE SHIRT/EMBROIDERY SERVICES	$56.62	*20013400-54100*	*SUPPLIES*	*$56.62*
	P-2600310	FINANCE LASER ENGRAVED TUMBLERS	$742.53	*20013400-54100*	*SUPPLIES*	*$742.53*
	P-2600232	FINANCE DEPT SHIRTS/EMBROIDERY SERVICES	$1,981.59	*20013400-54100*	*SUPPLIES*	*$1,981.59*
					Vendor Total:	*$2,780.74*
RICKEY DEAN	040326	ADVANCED DISABILITY PAYMENT	$2,040.38	*90000000-10410*	*ACCOUNTS RECEIVABLE*	*$2,040.38*
					Vendor Total:	*$2,040.38*
RINEHART OIL INC	CL49733	FUEL CARD SERVICES AS PER ATTACHED	$4,733.19	*10020210-56210*	*FUEL & FLUIDS*	*$4,733.19*
	CL49743	FUEL CARD SERVICES AS PER ATTACHED	$127.39	*10023300-56210*	*FUEL & FLUIDS*	*$127.39*
	CL49750	FUEL CARD SERVICES AS PER ATTACHED	$1,391.47	*10024620-56210*	*FUEL & FLUIDS*	*$1,391.47*
	CL49749	FUEL CARD SERVICES AS PER ATTACHED	$1,157.98	*10024800-56210*	*FUEL & FLUIDS*	*$1,157.98*
	CL49766	FUEL CARD SERVICES AS PER ATTACHED	$751.36	*10621600-56210*	*FUEL & FLUIDS*	*$751.36*
	CL49732	FUEL CARD SERVICES AS PER ATTACHED	$2,861.34	*80026400-56210*	*FUEL & FLUIDS*	*$2,861.34*
	CL49595	FUEL CARD SERVICES AS PER ATTACHED	$3,391.95	*82527181-56210*	*FUEL & FLUIDS*	*$1,695.98*
				84627220-56210	*FUEL & FLUIDS*	*$1,695.97*
	CL49770	FUEL CARD SERVICES AS PER ATTACHED	$218.81	*71021150-57100*	*LEARNING AND DEVELOPMENT*	*$218.81*
					Vendor Total:	*$14,633.49*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RINGCENTRAL INC	CD_001380296	PHONE SYSTEM	$4,816.11	*20913900-80100*	*MACHINERY & EQUIPMENT*	*$4,816.11*
					Vendor Total:	*$4,816.11*
SHAUN M FALLERI	FEB-MAR 26	HOPLAND BOARD STIPEND	$192.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$96.00*
				95000000-52100	*CONTRACTUAL SERVICES*	*$96.00*
					Vendor Total:	*$192.00*
SOLID WASTES SYSTEMS INC	FEB 26	RESIDENTAL GARBAGE FEES	$73,207.22	*90200000-52170*	*UKIAH WASTE SOLUTIONS*	*$73,207.22*
					Vendor Total:	*$73,207.22*
STEVE BOGART	DEC 25-MAR 26	CALPELLA BOARD STIPEND	$160.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$80.00*
				93800000-52100	*CONTRACTUAL SERVICES*	*$80.00*
					Vendor Total:	*$160.00*
TAMI M BAARSCH-BOGART	DEC 25-MAR 26	CALPELLA BOARD STIPEND	$160.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$80.00*
				93800000-52100	*CONTRACTUAL SERVICES*	*$80.00*
					Vendor Total:	*$160.00*
TODD LYLY	33346	CORE	$2,112.70	*84027225-56130*	*EXTERNAL SERVICES*	*$2,112.70*
					Vendor Total:	*$2,112.70*
TUFTS POLYGRAPH & INVESTIGATION	2026-1111 (A)	POLYGRAPH & INVESTIGATION SERVICES	$1,250.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$1,250.00*
					Vendor Total:	*$1,250.00*
TYLER BLACK	BA FY 25/26	BOOT ALLOWANCE	$288.13	*84027225-54100*	*SUPPLIES*	*$288.13*
					Vendor Total:	*$288.13*
UKIAH GOBBI STREET LP	99769-083 3	SOLAR CREDIT JAN-MAR 26	$2,275.31	*80000000-48185*	*RENEWABLE ENERGY CREDITS*	*$2,275.31*
					Vendor Total:	*$2,275.31*
UKIAH PAPER SUPPLY	576616	JANITORIAL SUPPLIES, MISC AS NEEDED	$168.88	*10521210-54100*	*SUPPLIES*	*$168.88*
	576423	JANITORIAL SUPPLIES, MISC AS NEEDED	$238.48	*10521210-54100*	*SUPPLIES*	*$238.48*
	575322 1	JANITORIAL SUPPLIES, MISC AS NEEDED/SHORT PAID	$109.56	*84027225-54100*	*SUPPLIES*	*$109.56*
					Vendor Total:	*$516.92*
UKIAH WIRELESS COMPANY LLC	498934	INTERNET SERVICES: 1350 HASTINGS RD	$360.00	*80026400-54331*	*CONNECTIVITY HARDWARE*	*$360.00*
					Vendor Total:	*$360.00*

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UNITED RENTALS (NORTH AMERICA) INC	259485089-001	SHORING FLUID	$235.17	*84027221-54100*	*SUPPLIES*	*$235.17*
					Vendor Total:	*$235.17*
UNITED SITE SERVICES	114-14209751	PORTABLE TOILET RENTAL CONTRACT	$304.85	*10022832-52100*	*CONTRACTUAL SERVICES*	*$304.85*
	INV-5997151	PORTABLE TOILET RENTAL CONTRACT	$109.98	*82027111-54100*	*SUPPLIES*	*$109.98*
					Vendor Total:	*$414.83*
VERIZON WIRELESS	6138998838	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*
				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*
WYATT IRRIGATION CO	345914 01	THRD PVC40 PLUG, SCH40 FEMALE ADAPTER	$210.74	*10024800-54100*	*SUPPLIES*	*$210.74*
					Vendor Total:	*$210.74*
					INVOICE TOTAL:	***$571,303.39***

List of Checks Presented for Approval on 4/10/2026

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

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AC&R SERVICES INC	371156	PARTS SALE-CONTROL BOARD	$620.57	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$620.57*
					Vendor Total:	*$620.57*
AMAZON CAPITAL SERVICES, INC	1YLP-6WPV-X7TC	BATTERY SWITCH, PUMP, COIL KIT	$139.63	*84027225-56130*	*EXTERNAL SERVICES*	*$139.63*
	1HVF-K196-W9MR	FAST ACTING FUSE	$53.94	*80000000-12104*	*INVENTORY - PURCHASES*	*$53.94*
	1RV3-3CGY-KTVX	MAGNETIC DRY ERASE MARKERS WITH ERASER CAPS	$19.59	*10022810-54100*	*SUPPLIES*	*$19.59*
	13KQ-NY64-HHXK	SWIFTGLIMPSE WALL CALENDAR ERASABLE LARGE	$31.02	*20824700-54100*	*SUPPLIES*	*$31.02*
	1Q1R-LGG7-XYL7	PROTECTION EYE WEAR, RATCHET STRAPS	$101.23	*82027114-54100*	*SUPPLIES*	*$50.62*
				84027221-54100	*SUPPLIES*	*$50.61*
					Vendor Total:	*$345.41*
AT&T	3138 MAR 26	DSL FOR 911 REMOTE SUPPORT	$251.45	*20620231-55100*	*TELEPHONE*	*$251.45*
	2799 APR 26	INTERNET	$146.48	*10024800-55210*	*UTILITIES*	*$146.48*
	5555 MAR 26	MCWD ALARM LINES	$21.49	*92227410-55210*	*UTILITIES*	*$21.49*
					Vendor Total:	*$419.42*
BOUND TREE MEDICAL LLC	86141929	MISC. SUPPLIES AS NEEDED	$85.21	*71021150-54107*	*EMS SUPPLIES*	*$85.21*
	86140450	MISC. SUPPLIES AS NEEDED	$255.63	*71021150-54107*	*EMS SUPPLIES*	*$255.63*
					Vendor Total:	*$340.84*
CALPELLA COUNTY WATER DISTRICT	3/31/26	WATER TRANSFER CHARGE FOR MARCH 2026	$1,829.08	*92727520-55223*	*ELECTRIC*	*$1,829.08*
					Vendor Total:	*$1,829.08*
CANTEEN SERVICE	5975:058009	WATER FILTRATION SERVICE POLICE DEPARTMENT	$45.00	*10020210-54100*	*SUPPLIES*	*$22.50*
				20620231-54100	*SUPPLIES*	*$22.50*
					Vendor Total:	*$45.00*
CAROLLO ENGINEERS INC	FB79447	DESIGN PHASES I&II RECYCLED WATER	$6,574.00	*83027330-80230*	*INFRASTRUCTURE*	*$6,574.00*
					Vendor Total:	*$6,574.00*

List of Checks Presented for Approval on 4/10/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
COFFEE CRITIC INC, THE	25506	COFFEE MAKER REPAIR	$870.62	*73022600-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$870.62*
	R42035	MISC. COFFEE SUPPLIES AS NEEED	$110.00	*20012200-54100*	*SUPPLIES*	*$110.00*
	R42051	MISC. COFFEE SUPPLIES AS NEEED	$167.50	*73022600-54100*	*SUPPLIES*	*$167.50*
					Vendor Total:	*$1,148.12*
DEEP VALLEY SECURITY	35768	CAROUSEL LN BURGLAR ALARM	$42.95	*20824300-80220*	*BUILDING IMPROVEMENTS*	*$42.95*
	36599	CAROUSEL LN FIRE ALARM	$62.95	*20824300-80220*	*BUILDING IMPROVEMENTS*	*$62.95*
	36643	REDWOOD VALLEY BURGLAR ALARM	$52.95	*92700000-80220*	*BUILDING IMPROVEMENTS*	*$52.95*
	36189	UPGRADE SECURITY SYSTEM WTP	$62.95	*82027111-52100*	*CONTRACTUAL SERVICES*	*$62.95*
	36320	UPGRADE SECURITY SYSTEM WTP	$62.95	*82027111-52100*	*CONTRACTUAL SERVICES*	*$62.95*
	36619	ALARM SERVICES PER ATTACHED CO	$42.95	*10022700-52180*	*SECURITY SERVICES*	*$42.95*
	35940	SECURITY UPGRADE & MONITORING/	$42.95	*10022700-52180*	*SECURITY SERVICES*	*$42.95*
	36585	MONITORING - SOFTBALL COMPLEX	$32.95	*10022822-52180*	*SECURITY SERVICES*	*$32.95*
	36279	ALARM SERVICES PER ATTACHED	$29.95	*10024800-52180*	*SECURITY SERVICES*	*$29.95*
	36581	SECURITY SYSTEM MONITORING AT	$54.95	*10024800-52180*	*SECURITY SERVICES*	*$54.95*
	36635	SECURITY MONITORING SVCS - GARAGE	$46.95	*20824300-52180*	*SECURITY SERVICES*	*$46.95*
	35952	SECURITY MONITORING SVCS -	$49.95	*20824300-52180*	*SECURITY SERVICES*	*$49.95*
	36188	UPGRADE SECURITY SYSTEM FOR ELEC	$62.95	*20824300-52180*	*SECURITY SERVICES*	*$62.95*
	36014	ALARM SERVICES PER ATTACHED	$42.95	*20824700-52180*	*SECURITY SERVICES*	*$42.95*
	35939	ALARM SERVICES PER ATTACHED	$19.95	*73022600-52180*	*SECURITY SERVICES*	*$19.95*
	36677	ALARM SERVICES PER ATTACHED	$21.95	*73022600-52180*	*SECURITY SERVICES*	*$21.95*
	36146	HASTINGS BURGLAR ALARM	$52.95	*80026400-52180*	*SECURITY SERVICES*	*$52.95*
	35996	HASTINGS FIRE ALARM	$72.95	*80026400-52180*	*SECURITY SERVICES*	*$72.95*
					Vendor Total:	*$859.10*
DEPARTMENT OF JUSTICE	034820	CHEM/TEST REPORT CRIMINAL INVESTIGATION	$175.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$175.00*
					Vendor Total:	*$175.00*
EBA ENGINEERING	56655	PROJECT PLANNING LESLIE ST GAS	$481.25	*10024210-52100*	*CONTRACTUAL SERVICES*	*$481.25*
					Vendor Total:	*$481.25*

List of Checks Presented for Approval on 4/10/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ENERGEA REDWOOD LLC	23	ELECTRIC POWER GENERATION 3/1/26-3/31/26	$1,537.08	*92727510-52100*	*CONTRACTUAL SERVICES*	*$1,537.08*
					Vendor Total:	*$1,537.08*
GHILOTTI CONSTRUCTION COMPANY INC	6095A22	URBAN CORE REHAB AND TRANSPORT	$257,523.77	*25224220-80230*	*INFRASTRUCTURE*	*$25,368.55*
				80126100-63000	*INTERFUND SERVICES USED*	*$232,155.22*
	6095*23	URBAN CORE REHAB AND TRANSPORT	$135,000.00	*80126100-63000*	*INTERFUND SERVICES USED*	*$135,000.00*
					Vendor Total:	*$392,523.77*
GOLDEN GATE BRIDGE TOLL	I712541239002	BRIDGE TOLL FEES	$8.50	*20824700-56130*	*EXTERNAL SERVICES*	*$8.50*
	T712664446782	BRIDGE TOLL FEES	$9.00	*71021150-56130*	*EXTERNAL SERVICES*	*$9.00*
	T712664429541	BRIDGE TOLL FEESS	$25.00	*71021150-56130*	*EXTERNAL SERVICES*	*$25.00*
					Vendor Total:	*$42.50*
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CI054714	AIR HOSE, BRAKE HOSE	$160.73	*10521210-56130*	*EXTERNAL SERVICES*	*$160.73*
	CI054772	SEAT BELT, SHOCK ABSORBER, REAR & FRONT	$2,231.79	*10521210-56130*	*EXTERNAL SERVICES*	*$2,231.79*
					Vendor Total:	*$2,392.52*
GOVERNMENT FORMS AND SUPPLIES LLC	0360822	REGULAR ENVELOPES BLK INK	$1,473.75	*20012200-54100*	*SUPPLIES*	*$1,473.75*
					Vendor Total:	*$1,473.75*
GRAINGER INC	9830267655	COUNTER 6 DIGIT BASE MOUNT	$34.67	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$34.67*
	9841990642	BUFFER SOLUTION	$143.58	*84027225-54103*	*LAB SUPPLIES*	*$143.58*
					Vendor Total:	*$178.25*
HAILEY RANDALL	TR 3/17-18/26	TRAVEL REIMBURSEMENT	$207.35	*20620231-57100*	*LEARNING AND DEVELOPMENT*	*$207.35*
					Vendor Total:	*$207.35*
HD SUPPLY INC	INV00994554	HACH DPD 10ML SAMPLE	$265.30	*82027111-54100*	*SUPPLIES*	*$265.30*
	INV00997812	PH TEST KIT W/COLOR, ALUM DRUM WRENCH	$361.52	*82027111-54100*	*SUPPLIES*	*$361.52*
					Vendor Total:	*$626.82*
JACK MILLER	23583	JANUS-VZW, SOLV-LFV, SMA-MON	$1,760.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$1,760.00*
					Vendor Total:	*$1,760.00*
K PRIME INC	52073	LANDFILL TESTING SERVICES	$2,119.44	*70024500-52100*	*CONTRACTUAL SERVICES*	*$2,119.44*

List of Checks Presented for Approval on 4/10/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
K PRIME INC	51938	LANDFILL TESTING SERVICES	$3,117.00	*70024500-52100*	*CONTRACTUAL SERVICES*	*$3,117.00*
	51925	LANDFILL TESTING SERVICES	$9,423.00	*70024500-52100*	*CONTRACTUAL SERVICES*	*$9,423.00*
					Vendor Total:	*$14,659.44*
KEN FOWLER MOTORS INC	55582	CLEANER	$345.91	*80026110-56130*	*EXTERNAL SERVICES*	*$345.91*
					Vendor Total:	*$345.91*
KIMBALL MIDWEST	104242347	MAXI FUSE, CABLE TIE, PIN RECEPTACLE, SOCKET CONTA	$362.41	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$362.41*
					Vendor Total:	*$362.41*
LC ACTION POLICE SUPPLY LTD	68774	9MM AMMO	$3,756.19	*10020210-54100*	*SUPPLIES*	*$3,756.19*
					Vendor Total:	*$3,756.19*
LIFE ASSIST INC	2067761	MISC. EMS SUPPLIES AS NEEDED	$410.62	*71021150-54107*	*EMS SUPPLIES*	*$410.62*
	2071605	MISC. EMS SUPPLIES AS NEEDED	$793.54	*71021150-54107*	*EMS SUPPLIES*	*$793.54*
					Vendor Total:	*$1,204.16*
MENDOCINO COUNTY TAX COLLECTOR	0031901100 FY12/22.2	21/22 PROPERTY TAXES 2ND INSTALLMENT	$158.12	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$158.12*
	0031901100 FY22/23.2	FY 22/23 PROPERTY TAXES UNSURECURED	$1,907.11	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$1,907.11*
	00241013200 FY25/26	FY 25/26 PROPERTY TAXES 2ND INSTALLMENT	$370.72	*10024800-59100*	*PROPERTY TAXES PAID*	*$370.72*
	1782100100 FY 25/26	FY 25/26 PROPERY TAX 2ND INSTALLMENT	$723.83	*70024500-59100*	*PROPERTY TAXES PAID*	*$723.83*
	0474730100 FY25/26.1	FY 25/26 PROPERTY TAXES 2ND INSTALLMENT	$137.15	*94500000-59100*	*PROPERTY TAXES PAID*	*$137.15*
					Vendor Total:	*$3,296.93*
MNG PARTNERSHIP HOLDINGS LLC	0006955170	PUBLISHING SERVICES	$163.15	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$163.15*
	0006952233	PUBLISHING SERVICES	$196.51	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$196.51*
	0006955167	PUBLISHING SERVICES	$260.07	*10023100-52515*	*ADVERTISING & PUBLICATION*	*$260.07*
	0006956587	PUBLISHING SERVICES	$140.90	*20023510-52515*	*ADVERTISING & PUBLICATION*	*$140.90*
	0006952407	PUBLISHING SERVICES	$244.18	*20023510-52515*	*ADVERTISING & PUBLICATION*	*$244.18*
	0006954227	PUBLISHING SERVICES	$299.79	*80026400-52515*	*ADVERTISING & PUBLICATION*	*$299.79*
	0006954133	PUBLISHING SERVICES	$64.63	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$64.63*
	0006954127	PUBLISHING SERVICES	$74.17	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$74.17*

List of Checks Presented for Approval on 4/10/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MNG PARTNERSHIP HOLDINGS LLC	0006956991	PUBLISHING SERVICES	$80.52	*20012500-52150*	*LEGAL SERVICES/ EXPENSES*	*$80.52*
					Vendor Total:	*$1,523.92*
MOTION INDUSTRIES INC	CA23-00557179	BEARING, FITTINGS & MISC. ITEM	$6,515.86	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$6,515.86*
	CA23-00557051	BEARING, FITTINGS & MISC. ITEM	$63.60	*84027225-54100*	*SUPPLIES*	*$63.60*
					Vendor Total:	*$6,579.46*
MUNICIPAL MAINTENANCE EQUIPMENT	047455	JOYSTICK, CANBUS W/PUSH BUTTONS & DECALS	$2,452.95	*84027225-56130*	*EXTERNAL SERVICES*	*$2,452.95*
					Vendor Total:	*$2,452.95*
NETTIE WALTON	110	REC REFUND: YOUTH SOFTBALL	$110.00	*10022831-44915*	*RECREATION PROGRAM INCOME*	*$110.00*
					Vendor Total:	*$110.00*
NICHOLAS HERCHER	INV0590	ROOTING	$175.00	*84027221-52100*	*CONTRACTUAL SERVICES*	*$175.00*
	INV0646	AFTER HOURS ROOTING	$700.00	*84027221-52100*	*CONTRACTUAL SERVICES*	*$700.00*
					Vendor Total:	*$875.00*
NICK BARBIERI TRUCKING LLC	1271975-IN	CARDLOCK FUEL PURCHASES	$2,374.93	*10024620-56210*	*FUEL & FLUIDS*	*$2,374.93*
					Vendor Total:	*$2,374.93*
NORTHER CALIFORNIA REGIONAL PUBLIC SAFETY TRAINING	006399	REGISTRATION: T O'NEILL	$1,000.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$1,000.00*
					Vendor Total:	*$1,000.00*
ON DUTY HEALTH PC	1979	ANNUAL PHYSICALS	$26,554.00	*10521210-54161*	*BACKGROUND & PHYSICALS*	*$9,900.00*
				10621600-54161	*BACKGROUND & PHYSICALS*	*$3,174.00*
				71021100-54161	*BACKGROUND & PHYSICALS*	*$7,980.00*
				71021150-54161	*BACKGROUND & PHYSICALS*	*$500.00*
				10521210-52181	*VOLUNTEER EXPENSES*	*$5,000.00*
					Vendor Total:	*$26,554.00*
OPERATING ENGINEERS UNION	2602	FEB 26 WATER UNION DUES	$1,584.00	*20700000-20509*	*P/R DEDUCT.- UNION DUES*	*$1,584.00*
	2603	MAR 26 WATER UNION DUES	$1,584.00	*20700000-20509*	*P/R DEDUCT.- UNION DUES*	*$1,584.00*
	2602-1	FEB 26 ADMIN AND MAINT UNION DUES	$2,304.00	*20700000-20509*	*P/R DEDUCT.- UNION DUES*	*$2,304.00*
	2603-1	MAR 26 ADMIN AND MAINT UNION DUES	$2,304.00	*20700000-20509*	*P/R DEDUCT.- UNION DUES*	*$2,304.00*
					Vendor Total:	*$7,776.00*

List of Checks Presented for Approval on 4/10/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PACE SUPPLY CORPORATION	0211219668	(M-65-ULT) METER, ULTRASONIC, 3/4" X 7-1/2" E-SERI	$10,310.46	*82000000-12104*	*INVENTORY - PURCHASES*	*$10,310.46*
					Vendor Total:	*$10,310.46*
PACIFIC PRODUCTS AND SERVICES LLC	37800	12" CROSS PIECE, PERF TELESPARS, ANCHORS, MISC	$6,711.81	*10024620-54127*	*PW - SIGN POSTS/ SHEETING*	*$6,711.81*
					Vendor Total:	*$6,711.81*
PATRICK K SULLIVAN	P-768	REIMBURSEMENT: SEWER LATERAL	$2,000.00	*84427221-59501*	*GRANTS ISSUED*	*$2,000.00*
					Vendor Total:	*$2,000.00*
PITNEY BOWES INC	1029076797	POSTAGE MACHINE LEASE & SUPPLIES	$198.78	*73022600-54101*	*POSTAGE*	*$198.78*
					Vendor Total:	*$198.78*
PMI	37650	ANNUAL SUBSCRIPTION	$3,530.00	*80026200-55100*	*TELEPHONE*	*$3,530.00*
					Vendor Total:	*$3,530.00*
REDWOOD TREE SERVICE STATIONS INC	MAR 26	CAR WASHES & INTERIOR CLEANING	$539.00	*10020210-56130*	*EXTERNAL SERVICES*	*$348.30*
				10023300-56130	*EXTERNAL SERVICES*	*$87.85*
				20324100-56130	*EXTERNAL SERVICES*	*$16.95*
				80026110-56130	*EXTERNAL SERVICES*	*$42.95*
				82027114-56130	*EXTERNAL SERVICES*	*$42.95*
					Vendor Total:	*$539.00*
REDWOOD WASTE SOLUTIONS INC	177664042U034	GARBAGE SERVICE: 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*
	177664111U034	GARBAGE SERVICES: 1500 S STATE	$87.39	*10521210-55210*	*UTILITIES*	*$26.22*
				10621600-55210	*UTILITIES*	*$20.97*
				71021100-55210	*UTILITIES*	*$20.10*
				71021150-55210	*UTILITIES*	*$20.10*
	177664113U034	GARBAGE SERVICES: 151 LAWS AVE	$43.69	*20513320-55210*	*UTILITIES*	*$43.69*
					Vendor Total:	*$218.47*
REVIZE LLC	23325	PD WEB SERVICES	$3,900.00	*63020210-52100*	*CONTRACTUAL SERVICES*	*$3,900.00*
					Vendor Total:	*$3,900.00*

List of Checks Presented for Approval on 4/10/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
RICK STANFORD	021326	REC REFUND: YOUTH SOFTBALL	$93.50	*10022831-44915*	*RECREATION PROGRAM INCOME*	*$93.50*
					Vendor Total:	*$93.50*
RINEHART OIL INC	CL49747	FUEL CARD SERVICES AS PER ATTACHED	$309.53	*20324100-56210*	*FUEL & FLUIDS*	*$309.53*
	CL49723	FUEL CARD SERVICES AS PER ATTACHED	$594.97	*20324100-56210*	*FUEL & FLUIDS*	*$594.97*
	CL49744	FUEL CARD SERVICES AS PER ATTACHED	$332.29	*20513382-56210*	*FUEL & FLUIDS*	*$332.29*
	CL49748	FUEL CARD SERVICES AS PER ATTACHED	$422.14	*20824700-56210*	*FUEL & FLUIDS*	*$422.14*
	CL49640	FUEL CARD SERVICES AS PER ATTACHED	$1,641.07	*82527180-56210*	*FUEL & FLUIDS*	*$547.02*
				82527181-56210	*FUEL & FLUIDS*	*$547.02*
				84627220-56210	*FUEL & FLUIDS*	*$547.03*
	CL49522	FUEL CARD SERVICES AS PER ATTACHED	$1,725.82	*82527180-56210*	*FUEL & FLUIDS*	*$575.27*
				82527181-56210	*FUEL & FLUIDS*	*$575.27*
				84627220-56210	*FUEL & FLUIDS*	*$575.28*
	CL49765	FUEL CARD SERVICES AS PER ATTACHED	$1,965.76	*82527180-56210*	*FUEL & FLUIDS*	*$655.25*
				82527181-56210	*FUEL & FLUIDS*	*$655.25*
				84627220-56210	*FUEL & FLUIDS*	*$655.26*
					Vendor Total:	*$6,991.58*
ROBERTO MENDOZA	1231	ENCLOSED FOR THE NEW VFD: KUNZLER RANCH RD	$489.99	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$489.99*
	1228	HWY 175 WELL 2 VFD CONTROL PANEL, BUILT & INSTALLE	$11,932.89	*94700000-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$11,932.89*
					Vendor Total:	*$12,422.88*
ROCKWELL SOLUTIONS INC	3763	CI PUMP LOBE KIT, WEAR PLATE KIT, HOUSING KIT	$6,785.60	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$6,785.60*
					Vendor Total:	*$6,785.60*
SAFEWAY INC	MAR 26	MISC. PURCHASES AS REQUIRED	$41.57	*10022700-54100*	*SUPPLIES*	*$41.57*
					Vendor Total:	*$41.57*
SAUL PEREZ	SERP 4/2/26	SAFETY EQUIPMENT REPAYMENT PROGRAM	$1,000.00	*10020000-10520*	*LOANS RECEIVABLE*	*$1,000.00*
					Vendor Total:	*$1,000.00*
SCOTT BOZZOLI	TR 2/10/26	TRAVEL REIMBURSEMENT	$257.85	*80026400-57100*	*LEARNING AND DEVELOPMENT*	*$257.85*
					Vendor Total:	*$257.85*

List of Checks Presented for Approval on 4/10/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
STAPLES CREDIT PLAN	6056550644	WC PAINT HORSES	$17.19	*82027111-54100*	*SUPPLIES*	*$17.19*
					Vendor Total:	*$17.19*
STEPHEN BORIS PROKOP	UKIAH-2026-02	REG. COMPLIANCE,COST OF SVC,MA	$7,875.00	*80026400-52100*	*CONTRACTUAL SERVICES*	*$7,875.00*
					Vendor Total:	*$7,875.00*
STERICYCLE INC	8013742383	SHARPS DISPOSAL AS NEEDED	$66.36	*10020210-54100*	*SUPPLIES*	*$66.36*
					Vendor Total:	*$66.36*
STRYKER SALES CORPORATION	9211088060	QUICK COMBO ELECTRODES WITH REDIPAK	$605.35	*71021100-52111*	*DEFIBRILLATOR MAINTENANCE*	*$605.35*
	9211088052	#99577-001957 LIFEPAK 15 V4 MO	$775.63	*71021100-80100*	*MACHINERY & EQUIPMENT*	*$775.63*
					Vendor Total:	*$1,380.98*
THE SHERWIN-WILLIAMS CO INC	54817222570326	BLACK/GOLD PAINT, WHITE TAIL PAINT	$122.43	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$122.43*
	56002222570326	WHITE TAIL PAINT GALLONS	$205.80	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$205.80*
					Vendor Total:	*$328.23*
TRACI BOYL	TR 2/11-13/26	TRAVEL REIMBURSEMENT	$183.23	*20012100-57100*	*LEARNING AND DEVELOPMENT*	*$183.23*
					Vendor Total:	*$183.23*
UKIAH PAPER SUPPLY	576302	JANITORIAL SUPPLIES, MISC AS NEEDED	$152.88	*10022831-54100*	*SUPPLIES*	*$152.88*
	576355	JANITORIAL SUPPLIES, MISC AS NEEDED	$100.20	*10023800-54100*	*SUPPLIES*	*$100.20*
	575382	JANITORIAL SUPPLIES, MISC AS NEEDED	$66.78	*10521210-54100*	*SUPPLIES*	*$66.78*
					Vendor Total:	*$319.86*
UKIAH WASTE SOLUTIONS, INC	177663938U034	HAZARD MATERIALS DUMP	$196.34	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$196.34*
	177663869U034	MSWMA OPERATIONS	$40,033.06	*92000000-52100*	*CONTRACTUAL SERVICES*	*$296.80*
				92000000-52173	*ILLEGAL DUMP CLEANUP*	*$24.20*
				92000000-52170	*UKIAH WASTE SOLUTIONS*	*$39,712.06*
					Vendor Total:	*$40,229.40*
ULINE	205678779	SHELF BIN DIVIDERS, YELLOW SHELF BINS	$637.97	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$637.97*
					Vendor Total:	*$637.97*
UNITED RENTALS (NORTH AMERICA) INC	260003384-001	PISTON SEALS, CYLINDER SEALS, VALVE ADAPTER	$252.65	*84027221-54100*	*SUPPLIES*	*$252.65*
					Vendor Total:	*$252.65*

List of Checks Presented for Approval on 4/10/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ZAB ENTERPRISES INC	FEB 26	PROVIDE MISC. FOOD DISHES AS NEEDED	$176.86	*82027114-57100*	*LEARNING AND DEVELOPMENT*	*$88.43*
				84027221-57100	*LEARNING AND DEVELOPMENT*	*$88.43*
					Vendor Total:	*$176.86*
					INVOICE TOTAL:	***$592,920.36***

List of Checks Presented for Approval on 4/17/2026

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

MJR

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
295 GROUP LLC	CITY-42326	POTATO SALAD: FIELD DAY	$485.00	*20016100-54167*	*EMPLOYEE DEVELOPMENT*	*$485.00*
	UPD-41026	ADDITIONAL AWARDS DINNER GUESTS	$1,263.00	*10020210-54100*	*SUPPLIES*	*$1,263.00*
					Vendor Total:	*$1,748.00*
AACTION RENTS	844622-2	SOD CUTTER	$128.04	*10024800-56410*	*EQUIPMENT RENTAL - PRIVATE*	*$128.04*
					Vendor Total:	*$128.04*
AC&R SERVICES INC	371206	SYSTEM LOW ON REFRIGERANT ADDED 1.3LBS R22	$610.00	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$610.00*
	371139	PD: 2 CONTROL BOARDS	$795.64	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$795.64*
					Vendor Total:	*$1,405.64*
ACME RIGGING COMPANY INC	350826	2" FEMALE X FEMALE NPT	$53.33	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$53.33*
					Vendor Total:	*$53.33*
ACUANTIA INC	0210629	350 GALLON PLASTIC VERTICAL DOUBLE WALL LIQUID CHE	$2,751.11	*92727510-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,751.11*
					Vendor Total:	*$2,751.11*
ADVANCED SECURITY SYSTEMS	771949	ALARM MONITORING AT GHM	$226.50	*10022700-52180*	*SECURITY SERVICES*	*$226.50*
	760459.1	FIRE, LIFE SAFETY INSPECTION &	$611.79	*10022700-52180*	*SECURITY SERVICES*	*$611.79*
	771949.1	FIRE, LIFE SAFETY INSPECTION &	$611.79	*10022700-52180*	*SECURITY SERVICES*	*$611.79*
					Vendor Total:	*$1,450.08*
ALPHA ANALYTICAL LABORATORIES INC	6036647-UKIAH	MISC. LABORATORY WORK AS NEEDED	$200.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$200.00*
	6034853-UKIAH	MISC. LABORATORY WORK AS NEEDED	$275.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$275.00*
	6038441-UKIAH	MISC. LABORATORY WORK AS NEEDED	$275.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$275.00*
	6039881-UKIAH	MISC. LABORATORY WORK AS NEEDED	$275.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$275.00*
	6034546-UKIAH	MISC. LABORATORY WORK AS NEEDED	$355.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$355.00*
	6037062-UKIAH	MISC. LABORATORY WORK AS NEEDED	$515.00	*82027111-52100*	*CONTRACTUAL SERVICES*	*$515.00*
	6039290-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$85.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$85.00*

List of Checks Presented for Approval on 4/17/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ALPHA ANALYTICAL LABORATORIES INC	60393333-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$85.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$85.00*
	6039781-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$85.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$85.00*
	6039819-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$85.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$85.00*
	6039331-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$95.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$95.00*
	6039332-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$95.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$95.00*
	6038748-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$163.75	*84027225-52100*	*CONTRACTUAL SERVICES*	*$163.75*
	6037405-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$257.50	*84027225-52100*	*CONTRACTUAL SERVICES*	*$257.50*
	6039418-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$257.50	*84027225-52100*	*CONTRACTUAL SERVICES*	*$257.50*
	6034118-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$262.50	*84027225-52100*	*CONTRACTUAL SERVICES*	*$262.50*
	6036484-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$262.50	*84027225-52100*	*CONTRACTUAL SERVICES*	*$262.50*
	6038436-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$262.50	*84027225-52100*	*CONTRACTUAL SERVICES*	*$262.50*
	6035674-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$754.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$754.00*
	6036127-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$805.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$805.00*
	6035673-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$935.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$935.00*
	6034435-UKIAHSTP	MISC. LABORATORY WORK AS NEEDED	$975.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$975.00*
	6034844-MCWD	MISC. LABORATORY WORK AS NEEDED	$110.00	*92227410-52100*	*CONTRACTUAL SERVICES*	*$110.00*
	6038842-MCWD	MISC. LABORATORY WORK AS NEEDED	$110.00	*92227410-52100*	*CONTRACTUAL SERVICES*	*$110.00*
	6034535-MCWD	MISC. LABORATORY WORK AS NEEDED	$350.00	*92227410-52100*	*CONTRACTUAL SERVICES*	*$350.00*
	6037066-MCWD	MISC. LABORATORY WORK AS NEEDED	$350.00	*92227410-52100*	*CONTRACTUAL SERVICES*	*$350.00*
	6034852-RVCWD	MISC. LABORATORY WORK AS NEEDED	$110.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$110.00*
	6038451-RVCWD	MISC. LABORATORY WORK AS NEEDED	$110.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$110.00*
	6037064-RVCWD	MISC. LABORATORY WORK AS NEEDED	$135.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$135.00*
	6034531-RVCWD	MISC. LABORATORY WORK AS NEEDED	$245.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$245.00*
	6017261-RVCWD	MISC. LABORATORY WORK AS NEEDED	$657.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$657.00*
	6039216-RVCWD	MISC. LABORATORY WORK AS NEEDED	$657.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$657.00*
	6035866-RVCWD	MISC. LABORATORY WORK AS NEEDED	$662.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$662.00*
	6034536-WILLOW	MISC. LABORATORY WORK AS NEEDED	$55.00	*93227610-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6034845-WILLOW	MISC. LABORATORY WORK AS NEEDED	$55.00	*93227610-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6037071-WILLOW	MISC. LABORATORY WORK AS NEEDED	$55.00	*93227610-52100*	*CONTRACTUAL SERVICES*	*$55.00*

List of Checks Presented for Approval on 4/17/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ALPHA ANALYTICAL LABORATORIES INC	6038925-WILLOW	MISC. LABORATORY WORK AS NEEDED	$55.00	*93227610-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6016985-CALCWD	MISC. LABORATORY WORK AS NEEDED	$55.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6037073-CALCWD	MISC. LABORATORY WORK AS NEEDED	$55.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6017528-CALCWD	MISC. LABORATORY WORK AS NEEDED	$80.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$80.00*
	6036336-CALCWD	MISC. LABORATORY WORK AS NEEDED	$2,751.00	*93700000-52100*	*CONTRACTUAL SERVICES*	*$2,751.00*
	603400-CALCWD	MISC. LABORATORY WORK AS NEEDED	$291.00	*93800000-52100*	*CONTRACTUAL SERVICES*	*$291.00*
	6035022-CALCWD	MISC. LABORATORY WORK AS NEEDED	$291.00	*93800000-52100*	*CONTRACTUAL SERVICES*	*$291.00*
	6038400-CALCWD	MISC. LABORATORY WORK AS NEEDED	$291.00	*93800000-52100*	*CONTRACTUAL SERVICES*	*$291.00*
	6039416-CALCWD	MISC. LABORATORY WORK AS NEEDED	$291.00	*93800000-52100*	*CONTRACTUAL SERVICES*	*$291.00*
	6037953-CALCWD	MISC. LABORATORY WORK AS NEEDED	$587.00	*93800000-52100*	*CONTRACTUAL SERVICES*	*$587.00*
	6037072-REMWC	MISC. LABORATORY WORK AS NEEDED	$55.00	*94500000-52100*	*CONTRACTUAL SERVICES*	*$55.00*
	6037075-HOPUD	MISC. LABORATORY WORK AS NEEDED	$110.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$110.00*
	6035021-HOPUD	MISC. LABORATORY WORK AS NEEDED	$236.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$236.00*
	6037954-HOPUD	MISC. LABORATORY WORK AS NEEDED	$532.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$532.00*
	6039415-HOPUD	MISC. LABORATORY WORK AS NEEDED	$236.00	*95000000-52100*	*CONTRACTUAL SERVICES*	*$236.00*
					Vendor Total:	*$16,937.25*
ALTEC INDUSTRIES INC	13476484	PARTS & MATERIALS AS NEEDED	$512.76	*80026110-56130*	*EXTERNAL SERVICES*	*$512.76*
					Vendor Total:	*$512.76*
AMAZON CAPITAL SERVICES, INC	16D1-1R9C-33NJ	RETURN: ICE CREAM CUPS	($21.76)	*20016100-54167*	*EMPLOYEE DEVELOPMENT*	*($21.76)*
	1LL7-HDWY-FVXX	TONER, IMPACT DRIVER TOOL	$294.65	*84027221-54102*	*SMALL TOOLS*	*$163.30*
				92227420-54100	*SUPPLIES*	*$131.35*
	1493-Y9C6-F9QF	COMMUNITY OUTREACH SUPPLIES: PD	$107.71	*10020210-54100*	*SUPPLIES*	*$107.71*
	1HXD-H7HG-TKCM	USB FLASH DRIVES	$128.34	*10020210-54100*	*SUPPLIES*	*$128.34*
	1L4J-NH9-CV9F	7 HOLE LINED PAPER	$8.60	*10022810-54100*	*SUPPLIES*	*$8.60*
	1HXN-6HYG-RTQD	MISC. SUPPLIES AS NEEDED	$17.56	*10022810-54100*	*SUPPLIES*	*$17.56*
	1FV7-JD4H-KWY6	COTTON BALLS	$17.71	*10022840-54100*	*SUPPLIES*	*$17.71*
	1L4R-D7DJ-GPQW	MISC. SUPPLIES AS NEEDED	$46.31	*20012100-54100*	*SUPPLIES*	*$46.31*
	1YVM-RQXM-177L	WIRELESS MOUSE	$75.43	*20016100-54100*	*SUPPLIES*	*$75.43*

List of Checks Presented for Approval on 4/17/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AMAZON CAPITAL SERVICES, INC	1DQY-X331-QQ9Q	TIER WALL FILE ORGANIZER	$19.59	*20824300-54100*	*SUPPLIES*	*$19.59*
	14DD-RL4D-YTHX	LABEL TAPE	$14.97	*73022600-54100*	*SUPPLIES*	*$14.97*
	1GV4-6WR4-3XY6	WIRELESS MICROPHONES	$38.10	*73022600-54100*	*SUPPLIES*	*$38.10*
	14GW-GV4M-D19Y	WIFI ANTENNNA MAGNETIC BASE	$195.56	*80026200-54100*	*SUPPLIES*	*$195.56*
	1LTP-DQRR-GCJP	CABINET ORGANIZER WALL MOUNT	$104.51	*82027114-54100*	*SUPPLIES*	*$52.25*
				84027221-54100	*SUPPLIES*	*$52.26*
	13NJ-PG9W-M3V9	GASKET WATER METER FLANGES	$59.12	*92227420-54100*	*SUPPLIES*	*$59.12*
					Vendor Total:	*$1,106.40*
AMERICAN NATIONAL RED CROSS & ITS CONSTITUENT	23154834	LICENSED TRAINING PROVIDER AGR	$500.00	*10022840-54100*	*SUPPLIES*	*$500.00*
					Vendor Total:	*$500.00*
AMWINS GROUP BENEFITS INC	9472978	MAY 26 RETIREE HEALTH INSURANCE	$4,172.82	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$4,172.82*
					Vendor Total:	*$4,172.82*
ANDREW STRICKLIN	TA 4/19-20/26	TRAVEL ADVANCE	$117.00	*10024210-57100*	*LEARNING AND DEVELOPMENT*	*$117.00*
					Vendor Total:	*$117.00*
ASBURY ENVIRONMENTAL SERVICES	I500-01355540	DISPOSAL OF MISC. PRODUCTS AS NEEDED	$153.00	*20324100-52100*	*CONTRACTUAL SERVICES*	*$153.00*
					Vendor Total:	*$153.00*
AT&T	000025003417	RV ALARM LINES	$12.36	*92727510-55210*	*UTILITIES*	*$12.36*
					Vendor Total:	*$12.36*
AT&T MOBILITY	287338218321X040926	DATA & CELL PHONES	$1,495.31	*20513300-54320*	*SOFTWARE*	*$86.22*
				20513380-54320	*SOFTWARE*	*$71.64*
				20513382-54320	*SOFTWARE*	*$71.64*
				10020210-55100	*TELEPHONE*	*$488.88*
				20012800-55100	*TELEPHONE*	*$40.73*
				20913910-55100	*TELEPHONE*	*$81.48*
				82027114-55100	*TELEPHONE*	*$327.36*
				84027221-55100	*TELEPHONE*	*$327.36*
					Vendor Total:	*$1,495.31*
B & B INDUSTRIAL SUPPLY INC	294283	G8C NYLOCKS NC, FLAT WASHER G8	$8.14	*10024800-56300*	*BUILDING MAINT. & REPAIR*	*$8.14*

List of Checks Presented for Approval on 4/17/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
B & B INDUSTRIAL SUPPLY INC	294773	BUTTON HEAD ALLEN, USS FLAT WASHER	$2.87	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$2.87*
	294135	SURFACE PREPARATION DISC, DUPLEX COATED TDX3 FLAT	$93.14	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$93.14*
	294128	LUM FLOOR PLATE, SHEARING	$32.60	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$32.60*
	294133	POPPY PINK, GLASS WHITE	$65.26	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$65.26*
	294140	SQUARE TUBING- 4X4, 3X3	$817.65	*93227610-56300*	*BUILDING MAINT. & REPAIR*	*$817.65*
	294082	414122 V ROLLER SUPPORT STND, RACK STRAP RS-1 ANGL	$341.73	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$341.73*
	294349	414122 V-ROLLER SUPPORT STND, RACK STRAP RS-1 FOR MAINT	$341.73	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$341.73*
	294250	STAINLESS FLAT VAR, SAW CUT FEE, FLAT HEAD ALLEN	$44.73	*94700000-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$44.73*
	294472	ALUMINUM SHEET, SHEARING, FORMING FEES	$138.24	*10020210-56130*	*EXTERNAL SERVICES*	*$138.24*
	294711	SOCKET HEAD ALLEN	$7.27	*10521210-56130*	*EXTERNAL SERVICES*	*$7.27*
	294448	HOT FLAT BA, CUT FEE, PLATE MS, SHEARING, HEX HEAD	$144.73	*82027111-56130*	*EXTERNAL SERVICES*	*$144.73*
	294513	4" CHANNEL, TORCH CUT FEE, HOT FLAT BAR, TORCH CUT	$107.01	*84027221-56130*	*EXTERNAL SERVICES*	*$107.01*
	294427	S&D PREMIUM BIT, SP TAPER TAP, ULTRA LUBE CUTTING	$105.58	*20324100-54102*	*SMALL TOOLS*	*$105.58*
	294226	BRUTE PLATINUM DRILL BITS	$46.81	*20824700-54102*	*SMALL TOOLS*	*$46.81*
	294450	FLUTE COUNTERSINK, FLUTE COUNTER SINK SET	$118.65	*82027111-54102*	*SMALL TOOLS*	*$118.65*
	294381	BRUTE PLATINUM DRILL BIT SET, SLUGGER CUTTER PASTE	$353.81	*84027225-54102*	*SMALL TOOLS*	*$353.81*
	294347	HOT ROLLED ROUND, HOT FLAT BAR	$45.24	*82027114-54100*	*SUPPLIES*	*$45.24*
	294632	2X1X3/16" CHANNEL, SQUARE TUBING,	$222.50	*82027114-54100*	*SUPPLIES*	*$222.50*
	294608	FORD BLUE, GLOSS ORANGE	$21.75	*84027225-54100*	*SUPPLIES*	*$21.75*
					Vendor Total:	*$3,059.44*
BELKORP AG	1179730	TORSION SPRING	$16.44	*10024620-56130*	*EXTERNAL SERVICES*	*$16.44*
	1178655	TORSIN SPRING, CHUTE	$63.07	*10024620-56130*	*EXTERNAL SERVICES*	*$63.07*
	1176181	SPINDLE	$221.32	*10024620-56130*	*EXTERNAL SERVICES*	*$221.32*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
BELKORP AG	1177984	HYD FILTER ELEMENT, FUEL FILTER, AIR FILTER, OIL F	$180.61	*84027225-56130*	*EXTERNAL SERVICES*	*$180.61*
	1177507	HYDRAULIC, AIR FILTER, FILTER ELE, OIL FILTER	$393.33	*84027225-56130*	*EXTERNAL SERVICES*	*$393.33*
					Vendor Total:	*$874.77*
BIDDLE CONSULTING GROUP INC	82217	ANNUAL SOFTWARE LICENSE RENEWAL EXP 3.13.27	$3,000.00	*20016100-57300*	*MEMBERSHIPS & SUBSCRIPTIONS*	*$3,000.00*
					Vendor Total:	*$3,000.00*
BKF ENGINEERS	26020500R	EAST PERKINS WIDENING PROJECT/	$1,678.05	*25224220-80230*	*INFRASTRUCTURE*	*$1,678.05*
					Vendor Total:	*$1,678.05*
BLUETRITON BRANDS INC	06C8720143776	WATER DELIVERY: 151 LAWS AVE	$30.97	*20513320-54100*	*SUPPLIES*	*$30.97*
					Vendor Total:	*$30.97*
CANTEEN SERVICE	5975:058244	MISC. FOOD ITEMS AS NEEDED	$96.00	*20012200-54100*	*SUPPLIES*	*$96.00*
					Vendor Total:	*$96.00*
CARAHSOFT TECHNOLOGY CORPORATION	IN2240270	NINJAONE TICKETING SYSTEM	$832.98	*20913930-54320*	*SOFTWARE*	*$832.98*
					Vendor Total:	*$832.98*
CDW GOVERNMENT INC	AI6PN6C	POKY VL 50-M HS UC NO LOCALIZATION, POLY VOYAGER	$2,207.84	*10020210-54320*	*SOFTWARE*	*$2,207.84*
					Vendor Total:	*$2,207.84*
CINTAS CORPORATION	5321238406	FIRST AID SUPPLIES	$117.41	*10024620-52100*	*CONTRACTUAL SERVICES*	*$65.32*
				84027221-54100	*SUPPLIES*	*$52.09*
	4262854038	RUG, MAT & UNIFORM SERVICES	$176.09	*20324100-52100*	*CONTRACTUAL SERVICES*	*$123.22*
				20824300-52100	*CONTRACTUAL SERVICES*	*$52.87*
	4261312261	RUG, MAT & UNIFORM SERVICES	$177.94	*20324100-52100*	*CONTRACTUAL SERVICES*	*$125.07*
				20824300-52100	*CONTRACTUAL SERVICES*	*$52.87*
	4263599957	RUG, MAT & UNIFORM SERVICES	$188.29	*20324100-52100*	*CONTRACTUAL SERVICES*	*$123.22*
				20824300-52100	*CONTRACTUAL SERVICES*	*$65.07*
	4262090778	RUG, MAT & UNIFORM SERVICES	$243.11	*20324100-52100*	*CONTRACTUAL SERVICES*	*$123.22*
				20824300-52100	*CONTRACTUAL SERVICES*	*$119.89*
	5321238407	FIRST AID SUPPLIES	$61.24	*20324100-54100*	*SUPPLIES*	*$61.24*
	4261202360	RUG, MAT & UNIFORM SERVICES	$73.15	*77725200-54100*	*SUPPLIES*	*$73.15*
	4262680709	RUG, MAT & UNIFORM SERVICES	$73.15	*77725200-54100*	*SUPPLIES*	*$73.15*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CINTAS CORPORATION	4264193580	RUG, MAT & UNIFORM SERVICES	$73.15	*77725200-54100*	*SUPPLIES*	*$73.15*
	4263429435	RUG, MAT & UNIFORM SERVICES	$75.77	*77725200-54100*	*SUPPLIES*	*$75.77*
	4761922279	RUG, MAT & UNIFORM SERVICES	$75.77	*77725200-54100*	*SUPPLIES*	*$75.77*
					Vendor Total:	*$1,335.07*
CIRCLE PIZZA LLC	2019606	PUBLIC WORKS LUNCHEON MEETING	$38.57	*10024210-54100*	*SUPPLIES*	*$38.57*
					Vendor Total:	*$38.57*
CITY OF UKIAH	10745	ADMIN AND BILLING: RIVER ESTATES	$842.83	*94500000-52115*	*PERFORMANCE AGREEMENTS*	*$842.83*
	10885	OPERATIONS & MAINTENANCE: RIVER ESTATES	$2,466.09	*94500000-52115*	*PERFORMANCE AGREEMENTS*	*$2,466.09*
	10746	ADMIN & BILLING: HOPLAND WATER DIST	$3,076.68	*94700000-52115*	*PERFORMANCE AGREEMENTS*	*$1,538.34*
				95000000-52115	*PERFORMANCE AGREEMENTS*	*$1,538.34*
	10884	APRIL OPERATION: HOPLAND WATER DIST	$10,340.06	*94700000-52115*	*PERFORMANCE AGREEMENTS*	*$5,170.03*
				95000000-52115	*PERFORMANCE AGREEMENTS*	*$5,170.03*
					Vendor Total:	*$16,725.66*
CLARION EVENTS INC	CIV00437175	FIRE ENGINEERING TRAINING SOFTWARE	$3,005.00	*10521210-54320*	*SOFTWARE*	*$1,863.10*
				71021100-54320	*SOFTWARE*	*$510.85*
				71021150-54320	*SOFTWARE*	*$631.05*
					Vendor Total:	*$3,005.00*
COFFEE CRITIC INC, THE	R41790	MISC. COFFEE SUPPLIES AS NEEED	$110.00	*20012200-54100*	*SUPPLIES*	*$110.00*
	R42187	MISC. COFFEE SUPPLIES AS NEEED	$24.00	*77725200-54100*	*SUPPLIES*	*$24.00*
					Vendor Total:	*$134.00*
COLLEEN HOLLY HUNT	02770	STORMWATER SUPPORT SERVICES FY 25/26	$15,834.71	*10024224-52100*	*CONTRACTUAL SERVICES*	*$15,834.71*
					Vendor Total:	*$15,834.71*
COMCAST	1067 APR 26	INTERNET SERVICES: 1500 S STATE ST OFFICE	$400.35	*10521210-55100*	*TELEPHONE*	*$126.71*
				10523600-55100	*TELEPHONE*	*$18.22*
				10621600-55100	*TELEPHONE*	*$33.62*
				71021100-55100	*TELEPHONE*	*$110.90*
				71021150-55100	*TELEPHONE*	*$110.90*
					Vendor Total:	*$400.35*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
COMPUTER OPTIONS INC	INV10102	CYBERSECURITY	$4,292.50	*20913950-52100*	*CONTRACTUAL SERVICES*	*$4,292.50*
					Vendor Total:	*$4,292.50*
COUNTY OF MENDOCINO	EU049	DEPOSIT REFUND ELECTRIC PROJECT: 585 LOW GAP RD	$2,408.07	*90000000-23200*	*REFUNDABLE DEPOSITS TRUST*	*$2,408.07*
	EU048	DEPOSIT REFUND ELECTRIC PROJECT: 731 S STATE ST	$41,349.68	*90000000-23200*	*REFUNDABLE DEPOSITS TRUST*	*$41,349.68*
					Vendor Total:	*$43,757.75*
D WALTER K BARR	10256	DOT PHYSICAL	$150.00	*10024620-54161*	*BACKGROUND & PHYSICALS*	*$150.00*
					Vendor Total:	*$150.00*
DAN QUARLES	TA 4/20-23/26	TRAVEL ADVANCE	$906.29	*80026110-57100*	*LEARNING AND DEVELOPMENT*	*$906.29*
					Vendor Total:	*$906.29*
DELL MARKETING LP	10862864410	DELL PRO MONITOR, DELL PRO BASE, SMART DOCK	$2,650.71	*20012500-54330*	*COMPUTER AND TECHNOLOGY*	*$2,650.71*
					Vendor Total:	*$2,650.71*
E SOURCE COMPANIES LLC	26202	JPA BILLING TRANSITION PROJECT	$6,120.00	*20513300-52100*	*CONTRACTUAL SERVICES*	*$6,120.00*
					Vendor Total:	*$6,120.00*
EBA ENGINEERING	57089	CORP YARD WELL ABANDONMENT	$19,704.70	*20824300-52100*	*CONTRACTUAL SERVICES*	*$19,704.70*
	57031	LANDFILL CLOSURE CONSULTING	$29,661.25	*70024500-52100*	*CONTRACTUAL SERVICES*	*$29,661.25*
					Vendor Total:	*$49,365.95*
EFAX CORPORATE	5962958	EFAX SERVICES	$223.60	*20012200-52100*	*CONTRACTUAL SERVICES*	*$223.60*
					Vendor Total:	*$223.60*
ERIC MCBURNEY	TA 4/19-25/26	TRAVEL ADVANCE	$552.00	*82027114-57100*	*LEARNING AND DEVELOPMENT*	*$552.00*
					Vendor Total:	*$552.00*
EUREKA OXYGEN CO	U 220321	EQUIPMENT MAINTENANCE	$280.58	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$280.58*
	U 219984	EQUIPMENT MAINTENANCE	$386.02	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$386.02*
					Vendor Total:	*$666.60*
EVERGREEN JOB & SAFETY TRAINING INC	2184	JOB AND SAFETY TRAINING - MARCH 2026	$2,467.00	*80026110-52100*	*CONTRACTUAL SERVICES*	*$2,467.00*
					Vendor Total:	*$2,467.00*
FERRELLGAS	1133549541	PROPANE: 141 LOVERS LANE	$327.68	*10521210-55210*	*UTILITIES*	*$98.30*
				10621600-55210	*UTILITIES*	*$78.64*
				71021100-55210	*UTILITIES*	*$75.37*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FERRELLGAS	1133549541	PROPANE: 141 LOVERS LANE	$327.68	*71021150-55210*	*UTILITIES*	*$75.37*
					Vendor Total:	*$327.68*
FLEETPRIDE	132912023	FUEL/WATER SEPERATOR, CARTRIDGE, FILTER, FUEL SPIN	$376.96	*10521210-56130*	*EXTERNAL SERVICES*	*$376.96*
					Vendor Total:	*$376.96*
GARTON TRACTOR INC	P2318007	FILTER OIL, ELEMENT, FILTER	$39.27	*10521210-56130*	*EXTERNAL SERVICES*	*$39.27*
	P2321207	KEY, STARTERS	$62.10	*82027114-54100*	*SUPPLIES*	*$62.10*
					Vendor Total:	*$101.37*
GENERAL PACIFIC INC	1540577	VINYL ELECTRICAL TAPE, CABLE CLEAN RD HV SPLICE SP	$1,118.89	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,118.89*
	1539568	CURVED WASHER, EYENUT	$1,498.01	*80026110-54100*	*SUPPLIES*	*$1,498.01*
					Vendor Total:	*$2,616.90*
GHD INC	380-0088265	SCHOOL STREET MULTIMODAL TRANS	$9,176.78	*10024210-52100*	*CONTRACTUAL SERVICES*	*$9,176.78*
					Vendor Total:	*$9,176.78*
GOLDEN STATE EMERGENCY VEHICLE SERVICE INC	CI054728	HOSE AIR	$196.22	*10521210-56130*	*EXTERNAL SERVICES*	*$196.22*
					Vendor Total:	*$196.22*
GRAINGER INC	9851579897	BUFFER SOLUTION PH7, PH4	$337.14	*84027225-52100*	*CONTRACTUAL SERVICES*	*$337.14*
	9823494076	Y STRAINER	$255.82	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$255.82*
	9800848757	DRY WIPE ROLL	$54.45	*10521210-54100*	*SUPPLIES*	*$54.45*
	985384558	RADIAL BALL BRG	$243.76	*80026210-54100*	*SUPPLIES*	*$243.76*
					Vendor Total:	*$891.17*
GRANITE CONSTRUCTION COMPANY	3163736	MISC ROCK & ROAD PATCH MATERIAL	$649.59	*93700000-54100*	*SUPPLIES*	*$649.59*
					Vendor Total:	*$649.59*
GRAYBAR ELECTRIC CO INC	9352388771	(AL-63) ARRESTOR, LIGHTING (SURGE), 15 KV- COOPER	$8,404.08	*80000000-12104*	*INVENTORY - PURCHASES*	*$8,404.08*
					Vendor Total:	*$8,404.08*
GREATER UKIAH CHAMBER OF COMMERCE	3RD QTR 2026 TOT	TOT MEASURE X PERFORMANCE AGREEMENT	$26,899.33	*10112700-52115*	*PERFORMANCE AGREEMENTS*	*$26,899.33*
					Vendor Total:	*$26,899.33*
HACH COMPANY	14916095	PHP PEEK	$1,440.53	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,440.53*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
HACH COMPANY	14909747	POTASSIUM IODIDE AR, KI BULK DISPENSER	$429.19	*84027225-54103*	*LAB SUPPLIES*	*$429.19*
					Vendor Total:	*$1,869.72*
HANSEL FORD INC	1337163	SENSOR	$103.04	*10020210-56130*	*EXTERNAL SERVICES*	*$103.04*
	1336747	SEAT BELT	$243.39	*10020210-56130*	*EXTERNAL SERVICES*	*$243.39*
	1337658	BELT, CHAIN, CHAIN TI	$166.72	*20324100-56130*	*EXTERNAL SERVICES*	*$166.72*
	1336573	ROTOR ASY, PAD BRAKE	$764.72	*71021100-56130*	*EXTERNAL SERVICES*	*$764.72*
	1335668	BELT AND B	$434.02	*82027111-56130*	*EXTERNAL SERVICES*	*$434.02*
	1337049	V-BELT, PUMP ASY, SEAL ASY, GASKETS, SEAL VALVE, A	$1,070.74	*82027111-56130*	*EXTERNAL SERVICES*	*$1,070.74*
	1336967	SWITCH ASY	$64.97	*84027225-56130*	*EXTERNAL SERVICES*	*$64.97*
	1337055	LATCH	$425.94	*20324100-58510*	*REIMBURSABLE JOBS*	*$425.94*
	1337050	TOOL	$245.38	*20324100-54102*	*SMALL TOOLS*	*$245.38*
					Vendor Total:	*$3,518.92*
INTEGRITY SHRED LLC	182106	DOCUMENT SHREDDING	$76.00	*10020210-54100*	*SUPPLIES*	*$38.00*
				20620231-54100	*SUPPLIES*	*$38.00*
					Vendor Total:	*$76.00*
INTERWEST CONSULTING GROUP INC	3569174	ON-CALL BUILDING & PLAN CHECK	$1,586.84	*10023300-52100*	*CONTRACTUAL SERVICES*	*$1,586.84*
					Vendor Total:	*$1,586.84*
JACK HENRY & ASSOCIATES INC	5216562	JACK HENRY PRODUCT AND SERVICE	$250.00	*20513300-52100*	*CONTRACTUAL SERVICES*	*$250.00*
	5246391	JACK HENRY PRODUCT AND SERVICE	$250.00	*20513300-52100*	*CONTRACTUAL SERVICES*	*$250.00*
					Vendor Total:	*$500.00*
JACK MILLER	23588	3 YEAR SCADA MAINTENANCE AGREEMENT	$3,756.74	*82027111-52100*	*CONTRACTUAL SERVICES*	*$3,756.74*
	23587	ANNUAL FLOWMETER CALIBRATIONS	$5,534.24	*82027111-52100*	*CONTRACTUAL SERVICES*	*$5,534.24*
	23585	SCADA ON CALL MAINTENANCE AND	$7,411.62	*84027225-52100*	*CONTRACTUAL SERVICES*	*$7,411.62*
	23601	STRLNK: REDWOOD VALLEY WATER	$1,005.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$1,005.00*
	23586	PROG-ST: REDWOOD VALLEY	$3,040.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$3,040.00*
	23593	PROG-ST: REDWOOD VALLEY	$4,200.00	*92727510-52100*	*CONTRACTUAL SERVICES*	*$4,200.00*
					Vendor Total:	*$24,947.60*

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JEFFREY MORRIS	BA FY 25/26	BOOT ALLOWANCE: STATION BOOTS	$350.00	*10521210-54106*	*SPECIALTY SUPPLIES*	*$350.00*
					Vendor Total:	*$350.00*
JENNIE BARKER	270-CAMEU 2025014675	REFUND: OVERPAYEMNT AMBULANCE	$152.85	*71000000-10415*	*ACCRUED REVENUE*	*$152.85*
					Vendor Total:	*$152.85*
JOE FOWLER	BA FY 25/26	BOOT ALLOWANCE	$185.08	*10024800-54100*	*SUPPLIES*	*$185.08*
					Vendor Total:	*$185.08*
KASEYA US LLC	2464557227040	IT GLUE/KASEYA SOFTWARE	$408.45	*20913910-54320*	*SOFTWARE*	*$408.45*
					Vendor Total:	*$408.45*
KYOCERA DOCUMENT SOLUTIONS NOR CAL	55E1869432	UVSD BILLING 3/27/26-6/26/26	$294.10	*20513320-52100*	*CONTRACTUAL SERVICES*	*$294.10*
					Vendor Total:	*$294.10*
LACO ASSOCIATES	54737	RIVER ESTATE WATER COMPANY: NCRP TA APPLICATION	$900.00	*94500000-52100*	*CONTRACTUAL SERVICES*	*$900.00*
					Vendor Total:	*$900.00*
LANGUAGE LINE SERVICE INC	11896628	TRANSLATION AND INTERPRETING SERVICES	$75.00	*20012300-52100*	*CONTRACTUAL SERVICES*	*$75.00*
					Vendor Total:	*$75.00*
LES SCHWAB TIRE CENTER	64000803015	MISCELLANEOUS TIRE SERVICES AS NEEDED	$60.55	*10024620-56130*	*EXTERNAL SERVICES*	*$60.55*
					Vendor Total:	*$60.55*
LEXISNEXIS RISK DATA MANAGEMENT INC	1100294827	LEXIS NEXIS LE PLUS SEARCHING	$87.00	*10020210-54202*	*MAJOR CRIME INVESTIGATIONS*	*$87.00*
					Vendor Total:	*$87.00*
LORELEI SCOTT	000892	CITY OF UKIAH BANNER REPLACEMENT, MESH INSERTS	$1,254.24	*90000000-23256*	*SPECIAL EVENTS TRUST*	*$1,254.24*
	000472	2025 HOLIDAY SPONSER BANNERS	$932.38	*31422860-54100*	*SUPPLIES*	*$932.38*
					Vendor Total:	*$2,186.62*
LYMAN GROUP INC	2004390	GLOVES, MELNOR NOZZLE METAL HOSE W/RUBBER GRIP	$63.43	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$63.43*
	2005350	STALL MATS	$418.02	*10024800-54100*	*SUPPLIES*	*$418.02*
	2001110	STRAW RICE, EROSION MIX	$38.40	*70024500-54100*	*SUPPLIES*	*$38.40*
	2003694	GROW WEST EROSION MIX	$55.00	*82027111-54100*	*SUPPLIES*	*$55.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LYMAN GROUP INC	2002595	ADS DRAINPIPE SOLID COIL	$209.59	*93700000-54100*	*SUPPLIES*	*$209.59*
					Vendor Total:	*$784.44*
MARCUS FREEMAN	0330316710253	REIMBURSEMENT: D4 EXAM	$133.58	*82027111-57100*	*LEARNING AND DEVELOPMENT*	*$133.58*
					Vendor Total:	*$133.58*
MARY PAFFARD	3/3-24/26	INSTRUCTOR	$409.50	*10022850-52100*	*CONTRACTUAL SERVICES*	*$409.50*
					Vendor Total:	*$409.50*
MATARAZZO LAW, A PROFESSIONAL CORPORATION	10329	LEGAL SERVICES	$2,303.00	*10014000-52150*	*LEGAL SERVICES/ EXPENSES*	*$2,156.00*
				20012200-52150	*LEGAL SERVICES/ EXPENSES*	*$147.00*
					Vendor Total:	*$2,303.00*
MATHESON TRI-GAS INC	00330099222	OXYGEN & MISC. AS NEEDED	$87.71	*80026220-54100*	*SUPPLIES*	*$87.71*
					Vendor Total:	*$87.71*
MED-PACKS LLC	37460	NARCBOX REPAIR	$25.00	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$25.00*
					Vendor Total:	*$25.00*
MENDO MILL & LUMBER CO	51563/1	MULTI SCWDRV TRCHT, DW SEC BIT SET, SCRTY INSRT	$45.28	*92227410-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$45.28*
	51666/1	KEY FIC2 MOTORHOME LOCK	$8.61	*10024620-56130*	*EXTERNAL SERVICES*	*$8.61*
	52998/1	TORCH KIT MAX HEAT	$80.90	*92227410-54102*	*SMALL TOOLS*	*$80.90*
	52827/1	FOLDING JAB SAW, CARPENTER PENCIL RED LEAD	$29.10	*10024800-54100*	*SUPPLIES*	*$29.10*
	52694/1	DRAIN BLADDER, BREAKER VACUUM BRASS, AUGER POWER D	$104.58	*10024800-54100*	*SUPPLIES*	*$104.58*
	52397/1	PAINTBRSH CHIP	$5.13	*10521210-54100*	*SUPPLIES*	*$5.13*
	52646/1	CONNECTOR DRYER OFFSET, FASTENERS	$19.73	*10521210-54100*	*SUPPLIES*	*$19.73*
	52248/1	CAULK BGSTRTCH SHT, CLIP SPRING BAR	$24.47	*10521210-54100*	*SUPPLIES*	*$24.47*
	52315/1	ACETONE GL	$25.76	*10521210-54100*	*SUPPLIES*	*$25.76*
	52237/1	CD NCKL BELT SNAP K RING, DRYER VENT KIT, PLUNGER	$57.37	*10521210-54100*	*SUPPLIES*	*$57.37*
	51496/1	GARMENT HOOK, COAT HOOK, KICKDOWN DOOR HOLD, HOSE	$65.93	*10521210-54100*	*SUPPLIES*	*$65.93*
	51757/1	BULB LED T8	$91.68	*10521210-54100*	*SUPPLIES*	*$91.68*

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MENDO MILL & LUMBER CO	52871/1	KILLZALL SUPER CON	$20.49	*10621600-54100*	*SUPPLIES*	*$20.49*
	51661/1	RAGS PAPER, GREASD LIGHTNG CLNR	$35.85	*10621600-54100*	*SUPPLIES*	*$35.85*
	52078/1	RAGS PAPER, AUTO SUPREME SHINE, AR FRSH SPRAY CSHM	$36.84	*10621600-54100*	*SUPPLIES*	*$36.84*
	53179/1	DIESEL CAN 5GAL	$61.47	*10621600-54100*	*SUPPLIES*	*$61.47*
	53264/1	PLISHING COMPOUND, GLV LTHR DRVR, GLOVES, WOOL PAD	$232.05	*10621600-54100*	*SUPPLIES*	*$232.05*
	52743/1	FLEX GRDN HOSE BLK	$21.56	*82027111-54100*	*SUPPLIES*	*$21.56*
	682449/3	SPRY BOTTLE, HOSE END SETS, FLEX JAW SPRING CLAMP	$140.37	*82027111-54100*	*SUPPLIES*	*$140.37*
					Vendor Total:	*$1,107.17*
MNG PARTNERSHIP HOLDINGS LLC	0006954796	PUBLISHING SERVICES	$98.00	*10020210-52515*	*ADVERTISING & PUBLICATION*	*$98.00*
					Vendor Total:	*$98.00*
MOTION INDUSTRIES INC	CA23-00557550	N-2E022G1-CDQ 2000 SERIES PUMP 2008721087220872308	$9,039.26	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$9,039.26*
	CA23-00557831	BEARING, FITTINGS & MISC. ITEM	$2,759.52	*70024500-54100*	*SUPPLIES*	*$2,759.52*
					Vendor Total:	*$11,798.78*
MUNICIPAL MAINTENANCE EQUIPMENT	047615	BELT POUCH	$173.98	*84027225-56130*	*EXTERNAL SERVICES*	*$173.98*
					Vendor Total:	*$173.98*
NCPA	006102-0426030	APR 26 NCPA	$745,978.00	*80826401-48183*	*HOLDBACK CREDITS*	*($28,485.00)*
				80026440-58104	*NCPA MANAGEMENT SERVICES*	*$58,315.00*
				80026440-58101	*NCPA PLANT GENERATION*	*$337,130.00*
				80026440-58102	*NCPA POWER PURCHASES*	*$208,665.00*
				80026440-58103	*NCPA TRANSMISSION*	*$170,353.00*
					Vendor Total:	*$745,978.00*
NICK BARBIERI TRUCKING LLC	1273622-IN	CARDLOCK FUEL PURCHASES	$932.25	*10521210-56130*	*EXTERNAL SERVICES*	*$932.25*
					Vendor Total:	*$932.25*
ONESOURCE DISTRIBUTORS LLC	S008261075.001	COVER BOLT INSULATION	$446.39	*80000000-12104*	*INVENTORY - PURCHASES*	*$446.39*

List of Checks Presented for Approval on 4/17/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ONESOURCE DISTRIBUTORS LLC	S008193073.001	(AC-T04) AHD-15D-2XB-4X1-4X, NO GROUND WIRE. PUPI	$11,013.80	*80000000-12104*	*INVENTORY - PURCHASES*	*$11,013.80*
					Vendor Total:	*$11,460.19*
ONLINE INFORMATION SRVS INC	1380136	UTILITY EXCHANGE REPORTING FY	$219.44	*20513300-52100*	*CONTRACTUAL SERVICES*	*$219.44*
					Vendor Total:	*$219.44*
PG&E CO	6066-1 MAR26	PACIFIC GAS & ELECTRIC	$49.64	*92727510-55200*	*PG&E*	*$49.64*
	7482-8 MAR 26	PACIFIC GAS & ELECTRIC	$1,063.57	*92727510-55200*	*PG&E*	*$1,063.57*
	2653-6 MAR 26	PACIFIC GAS & ELECTRIC	$1,870.95	*92727520-55200*	*PG&E*	*$1,870.95*
	4919-0 MAR 26	PACIFIC GAS & ELECTRIC	$18,814.36	*92727520-55200*	*PG&E*	*$18,814.36*
	7075-1 MAR 26	PACIFIC GAS & ELECTRIC	$5.20	*10024800-55210*	*UTILITIES*	*$5.20*
	1522-8 MAR 26	PACIFIC GAS & ELECTRIC	$198.43	*10521210-55210*	*UTILITIES*	*$59.53*
				10621600-55210	*UTILITIES*	*$47.62*
				71021100-55210	*UTILITIES*	*$45.64*
				71021150-55210	*UTILITIES*	*$45.64*
	6124-2 MAR 26	PACIFIC GAS & ELECTRIC	$1,402.15	*10521210-55210*	*UTILITIES*	*$420.65*
				10621600-55210	*UTILITIES*	*$336.52*
				71021100-55210	*UTILITIES*	*$322.49*
				71021150-55210	*UTILITIES*	*$322.49*
	0853-6 MAR 26	PACIFIC GAS & ELECTRIC	$4,172.06	*31122000-55210*	*UTILITIES*	*$4,172.06*
	4689-3 MAR 26	PACIFIC GAS & ELECTRIC	$302.87	*92727520-55210*	*UTILITIES*	*$302.87*
					Vendor Total:	*$27,879.23*
PRE-PAID LEGAL SERVICES INC	38295 APR 26	APR 26 PRE-PAID LEGAL SERVICE	$518.00	*20700000-20526*	*PREPAID LEGAL - AFLAC*	*$518.00*
	38295 MAR 26	MAR 26 PRE-PAID LEGAL SERVICE	$518.00	*20700000-20526*	*PREPAID LEGAL - AFLAC*	*$518.00*
	38295 FEB 26	FEB 26 PRE-PAID LEGAL SERVICE	$543.90	*20700000-20526*	*PREPAID LEGAL - AFLAC*	*$543.90*
					Vendor Total:	*$1,579.90*
PUR WATER LLC	7931	LIQUID SODIUM HYPOCHLORITE 12.	$14,664.40	*84027225-58202*	*CHEMICALS*	*$14,664.40*
	7921	LIQUID SODIUM HYPOCHLORITE 12.	$14,786.40	*84027225-58202*	*CHEMICALS*	*$14,786.40*
					Vendor Total:	*$29,450.80*
RAY C STARKEY	P-2600398	SHIRTS, EMBROIDERY SERVICES	$399.58	*10023100-54100*	*SUPPLIES*	*$399.58*
					Vendor Total:	*$399.58*

List of Checks Presented for Approval on 4/17/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
REDWOOD EMPIRE MUNICIPAL INSURANCE FUND	26-04HEALTHCOMP	APR 26 REMIF MEDICAL, DENTAL & VISION INSURANCE	$467,462.16	*20700000-20524*	*NON-EMPLOYEE HEALTH INS.PREM*	*$8,264.68*
				20700000-20520	*P/R DEDUCT.-MEDICAL INS*	*$432,430.00*
				20700000-20510	*REMIF DENTAL*	*$22,927.28*
				20700000-20511	*REMIF VISION*	*$3,840.20*
					Vendor Total:	*$467,462.16*
RICKEY DEAN	041726	ADVANCED DISABILITY PAYMENT	$2,040.38	*90000000-10410*	*ACCOUNTS RECEIVABLE*	*$2,040.38*
					Vendor Total:	*$2,040.38*
RINEHART OIL INC	CL49714	FUEL CARD SERVICES AS PER ATTACHED	$7,344.78	*10521210-56210*	*FUEL & FLUIDS*	*$6,610.50*
				10523600-56210	*FUEL & FLUIDS*	*$184.50*
				71021100-56210	*FUEL & FLUIDS*	*$402.56*
				71021150-56210	*FUEL & FLUIDS*	*$147.22*
	CL49746	FUEL CARD SERVICES AS PER ATTACHED	$1,138.88	*82027111-56210*	*FUEL & FLUIDS*	*$553.05*
				82027111-56210	*FUEL & FLUIDS*	*$585.83*
	CL49745	FUEL CARD SERVICES AS PER ATTACHED	$319.23	*84027225-56210*	*FUEL & FLUIDS*	*$319.23*
					Vendor Total:	*$8,802.89*
ROBERTO MENDOZA	1230	ELECTRICAL OF A NEW PUMP CONTROL PANEL WITH A ABB	$2,152.36	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,152.36*
	1235	ELECTRICAL OF A NEW PUMP CONTROL PANEL WITH A ABB	$8,149.93	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$8,149.93*
	1234	BOOSTER PUMP, 100A GEN OUTLET	$9,110.51	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$4,555.25*
				93227610-56120	*EQUIPMENT MAINTENANCE & REPAIR*	*$4,555.26*
					Vendor Total:	*$19,412.80*
RYAN MATTHEW JACKSON	033126	IT SUPPORT SERVICES	$4,000.00	*20913930-52100*	*CONTRACTUAL SERVICES*	*$3,250.00*
				20913940-52100	*CONTRACTUAL SERVICES*	*$750.00*
					Vendor Total:	*$4,000.00*
SCP DISTRIBUTORS LLC	D8914562	REGISTRATION: GONZALEZ C, HAERNANDEZ M	$770.00	*10024800-57100*	*LEARNING AND DEVELOPMENT*	*$770.00*
					Vendor Total:	*$770.00*
SNAP-ON INDUSTRIAL	ARV/67214495	ADJ WRENCH W/VALVE PERSUADER	$46.95	*20324100-54102*	*SMALL TOOLS*	*$46.95*

List of Checks Presented for Approval on 4/17/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
SNAP-ON INDUSTRIAL	ARV/67479430	PNEUMTC FAN CLUTCH WR SET	$278.33	*20324100-54102*	*SMALL TOOLS*	*$278.33*
					Vendor Total:	*$325.28*
SOLID WASTES SYSTEMS INC	6449D035	MISC. DUMP FEES	$435.81	*10024800-52100*	*CONTRACTUAL SERVICES*	*$16.05*
				82027111-56130	*EXTERNAL SERVICES*	*$108.83*
				69624621-52170	*UKIAH WASTE SOLUTIONS*	*$310.93*
					Vendor Total:	*$435.81*
STANDARD INSURANCE COMPANY	763922 0002 FEB 26	FEB 26 LTD INSURANCE	$2,496.32	*20700000-20523*	*P/R DEDUCT-LTD*	*$2,496.32*
	763922 0002 MAR 26	MAR 26 LTD INSURANCE	$2,852.15	*20700000-20523*	*P/R DEDUCT-LTD*	*$2,852.15*
	763922 0002 APR 26	APR 26 LTD INSURANCE	$2,869.90	*20700000-20523*	*P/R DEDUCT-LTD*	*$2,869.90*
	763922 001 FEB 26	FEB 26 LIFE & AD&D INSURANCE	$342.09	*20700000-20512*	*REMIF LIFE*	*$342.09*
	763922 0001 MAR 26	MAR 26 LIFE & AD&D INSURANCE	$345.71	*20700000-20512*	*REMIF LIFE*	*$345.71*
	763922 0001 APR 26	APR 26 LIFE & AD&D INSURANCE	$356.57	*20700000-20512*	*REMIF LIFE*	*$356.57*
					Vendor Total:	*$9,262.74*
TECH DATA CORPORATION	SI730684	ANNUAL SOFTWARE SUBSCRIPTION	$2,057.92	*80026400-54320*	*SOFTWARE*	*$2,057.92*
					Vendor Total:	*$2,057.92*
TGIF REPAIRS INC	7507	PRINTER MAINTANENCE & REPAIR	$262.50	*10020210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$262.50*
	7638	PRINTER MAINTANENCE & REPAIR	$522.44	*10020210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$522.44*
	7508	PRINTER MAINTANENCE & REPAIR	$876.49	*10020210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$876.49*
					Vendor Total:	*$1,661.43*
THE SHERWIN-WILLIAMS CO INC	54288222570226	48" WOOD POLE	$30.69	*69624621-54100*	*SUPPLIES*	*$30.69*
					Vendor Total:	*$30.69*
THOMAS & ASSOCIATES	35263	FUEL TANK ASSEMBLY	$2,539.96	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,539.96*
					Vendor Total:	*$2,539.96*
TODD AFMAN	426047	5KAMK J354 SM865/MASTERLOCK	$695.32	*82000000-12104*	*INVENTORY - PURCHASES*	*$695.32*
	425726	MASTERLOCK/ 175DLH	$646.46	*10024800-54100*	*SUPPLIES*	*$646.46*
					Vendor Total:	*$1,341.78*
TUFTS POLYGRAPH & INVESTIGATION	2025-1099 (B)	POLYGRAPH & INVESTIGATION SERVICES	$1,150.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$1,150.00*

List of Checks Presented for Approval on 4/17/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
TUFTS POLYGRAPH & INVESTIGATION	2026-1108 (B)	POLYGRAPH & INVESTIGATION SERVICES	$1,150.00	*10020210-54161*	*BACKGROUND & PHYSICALS*	*$1,150.00*
					Vendor Total:	*$2,300.00*
UKIAH PAPER SUPPLY	575672	JANITORIAL SUPPLIES, MISC AS NEEDED	$238.48	*10521210-54100*	*SUPPLIES*	*$238.48*
					Vendor Total:	*$238.48*
UKIAH TROPHIES & GIFTS	0003223	ADULT BASKETBALL SHIRTS/PLAQUES	$320.69	*10022821-54100*	*SUPPLIES*	*$320.69*
					Vendor Total:	*$320.69*
UKIAH VALLEY ASSOCIATION FOR HABILITATION INC	IN26415	JANITORIAL SERVICES AT WWTP	$1,200.00	*84027225-52100*	*CONTRACTUAL SERVICES*	*$1,200.00*
					Vendor Total:	*$1,200.00*
UKIAH WASTE SOLUTIONS, INC	1776636897U034	BIOSOLID REMOVAL	$13,574.02	*84027225-52100*	*CONTRACTUAL SERVICES*	*$13,574.02*
					Vendor Total:	*$13,574.02*
ULINE	205548036	6 MIL POLYTUBING	$728.56	*84027225-54100*	*SUPPLIES*	*$728.56*
					Vendor Total:	*$728.56*
UNITED RENTALS (NORTH AMERICA) INC	259546235-001	CONFINED SPACE CONSTR CSEC CLASS	$1,603.00	*80026110-57100*	*LEARNING AND DEVELOPMENT*	*$1,603.00*
	259546141-001	CONFINED SPACE CONST CLASS, EXCAVATION SAFETY	$2,061.00	*82027114-57100*	*LEARNING AND DEVELOPMENT*	*$1,030.50*
				84027221-57100	*LEARNING AND DEVELOPMENT*	*$1,030.50*
					Vendor Total:	*$3,664.00*
US CELLULAR	800163413	CELL PHONES	$226.84	*82027111-55100*	*TELEPHONE*	*$180.24*
				84027225-55100	*TELEPHONE*	*$46.60*
					Vendor Total:	*$226.84*
WESTERN RENEWABLE ENERGY GENERATION	WR58155	CERTIFICATE-RETIRED VOLUME FEE	$5.54	*80026400-52100*	*CONTRACTUAL SERVICES*	*$5.54*
					Vendor Total:	*$5.54*
WIPF CONSTRUCTION LLC	16624	TRAFFIC CONTROL	$1,225.00	*92727520-52100*	*CONTRACTUAL SERVICES*	*$1,225.00*
					Vendor Total:	*$1,225.00*
WYATT IRRIGATION CO	346686 01	POP-UP W/REG, NIPPLE, FXF COUPLINGS	$55.54	*10024800-54100*	*SUPPLIES*	*$55.54*
	347023 01	PVC HEAVY BODY, 1/2 PT PRIMER, PURPLE PRIMER	$140.40	*10024800-54100*	*SUPPLIES*	*$140.40*

List of Checks Presented for Approval on 4/17/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WYATT IRRIGATION CO	346434 01	ADJ SS RISER W/CKVLV, 1" PVC PRO SPAN EXPANSION	$1,171.66	*10024800-54100*	*SUPPLIES*	*$1,171.66*
	346407 01	33NP VLV KEY, SWIVEL HOSE	$226.87	*83027330-54100*	*SUPPLIES*	*$226.87*
					Vendor Total:	*$1,594.47*
YARELE HERNANDEZ	0042802	REC REFUND: CANCELED PARK RES	$150.00	*10024800-46350*	*PLAZA RENTAL*	*$150.00*
					Vendor Total:	*$150.00*
ZAB ENTERPRISES INC	MAR 26 CC	PROVIDE MISC. FOOD DISHES AS NEEDED	$1,018.75	*73022601-54109*	*CATERING INVENTORY & SERVICES*	*$1,018.75*
	MAR 26	PROVIDE MISC. FOOD DISHES AS NEEDED	$58.75	*20012300-54100*	*SUPPLIES*	*$58.75*
					Vendor Total:	*$1,077.50*
					INVOICE TOTAL:	***$1,661,057.21***

List of Checks Presented for Approval on 4/24/2026

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

Signature

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AARON CHRISTOPHER FORD	3/30-31/26	INSTRUCTOR	$5,700.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$5,700.00*
					Vendor Total:	*$5,700.00*
AC&R SERVICES INC	371214	FILTER, INSTALL FILTER	$152.27	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$152.27*
	371228	DIAKIN FAN BLADE	$261.30	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$261.30*
					Vendor Total:	*$413.57*
AIR QUALITY MANAGEMENT DISTRICT	5092 FY 25/26	ANNUAL PERMIT RENEWAL FEES	$667.02	*77725200-59101*	*FEES*	*$667.02*
	2859 FY 23/23	ANNUAL PERMIT RENEWAL FEES FACILITY HYDRO PLANT	$520.19	*80026220-59101*	*FEES*	*$520.19*
	2868 FY 25/26	ANNUAL PERMIT RENEWAL FEES FOR FACILITY# 2868	$1,737.01	*92227410-59101*	*FEES*	*$1,737.01*
					Vendor Total:	*$2,924.22*
ASCENT AVIATION GROUP INC	1194096	AVGAS	$48,614.91	*77725200-58401*	*AVIATION FUEL*	*$48,614.91*
					Vendor Total:	*$48,614.91*
AT&T	000025040374	T1 TO INTERNET FOR DOJ/CLETS	$287.87	*10020210-55100*	*TELEPHONE*	*$143.94*
				20620231-55100	*TELEPHONE*	*$143.93*
	000025048283	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*
	000025048282	TELEPHONE	$31.91	*10521210-55100*	*TELEPHONE*	*$10.22*
				10523600-55100	*TELEPHONE*	*$1.60*
				10621600-55100	*TELEPHONE*	*$2.21*
				71021100-55100	*TELEPHONE*	*$8.94*
				71021150-55100	*TELEPHONE*	*$8.94*

List of Checks Presented for Approval on 4/24/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
AT&T	000025086723	T1 TO INTERNET	$603.24	*20913910-55100*	*TELEPHONE*	*$603.24*
	000025087119	TELEPHONE	$3,171.71	*20913910-55100*	*TELEPHONE*	*$3,171.71*
	000025088268	MCWD TREATMENT PLANT PHONE	$284.16	*92227410-55100*	*TELEPHONE*	*$284.16*
	4702 APR 26	HOPLAND ALARM LINES	$31.76	*94700000-55210*	*UTILITIES*	*$15.88*
				95000000-55210	*UTILITIES*	*$15.88*
	000025066603	ALARM LINES: HOPLAND PUBLIC UTILITY	$32.30	*94700000-55210*	*UTILITIES*	*$16.15*
				95000000-55210	*UTILITIES*	*$16.15*
					Vendor Total:	*$4,462.63*
AT&T MOBILITY	875108535X041426	VOICE & DATA CELL PHONES	$896.48	*10023200-54330*	*COMPUTER AND TECHNOLOGY*	*$43.73*
				10022700-55100	*TELEPHONE*	*$23.74*
				10022810-55100	*TELEPHONE*	*$87.46*
				10023300-55100	*TELEPHONE*	*$43.73*
				10024800-55100	*TELEPHONE*	*$262.38*
				20913910-55100	*TELEPHONE*	*$87.46*
				80026400-55100	*TELEPHONE*	*$92.69*
				82027114-55100	*TELEPHONE*	*$43.73*
				84027221-55100	*TELEPHONE*	*$118.87*
				92227410-55100	*TELEPHONE*	*$18.62*
				92727510-55100	*TELEPHONE*	*$18.62*
				93227610-55100	*TELEPHONE*	*$18.61*
				82027111-55210	*UTILITIES*	*$36.84*
	832118877X040626	DATA & VOICE CELL PHONES	$0.01	*20013540-54700*	*FINES & PENALTIES*	*$0.01*
	832056361X041426	APN MODEMS	$361.12	*10020210-55100*	*TELEPHONE*	*$361.12*
	287325300206X041426	IT ON CALL/ WTP IPAD	$80.57	*20913910-55100*	*TELEPHONE*	*$36.84*
				82027111-55100	*TELEPHONE*	*$43.73*
					Vendor Total:	*$1,338.18*
BARTLEY PUMP PM, LLC	76770	SUPPLIES	$3,565.00	*92227410-52100*	*CONTRACTUAL SERVICES*	*$3,565.00*
					Vendor Total:	*$3,565.00*
CITY OF UKIAH	FEB 26	CITY UTILITIES	$133,838.50	*72022400-55211*	*GOLF UTILTIES*	*$10,407.04*

List of Checks Presented for Approval on 4/24/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
CITY OF UKIAH	FEB 26	CITY UTILITIES	$133,838.50	*10022300-55210*	*UTILITIES*	*$5,931.79*
				10022700-55210	*UTILITIES*	*$3,367.08*
				10024214-55210	*UTILITIES*	*$1,976.98*
				10024620-55210	*UTILITIES*	*$586.59*
				10024800-55210	*UTILITIES*	*$11,109.26*
				20620231-55210	*UTILITIES*	*$122.21*
				20824300-55210	*UTILITIES*	*$2,654.83*
				20824700-55210	*UTILITIES*	*$11,381.18*
				64020213-55210	*UTILITIES*	*$579.03*
				73022600-55210	*UTILITIES*	*$2,289.43*
				77725200-55210	*UTILITIES*	*$5,776.36*
				80026400-55210	*UTILITIES*	*$4,213.22*
				80526150-55210	*UTILITIES*	*$9,073.95*
				82027111-55210	*UTILITIES*	*$27,014.01*
				83027330-55210	*UTILITIES*	*$3,450.64*
				84027221-55210	*UTILITIES*	*$286.85*
				84027225-55210	*UTILITIES*	*$33,618.05*
					Vendor Total:	*$133,838.50*
CONCORD FEED & FUEL INC	86020/H	STIHL TRIMMER, BAR OIL, MIX OIL, TRIMMER LINE	$593.93	*82027111-54102*	*SMALL TOOLS*	*$593.93*
	85889/H	TRIMMER HEAD, TRIMMER LINE, TRIMMER	$907.98	*82027114-54102*	*SMALL TOOLS*	*$453.99*
				84027221-54102	*SMALL TOOLS*	*$453.99*
	85766/H	SS FRC WVN SHRT, XL KHAKI PLD ZIP SHRT	$111.03	*20513380-54100*	*SUPPLIES*	*$55.51*
				20513382-54100	*SUPPLIES*	*$55.52*
	85790/H	SAFETY GLASSES	$8.70	*20824700-54100*	*SUPPLIES*	*$8.70*
	145184/H	GUIDE BAR E LIGHT, CHAIN LOOP, ELEC CLNR, TRIM	$216.93	*92727510-54100*	*SUPPLIES*	*$216.93*
					Vendor Total:	*$1,838.57*
CONSUELO RODRIGUEZ	0043008	PARK SEC DEPOSIT REFUND	$250.00	*10024800-46360*	*PARKS RENTAL*	*$250.00*
					Vendor Total:	*$250.00*

List of Checks Presented for Approval on 4/24/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
DARRYL STONER	TA 3/30-4/10/26	TRAVEL ADVANCE	$207.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$207.00*
					Vendor Total:	*$207.00*
DAVID PERKINS	0043118	REC REFUND: BASKETBALL CAMP	$131.25	*10022850-44915*	*RECREATION PROGRAM INCOME*	*$131.25*
					Vendor Total:	*$131.25*
DC ELECTRIC GROUP INC	479463	TRAFFIC SIGNAL MAINTENANCE	$3,165.90	*50024214-52100*	*CONTRACTUAL SERVICES*	*$3,165.90*
	479464	TRAFFIC SIGNAL REPAIRS: MAR 26	$7,955.38	*50024214-52100*	*CONTRACTUAL SERVICES*	*$7,955.38*
					Vendor Total:	*$11,121.28*
DMR BUILDERS	4	B OF A REMODEL	$332,301.87	*20824700-80220*	*BUILDING IMPROVEMENTS*	*$332,301.87*
					Vendor Total:	*$332,301.87*
EFFICIENCY SERVICES GROUP LLC	00030036	ADMIN OF EUD PUBLIC BENEFITS PROGRAM	$3,713.15	*80626450-52137*	*PUBLIC BENEFITS PROGRAM MGMT*	*$3,713.15*
					Vendor Total:	*$3,713.15*
ELLIES MUTT HUT	037517	INTERVIEW LUNCHES	$100.93	*20016100-54163*	*INTERVIEW SUPPLIES*	*$100.93*
					Vendor Total:	*$100.93*
EUREKA OXYGEN CO	U 220454	EQUIPMENT MAINTENANCE	$158.73	*20324100-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$158.73*
	491991	EQUIPMENT MAINTENANCE	$30.00	*82027111-54100*	*SUPPLIES*	*$30.00*
					Vendor Total:	*$188.73*
FRIEDMANS HOME IMPROVEMENT	INV21621734	BLAZE LASER MEASURE GREEN	$160.77	*20824700-80220*	*BUILDING IMPROVEMENTS*	*$160.77*
	INV21656232	TUBE LED LIGHT	$33.98	*10022700-56300*	*BUILDING MAINT. & REPAIR*	*$33.98*
	INV21552737	PLASTIC & CRACKLE GLASS SOLAR LED PATH LIGHT	$65.83	*10022700-56300*	*BUILDING MAINT. & REPAIR*	*$65.83*
	INV21620356	NAIL PLATE	$8.09	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$8.09*
	INV21586068	SML ENGINE FUEL 2-CYCLE ETHENOL FREE PREMIX VP	$16.74	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$16.74*
	INV21553599	WED/DRY FILTER CARTRIDGE	$52.24	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$52.24*
	INV21668511	SMOKE ALARM, NUMBER SET, REFECTIVE #S, LETTERS	$57.29	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$57.29*
	INV21559056	OUTLET METAL POWER STRIP	$60.91	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$60.91*
	INV21666339	PLUG N PLAY, LED TUBE LIGHT	$69.01	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$69.01*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
FRIEDMANS HOME IMPROVEMENT	INV21626027	HAT RUSH SAFARI CORD, ASSORTED SUNGLASSES, CEILING	$102.46	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$102.46*
	INV21592768	20824700	$110.98	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$110.98*
	INV21580422	POLY SHEETING CLEAR, VALVED RESPIRATOR MASK, CARTR	$198.18	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$198.18*
	INV21669709	FOAM SEALANT, DOOR FOAM, MUD PAN, DRYWALL SAN SCREW	$112.44	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$112.44*
	INV21659128	DRYWALL SCREW COARSE BLK, JOINT COMPOUND, JOINT TA	$260.30	*77725200-56300*	*BUILDING MAINT. & REPAIR*	*$260.30*
	INV21626609	FLAT WASHERS, HEX LAG SCREW	$9.08	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$9.08*
	INV21622959	ABS TAILPIECE, FLEXIBLBE FLANGED TAILPIECE	$8.62	*84027225-56300*	*BUILDING MAINT. & REPAIR*	*$8.62*
	INV21580932	SWIVEL ADAPTER W/ SCREEN, RISER FLEXIBLE PIPE	$11.37	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$11.37*
	INV21641549	KICK DOWN DOOR STOP	$11.18	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$11.18*
	INV21700987	STRUT CHANNEL SHALLOW	$25.04	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$25.04*
	INV21575387	UPVCFA07 POLY INSERT FITTING 3/4 INSERT X FIP ADAP	$16.27	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$16.27*
	INV21557093	PVC SCHEDULE 80N GRAY PIPE NSF	$25.88	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$25.88*
	INV21641050	BUNGEE CORD	$42.34	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$42.34*
	INV21575165	GFCI SMARTLOCK PRO TAMPER RESISTAN	$27.69	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$27.69*
	INV21638227	FILM GARD PAINTERS PLASTIC, DOWEL	$38.05	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$38.05*
	INV21641836	MACCOURT ALL PURPASE TUB	$12.40	*84027225-56410*	*EQUIPMENT RENTAL - PRIVATE*	*$12.40*
	INV21636050	ANGLE BAR ALUMINUM MILL	$25.01	*10020210-56130*	*EXTERNAL SERVICES*	*$25.01*
	INV21665297	DOWEL	$12.12	*10521210-56130*	*EXTERNAL SERVICES*	*$12.12*
	INV21557084	SHOCKWAVE IMPACT TORX BITS	$42.31	*10521210-56130*	*EXTERNAL SERVICES*	*$42.31*
	INV21633461	STAKE ROUND METAL, POWER GRIP CABLE ZIP TIES, PVC	$272.80	*90000000-23236*	*FIELD SIGNAGE FEES*	*$272.80*
	INV21667235	LEVEL 48 BLUE MAGNETIC, UTILITY KNIFE RETRACTABLE	$51.97	*10024620-54124*	*PW - CONCRETE/ SUPPLIES*	*$51.97*

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FRIEDMANS HOME IMPROVEMENT	INV21625424	T SHARK JIGSAW BLADE, M18 FUEL D HANDLE JIGSAW BAR	$269.30	*10024800-54102*	*SMALL TOOLS*	*$269.30*
	INV21545073	FURNITURE DOLLY	$87.08	*20824700-54102*	*SMALL TOOLS*	*$87.08*
	INV21590190	ROUNDING OVER ROUTER BITS	$123.89	*20824700-54102*	*SMALL TOOLS*	*$123.89*
	INV21635014	PVC CONDUIT COUPLING, PRICK PUNCH, MAGNETIC PICKUP	$28.09	*80026210-54102*	*SMALL TOOLS*	*$28.09*
	INV21622389	HOSE REMNANTS, SHOCKWAVE CARVIDE HAMMER DRILL BIT	$36.85	*80026220-54102*	*SMALL TOOLS*	*$36.85*
	INV21548131	NAIL PULLER, SPEED FEED BIT SET, COMBO SQUARE, CAP	$245.56	*82027111-54102*	*SMALL TOOLS*	*$245.56*
	INV21595472	SPRAY PAINT	$28.10	*10024620-54100*	*SUPPLIES*	*$28.10*
	INV21655726	SPRAY PAINT	$28.10	*10024620-54100*	*SUPPLIES*	*$28.10*
	INV21542415	SPRAY PAINT	$70.10	*10024620-54100*	*SUPPLIES*	*$70.10*
	INV21583203	FLEXRAKE LAWN RAKE WOOD HANDLE	$180.69	*10024620-54100*	*SUPPLIES*	*$180.69*
	INV21674476	READY MIXED DRYWALL JOINT COMPOUND, HAND SANDER	$14.90	*10024800-54100*	*SUPPLIES*	*$14.90*
	INV21640014	LED VINTAGE BULB, VINTAGE DAYLING CLEAR BLUB	$29.12	*10024800-54100*	*SUPPLIES*	*$29.12*
	INV21625305	DOUG FIR, CARRIAGE BOLT ZINC, FLAT WASHER, HEX NUT	$30.61	*10024800-54100*	*SUPPLIES*	*$30.61*
	INV21666287	WASP & HORNET KILLER	$46.95	*10024800-54100*	*SUPPLIES*	*$46.95*
	INV21655727	AUTO STRIPPER, KLEIN VOLTAGE TESTER	$47.40	*10024800-54100*	*SUPPLIES*	*$47.40*
	INV21669986	CONTRACTOR BAGS	$40.60	*20324100-54100*	*SUPPLIES*	*$40.60*
	INV21634042	AXXESS KEY, FATMAX TAPE MEASURE	$72.67	*20324100-54100*	*SUPPLIES*	*$72.67*
	INV21595648	WASP/HORNET SPRAY	$66.56	*20513380-54100*	*SUPPLIES*	*$33.28*
				20513382-54100	*SUPPLIES*	*$33.28*
	INV21597755	WORK T SHIRTS	$114.25	*20513380-54100*	*SUPPLIES*	*$114.25*
	INV21581825	WORK T SHIRTS	$152.35	*20513380-54100*	*SUPPLIES*	*$76.17*
				20513382-54100	*SUPPLIES*	*$76.18*
	INV21589244	BEANIE NAVY ANNUAL, T-SHIRTS, SWEATERS	$165.43	*20513380-54100*	*SUPPLIES*	*$82.71*
				20513382-54100	*SUPPLIES*	*$82.72*
	INV21561487	DURACELL LITHIUM COIN BATTERY	$5.00	*20513382-54100*	*SUPPLIES*	*$5.00*

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FRIEDMANS HOME IMPROVEMENT	INV21590639	LED TUBE LIGHTS, LEVITON LAMPHOLDER RUBBER SOCKET	$77.96	*20824300-54100*	*SUPPLIES*	*$77.96*
	INV21593319	STAKE DOUG FIR, MASKING TAPE	$136.93	*20824300-54100*	*SUPPLIES*	*$136.93*
	INV21633931	OUTDOOR CORD, ROMEX COPPER	$204.77	*20824300-54100*	*SUPPLIES*	*$204.77*
	INV21556380	FURRING STRIP PREMIUM, SCREW POWER, MENDING PLATE	$74.72	*69624621-54100*	*SUPPLIES*	*$74.72*
	INV21578070	GARILLA DUCT TAPE, POLY SHEETING CLEAR	$137.96	*69624621-54100*	*SUPPLIES*	*$137.96*
	INV21592456	HEAVY DUTY CONTRACTOR BAGS	$145.37	*69624621-54100*	*SUPPLIES*	*$145.37*
	INV21619750	PVC PIPE WRAP, POWER GRIP CABLE ZIP TIES	$23.42	*70024500-54100*	*SUPPLIES*	*$23.42*
	INV21619963	TEE POST, CLIP TPOST GRIP RITE GAUGE, FENCE STAPLE	$55.60	*70024500-54100*	*SUPPLIES*	*$55.60*
	INV21581259	PRO SERIES SPRAYER	$85.89	*80026110-54100*	*SUPPLIES*	*$85.89*
	INV21583054	CARTRIDGE FUSE STRING LIGHTS	$9.39	*80026200-54100*	*SUPPLIES*	*$9.39*
	INV21592981	PVC CONDUIT BODY TYPE, PVC SWEEP 90 DEGREE BELL END	$12.40	*80026200-54100*	*SUPPLIES*	*$12.40*
	INV21696741	ZINC ALL THREAD, MACINE SCREW HEX NUT	$5.17	*80026210-54100*	*SUPPLIES*	*$5.17*
	inv21660840	SIKA CONSTRUCTIN SEALANT TAN	$8.85	*80026210-54100*	*SUPPLIES*	*$8.85*
	INV21619784	LED 4 PIN LAMP COOL WHITE	$16.50	*80026210-54100*	*SUPPLIES*	*$16.50*
	INV21626352	REPL FLAMETIP CANDLE WARM, WIREGARD CONNECTOR	$19.84	*80026210-54100*	*SUPPLIES*	*$19.84*
	INV21675406	FIBERLASS SUNSCREEM, GASKET KIT, FRAME KIT, SOCKET	$65.64	*80026210-54100*	*SUPPLIES*	*$65.64*
	INV21628533	PVC CONDUIT COUPLING	$36.74	*80526150-54100*	*SUPPLIES*	*$36.74*
	INV21632757	PORTLAND CEMENT TYPE 2-5	$32.62	*82027111-54100*	*SUPPLIES*	*$32.62*
	INV21571963	CRITTER CRUNCH, TURN FEMALE HOSE	$36.80	*82027111-54100*	*SUPPLIES*	*$36.80*
	INV21657153	RAPIDSET CONCRETE MIX	$51.77	*82027111-54100*	*SUPPLIES*	*$51.77*
	INV21658484	SCOTCH PACKING TAPE, BOX TAPE	$52.22	*82027111-54100*	*SUPPLIES*	*$52.22*
	INV21563089	MIP SSS HOSE BIBB, CROUNDCLEAR VEGITATIN KILLER	$88.68	*82027111-54100*	*SUPPLIES*	*$88.68*
	INV21661347	SNAP COUPLING, CUT FT FLEXIBLE SOILD DRAIN PIPE	$122.48	*82027111-54100*	*SUPPLIES*	*$122.48*

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FRIEDMANS HOME IMPROVEMENT	INV21591734	WASP HORNET KILLER, GROUND CLEAR VEG, VINEGAR, SPR	$177.79	*82027111-54100*	*SUPPLIES*	*$177.79*
	INV21547349	FUEL LINE HOSE	$6.41	*82027114-54100*	*SUPPLIES*	*$6.41*
	INV21693879	PORTLAND CEMENT TYPE 2-5	$16.31	*82027114-54100*	*SUPPLIES*	*$16.31*
	INV21662987	STAJPLE HEAVY DUTY	$20.86	*82027114-54100*	*SUPPLIES*	*$20.86*
	INV21672194	WIRE LOCK PIN SQUARE	$29.41	*82027114-54100*	*SUPPLIES*	*$29.41*
	INV21672862	D BATTERIES, AA BATTERIES	$31.85	*82027114-54100*	*SUPPLIES*	*$31.85*
	INV21575718	PORTLAND CEMENT RYPE 2-5	$32.62	*82027114-54100*	*SUPPLIES*	*$32.62*
	INV21586578	PORTLAND CEMENT TYPE 2-5	$48.93	*82027114-54100*	*SUPPLIES*	*$48.93*
	INV21556303	CONTRACTOR BAGS 55 GALLON	$106.65	*82027114-54100*	*SUPPLIES*	*$106.65*
	INV21585302	HEAT LAMP, HANDY PACK RED HOT GLUE, PVC UNION SCHE	$197.57	*82027114-54100*	*SUPPLIES*	*$197.57*
	INV21554100	SPEED FILL ELASTIC CRACK FILLER	$22.26	*84027221-54100*	*SUPPLIES*	*$22.26*
	INV21555190	GARBAGE PAIL GALVANIZED	$25.03	*84027221-54100*	*SUPPLIES*	*$25.03*
	INV21578917	COMPACT FOLDING KNIGE, CHAIN SAW FILES	$33.09	*84027221-54100*	*SUPPLIES*	*$33.09*
	INV21580083	SUPERCLEAN DEGREASER GAL	$47.88	*84027221-54100*	*SUPPLIES*	*$47.88*
	INV21580117	SUPERCLEAN DEGREASER GAL	$47.88	*84027221-54100*	*SUPPLIES*	*$47.88*
	INV21590166	SAW BLADE 16" RAZOR	$49.64	*84027221-54100*	*SUPPLIES*	*$49.64*
	INV21700342	5 GAL BUCKET, TAPE RULE, PLEDGE ORANGE, LEMON	$85.91	*84027221-54100*	*SUPPLIES*	*$85.91*
	INV21666360	RAPIDSET CONCRETE MIX	$227.79	*84027221-54100*	*SUPPLIES*	*$227.79*
	INV21549352	SPRAY PAINT	$17.41	*84027225-54100*	*SUPPLIES*	*$17.41*
	INV21607083	DOOR SWEEP, CEMENT BROOM, YELLOW JACKET TRAP	$123.93	*84027225-54100*	*SUPPLIES*	*$123.93*
	INV21559344	FINISHED HEX NUT, HEX BOLT USS ZINC	$73.86	*92227420-54100*	*SUPPLIES*	*$73.86*
	INV21589047	FLUIDMASTER UNIVERSLA SUPER FLAPPER	$15.66	*93227620-54100*	*SUPPLIES*	*$15.66*
	INV21593018	KORKY EASY ADJUST UNIVERSAL FLUSH VALVE KIT 2	$20.74	*93227620-54100*	*SUPPLIES*	*$20.74*
	INV21626035	REBAR	$10.26	*93700000-54100*	*SUPPLIES*	*$10.26*
	INV21626206	SANP COUPLING	$10.32	*93700000-54100*	*SUPPLIES*	*$10.32*
	INV21624956	SNAP COUPLING 6"	$10.32	*93700000-54100*	*SUPPLIES*	*$10.32*

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FRIEDMANS HOME IMPROVEMENT	INV21621608	SNAP COUPLING, FILTER FABRIC, FLEXIBLE SOLID DRAIN	$943.20	*93700000-54100*	*SUPPLIES*	*$943.20*
					Vendor Total:	*$7,760.25*
GARY J ROSETTI	FEB-MAR 26	HOPLAND BOARD STIPEND	$192.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$96.00*
				95000000-52100	*CONTRACTUAL SERVICES*	*$96.00*
					Vendor Total:	*$192.00*
GLOBAL MEDICAL RESPONSE INC	3197	INTER FACILITY DISPATCH SERVICE	$10,000.00	*71021150-52100*	*CONTRACTUAL SERVICES*	*$10,000.00*
					Vendor Total:	*$10,000.00*
GRAYBAR ELECTRIC CO INC	9352639777	TRANSFORMER, PAD MOUNT XFMR 37.5 KVA, 240/120,PRIM	$487,043.01	*80000000-12104*	*INVENTORY - PURCHASES*	*$487,043.01*
					Vendor Total:	*$487,043.01*
HACH COMPANY	14909785	PHD, PEEK PH WIDE RANGE	$1,440.53	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,440.53*
					Vendor Total:	*$1,440.53*
HINDERLITER DE LLAMAS AND ASSOCIATES	SIN061100	SALES, USE & TRANSACTIONS TAX	$60.97	*20013400-52100*	*CONTRACTUAL SERVICES*	*$60.97*
	SIN061159	SALES, USE & TRANSACTIONS TAX	$363.11	*20013400-52100*	*CONTRACTUAL SERVICES*	*$363.11*
	SIN060954	SALES, USE & TRANSACTIONS TAX	$1,566.65	*20013400-52100*	*CONTRACTUAL SERVICES*	*$1,566.65*
					Vendor Total:	*$1,990.73*
HOME DEPOT CREDIT SERVICES	1031302	EB CL POST HINGE, GALV BOLT NUT	$21.71	*10024800-56300*	*BUILDING MAINT. & REPAIR*	*$21.71*
	0284430	P-TRAP 17 GAUGE BRASS	$53.93	*10024800-56300*	*BUILDING MAINT. & REPAIR*	*$53.93*
	190710	RETURN: TOWSMART 1/2" CLEVIS PIN	($8.68)	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*($8.68)*
	21201	TOWSMART 1/2" SLEVIS PIN	$8.68	*10521210-56300*	*BUILDING MAINT. & REPAIR*	*$8.68*
	3283189	VINYL #S	$8.55	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$8.55*
	7283867	SR CONN, UF WT CONN EA	$11.79	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$11.79*
	3010625	VINYL #S	$13.88	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$13.88*
	2283367	BARB FIP ADAPTER, FITTING	$15.11	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$15.11*
	0014690	STANLEY UTILITY BLADES, RETRACTABLE UTILITY KNIFE	$20.62	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$20.62*
	0014705	VINYL #S	$25.62	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$25.62*
	0012256	GORILLA MOUNTING TAPE, DUCT TAPE	$27.98	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$27.98*
	7370336	4" ABS EL 90 DEG LONG SWEEP HXH	$38.03	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$38.03*

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HOME DEPOT CREDIT SERVICES	9070102	HONEY WELL 2PK NON PROG TSTAT	$70.75	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$70.75*
	4010396	HONEYWELL 2OK NON PROG TSTAT	$70.75	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$70.75*
	6283958	FEIT PL HOR CCT UNIVER LED	$65.24	*31122000-56300*	*BUILDING MAINT. & REPAIR*	*$65.24*
	8282771	SC COVER RAISED, WHT CMRCL DUPLEX POWER OUTLET	$8.83	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$8.83*
	4010399	ALMOND NYL DUPLEX OUTLET	$9.12	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$9.12*
	9282641	CORDMATE II KIT, CUBE TAP EXT CORD	$69.93	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$69.93*
	8030378	DECKMATE, DRYDEX WALL REPAIR PATCH KIT, PAINT CARE	$71.56	*73022600-56300*	*BUILDING MAINT. & REPAIR*	*$71.56*
	7012609	.725IN X 48IN X 96IN BIRCH, LUMBER FEE	$88.97	*82027111-56300*	*BUILDING MAINT. & REPAIR*	*$88.97*
	190711	TOWSMART 5/8" CLEVIS PIN	$9.22	*10521210-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$9.22*
	7191408	CONE NUT, BRACKET FLAT STRAIGHT 4 HOLE SILVER	$17.32	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$17.32*
	7030583	LOCK WASHER, FLAT WASHER, HEX BOLT, HEX NUT	$144.66	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$144.66*
	7030541	18FT REACH ALUMINUM 6 IN 1 MULTI MAX	$281.99	*82027111-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$281.99*
	0012255	MKE SHOWCKWAVE 60 PC IMPACT BIT SET	$43.52	*20824700-54102*	*SMALL TOOLS*	*$43.52*
	9022585	26PC SAE & MM BLIND HEXSET	$29.36	*80026210-54102*	*SMALL TOOLS*	*$29.36*
	9032664	7PC DR MM LNG BALL SCKTS 3/8"	$29.36	*80026220-54102*	*SMALL TOOLS*	*$29.36*
	7030540	ALUM 5 IN 1 MULTI POSITION	$379.97	*82027111-54102*	*SMALL TOOLS*	*$379.97*
	1282471	COUPLING, CEMENT, EL 90DEG, PVC BALL VALVE SLIP, A	$31.82	*20824300-54100*	*SUPPLIES*	*$31.82*
	1282499	ZIP TIES, DUPLEX WALLPLATE	$49.59	*20824300-54100*	*SUPPLIES*	*$49.59*
	1282502	PIPE STRAP, AA BATTERIES, AAA BATTERIES,9V BATTERI	$39.71	*20824700-54100*	*SUPPLIES*	*$39.71*
	4192201	RETURN: RUB GAR DR BTM, VYL GAR DR REPL	($41.93)	*80026110-54100*	*SUPPLIES*	*($41.93)*
	4010397	BI-METAL HOLE SAW & ARBOR, 4-1/2, 3-1/2	$82.68	*80026200-54100*	*SUPPLIES*	*$82.68*
	0030141	SOLID BRASS LOCKNUTS, SOCKETS, BRASS NIPPLES	$40.80	*80026210-54100*	*SUPPLIES*	*$40.80*
	3031036	TRUEFUEL	$22.80	*80026220-54100*	*SUPPLIES*	*$22.80*
	8034878	FIRM GRIP GOLF UMBRELLA	$10.82	*82027111-54100*	*SUPPLIES*	*$10.82*
	8030404	STORAGE BOXES	$31.49	*82027111-54100*	*SUPPLIES*	*$31.49*

List of Checks Presented for Approval on 4/24/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
HOME DEPOT CREDIT SERVICES	4010398	BALCK DIAMOND 1LB TRIM, GONG BRUSH	$35.86	*83027330-54100*	*SUPPLIES*	*$35.86*
					Vendor Total:	*$1,931.41*
INFOSEND INC	306261	UB PRINT & MAIL SERVICES	$1,280.00	*20513300-52100*	*CONTRACTUAL SERVICES*	*$1,280.00*
	305886	UB PRINT & MAIL SERVICES	$7,680.25	*20513300-52100*	*CONTRACTUAL SERVICES*	*$7,680.25*
					Vendor Total:	*$8,960.25*
JACK MILLER	23589	MILLVIEW: PROG-ST	$6,551.67	*92227410-52100*	*CONTRACTUAL SERVICES*	*$6,551.67*
	23592	SCADA UPGRADE AT THE WATER TREATMENT PLANT	$11,760.00	*82027111-80100*	*MACHINERY & EQUIPMENT*	*$11,760.00*
					Vendor Total:	*$18,311.67*
JASON BENSON	TR 3/28-4/1/26	TRAVEL REIMBURSEMENT	$380.00	*10024210-57100*	*LEARNING AND DEVELOPMENT*	*$380.00*
					Vendor Total:	*$380.00*
JOAN NORRY	FEB-MAR 26	HOPLAND BOARD STIPEND	$192.00	*94700000-52100*	*CONTRACTUAL SERVICES*	*$96.00*
				95000000-52100	*CONTRACTUAL SERVICES*	*$96.00*
					Vendor Total:	*$192.00*
JOHN'S DAIRY EQUIPMENT & SUPPLY CO INC	SAL12514	HASA MULTI CHLOR 15 GAL DRUM, DRUM & PALLET DEPOSI	$2,802.46	*82000000-10305*	*PRE-PAID OTHER EXPENSES*	*$2,802.46*
					Vendor Total:	*$2,802.46*
JOHNSON CONTROLS FIRE PROTECTION LP	25150133	HALON SAFETY TEST/INSPECTION	$832.77	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$832.77*
					Vendor Total:	*$832.77*
JOHNSONS CUSTOM LANDSCAPING INC	17272	LANDSCAPE MAINTENANCE: SUBSTATION	$665.00	*80026210-52100*	*CONTRACTUAL SERVICES*	*$665.00*
	17286	LANDSCAPE MAINTENANCE: ORCHARD TRANSFER STATION	$350.00	*80026400-52100*	*CONTRACTUAL SERVICES*	*$350.00*
					Vendor Total:	*$1,015.00*
KATHERINE SCHAEFERS	TR 2/27-28/26	TRAVEL REIMBURSEMENT	$259.45	*10023100-57100*	*LEARNING AND DEVELOPMENT*	*$259.45*
					Vendor Total:	*$259.45*
KIMBALL MIDWEST	104316218	GLOVES	$604.58	*84027225-54100*	*SUPPLIES*	*$604.58*
					Vendor Total:	*$604.58*
KP PUBLIC AFFAIRS LLC	7014854	COMMUNITY OUTREACH PROF SVCS	$10,000.00	*20012300-52100*	*CONTRACTUAL SERVICES*	*$10,000.00*
					Vendor Total:	*$10,000.00*
LAKE PARTS INC	419314	TRI-POWER V-BELT	$35.08	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$35.08*

List of Checks Presented for Approval on 4/24/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
LAKE PARTS INC	420665	TRI-POWER V-BELT	$35.08	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$35.08*
	419983	V-BELT, BRAKE PARTS CLEANER, ELECTRONIC CLEAN	$36.02	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$36.02*
	420056	HI POWER V-BELTS	$55.72	*20824700-56300*	*BUILDING MAINT. & REPAIR*	*$55.72*
	420349	BODY HARDWARE, ACCESSORY	$26.11	*10020210-56130*	*EXTERNAL SERVICES*	*$26.11*
	422328	RETAINER	$16.53	*77725200-56130*	*EXTERNAL SERVICES*	*$16.53*
	419881	IND JACK	$144.67	*80026110-56130*	*EXTERNAL SERVICES*	*$144.67*
	420261	SUPER CLEAN DEGREASER	$38.10	*84027225-54100*	*SUPPLIES*	*$38.10*
					Vendor Total:	*$387.31*
LIEBERT CASSIDY WHITMORE	317539	LEGAL SERVICES PERTAINING TO EMPLOYEES	$71.00	*20016100-52100*	*CONTRACTUAL SERVICES*	*$71.00*
	319862	LEGAL SERVICES PERTAINING TO EMPLOYEES	$1,377.00	*20016100-52150*	*LEGAL SERVICES/ EXPENSES*	*$1,377.00*
					Vendor Total:	*$1,448.00*
LYNNETTE CHIMAY LUKE	P-769	SEWER LATERAL REIMBURSEMENT: 323 PLUM DR APT A	$2,000.00	*84427221-59501*	*GRANTS ISSUED*	*$2,000.00*
					Vendor Total:	*$2,000.00*
MALLORY SAFETY & SUPPLY LLC	6376835	ARIAT FR M4 RELAXED WORKHORSE BOOT CUT JEAN STYLE	$51.45	*80026110-54100*	*SUPPLIES*	*$51.45*
	6376824	ARIAT FR M4 RELAXED WORKHORSE BOOT CUT JEAN STYLE	$205.77	*80026110-54100*	*SUPPLIES*	*$205.77*
	6378199	ARIAT FR M4 RELAXED WORKHORSE BOOT CUT JEAN STYLE	$4,446.23	*80026110-54100*	*SUPPLIES*	*$4,446.23*
					Vendor Total:	*$4,703.45*
MANHATTAN LIFE INSURANCE COMPANY	270-CAMEU20250 08479	REFUND AMBULANCE CLAIM	$2,849.19	*71000000-10415*	*ACCRUED REVENUE*	*$2,849.19*
					Vendor Total:	*$2,849.19*
MATHESON TRI-GAS INC	0033114297	OXYGEN & MISC. AS NEEDED	$94.42	*80026210-54100*	*SUPPLIES*	*$94.42*
					Vendor Total:	*$94.42*
MENDOCINO COUNTY INFORMATION SERVICES DIVISION	20263-4	SLA/MAINTENANCE SPANISH MOUNTAIN	$410.00	*20620231-52100*	*CONTRACTUAL SERVICES*	*$410.00*
					Vendor Total:	*$410.00*
MIKE BROWN ELECTRIC CO	70002815	TSP CALE TO LIT IN PAU WET WELL: WWTP	$386.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$386.00*

List of Checks Presented for Approval on 4/24/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
MIKE BROWN ELECTRIC CO	70002813	PULL NEW WIRE IN CONDUIT FROM BAR SCREEN PANEL TO	$579.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$579.00*
	70002814	PULL FURNISHED CABLE SPOOLS & PROGRAM POND LIGHTS	$1,158.00	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$1,158.00*
	70002812	INSTALL CONDUIT, PULL CAT OWNER PROVIDED, TERMINAT	$2,057.57	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$2,057.57*
					Vendor Total:	*$4,180.57*
MIWALL CORPORATION	1014759	HORNADY 223 REM 55 GR TAP 200RDS	$5,001.59	*10020210-54100*	*SUPPLIES*	*$5,001.59*
					Vendor Total:	*$5,001.59*
MORGON PATRICK	TA 3/30-4/10/26	TRAVEL ADVANCE	$207.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$207.00*
					Vendor Total:	*$207.00*
MYERS MEDICAL PHARMACY	740742	EMS SUPPLIES	$149.95	*71021150-54107*	*EMS SUPPLIES*	*$149.95*
					Vendor Total:	*$149.95*
NANCY SKELLY	3/26-4/16/26	INSTRUCTOR	$936.00	*10022850-52100*	*CONTRACTUAL SERVICES*	*$936.00*
					Vendor Total:	*$936.00*
NEARY AND O'BRIEN	9853	LEGAL SERVICES: MVCWD	$2,535.00	*92227400-52100*	*CONTRACTUAL SERVICES*	*$2,535.00*
					Vendor Total:	*$2,535.00*
NHA ADVISORS LLC	01968	REGISTERED MUNICIPAL FINANCIAL	$21,550.00	*20013400-52100*	*CONTRACTUAL SERVICES*	*$21,550.00*
					Vendor Total:	*$21,550.00*
NOR-CAL RECYCLED ROCK & AGGREGATES INC	32139	MISC ROCK & ROAD PATCH MATERIAL	$169.41	*93227610-54100*	*SUPPLIES*	*$169.41*
					Vendor Total:	*$169.41*
OFFICE DEPOT INC	460361042001	SHARPIE MARKERS	$7.71	*10020210-54100*	*SUPPLIES*	*$7.71*
	462233668001	1/4" STAPLES	$22.38	*10020210-54100*	*SUPPLIES*	*$22.38*
	457487683001	TAPE,D1,BLACK,2PACK	$39.84	*10020210-54100*	*SUPPLIES*	*$39.84*
	461548162001	ELECTRIC STAPLER, NOTES, PERM MARKERS	$90.93	*10020210-54100*	*SUPPLIES*	*$90.93*
	460328395001	STAPLE CARTRIDGES, LTR FOLDERS, ENVELOPES, INK	$117.86	*10020210-54100*	*SUPPLIES*	*$117.86*
	460360044001	LASER CARTRIDGE, MARKERS	$452.03	*10020210-54100*	*SUPPLIES*	*$452.03*
	460987760001	EASEL PAD, USB 2.0, FRAME	$138.04	*20012200-54100*	*SUPPLIES*	*$138.04*
					Vendor Total:	*$868.79*
ONESOURCE DISTRIBUTORS LLC	S008243926.002	(SI-GYO) SPLICE, INSULINK 2/0-4, GRAY-ORANGE, BLAC	$292.11	*80000000-12104*	*INVENTORY - PURCHASES*	*$292.11*

List of Checks Presented for Approval on 4/24/2026

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
ONESOURCE DISTRIBUTORS LLC	S008261075.003	INSULATORS, HOMAC SLEEVES	$1,139.32	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,139.32*
	S008261075.002	INSULATOR PIN TYPE, BURNDY ES2R2W, WASHER SPRINGS	$1,307.26	*80000000-12104*	*INVENTORY - PURCHASES*	*$1,307.26*
	S008243926.001	(SI-GYO) SPLICE, INSULINK 2/0-4, GRAY-ORANGE, BLAC	$3,965.51	*80000000-12104*	*INVENTORY - PURCHASES*	*$3,965.51*
	S008243926.003	(SI-GYO) SPLICE, INSULINK 2/0-4, GRAY-ORANGE, BLAC	$4,392.02	*80000000-12104*	*INVENTORY - PURCHASES*	*$4,392.02*
	S008238037.002	MPS CL-4 LINK, CHAIN TYPE 2"	$1,089.84	*80026110-54100*	*SUPPLIES*	*$1,089.84*
					Vendor Total:	*$12,186.06*
OREILLY AUTO PARTS	6968-116500	CASTER CAMS, 4WD IND SW	$67.39	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$67.39*
	6968-116176	LED CAPSULE	$97.74	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$97.74*
	6968-115850	RETURN: DRUM KIT, BRAKE SHOES, CORE RETURNS	($126.70)	*10020210-56130*	*EXTERNAL SERVICES*	*($44.00)*
				20324100-58510	*REIMBURSABLE JOBS*	*($82.70)*
	6968-116332	SOCKET, LED CAPSULE	$126.03	*10020210-56130*	*EXTERNAL SERVICES*	*$126.03*
	6968-116277	BATTERY, CORE CHARGE	$251.45	*10020210-56130*	*EXTERNAL SERVICES*	*$251.45*
	6968-116207	DISC PAD SET, ROTORS	$431.45	*10020210-56130*	*EXTERNAL SERVICES*	*$431.45*
	6968-116217	BATTERY, CORE CHARGE	$760.47	*10020210-56130*	*EXTERNAL SERVICES*	*$760.47*
	2707-495458	INTAKE MANIFOLD GASKET	$14.55	*10024620-56130*	*EXTERNAL SERVICES*	*$14.55*
	6968-115768	OIL FILTER	$5.76	*10024800-56130*	*EXTERNAL SERVICES*	*$5.76*
	6968-116229	AIR FILTER. OIL FILTER	$33.00	*10024800-56130*	*EXTERNAL SERVICES*	*$33.00*
	6968-115216	FUEL FILTER	$19.05	*10521210-56130*	*EXTERNAL SERVICES*	*$19.05*
	5545-340180	10AMP PRO-PA, FUSE ASSRTMT	$38.85	*20324100-56130*	*EXTERNAL SERVICES*	*$38.85*
	6968-116375	FUEL HOSE	$3.31	*82027114-56130*	*EXTERNAL SERVICES*	*$3.31*
	6968-115811	V/C GASKET, MANIFOLD SET	$51.41	*82027114-56130*	*EXTERNAL SERVICES*	*$51.41*
	6968-115769	CABIN FILTER	$74.68	*82027114-56130*	*EXTERNAL SERVICES*	*$74.68*
	6968-116173	FOG LIGHTS	$76.91	*82027114-56130*	*EXTERNAL SERVICES*	*$76.91*
	6968-115789	SPARK PLUG, IGN WIRE SET, FUEL FILTER	$118.70	*82027114-56130*	*EXTERNAL SERVICES*	*$118.70*
	6968-116261	NEW COMPRESS, CORE CHARGE, ACCUMULATOR, KIT	$311.84	*82027114-56130*	*EXTERNAL SERVICES*	*$311.84*
	6968-115343	O2 SENSOR	$35.82	*82027141-56130*	*EXTERNAL SERVICES*	*$35.82*

List of Checks Presented for Approval on 4/24/2026

Invoices

Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
OREILLY AUTO PARTS	6968-115434	MANIFOLD SET	$62.70	*82027141-56130*	*EXTERNAL SERVICES*	*$62.70*
	6968-115427	V/C GASKET, SPARK PLUGS	$132.14	*82027141-56130*	*EXTERNAL SERVICES*	*$132.14*
	6968-116220	TBI GASKET	$3.40	*84027221-56130*	*EXTERNAL SERVICES*	*$3.40*
	6968-116257	ABS SENSOR	$47.57	*84027221-56130*	*EXTERNAL SERVICES*	*$47.57*
	6968-116260	COOLANT HOSES, HEATER CORE, EVAP CORE	$222.03	*84027221-56130*	*EXTERNAL SERVICES*	*$222.03*
	6968-115287	PWR RTD BELT	$21.87	*92727520-56130*	*EXTERNAL SERVICES*	*$21.87*
	2707-494933	GALLON MOTOR OIL	$71.17	*20324100-58410*	*GARAGE LUBRICANTS & PARTS*	*$71.17*
	6968-115776	CORE RETURN	($22.00)	*20324100-58510*	*REIMBURSABLE JOBS*	*($22.00)*
	6968-115468	BRACKETED CAL, CORE CHARGE	$259.43	*20324100-58510*	*REIMBURSABLE JOBS*	*$259.43*
	6968-115521	FUEL FILTERS, OIL FILTER, AIR FILTER, CAB AIR FLTR	$273.82	*20324100-58510*	*REIMBURSABLE JOBS*	*$273.82*
	6968-115507	BATTERY, CORE CHARGE	$539.64	*20324100-58510*	*REIMBURSABLE JOBS*	*$539.64*
	6968-115425	BRACKETED CAL, BRAKE ROTORS, DISC PAD SET	$816.97	*20324100-58510*	*REIMBURSABLE JOBS*	*$816.97*
	2707-494757	MAG CAN HLDR	$17.24	*20324100-54100*	*SUPPLIES*	*$17.24*
					Vendor Total:	*$4,837.69*
OWEN EQUIPMENT SALES	00071110	HOSE AND WELMENT, DEBRIS HOSE, FREIGHT	$1,692.26	*82027114-56130*	*EXTERNAL SERVICES*	*$846.13*
				84027221-56130	*EXTERNAL SERVICES*	*$846.13*
					Vendor Total:	*$1,692.26*
PARKER, LUCAS AND ASSOCIATES	60	CDBG UNDERWRITING SERVICES	$225.00	*20023510-52100*	*CONTRACTUAL SERVICES*	*$225.00*
					Vendor Total:	*$225.00*
PETERSON POWER SYSTEMS INC	PC060201887	2.5 LBS BRUSH	$54.87	*10521210-56130*	*EXTERNAL SERVICES*	*$54.87*
	PR060022622	CORE RETURN	($74.69)	*84027221-56130*	*EXTERNAL SERVICES*	*($74.69)*
	PC060202013	BATTERY-WET, CORE DEPOSIT	$427.52	*84027221-56130*	*EXTERNAL SERVICES*	*$427.52*
					Vendor Total:	*$407.70*
PETERSON TRUCKS INC	312039R	FLAT WASHERS, BRAKLEEN	$92.10	*20324100-56112*	*EQUIPMENT PARTS FOR RESALE*	*$92.10*
	312713R	HYD FILTER	$96.69	*10521210-56130*	*EXTERNAL SERVICES*	*$96.69*
	311798R	GASKET, HARNESS, TUBES, HOUSING, CLIPS WIRE	$709.17	*10521210-56130*	*EXTERNAL SERVICES*	*$709.17*
	312573R	AIT FILTER	$16.35	*84027221-56130*	*EXTERNAL SERVICES*	*$16.35*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
PETERSON TRUCKS INC	310702R	FUEL MODULE, FUEL FILTER, NANONET	$277.44	*84027221-56130*	*EXTERNAL SERVICES*	*$277.44*
	312540R	FUEL FILTER, OIL FILTER, AIR FILTER	$298.29	*84027221-56130*	*EXTERNAL SERVICES*	*$298.29*
					Vendor Total:	*$1,490.04*
PG&E CO	132911573	GAS & ELECTRIC EXTENSION AGREE	$33,311.31	*92727510-80230*	*INFRASTRUCTURE*	*$33,311.31*
					Vendor Total:	*$33,311.31*
POLYDYNE INC	2009789	LIQUID POLYMER - ALKYLAMINE, C	$14,881.04	*84027225-58202*	*CHEMICALS*	*$14,881.04*
					Vendor Total:	*$14,881.04*
RADIUS TELEMATICS LLC	192406	MONTHLY DATA SERVICES	$180.00	*10020210-52100*	*CONTRACTUAL SERVICES*	*$180.00*
					Vendor Total:	*$180.00*
RALPH RANDALL	2616	TRAVEL REIMBURSEMENT	$47.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$47.00*
					Vendor Total:	*$47.00*
REXEL USA INC	7E63123	TERMINAL ADAPTER, CONDUIT LOCKNUT	$17.33	*80026210-54100*	*SUPPLIES*	*$17.33*
					Vendor Total:	*$17.33*
RINCON CONSULTANTS INC	73485	CEQA CONSULTING SERVICES	$11,949.00	*20012200-52304*	*LAFCO FEES AND PROP TAX EXP*	*$11,949.00*
					Vendor Total:	*$11,949.00*
ROBERT OYUGI	DEP 6/7/26	THIRD WORLD 2026 SITP	$4,500.00	*90000000-23226*	*CONCERT SERIES*	*$4,500.00*
					Vendor Total:	*$4,500.00*
ROBERTO MENDOZA	1239	GENERATOR TRANSFORMER SET UP: WCWD	$5,383.11	*93227620-52100*	*CONTRACTUAL SERVICES*	*$5,383.11*
	1237	PANEL MATERIALS, WELL 6 VFD	$22,012.18	*92227410-80230*	*INFRASTRUCTURE*	*$22,012.18*
					Vendor Total:	*$27,395.29*
ROCKWELL SOLUTIONS INC	3762	PUMP SEAL KIT CARTRIDGE	$5,450.16	*84027225-56120*	*EQUIPMENT MAINTENANCE & REPAIR*	*$5,450.16*
					Vendor Total:	*$5,450.16*
SHUO YANG	TA 4/27-30/26	TRAVEL ADVANCE	$799.85	*30023800-57100*	*LEARNING AND DEVELOPMENT*	*$799.85*
					Vendor Total:	*$799.85*
SIERAH MATHERS	TR 3/10/26	TRAVEL REIMURSEMENT	$47.00	*10020210-57100*	*LEARNING AND DEVELOPMENT*	*$47.00*
					Vendor Total:	*$47.00*
UKIAH MAIN STREET PROGRAM	1ST QTR 2026	1ST QTR 2026 DOWNTOWN IMPROVEM	$6,883.00	*31212600-52115*	*PERFORMANCE AGREEMENTS*	*$6,883.00*
					Vendor Total:	*$6,883.00*

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Vendor Name	Invoice #	Invoice Description	Invoice Amt	Account Detail and Allocation Detail		
WEST YOST ASSOCIATES INC	2066524	RUSSIAN RIVER WATERSHED AGREEMENT	$47,415.11	*91190100-52100*	*CONTRACTUAL SERVICES*	*$47,415.11*
					Vendor Total:	*$47,415.11*
					INVOICE TOTAL:	***$1,325,631.42***

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

RE: Payroll & Vendor Checks for Agenda Item
DATE: 04/03/26

FOR PAY DATE OF:	04/03/26		
PAYROLL PERIOD:	03/15/26	TO	03/28/26
PAYROLL CHECK #'s:	519639	TO	519708
PAYROLL STUB #'s:	145245	TO	145638

TOTAL EMPLOYEE CHECKS:	$	50,908.76
TOTAL ACH TRANSACTIONS:	$	823,720.76
SUBTOTAL: PAYROLL CKS & DIRECT DEPOSITS	$	874,629.52
TOTAL VENDOR CHECKS:	$	612.50
TOTAL VENDOR EFT PAYMENTS	$	13,564.63
TOTAL EFT PAYMENTS - COU	$	458,631.70
SUBTOTAL: EFT PAYMENTS	$	472,808.83
GRAND TOTAL:	**$**	**1,347,438.35**

REISSUE OF VOID CK OR MANUAL CHECK:

MISC check	PAYABLE TO:
519639	HERNANDEZ-PEREDIA, O
145245	HORGER, MARY
519707	MAZZA, ANDREA
519708	SIPILA, OCEANA

VOID CHECK NO:

	PAYABLE TO:
519599	HERNANDEZ-PEREDIA, O

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

RE: Payroll & Vendor Checks for Agenda Item
DATE: 04/17/26

FOR PAY DATE OF:	04/17/26		
PAYROLL PERIOD:	03/29/26	TO	04/11/26
PAYROLL CHECK #'s:	519709	TO	519772
PAYROLL STUB #'s:	145639	TO	146034

TOTAL EMPLOYEE CHECKS:	$	39,898.97
TOTAL ACH TRANSACTIONS:	$	833,158.49
SUBTOTAL: PAYROLL CKS & DIRECT DEPOSITS	$	873,057.46
TOTAL VENDOR CHECKS:	$	612.50
TOTAL VENDOR EFT PAYMENTS	$	13,507.27
TOTAL EFT PAYMENTS - COU	$	457,358.56
SUBTOTAL: EFT PAYMENTS	$	471,478.33
GRAND TOTAL:	**$**	**1,344,535.79**

REISSUE OF VOID CK
OR MANUAL CHECK: PAYABLE TO:

MISC check	

VOID CHECK NO: PAYABLE TO:

Agenda Item No: 8.b.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-835

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Approval of a Budget Amendment for the Server Room Project in the Amount of $487,633.

DEPARTMENT: Police

PREPARED BY: Marla Swan, Communications/Records Manager, Erica Valencia, Finance Controller

PRESENTER: Consent Calendar

ATTACHMENTS:
None

Summary: Council will consider approving a budget amendment for the Server Room Project in the amount of $487,633.

Background: In 2025, a faulty air conditioning unit located directly above the current PD server room leaked and caused flooding within the room. The incident resulted in substantial damage to routers and critical public safety technology systems supporting police operations, including 911 communications, radio systems, and dispatch-related hardware and software.

This was not an isolated occurrence. A similar flooding incident occurred approximately ten years ago in the same location, indicating an ongoing vulnerability associated with the server room's placement beneath mechanical infrastructure.

Due to the critical nature of the systems housed within the server room, including public safety communications and emergency response infrastructure, continued operation in the current location presents unacceptable operational and financial risk. Staff identified an alternative location within the Civic Center that is more suitable for long-term protection and continuity of operations.

The relocation project also presents an opportunity to modernize aging infrastructure, including replacement and upgrade of the existing Customer Premise Equipment (CPE)/Call handling systems and audio logging systems.

Discussion: To prevent future incidents and protect critical public safety infrastructure, staff recommends relocating the PD server room to the newly identified Civic Center location. The project will include relocation and upgrades of core communications systems, installation of new server racks with environmental controls, electrical improvements, fire suppression systems, monitoring equipment, and related infrastructure upgrades.

AT&T has provided a quote of $344,777.36 for relocation and upgrade of the existing CPE and associated communications infrastructure. These costs will be fully reimbursable through a grant from the California Governor's Office of Emergency Services (Cal OES), and invoiced directly by AT&T to CalOES; therefore, they are not included in this budget amendment request.

VoiceProducts has provided a quote of $36,764.45 for relocation and upgrade of the Department's audio logger system, which records all emergency calls and radio transmissions. These costs will be reimbursable through CalOES. Funding for this work has already been appropriated and is therefore also not included in the requested budget amendment.

Additional project costs not reimbursable through CalOES include:

- Fire suppression system (estimated): approximately $22,000
- False ceiling and insulation: approximately $10,000
- Electrical work: approximately $10,000
- IT cabling and related infrastructure: approximately $100,000
- Server racks with cooling systems, maintenance, backup battery systems, temperature/humidity/leak sensors: $242,960
- Security cameras for monitoring: approximately $5,000
- Wiring and relocation of dispatch radio consoles: approximately $50,000 (estimate; not yet quoted)
- 10% project contingency

The total estimated project cost is approximately $904,000, inclusive of contingency. Of this amount, $381,541.81 will be funded by CalOES and is therefore excluded from the requested budget amendment. Accordingly, the requested budget amendment is limited to approximately $487,633, inclusive of contingency. The budget amendment includes establishment of a loan proceeds account for remaining balance of project costs not CalOES reimbursable. Staff may pursue a lease-purchase financing agreement for the balance of the project costs or other alternative, and will return to Council at a later date with the related financing approach for consideration, if warrented.

Relocating the server room and modernizing critical systems will significantly reduce operational risk, improve system resiliency, and protect essential emergency communications infrastructure from future damage and service interruptions.

Funding for this project will come through the indirect cost allocation plan and a portion of reserves in the Dispatch Internal Service Fund. Therefore, staff requests Council approve a budget amendment for the Server Room Project in the amount of $487,633.

Recommended Action: Approve a budget amendment for the Server Room Project in the amount of $487,633.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 20620231.80100.18526: $0; 20620231.80220.18526: $0; 20620231.54330.18526: $0; 20620234.54100.18526: $0; 20600000.90100.18526: $0

PROPOSED BUDGET AMOUNT: 20620231.80100.18526: $27,877; 20620231.80220.18526 : $132,000; 20620231.54330.18526: $267,256; 20620234.54100.18526: $60,500; 20600000.90100.18526: -$487,633

FINANCING SOURCE: CalOES reimbursement up to $455,000 towards approved CPE infrastructure

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Information Technology, Accounting, Purchasing, and Building Maintenance

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved:
Sage Sangiacomo, City Manager

Agenda Item No: 8.c.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-823

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of Resolution Making Appointments to the 2026 Measure P Oversight Committee.

DEPARTMENT: City Clerk

PREPARED BY: Kristine Lawler, City Clerk

PRESENTER: Araceli Sandoval, Deputy City Clerk

ATTACHMENTS:

1. Proposed Resolution

Summary: The City Council will consider adopting a resolution making appointments to a 2026 Measure P Oversight Committee.

Background: In 2014, Council adopted Resolution 2014-28 that established an Oversight Committee for Oversight and periodic reports on the performance of the expenditure plan for public safety. Every two years, the City Council appoints five people to the Oversight Committee, whose function is to review the City's budget for public safety services and the expenditure of the revenues that are budgeted. The City Manager provides the Oversight Committee with any information they request, which is not exempt from disclosure under the California Public Records Act, and assists them in organizing and analyzing the information provided. The Oversight Committee prepares a written report that is presented to the City Council at a noticed public hearing, and which is available to the general public not less than 10 calendar days prior to the scheduled hearing date.

The report contains an analysis of the level and types of service provided by the City's police and fire departments, or other arrangements approved by the City Council, and the revenues and expenditures of the designated funds or accounts. They also make recommendations concerning the future use of these funds and levels and types of services.

Discussion: On February 18, 2026, Council was presented an item for the establishment of an Oversight Committee. At that time, Council gave direction to Staff to solicit five committee members and then to bring the item back to Council to make the appointments. The City received interest from three members of the community for three public representative spots.

The following representatives are being recommended for appointment to the 2026 Measure P Oversight Committee by way of Resolution (Attachment 1):

NAME	POSITION
Mary Chadwich	Public Representative - Business Owner
Matt Duncan	Public Representative - Business Owner
Joe Riemann	Public Representative - Business Owner

Adam Elledge	Ukiah City Peace Officer
Tony Selvitella	Ukiah City Firefighter

Recommended Action: Adopt resolution making appointments to the 2026 Measure P Oversight Committee.

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: Tom Corning, Police Chief and Doug Hutchison, Fire Chief

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved: Sage Sangiacomo, City Manager

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH MAKING APPOINTMENTS TO THE 2026 MEASURE P OVERSIGHT COMMITTEE.

WHEREAS, in 2014, Council adopted Resolution 2014-28 that established an Oversight Committee on the performance of the expenditure plan for public safety; and

WHEREAS, per resolution 2014-28, every two years the City Council appoints five people to the Oversight Committee, whose function is to review the City's budget for public safety services and the expenditure of the revenues that are budgeted; and

WHEREAS, per resolution 2014-28, the Oversight Committee shall represent a broad range of interests in the City, including such interests as business owners, ethnic minorities, (1) Ukiah City Firefighter, (1) Ukiah City peace officer, homeowners and tenants; and

WHEREAS, on February 18, 2026, Council gave direction to Staff to solicit five committee members to serve on the Measure P Oversight Committee.

NOW, THEREFORE, BE IT RESOLVED, that the Ukiah City Council does hereby appoint the following persons to serve on the 2026 Measure P Oversight Committee:

NAME	POSITION	TERM ENDING
Mary Chadwich	Public Representative (Business Owner)	2026
Matt Duncan	Public Representative (Business Owner)	2026
Joe Riemann	Public Representative (Business Owner)	2026
Adam Elledge	Ukiah City Peace Officer	2026
Tony Selvitella	Ukiah City Firefighter	2026

PASSED AND ADOPTED this 20th day of May, 2026, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Susan Sher, Mayor

ATTEST:

_____
Araceli Sandoval, Deputy City Clerk

Agenda Item No: 8.d.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-529

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Consideration of Approval of Contract Amendment with Rincon Consultants, Inc. in the Amount of $86,600, Adding Additional Services for the Purpose of Providing California Environmental Quality Act (CEQA) Professional Consulting Services and Geographic Information System (GIS) Support Pertaining to the City's Reorganization.

DEPARTMENT: City Manager / Admin

PREPARED BY: Maya Simerson, Senior Management Analyst

PRESENTER: Maya Simerson, Senior Management Analyst

ATTACHMENTS:

1. Rincon Consultants COU 2425-199
2. Rincon Amendment

Summary: Council will consider approving a contract amendment with Rincon Consultants, Inc. in the amount of $86,600, adding additional services for the purpose of providing California Environmental Quality Act (CEQA) Professional Consulting Services and Geographic Information System (GIS) support pertaining to the City's reorganization.

Background: Rincon Consultants, Inc. ("Rincon"), which specializes in environmental sciences, land use planning, and climate action and sustainability, including environmental analysis under the California Environmental Quality Act ("CEQA") and the National Environmental Policy Act ("NEPA"), has worked with the City of Ukiah since 2018 on various projects. In February of 2025, the City Council approved a Contract with Rincon to provide support services as they related to the City's work in preparing a proposal for potential reorganization (Attachment #1). Since that date, the City has authorized two subsequent addendums to address increased support needs as they have arisen, and in response to community input.

Discussion: Addendum 3 is requested in the amount of $86,600 for Tasks 5-9 in the attached letter (Attachment #2). This additional funding will allow Rincon to continue working alongside the City's planning team and special CEQA Legal Counsel (Pioneer Law Group) to develop or revise CEQA environmental documents and studies, and GIS mapping. Significant progress on the environmental work has been accomplished. However, Rincon is anticipating the remaining workload to be significant in the four areas they have identified in their proposal and notably, include revisions to the CEQA process, changing from an Addendum document to a Supplemental Environmental Impact Report (EIR). This work is critical to the project; Staff does not have the resources to provide these services in house, and therefore, Staff recommends Council authorize these additionally requested funds to the contract with Rincon Consultants, Inc. in the amount of $86,600. Funding will come from current unencumbered appropriations in the budget account. A budget adjustment is not recommended at this time as the current appropriation may be sufficient to close out the year. Staff would return to Council for an amendment, if needed.

Recommended Action: Approve a contract amendment with Rincon Consultants, Inc. in the amount of $86,600, adding additional services for the purpose of providing California Environmental Quality Act (CEQA) Professional Consulting Services and Geographic Information System (GIS) support pertaining to the City's reorganization.

BUDGET AMENDMENT REQUIRED: No.

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: Expected budgetary savings in fund 200, Administation and Overhead

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: COU No. 2425-199

COORDINATED WITH: Craig Schlatter, Director of Community Development; Finance Department

STRATEGIC PLAN (SP):**SP 3B** - Analyze and consider opportunities for regional partnerships that support or improve the delivery of municipal services.

GENERAL PLAN ELEMENTS (GP): **GP-A1** - Land Use Element; **GP-A8 -** Housing Element (2019-2027).

Approved: Sage Sangiacomo, City Manager

COU No. 2425-199

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement, made and entered into this 20th day of February, 2025 (“Effective Date”), by and between CITY OF UKIAH, CALIFORNIA, hereinafter referred to as "City" and Rincon Consultants, Inc., a Corporation organized and in good standing under the laws of the state of California, hereinafter referred to as "Consultant".

RECITALS

This Agreement is predicated on the following facts:

a. City requires consulting services related to California Environmental Quality Act (CEQA) environmental analysis, studies, and/or determinations pertaining to the City’s 2025 Annexation Application.

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

c. City and Consultant agree upon the Scope of Services set forth in this Agreement.

TERMS OF AGREEMENT

1.0 DESCRIPTION OF PROJECT

1.1 The Project will be described in detail when the final Scope-of-Work is complete and available. Rincon will provide environmental analysis services under the California Environmental Quality Act (CEQA) pertaining to the City’s application for annexation of areas within the City’s 2022 Sphere of Influence.

2.0 SCOPE OF SERVICES

2.1 Staff envisions Rincon working alongside the City's planning team and special CEQA Legal Counsel (Pioneer Law Group) to develop CEQA environmental documents and studies. As preparation of the application is at the initial stages, it is not known at this time what level of CEQA review will be necessary. Therefore, Council has authorized the City Manager to negotiate and execute a contract in the amount not to exceed $75,000, and Rincon will bill for time and materials according to their most recent Fee Schedule (Attachment A).

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

3.0 CONDUCT OF WORK

3.1 Time of Completion. Consultant shall commence performance of services as required upon receipt of a Notice to Proceed from City and shall complete such services within a reasonable time frame, as determined through coordination with the City. Consultant shall complete the work to the City's reasonable satisfaction, even if contract disputes arise or Consultant contends it is entitled to further compensation.

4.0 COMPENSATION FOR SERVICES

4.1 Basis for Compensation. For the performance of the professional services of this Agreement, Consultant shall be compensated on a time and expense basis not to exceed a maximum dollar amount of $75,000. Labor charges shall be based upon hourly billing rates for the various classifications of personnel employed by Consultant to perform the work as described in Section 2.1 of this Agreement, which shall include all indirect costs and expenses of every kind or nature, except direct expenses. The direct expenses and the fees to be charged for same shall be as set forth in the Fee Schedule in Attachment A.

4.2 Changes. Should changes in compensation be required because of changes to the work described in Section 2.1 and the pending Scope-of-Work of this Agreement, the parties shall agree in writing to any changes in compensation. "Changes to the Scope-of-Work" means different activities than those described in the pending Scope-of-Work and not additional time to complete those activities than the parties anticipated on the date they entered this Agreement.

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

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

5.0 ASSURANCES OF CONSULTANT

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

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

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

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

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

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

6.0 INDEMNIFICATION

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

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

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

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

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

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

B. Minimum Limits of Insurance

Consultant shall maintain limits no less than:

1. General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage including operations,

products and completed operations. If Commercial General Liability Insurance or other form with a general aggregate limit is used, the general aggregate limit shall apply separately to the work performed under this Agreement, or the aggregate limit shall be twice the prescribed per occurrence limit.

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

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

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

C. Deductibles and Self-Insured Retentions

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

D. Other Insurance Provisions

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

1. General Liability and Automobile Liability Coverages

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

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

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

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

2. Worker's Compensation and Employers Liability Coverage

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

3. Professional Liability Coverage

If written on a claims-made basis, the retroactivity date shall be the effective date of this Agreement. The policy period shall extend one (1) year from the date of final approved invoice.

4. All Coverages

Each Insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

E. Acceptability of Insurers

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

F. Verification of Coverage

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

G. Subcontractors

Consultant shall include all subcontractors or sub-consultants as insured under its policies or shall furnish separate certificates and endorsements for each sub-

contractor or sub-consultant. All coverage for sub-contractors or sub-consultants shall be subject to all insurance requirements set forth in this Paragraph 6.1.

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

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

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

7.0 CONTRACT PROVISIONS

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

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

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

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

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

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

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

7.8 Termination. This Agreement may only be terminated by either party: 1) for breach of the Agreement; 2) because funds are no longer available to pay Consultant for services provided under this Agreement; or 3) City has abandoned and does not wish to complete the project for which Consultant was retained. A party shall notify the other party of any alleged breach of the Agreement and of the action required to cure the breach. If the breaching party fails to cure the breach within the time specified in the notice, the contract shall be terminated as of that time. If terminated for lack of funds or abandonment of the project, the contract shall terminate on the date notice of termination is given to Consultant. City shall pay the Consultant only for services performed and expenses incurred as of the effective termination date. In such event, as a condition to payment, Consultant shall provide to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Consultant under this Agreement. Consultant shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder, subject to off-set for any direct or consequential damages City may incur as a result of Consultant's breach of contract.

7.9 Execution of Agreement. This Agreement may be executed in duplicate originals, each bearing the original signature of the parties. Alternatively, this Agreement may be executed and delivered by facsimile or other electronic transmission, and in more than one counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. When executed using either alternative, the executed agreement shall be deemed an original admissible as evidence in any administrative or judicial proceeding to prove the terms and content of this Agreement.

8.0 NOTICES

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

CITY OF UKIAH
DEPT. OF COMMUNITY DEVELOPMENT
300 SEMINARY AVENUE
UKIAH, CALIFORNIA 95482-5400

RINCON CONSULTANTS, INC.
4825 J ST STE 200
SACRAMENTO, CA 95819

9.0 SIGNATURES

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

CONSULTANT

BY: _____ _____
Date

PRINT NAME: _____

_____
IRS IDN Number

BY: _____

3/3/2025 Type text here
Date

PRINT NAME: Richard Daulton

CITY OF UKIAH

BY: _____

03/24/2025
Date

CITY MANAGER

ATTEST

Kristine Lawler
Kristine Lawler (Mar 24, 2025 13:33 PDT)
CITY CLERK

03/24/2025
Date

Rincon Consultants, Inc.

Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical and Support Personnel*	January 1, 2025 – December 31, 2025
Senior Principal	$330
Principal	$318
Director	$318
Senior Supervisor II	$302
Supervisor I	$282
Senior Professional II	$264
Senior Professional I	$246
Professional IV	$218
Professional III	$203
Professional II	$180
Professional I	$160
Associate III	$135
Associate II	$121
Associate I	$113
Field Technician	$97
Technical Editor	$152
Project Accountant	$129
Billing Specialist	$111
Publishing Specialist	$124
Clerical	$111

* Professional classifications include environmental scientists, urban planners, biologists, geologists, marine scientists, GHG verifiers, sustainability experts, cultural resources experts, data technology experts, and other professionals. Expert witness services consisting of depositions or in-court testimony are charged at the hourly rate of $400.

Reimbursable Expenses

Direct Cost	Rates
Photocopies – B/W	$0.25 (single-sided), $0.45 (double-sided)
Photocopies – Color	$1.55 (single-sided), $3.10 (double-sided)
Photocopies – 11” by 17”	$0.55 (B/W), $3.40 (color)
Oversized Maps	$8.50/square foot
Digital Production	$15/CD, $20/flash drive
Light-Duty and Passenger Vehicles*	$90/day
4WD and Off-Road Vehicles*	$150/day

* Current IRS mileage rate for mileage over 50 and for all miles incurred in employee-owned vehicles.

Direct Costs. Other direct costs associated with the execution of a project, that are not included in the hourly rates above, are billed at cost. These may include, but are not limited to, laboratory and drilling services, subcontractor services, authorized travel expenses, permit charges and filing fees, mailings and postage, performance bonds, sample handling and shipment, rental equipment, and vehicles other than covered by the above charges.

Annual Escalation. Standard rates subject to 3.5% annual escalation, on January 1.

Payment Terms. All fees will be billed to Client monthly and shall be due and payable upon receipt or as indicated in the contract provisions for the assignment. Invoices are delinquent if not paid within 10 days from receipt or per the contractually required payment terms.

Effective January 1, 2025

Equipment	Rate
Environmental Site Assessment	
Soil Vapor Extraction Monitoring Equipment	$160
Four Gas Monitor	$137
Flame Ionization Detector	$110
Photo Ionization Detector	$82
Hand Auger Sampler	$62
Water Level Indicator, DC Purge Pump	$46
CAPDash	$7,500
Natural Resources Field Equipment	
UAS Drone	$300
Spotting or Fiberoptic Scope	$170
Pettersson Bat Ultrasound Detector/Recording Equipment	$170
Sound Level Metering Field Package (Anemometer, Tripod and Digital Camera)	$113
GPS (Submeter Accuracy)	$67
Infrared Sensor Digital Camera or Computer Field Equipment	$57
Scent Station	$23
Laser Rangefinder/Altitude	$11
Pitfall Traps, Spotlights, Anemometer, GPS Units, Sterilized Sample Jar	$9
Mammal Trap, Large/Small	$1.55/$0.55
Water and Marine Resources Equipment	
Boat (20-foot Boston Whaler or Similar)	$800
Multiparameter Sonde (Temperature, Conductivity, Turbidity, DO, pH) with GPS	$170
Water Quality Equipment (DO, pH, Turbidity, Refractometer, Temperature)	$62
Refractometer (Salinity) or Turbidity Meter	$38
Large Block Nets	$114
Minnow Trap	$98
Net, Hand/Large Seine	$57
Field Equipment Packages	
Standard Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet, Safety Equipment, and Botanic Collecting Equipment)	$114
Remote Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet and Mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	$144
Amphibian/Vernal Pool Field Package (Digital Camera, GPS, Thermometer, Decon Chlorine, Waders, Float Tube, Hand Net, Field Microscope)	$170
Fisheries Equipment Package (Waders, Wetsuits, Dip Nets, Seine Nets, Bubblers, Buckets)	$57
Underwater and Marine Sampling Gear (Photo/Video Camera, Scuba Equipment [Tanks, BCD, Regulators, Wetsuits, etc.])	$57/diver
Marine Field Package (Personal Flotation Devices, 100-foot Reel Tapes with Stainless Carabiners, Pelican Floats, Underwater Slates, Thermometer, Refractometer, Anemometer, Various Field Guides)	$100
Insurance, Hazard, and Fees	
Historic Research Fees	$55
L&H Dive Insurance	$57/diver
Level C Health and Safety	$70/person

Effective January 1, 2025

Rincon Consultants, Inc.
601 University Avenue, Suite 221
Sacramento, California 95825
916-706-1374

May 4, 2026
Project No: 25-17456

Craig Schlatter, AICP
Department of Community Development
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482
Via email: cschlatter@cityofukiah.com

Subject: Add Services #3 for the Ukiah Valley Project

Dear Mr. Schlatter:

This letter is Rincon Consultants, Inc.'s proposal to add services to our authorized scope of work for the Ukiah Valley Project. The additional services requested by the City of Ukiah consist of continued GIS support for the proposed annexation and revisions to the CEQA process, changing from an Addendum document to a Supplemental Environmental Impact Report (EIR). The additional services will also require continued project management. The scope of work for these additional services will be as follows.

Continued GIS Support Services

Rincon will continue to provide GIS support services for the proposed annexation consistent with the scope of work described in the executed contract. Generally, this will include:

- Supporting staff with GIS data management, organization and spatial analysis.
- Creating digital maps for reports and presentations.
- Developing, maintaining, and updating interactive web-based GIS tools, dashboards, and data viewers.
- Providing GIS training and documentation (as it relates to the Annexation project files) for both technical and non-technical users.

Based on the ongoing support by Rincon on the GIS, Rincon requests additional scope and budget to support the ongoing effort by providing GIS layers that are created through the ongoing GIS support work described generally above in the bullet list. These GIS layers would also support the proposed Supplemental EIR.

Change CEQA Process from Addendum to Supplemental EIR

Based on discussions with City staff and consulting attorneys, Rincon now proposes a Supplemental EIR instead of an Addendum for the project. The following describes the necessary steps and tasks necessary to change approach from the Addendum (drafted in May 2025) to a Supplemental EIR.

Once the City determines the updated project description, Rincon will utilize to the best we can the existing Addendum analysis but move the project to a Supplemental EIR CEQA process as further described in detail below.

Supplemental EIR (SEIR) Approach

Task 1 Project Initiation and Data Collection

Within one week of the Notice to Proceed, the Rincon project management team will organize and attend a kickoff meeting with City staff. This meeting will serve as a forum to review and finalize study objectives, fine tune the overall project schedule, and establish an operational protocol. The final schedule and communication protocols will be established and agreed upon at the kickoff meeting. Roles and responsibilities as well as internal deadlines will be established. We will also use this opportunity to collect any relevant studies and information not already transmitted. In addition, the kickoff meeting will be used to review the scoping and public outreach process that will be used for this project. Rincon will work with City staff to identify data that is currently available and that is anticipated to be available for use in the SEIR. Any additional data anticipated to be needed to complete a thorough SEIR analysis will be identified. Rincon will incorporate data needs into the project schedule and prepare a master schedule to demonstrate appropriate timelines. Rincon will identify critical path items to ensure the City meets its internal deadline.

Task 2 Notice of Preparation

Rincon will prepare the Notice of Preparation (NOP) for the project. The NOP will include a project description, location map, potential alternatives, and list of environmental issues to be studied in the Draft SEIR. We will submit a draft version of the NOP for City review. After incorporation of City comments, we will provide the final NOP for circulation to concerned agencies and organizations. We assume that City staff will be responsible for circulation of the NOP, though Rincon staff will be available to assist and provide guidance as necessary with this task, including coordination with the State Clearinghouse. As required by CEQA, agencies and organizations will have 30 days from receipt of the NOP to provide an NOP response. After receipt of NOP responses, Rincon will review and assess the responses and provide recommendations on how to address them during the SEIR process. Rincon will advise the City regarding early consultation efforts as required in the CEQA Guidelines. We do not anticipate preparing an Initial Study to accompany the NOP. Because the SEIR will address most of the issues on the CEQA Guidelines environmental checklist, we recommend foregoing the Initial Study to save time and money. Instead, for any issues that will not be covered in detail in the SEIR, we will include a section titled “Issues Found to be Less Than Significant” that will provide a brief explanation of why significant impacts are not anticipated for those issues.

Task 3 Public Scoping Meeting

Rincon will conduct one in-person public scoping meeting for the SEIR, during the 30-day NOP review period. CEQA requires scoping meetings for regionally significant projects. The scoping meeting would

involve a brief presentation by Rincon summarizing the project and the CEQA process, followed by an opportunity for public comment on the EIR scope. Similar to the written NOP responses, the comments received at the scoping meeting will be summarized in the Draft SEIR and provided as an appendix.

Task 4 Prepare Draft SEIR

This task includes identification of data needs in the initial stages of SEIR preparation, completion of impact assessments, and preparation of the Administrative Draft SEIR, and Public Draft SEIR.

Task 4.1 Administrative Draft Program SEIR

The SEIR will include all of the components required by CEQA. The major subtasks associated with preparation of the Draft SEIR are described below. The Administrative Draft SEIR (ADSEIR) will be prepared in accordance with and include all required sections described in Article 9, Sections 15120-15132 of the CEQA Guidelines, which set the standards for adequacy of an SEIR. Where possible, Rincon will incorporate information from existing environmental and planning documents, including the City's 2040 General Plan EIR, the Mendocino County General Plan Update EIR, and the Ukiah Valley Area Plan EIR. As necessary, we will conduct original research to augment existing information. The document will be a Program SEIR that considers the broad policy implications of the proposed project. To that end, it will not consider detailed impacts associated with development of individual project sites, but instead will focus on the macro-level impacts associated with the Ukiah Valley Project and whether and how proposed annexation would result in environmental impacts. The ADSEIR will include the specific components described below.

Executive Summary

This section will provide a summary of the proposed project and associated environmental consequences. This information will be presented in tabular format to simplify review by decision-makers and the general public. The impact summary table will identify the level of significance of each environmental impact, mitigation measures required, and the residual impact after mitigation.

Introduction

The ADSEIR will include introductory sections that lay the groundwork for and summarize the substantive analysis to follow. The introduction will describe the purpose and legal authority of the study. It will provide a discussion of lead, responsible and trustee agencies.

Project Description

Based on the project description provided by City staff, Rincon will prepare a detailed CEQA project description for review by City staff prior to initiating the environmental impact analysis. The project description will detail the project proposal through textual, tabular, and graphic presentation, as necessary, to facilitate a thorough understanding of the proposed project.

Environmental Setting and Baseline Conditions

The environmental setting will provide a general description of the existing natural and land use characteristics of the region. This section will also contain the list of key pending and approved projects, as well as growth forecasts for the study area. This information will be presented within this section of the ADSEIR and considered in the cumulative analysis.

Environmental Impacts

Each environmental issue addressed in the ADSEIR will incorporate five sub-topics: setting; impact analysis (significance thresholds, methodology, project impacts, cumulative impacts); mitigation measures (including timing and monitoring requirements); level of significance after mitigation; list of individual plan components that may require further project-level study or mitigation. The discussion for each issue area will begin with the setting, which will describe existing conditions relevant to the given issue area based on existing data sources. Existing data sources include the City's 2040 General Plan EIR, the Mendocino County General Plan Update EIR, and the Ukiah Valley Area Plan EIR. Issue areas to be evaluated will include all issue areas identified in Appendix G of the CEQA guidelines.

To streamline the ADSEIR process sections based on analysis in the 2040 General Plan EIR and recent changes, issue areas determined to be less than significant without mitigation in 2020 will be included in a Issues Found to be Less than Significant section. The impact analysis in the ADSEIR will include a discussion of the methodology used to quantify or determine impacts and the criteria for judging significance. Where possible, impacts will be quantified. If existing data does not allow definitive quantification, reasonable assumptions will be used to qualitatively forecast potential impacts. Cumulative impacts will also be discussed within this analysis. Mitigation measures may include design measures and programs proposed by the City and the consultant team if warranted. Rincon will use locally and regionally recognized standard mitigation measures as the basis for the proposed measures. Issues related to mitigation implementation, such as the monitoring frequency and implementation responsibility, will also be discussed.

Growth Inducement

Drawing on the information provided in the environmental setting and preceding issue discussions, the growth-inducing section will address the potential for the project to directly induce economic growth and remove obstacles to growth in the area.

Other Required CEQA Sections

The ADSEIR will include all other sections required by the CEQA Guidelines, including a discussion of significant effects that would not be avoided, significant irreversible effects, and effects found not to be significant, of the project. Analysis of cumulative impacts would be provided in each of the issue area impact sections.

Alternatives

The alternatives selection process will focus on feasible alternatives capable of minimizing or avoiding potential impacts of the proposed project. As required by CEQA, the alternatives will include the "no project" alternative that would be a continuation of existing land use patterns. Other alternatives will be variations of the proposed project focusing on the changes to the annexation area that could reduce or eliminate one or more of the plan's significant environmental effects. Rincon will work directly with City staff to identify the specifics of all alternatives.

Prepare Public Review Draft Program SEIR

This subtask involves responding to one round of City staff comments on the ADSEIR and incorporating final edits/revisions into the Draft SEIR (DSEIR). It also includes the production, editorial work, and communication processes to publish the DSEIR for circulation, public and agency review, and comment for a minimum 45-day period. If necessary, we will provide a final screencheck DSEIR for internal review prior to DSEIR publication. Upon approval of the screencheck DSEIR, we will assist City

staff in circulating the document to concerned agencies; however, we assume that City staff will print, deliver, and pay for newspaper notices, and notices mailed to local, responsible, and state agencies. It is assumed this will be completed in 30 staff hours, with 8 hours reserved for time to produce the document.

Task 5 Prepare Responses to Comments and Administrative Final SEIR

Following receipt of all public comments on the DSEIR, Rincon will create a list of commenters (including persons, organizations, and agencies), comment letters, responses to comments, and any added or revised text of the DSEIR that may be necessary. It is assumed that public comments received on the DSEIR will be adequately responded to in a maximum of 80 professional staff hours, and that no comment letters will require recirculation of the DSEIR. Rincon will then assemble the Administrative Final SEIR responding to comments and incorporating by reference the DSEIR for City staff review.

Task 6 Prepare Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Program (MMRP) will be prepared to ensure the implementation of mitigation measures identified to reduce adverse environmental effects of the project. The MMRP will be provided in a format designed for use by planners, environmental monitors, or code enforcement officers. Essentially, this plan will take the form of a detailed table that describes: persons/agencies responsible for monitoring compliance with each condition; timing when monitoring must occur; frequency of monitoring; criteria to be used to determine compliance with conditions.

Task 7 Prepare Final SEIR

Following City staff's review of the Administrative Final SEIR, including the MMRP, Rincon will prepare and deliver the Final SEIR. Rincon will also prepare a PDF of the final report for City staff to post on the City website.

Task 8 Prepare Findings and Statement of Overriding Considerations

Rincon will prepare CEQA Findings, including any statement of overriding considerations (SOC) for unavoidable significant impacts (if necessary). The findings will comply with Section 15091 and 15093 of the CEQA Guidelines and will be submitted in the City's preferred format. A draft of the Findings will be prepared for City review, and a final version of the findings that addresses City comments will be provided as part of the Final SEIR under Task 7. Rincon assumes the City would provide information to support the SOC, including any relevant information regarding financial considerations.

Task 9 Attendance at Public Hearings

In addition to the scoping meeting described under Task 3, the Rincon project management team will attend two (2) City hearings (i.e., Planning Commission or City Council). For scoping purposes, Rincon assumes these meetings will be held in person; however, if virtual attendance is desirable, Rincon can attend virtually as well.

Continued Project Management

Rincon will continue to use email communications and have telephone conversations with City staff, as needed, during the course of the project to ensure clear communication. Rincon will prepare monthly invoices with status reports documenting the progress made each month on completing the project, and review and update the schedule when necessary. Additionally, Rincon will continue to attend ongoing weekly meetings with the City, which this scope of work assumes to be approximately 18 more meetings, and if further engagement is required a new scope can be identified.

Schedule

In line with the draft schedule for the project, the SEIR milestones and schedule would generally follow as shown below:

Notice of Preparation	Publish		TBD
Admin Draft SEIR	Internal Review	14 Days	TBD
CEQA SEIR NOP Scoping Mtg			TBD
Draft SEIR	Publish	45 Days	TBD
Draft SEIR Comment Period Closes			TBD
Final SEIR	Finalize		TBD
Notice to Public Agencies of Final SEIR			TBD
City Council Hearing	Certify SEIR		TBD
	Adopt Zoning Ordinance		
	Adopt Reso of Application		
LAFCo Hearing			TBD

Cost Estimate

The cost for the additional services will be $86,600. This would increase Rincon's authorized budget from $108,022 to $194,622.

———

Thank you for your consideration of this proposal to add services. If you have any questions regarding this proposal, please feel free to contact us.

Sincerely,
Rincon Consultants, Inc.

Matt Maddox, AICP, MESM
Principal

Agenda Item No: 8.e.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-837

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Consider Adoption of Resolution Authorizing Submittal of a Program Income Only 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, 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-2024-NOFA
2. HOME-Income-Limits-2026
3. Resolution-HOME-PI-Only-Application

Summary: Council is requested to consider the adoption of a resolution authorizing submittal of an application to California HCD for $343,568 in Program Income Only funding under the HOME Investment Partnerships Program (HOME) for a First-Time Homebuyer Program (FTHB); 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 the corresponding budget amendments.

Background: On January 21, 2026, the California Department of Housing and Community Development (HCD) announced the latest release of the 2024 Notice of Funding Availability (NOFA) for approximately $35 million in federal HOME Investment Partnerships Program (HOME) funds (Attachment 1). Eligible activities are separated into Project activities, consisting of the funding of acquisition with new construction or rehabilitation of multifamily properties and First-Time Homebuyer (FTHB) subdivision new construction projects, and Program activities, consisting of programs to fund individual FTHB gap assistance, including infill new construction or rehabilitation, Owner Occupied Rehabilitation (OOR), and Tenant Based Rental Assistance (TBRA).

The 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. The state HOME program now also requires cities to submit an application to access their HOME Program Income (PI) cash on hand; and this HOME PI must be completely expended prior to spending grant awarded funds for the same program activity. That is the purpose of this request and the attached resolution (Attachment 3).

Discussion: In response to the most recent version of the 2024 HOME NOFA dated January 21, 2026, Staff is proposing Council authorize an application in the amount of $343,568 for a Program Income (PI) Only First-Time Homebuyer Program. The City is also currently operating an active HOME FTHB program through state HOME grant standard agreements #21-HOME-16009 and #23-HOME-16214.

Staff is proposing HOME PI be committed to the FTHB program primarily because of the significant demand for FTHB program funds. In the last three months alone, Staff has received 25 FTHB pre-applications and

currently has five FTHB applications in escrow, setting all-time records for the number of applications received and applications in escrow in the City's 30-year history of operating FTHB programs. Due to these high numbers and anticipated continued activity, Staff has set up recurring meetings every Monday for the City's Loan Committee, as well as increasing the number of loan committee members and adding new loan committee members from both Northern Circle Indian Housing Authority and Pinoleville Pomo Nation.

If awarded funding by HCD, a PI Only HOME FTHB program would provide deferred payment (no payments on principal and interest for the term of the loan, which is expected to be 45 years) loans to eligible low-income first-time homebuyers for the purchase of single-family homes or condominiums in Ukiah. The interest rate is expected to be 1 percent simple interest. At least two households are expected to be assisted through the HOME FTHB Program Income Only standard agreement once it has been executed.

An award of funding for the FTHB program would also fulfill one of the goals in the City's 2019-2027 Housing Element. Policy 2-6 under Goal H-2 notes the City should "expand affordable housing opportunities for first-time homebuyers" and Implementing Program 2j directs the City to offer assistance to eligible first-time homebuyers to purchase new or existing single family and/or condominium units in the City.

HOME regulations require a Resolution by the City Council to authorize submittal of a Program Income Only application. The following is requested:

First-Time Homebuyer (FTHB) Program = $343,568
Including $20,150 in Activity Delivery and $13,418 in General Administration

Staff recommends Council adopt the resolution (Attachment 3) authorizing submittal of a Program Income Only application to HCD for $343,568 in funding under the HOME Program for a First-Time Homebuyer Program; 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 amendment.

Recommended Action: Adopt a resolution authorizing submittal of a Program Income Only application from the City of Ukiah for $343,568 in HOME Investment Partnerships Program funds for the deployment of a First-Time Homebuyer Program; 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.

BUDGET AMENDMENT REQUIRED: Yes, if awarded.

CURRENT BUDGET AMOUNT: None.

PROPOSED BUDGET AMOUNT: 61323400.59500: $343,568, 61323422.52155: $20,150, 61323421.52134: $13,418

FINANCING SOURCE: City of Ukiah HOME Program Income Cash on Hand

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; **SP 1B** - Provide services that support a high quality of life for all residents, including fostering diverse, inclusive, sustainable, and accessible neighborhoods; **SP 3C** - Instill diversity, equity, and inclusion as essential core elements of policymaking, accountability, and delivery of City services.

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
DIVISION OF FEDERAL FINANCIAL ASSISTANCE HOUSING BRANCH
651 Bannon Street, Suite 400

Sacramento, CA 95811
www.hcd.ca.gov

December 30, 2024
February 11, 2025
January 21, 2026

MEMORANDUM FOR: ALL POTENTIAL APPLICANTS

FROM: Jenny Cho, Deputy Director
Division of Federal Financial Assistance

SUBJECT: HOME Investment Partnerships Program (HOME)
Second Amendment 2024 Notice of Funding Availability

On February 11, 2025, the Department issued the first amendment to this NOFA. First amendment changes within this NOFA can be found in red font.

Second amendment changes within this NOFA can be found in purple font.

The California Department of Housing and Community Development (Department or HCD) is pleased to announce the release of this Notice of Funding Availability (NOFA) for approximately $35 million in federal funds for the HOME Investment Partnerships Program (HOME). Funding for this NOFA is from the Department's Fiscal Year 2024 (FY24) HOME allocation from the U.S. Department of Housing and Urban Development (HUD), plus unencumbered funds and Program Income from previous years' allocations. (Note that the amount of funding available may change due to the factors listed on page 7, Section I (A) of this NOFA). 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.

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 and HOME Program team will provide comprehensive technical assistance to Native American Entities throughout the application process and during implementation of project or program activities.

NOTE: In an effort to improve access and equity 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 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 a rolling, 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)

Program Activities

- First-Time Homebuyer ("FTHB") Programs, including infill new construction programs where feasible;
- Owner-Occupied Rehabilitation ("OOR") Programs; and
- Tenant-Based Rental Assistance ("TBRA") Programs

On January 14, 2025, the Department announced that near-term deadlines would be extended to aid fire-impacted communities with recovery and rebuilding efforts. This includes an extension to the application deadline for HOME projects and, to allow more time for communities, developers, and tribes to apply for assistance.

The Department by this amendment is reopening and extending the application deadline for HOME Program Activities applications only, for approximately $14 million remaining in the FY24 and previous years' HOME allocation from HUD. Applications will be accepted on an Over-the-Counter (OTC), first-come, first-served basis, until the available funds are exhausted or until the release of the next HOME Program Activities NOFA, whichever occurs first.

To be considered for HOME funding, Applicants must submit a complete application for each HOME project activity and/or program activity through a main application (and a sub-application for each program activity, if applicable), with required documentation via the eCivis Grants Management System ("GMS") Portal only. The Department will begin accepting applications received through the eCivis GMS Portal on **January 24, 2025.** 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 May 22, 2025.**

For Native American Entity Applicants (whether a Federally-Recognized Tribe or Non-Federally-Recognized Tribe), application packages may be submitted on a continuous, OTC basis until 5:00 P.M. PDT on September 24, 2025.

Timeline

NOFA Release	December 30, 2024
Webinars	January/February 2025
Competitive application submittal period for cities, counties, CHDOs, and Developers	From January 24, 2025, through May 22, 2025, 5:00 P.M. PDT
OTC application submittal period for Native American Entities (NAE-FRTs and NAE-NFRTs)	**From January 31, 2025, through September 24, 2025, 5:00 P.M. PDT, or until the available funds are exhausted, whichever occurs first.**
OTC Program Activities application submittal period *extended* for cities, counties and CHDOs (including NAE-FRTs)	Continuous, until the available funds are exhausted or until the release of the next HOME Program Activities NOFA, whichever occurs first

All activities in this NOFA are subject to the availability of funds and continuing U.S. Department of Housing and Urban Development ("HUD") and legislative authority.

Applications

Applicants are strongly encouraged to set up their profiles and upload attachments and documents in the eCivis GMS Portal located at https://portal.ecivis.com/ *early* to ensure successful submissions prior to the application deadline. 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.

Assistance setting up a profile, submitting an application, and managing awards through the eCivis GMS portal is available under the Training and Technical Assistance tab on the Department's HOME website at https://www.hcd.ca.gov/grants-andfunding/programs-active/home- investment-partnerships-program. Links to the eCivis GMS Portal, supplemental application forms, regulations, and program information are available at https://www.hcd.ca.gov/grants-and-funding/programs-active/homeinvestment-partnerships-program.

The Department will hold a series of webinars in January 2025 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. The Department will not accept applications through personal, postal, and/or shipment deliveries, facsimiles, email, walk-in, or any other forms of delivery other than the eCivis GMS Portal.

To receive HOME NOFA FAQs 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)

2024 Notice of Funding Availability

Second Amendment

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, Suite 400, Sacramento, CA 95811

Website: https://www.hcd.ca.gov/grants-and-funding/programs-active/home- investment-partnerships-program

Email address: HOMENOFA@hcd.ca.gov

January 21, 2026

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HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) NOTICE OF FUNDING AVAILABILITY

I. Overview

A. Notice of Funding Availability

The California Department of Housing and Community Development (Department) is pleased to announce the release of this 2024 Notice of Funding Availability (NOFA) for approximately $35 million in Fiscal Year 2024 (FY24) federal funds for the HOME Investment Partnerships Program (HOME).

This HOME NOFA provides funding for housing project activities and housing program activities in “non-entitlement jurisdictions” (listed in Appendix A), 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 nonentitlement jurisdictions and are specifically designed to assist low-income households by providing affordable housing. All eligible HOME activities must benefit low-income renters, homebuyers, or homeowners.

The amount of funding available through this NOFA may vary depending on several factors, including, but not limited to, the Department’s administrative determination of need, changes in legislation directing the Department to make additional funds available, new emergency allocations of funding, or newly available funding from the disencumbrance of previous awards. If additional funding becomes available, the Department may continue evaluating the list of eligible Applicants and make awards up to the additional funding amount available or release an additional NOFA to announce the targeted purpose of the funds.

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, not to exceed the HOME Program maximum per-unit subsidy limits and the actual development cost of the unit. All requirements must be met for each funding source, and, if in conflict, the most restrictive programs’ requirements apply. It is the Applicant’s responsibility to review all applicable regulations and/or guidelines which may be amended from time to time for every funding source anticipated to be used in the development of the Project.

All HOME costs must be: (1) necessary, (2) reasonable, (3) contain no duplication of benefit, (4) not be used to supplant local or state resources, (5) free from fraud, and (6) an eligible use of HOME funds.

The funds available in this NOFA will be used to meet the following statewide goals in accordance with the Department’s 2020-2024 Consolidated Plan and the Department’s 2024-2025 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 the supply of affordable rental housing;
- Expand homeownership opportunities and improve existing housing;

  Address and prevent homelessness; and
- Provide recovery assistance for natural disaster survivors

NOTE: In an effort to improve access and equity 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 just the green font portions.

B. Timeline

The following table summarizes the anticipated HOME Program timeline. The Department reserves the right to modify the projected timeline at any time. Any changes to the timeline will be communicated through the Department's HOME Listserv (https://www.hcd.ca.gov/contact-us/email-signup).

Table 1 – Timeline for Applicants	
NOFA Release	December 30, 2024
eCivis application portal opens	January 24, 2025
Webinars	January 14, 2025 – Rental Projects, and FTHB Projects January 16, 2025 – Program Activities
Competitive Project Activities application due date for cities, counties, CHDOs, and Developers	May 22, 2025, by 5:00 P.M. Pacific Daylight Time (PDT)
OTC Program Activities application submittal period *extended* for cities,	Continuous, until the available funds are exhausted or until the release of the next HOME

counties and CHDOs (including NAE-FRTs)	Program Activities NOFA, whichever occurs first
<u>Anticipated Award Announcements</u> Program Activities Project Activities with 9% tax credits Project Activities with 4% tax credits or with no tax credits	 Continuous (within 60 days of complete application receipt) December 2025* December 2025* *Based on volume, these dates may change.

Table 2 – Timeline for Native American Entity Applicants	
NOFA Release	December 30, 2024
eCivis application portal opens	January 31, 2025
Webinar (specifically for Native American Entity Applicants)	January 21, 2025 – Rental Projects and FTHB Projects January 23, 2025 – Program Activities
OTC Project Activities application due date for Native American Entities (NAE-FRTs and NAE-NFRTs)	September 24, 2025, by 5:00 P.M. PDT, or until the available funds are exhausted, whichever occurs first.
OTC Program Activities application submittal period *extended* for cities, counties and CHDOs (including NAE-FRTs)	Continuous, until the available funds are exhausted or until the release of the next HOME Program Activities NOFA, whichever occurs first

Anticipated Award Announcements	
Program Activities	Continuous
Project Activities with 9% tax credits	Continuous
Project Activities with 4% tax credits or with no tax credits	Continuous

C. Authorizing Legislation and Regulation Authority

This NOFA should be read in conjunction with the following regulations, statutes, and plans, which establish state and federal HOME requirements, as the same may be amended from time to time:

- State HOME Regulations (25 California Code of Regulations "C.C.R." § 8200 *et seq.*) https://www.hcd.ca.gov/grants-funding/active-funding/home/docs/State-HOME-Regulations-eff-1-1-2017-FINAL.docx investment-partnerships-program
- State Uniform Multifamily Regulations ("UMRs") (25 C.C.R. § 8300 *et seq.*) https://www.hcd.ca.gov/grants-and-funding/uniform-multifamily- regulations
- Federal HOME Investment Partnerships Act Statutes at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, 42 U.S. Code "U.S.C." 12701 *et seq.* https://www.hud.gov/sites/documents/19576_HOMELAWS.PDF
- Federal HOME Regulations (24 Code of Federal Regulations "C.F.R." Part 92) https://www.hudexchange.info/programs/home/home-laws-and-regulations/
- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 C.F.R. Part 200) https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200?toc=1 regulations/
- State of California 2024-2025 Annual Action Plan https://www.hcd.ca.gov/policy-and-research/plans-and-reports

All regulatory references are to the state and federal HOME regulations unless otherwise noted.

Other helpful resources, including HUD Community Planning and Development (CPD) Notices, Policy Memos, and other HUD Policy

Guidance for the HOME Program can be found at https://www.hudexchange.info/programs/home/.

Several of the terms used in the HOME 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 by Congress, HUD, the 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 applicable 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 will notify interested parties through the Department's HOME Listserv (https://www.hcd.ca.gov/contact-us/email-signup).

Native American Entities

The state requirements set forth in this HOME 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), which provides: (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 NOFA, said requirements may be modified as necessary to ensure Program 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 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 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. **Native American Entity Applicants should be aware that AB 1010 and the recent legislative change in AB 1878 (Reg. Sess. 2024) allows for the Native American Entity Applicants to apply for a request to modify or waive state HOME statutory and regulatory requirements, or guidelines.** Neither AB 1010 or AB 1878 apply to federal HOME statutory and regulatory requirements; however, 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. While AB 1010 requests can be processed at any time, Native American Entity Applicants are encouraged to begin the AB 1010 waiver request process before their application is submitted in order to allow time for the Department to review and make a legal decision on the request.

The Department urges Native American Entity Applicants to discuss possible waiver and modification requests during technical assistance sessions. AB 1010 waiver and modification request data can be accessed at the Department webpage under “Resources” (https://www.hcd.ca.gov/policy-andresearch/native-american-tribal-affairs).

D. Application Submission Process

The Department will accept applications submitted via the eCivis application portal under this NOFA. Application acceptance and evaluation is subject to the state and federal regulations and the terms outlined in this NOFA. It is the Applicant’s responsibility to ensure that the submitted application is clear, complete, and accurate.

Electronic Application Submission Process

All Applicants must create an eCivis Profile prior to completing an application. Once the profile is created, the Applicant must complete an application via the eCivis GMS Portal. Application forms are available on the eCivis GMS Portal, including the Rental Housing Supplemental Application, which is also available on the HOME website at https://www.hcd.ca.gov/grants-and-funding/programsactive/home-investment-partnerships-program.

NOTE: Applications for project activities and program activities are scored and ranked separately. Application requirements include the following:

- Project Activities. One main application must be submitted for each project activity.

  Program Activities. One main application must be submitted, along with a sub-application for each additional desired program activity.

All applications (including all required sub-applications) must be uploaded to the eCivis GMS Portal no later than the deadlines specified in Section I (B) Timeline of this NOFA.

The Department will not accept applications through personal, postal, shipment deliveries, facsimiles, email, walk-ins, or any other forms of delivery other than the eCivis GMS 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. The third-party sources shall certify that all evidentiary documents deemed to be missing from the application had been executed, and were in the third-party source's possession, on or prior to, the application filing deadline. For example, an appraisal that existed prior to the application filing deadline may be accepted by the Department as clarifying information.

If the Department still deems the application incomplete, or it fails to provide the minimum requirements, the Applicant may appeal the determination following the guidance in Section IV (E) Appeals of this NOFA.

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 program funding sources are permitted under this HOME 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.).

The HOME Program has strict federal commitment and expenditure deadlines; therefore, if an Applicant submits any other funding applications to the Department after the HOME NOFA application due date, Applicant must notify HOME Program staff via the HOME 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 a state program award after the HOME NOFA application due date, HOME 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 operate Programs or 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.

"At Risk of Homelessness" 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.

"Awardee" means the eligible Applicant (and, if applicable, the Co-Applicant) that has been awarded funds from the Department under the HOME Program, 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. 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. Even if HOME funds are used to pay for only a portion of the overall Project, Awardees and Subrecipients must be aware of activities that are considered Choice-Limiting Actions, because taking such actions before the completion of the HUD Environmental Review process can automatically disqualify the project from receiving federal funds. Activities listed at 24 C.F.R. § 58.35(b) that are Categorically Excluded Not Subject To 24 C.F.R. § 58.5 (e.g., Tenant-Based Rental Assistance, provision of services) 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.

"Enforceable Funding Commitment" means a letter or other document, in form and substance satisfactory to the Department, which evidences an enforceable commitment of funds or a reservation of funds by a Project funding source, and which contains the following:

- The name of the Applicant;
- The Project name;
- The Project site address, assessor's parcel number, or legal description; and
- The amount, interest rate (if any), and terms of the funding source.

The Enforceable Funding Commitment may be conditioned on certain standard underwriting criteria, such as appraisals, but may not be generally conditional. Examples of unacceptable general conditions include phrases such as "subject to senior management approval," or a statement that omits the word "commitment," but instead indicates the lender's "willingness to process an application" or indicates that financing is subject to loan committee approval of the Project.

Note: Contingencies in commitment documents based upon the receipt of low-income housing tax credits do not count as committed for purposes of gaining points in this scoring category.

"Homeless" or "Homelessness" 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 of a 1- to 4-unit dwelling or 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 Native American Lands as defined in 25 C.C.R. § 8201(y)(1), the ground lease must be 50 years or more.

(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.

“Local Agency” means a city, county, city and county, or a Native American Entity that is a duly constituted governing body of an Indian Reservation or Rancheria, in accordance with HSC § 50077.

“Local Public Entity” means any county, city, city and county, Native American Entity that is a duly constituted governing body of an Indian Reservation or Rancheria, redevelopment agency organized pursuant to Part 1 (commencing with section 33000) of Division 24, or housing authority organized pursuant to Part 2 (commencing with section 34200) of Division 24, in accordance with HSC § 50079.

“Native American Entity” (“NAE”) means an “Indian Tribe” or a “Tribally Designated Housing Entity” that is any of the following: a) Applicant meets the definition of Indian Tribe under Section 4103(13)(B) of Title 25 of the United States Code; b) Applicant meets the definition of Tribally Designated Housing Entity under 25 U.S.C. 4103(22); or c) If Applicant is not a federally recognized tribe as identified above, Applicant 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; or (2) An Indian Tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of consultation pursuant to GC Section 65352.3, and 3) has formed and controls a special purpose entity in compliance with 25 C.C.R. § 8313.2.

“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 apply as only 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 Native American Lands 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 nonentitlement 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. The Project includes all the activities associated with the site and building. For program activities, such as First-time Homebuyer (FTHB), Owner-Occupied Rehabilitation (OOR), and Tenant-Based Rental Assistance (TBRA), "Project" means assistance to one or more families.

"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).

If the Department or the Awardee is providing HOME First-time Homebuyer (FTHB) Assistance to a family to acquire single-family housing, the Department or Awardee and the family must have an executed written agreement under which the HOME assistance will be provided, and the property title must be transferred to the family or purchaser within six months of the agreement date.

If the Department or Awardee is providing HOME assistance to a family in the form of Tenant-Based Rental Assistance (TBRA), the Department or the

Awardee must have an executed rental assistance agreement with the owner or the tenant in accordance with the provisions of 24 C.F.R. § 92.209.

For State Recipient Awardees, Project Commitment means the date when the written agreement is executed by the Awardee and the Developer(s) of the Project.

"Project Completion" means that all necessary title transfer requirements and construction work have been performed; the Project complies with HUD's requirements, including the property standards at 24 C.F.R. § 92.251; the final drawdown of HOME funds has been disbursed for the Project; and the Project Completion information has been entered into HUD's disbursement and information system. For tenant-based rental assistance, Project Completion means the final drawdown has been disbursed for the Project. The Department may also require a recorded Notice of Completion, Certificate of Occupancy, and/or evidence of stabilized rents to demonstrate Project Completion. Pursuant to 24 C.F.R. § 92.502(d), Project Completion must occur within 120 days of final disbursement of funds.

"Special Needs Population(s)" means the same as defined in the Multifamily Housing Program guidelines: 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, or human trafficking; individuals who are experiencing Homelessness and individuals experiencing Chronic Homelessness; homeless youth as defined in California Government Code § 129571(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" do not include seniors unless they otherwise qualify as a Special Needs Population.

"Special Purpose Entity" means the legal entity or combination of legal entities with continuing control of the HOME Project that meets the requirements of 25 C.C.R. § 8313.2.

"State Recipient" means a "unit of general local government" 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), including NAE-FRTs.

NOTE: HUD has opined in a HUD letter to the Department dated March 16, 2016, that NAE-FRTs are considered a "unit of general local government" and thus eligible for HOME funds as a State Recipient. The Department, upon request, will produce a copy of the HUD letter dated March 16, 2016.

"Subrecipient" means a public agency or nonprofit organization selected by the Department to administer a portion of the state HOME Program to produce

affordable housing, provide down payment assistance, or provide tenant-based rental assistance. Per 24 C.F.R. 92.2, a public agency or nonprofit organization that receives HOME funds solely as a Developer or owner of a housing project is not a Subrecipient.

NOTE: HUD has opined in a HUD letter to the Department dated March 16, 2016, that the definition of "public agency" is construed broadly to mean "governmental entity" and thus includes NAE-FRTs to be eligible for HOME funds as a Subrecipient.

II. Program Requirements

The following is provided as only a summary and is not to be considered a complete representation of the entirety of the eligibility, threshold, or other requirements or terms and conditions of the HOME Program.

A. Eligible Applicants

1. State Recipients, as defined by this NOFA, including NAE-FRTs

To meet the definition of an eligible State Recipient, Applicants must meet the following criteria:

a. Have not been designated as a HOME Participating Jurisdiction by HUD;

b. Are not participants in an Urban County Agreement with a county that is designated as a Participating Jurisdiction;

c. Are not participants in a HOME Consortium; and

d. Are proposing project or program activities that will be located or carried out in the Applicant's defined service area. Generally, this will be within the Applicant's city limits, a county's unincorporated area, or on or within 100 miles of Native American Lands as defined in 25 C.C.R. § 8201(y)(1) and within non-entitlement jurisdictions.

   NOTE: NAE-FRTs must carry out program activities within the defined NAE Service Area. NAE-FRTs must carry out project activities located within the state HOME Program's non-entitlement jurisdictional boundaries, which includes Native American Lands located within California.

   Eligible city and county jurisdictions for 2024 federal HOME funds are listed in Appendix A. If a jurisdiction is not listed in Appendix A and is seeking a determination of eligibility by the Department, the jurisdiction must submit a copy of the consortium or urban county agreement indicating that the jurisdiction is not a participant of a FY 2024-2025 HOME consortium or Urban County Agreement. The agreement must be submitted no later than April 16, 2025, to the Department at HOMENOFA@hcd.ca.gov.

When a State Recipient partners with a Developer for a project activity, the State Recipient must document its own experience implementing local, state, or federal funding for affordable housing (creation or preservation of) and/or community development projects. The Developer 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.

NOTE: Developer experience can be used to meet the minimum experience requirements for only one Developer application in this NOFA round. Developers may not submit separate HOME applications under the name of another entity over which they exercise control, as a way to get around the one application limit. A Limited Partnership (LP) is not considered an eligible Applicant/Awardee but may be the ultimate borrower under specific circumstances. If an eligible Applicant intends to create a LP, please consult with HOME staff prior to submitting an application.

2. Eligible CHDOs (State-certified Community Housing Development Organizations (CHDOs) as defined by 25 C.C.R. § 8201(f))

   a. 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 any project activity or program activity funding award through this NOFA.

   b. CHDO Applicants are required to submit through the eCivis GMS Portal the following documents required to complete the certification review prior to, or as part of, the application package:

      (1) A copy of the letter from the Internal Revenue Service demonstrating exemption under Section 501(c)(3) or (4) and evidence of good standing from the California Franchise Tax Board dated no more than 12 months prior to the date Applicant applies for certification.

      (2) A copy of the organization's financial statements dated no more than 12 months prior to the date Applicant applies for certification.

      (3) A copy of the organization's bylaws, containing at a minimum, the governing board composition, the fulfillment and maintenance of the 1/3 low-income representation requirement found in 24 C.F.R. § 92.2, description of the manner in which board members are selected, evidence of purpose of the organization that complies with the requirement in 24 C.F.R. § 92.2, and disclosure of relationships with for-profit individuals and/or entities, if any, as they relate to the governance of the organization.

      (4) A copy of the organization's articles of incorporation and any amendments.

(5) A copy of Certificate of Status from the California Secretary of State dated no more than 12 months from the date of application of certification.

(6) A description of the formal process used to solicit advice from low-income beneficiaries in decisions regarding design, citing, development, and management of affordable housing.

(7) A plan that describes tenant participation in management decisions for rental projects and the proposed fair lease and grievance procedures pursuant to 24 C.F.R. § 92.303.

(8) A list of current staff members responsible for HOME activities, with resumes. If staff do not have capacity, a commitment to hire an experienced consultant and a training plan must be submitted with the application for certification. For its first year of operating as a CHDO, an organization may satisfy this requirement through a contract with a consultant who has housing development experience to train appropriate key staff of the organization.

(9) Evidence of the Applicant's history serving the community where the HOME assisted housing will be located.

(10) A list of current board members, their occupations, and the names of their employers.

(11) A document that demonstrates to the satisfaction of the Department that any and all audit findings will have been resolved prior to receiving Department funding.

(12) Evidence the CHDO has not been debarred or suspended from participation in federal or state housing or community development projects or programs.

(13) Board Member Certifications completed and signed by each Board Member.

c. Projects being funded through this NOFA with the CHDO set-aside are required to be "owned, developed, or sponsored" by an eligible state certified CHDO. "Owned, developed, and sponsored" are defined at 24 C.F.R. § 92.300 as:

(1) Owner: Rental housing is "owned" by the CHDO if the CHDO is the owner in fee simple absolute of multifamily or single-family housing (or has a long-term ground lease meeting the requirements of 25 C.C.R. § 8316) for rental to low-income families in accordance with 24 C.F.R. § 92.252. If the housing is to be rehabilitated or constructed, the CHDO hires and oversees the Developer that rehabilitates or constructs the housing. At minimum, the CHDO must hire or contract with an experienced Project manager to oversee all aspects of the development, including obtaining zoning, securing non-HOME

financing, selecting a Developer or general contractor, overseeing the progress of the work, and determining the reasonableness of costs. The CHDO must own the rental housing during development and for a period at least equal to the period of affordability. If the CHDO acquires housing that meets the property standards in 24 C.F.R. § 92.251, the CHDO must own the rental housing for a period at least equal to the period of affordability.

This option is available to CHDOs with experience and capacity to own and operate affordable rental housing but without the experience or capacity to develop the Project. This option is not available if the Project is owned by a limited partnership entity (see Sponsor paragraph below).

(2) Developer: The CHDO may act as Developer if the CHDO is the owner of multifamily or single-family housing in fee simple absolute (or has a long-term ground lease meeting the requirements of 25 C.C.R. § 8316) and the Developer of new housing that will be constructed or existing substandard housing that will be rehabilitated for rent to low-income families in accordance with 24 C.F.R. § 92.252. To be the Developer, the CHDO must be in sole charge of all aspects of the development process, including obtaining zoning, securing non-HOME financing, selecting architects, engineers, and general contractors, overseeing the progress of the work, and determining the reasonableness of costs. At a minimum, the CHDO must own the housing during development and for a period at least equal to the period of affordability specified in 24 C.F.R 92.252.

This option is not available if the Project is owned by a limited partnership entity (see Sponsor paragraph below).

CHDOs are not allowed to act as Developer in Projects where the CHDO does not have a long-term ownership interest and contractual relationship with the Project owner (i.e., a Development Services Agreement) to develop the Project.

(3) Sponsor: 24 C.F.R. Part 92 provides two explanations of what it means to "sponsor" a HOME-assisted rental housing Project.

a) A CHDO "sponsors" a Project when the property is "owned" or "developed" by:

- An affiliated subsidiary of the CHDO, which is wholly owned by the CHDO;
- A limited partnership of which the CHDO or its wholly owned affiliated subsidiary is the sole general partner; or
- A limited liability company of which the CHDO or its wholly owned affiliated subsidiary is the sole managing member.

b) A CHDO may “sponsor” a Project in situations where the CHDO owns the property (in fee simple absolute), develops the housing, and agrees to convey the housing to a different private nonprofit organization at a predetermined point in time after Project Completion. The nonprofit to which the Project will be conveyed does not need to be a CHDO but must be identified and approved by the Department prior to Project Commitment of HOME funds. Additionally, this nonprofit cannot be created by a governmental entity. If for any reason the Project is not transferred to this nonprofit, the CHDO remains liable for the HOME funds and Project for the term of the affordability period.

c) If awarded HOME funds, CHDOs must obtain all necessary permanent Project financing, including the permanent financing for the required period of affordability, and must execute a Standard Agreement with the Department pursuant to 25 C.C.R. § 8217(b)(1).

d. CHDO FTHB Projects and Infill New Construction site control and ownership requirements:

(1) Housing for homeownership is “developed” by the CHDO if the CHDO is the owner (in fee simple absolute) and developer of new housing that will be constructed or existing substandard housing that will be rehabilitated for sale to low-income families in accordance with 24 C.F.R. § 92.254.

(2) Pursuant to 24 C.F.R. § 92.300(a)(6)(i), to be the “developer,” the CHDO must arrange financing of the Project and be in sole charge of construction. The CHDO may provide direct homeownership assistance (e.g., down payment assistance) when it sells the housing to low-income families and the CHDO will not be considered a subrecipient. The HOME funds for down payment assistance shall not be greater than 10 percent (10%) of the total amount of HOME funds awarded for development of the housing.

(3) The state or the State Recipient must determine and set forth in its written agreement with the CHDO the actual sales prices of the housing or the method by which the sales prices for the housing being developed will be established.

(4) Prior to award, CHDOs must be certified to serve the jurisdiction in which the Project is located, and the jurisdiction must be eligible to receive state HOME assistance funds.

3. <u>Eligible Developers, as defined by this NOFA</u>

The Developer applying for the 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 or CHDOs. NAE-NFRTs applying as Developers may apply only for project activities.

NOTE: Developer experience can be used to meet the minimum experience requirements for only one Developer application in this NOFA round. Developers may not submit separate HOME applications under the name of another entity over which they exercise control as a way to get around the one application limit. A Limited Partnership (LP) is not considered an eligible Applicant/Awardee but may be the ultimate borrower under specific circumstances. If an eligible Applicant intends to create a LP, please consult with HOME staff prior to submitting an application.

B. Additional HOME Eligibility Criteria

1. Minimum Expenditure Requirement for Program Activities (50 Percent Rule)

Pursuant to 25 C.C.R. § 8204(b), Applicants with current HOME Program activities contracts for which the expenditure deadline established in the contract(s) has not yet passed shall be ineligible to apply for a program activity unless the Applicant has expended at least 50 percent (50%) of the aggregate total of program funds originally awarded by this NOFA's applicable application submittal date.

Potential Applicants with no current HOME Program activities contracts are not affected by this rule.

"Expended Funds" are the total of all valid Administrative and Project Drawdown Requests (PDRs) or, for TBRA, future commitments on Project Set-up Reports received by the Department by the NOFA application deadline. Additionally, for FTHB and OOR, a valid PDR is limited to the amount needed for reimbursement of actual expenses for work that has been completed (Work Completed). Work Completed varies by activity as follows:

a. FTHB activity: escrow has closed, as evidenced by a final HUD Settlement Statement.
b. OOR activity: construction completed and inspected.
c. TBRA activity: rental payment assistance amount multiplied by the number of months in the individual tenants' TBRA agreements, to the extent those funds are available in existing TBRA grants.

2. Applicants must be in good standing with the State of California and all agencies and departments thereof. For example, if an Applicant is a business

entity, such entity must be qualified to do business in California and currently in good standing with the California Secretary of State and the California Franchise Tax Board.

C. Eligible Activities (Pursuant to 24 C.F.R. § 92.205(a))

1. Project Activities — Eligible HOME project activities are as follows:

   a. Rental Projects

      (1) 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 of the property; or

      (2) Rental Rehabilitation Projects — funds are provided to rehabilitate a specific rental Project on a specific site by a specific Developer, with or without acquisition of the property; or

      (3) Rental Acquisition Projects — funds are provided to acquire a specific rental Project that meets all HOME requirements including property standards.

   Applicants requesting project activities funding for a rental Project consisting of multiple sites must be in compliance with 25 C.C.R. § 8303(b).

   b. First-Time Homebuyer (FTHB) Projects

   Construction financing must include the following:

      (1) New construction or acquisition/rehabilitation/conversion to develop homes on specific site(s).

      (2) 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: Rental and FTHB Projects with multiple sites must have common ownership and financing.

2. Program Activities — Eligible HOME Program Activities are as follows:

   a. First-Time Homebuyer (FTHB) Program

      (1) Acquisition-only Down Payment Assistance – funds are awarded to HOME-eligible Applicants to provide individual loans to homebuyers to purchase modest dwellings selected from the open market.

      NOTE: CHDOs are ineligible for this activity.

      (2) Infill New Construction – funds are awarded to eligible State Recipients or CHDOs to provide assistance for the new

construction of dwellings on scattered sites, with no more than four dwellings per vacant site, subject to the following requirements:

- Pursuant to federal National Environmental Policy Act (NEPA) requirements, an environmental assessment (EA) will be required, regardless of the funding source, if there are more than four units developed within 2,000 feet of one another.
- Pursuant to the HOME NOFA, to be considered an Infill New Construction program the Applicant must assume the role of Developer, own the property during construction, and sell the home to an eligible homebuyer within nine (9) months of Project Completion. All dwellings must be situated on land where site control is established through fee simple, leasehold, or another manner approved in writing by the Department, and be affixed to a permanent foundation at the time of construction closing. Please note, Section II (A) and Section IV (A) of this NOFA further specify site control requirements for Infill New Construction Projects.

Pursuant to 25 C.C.R. § 8207, the FTHB primary mortgage loan must be fully amortized and have a fixed interest rate that does not exceed the current market rate by more than 100 basis points (1%), based on the Freddie Mac 30-year Fixed Rate Mortgage rate at https://www.freddiemac.com/pmms.

b. Owner-Occupied Rehabilitation (OOR) Program

Funds are provided to HOME-eligible Applicants to assist individual homeowners whose primary residence needs repairs, improvements, or reconstruction necessary for correction of any health and safety deficiencies, and to meet locally adopted standards used for rehabilitation Projects.

"Reconstruction" means demolition and rebuilding on the same residential lot. This includes homes destroyed by natural causes if HOME funds are committed within 12 months of the date of destruction.

c. Tenant-Based Rental Assistance (TBRA) Program

Funds are provided to HOME Applicants to provide rent subsidies and/or security deposits to eligible households. The minimum term of rental assistance to an eligible household is six months; however, the tenant must be initially offered a one-year lease. TBRA funds may be used to assist tenants to reside in any state HOME-eligible jurisdiction within the county where the TBRA funds were awarded. TBRA funds awarded to

NAE-FRTs must be used to assist tenants with housing within the NAE Service Area of the NAE-FRT Applicant.

For example, TBRA funds awarded to the City of Winters can also be used for units located in West Sacramento, Woodland, and the unincorporated areas of Yolo County, since these jurisdictions are state HOME eligible within Yolo County, but they may not be used in Davis, which is not state HOME eligible.

D. Ineligible Use of Project Funds

Pursuant to 24 C.F.R. § 92.214, federal HOME funds cannot be used for several items, including, but not limited to:

1. Initial deposits to replacement reserves as required by 25 C.C.R. § 8309. Therefore, in a Project where HOME is the only source of financing, or if other funding sources cannot pay for these costs, the Developer must pay them;
2. Providing tenant-based rental assistance for the special purposes of the existing Section 8 program;
3. Providing non-federal matching contributions required under any other federal program; and
4. Applicants may not charge servicing, origination, or other fees for the purpose of covering costs of administering the HOME Program (e.g., fees on low- income families for construction management or for inspections for compliance with property standards) (see 24 C.F.R. § 92.206(d)(6) and § 92.207), with exceptions referenced in 24 C.F.R. § 92.214(b)(1).

In accordance with the Department's 2024-2025 Annual Action Plans, 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.

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.

For further ineligible uses of HOME funds, refer to 24 C.F.R. § 92.214.

E. Activity Combination and Limits

State Recipients (excluding Developers and CHDOs) may apply for multiple eligible activities as follows:

1. One rental Project and one FTHB Project; or
2. One rental Project and any combination of eligible program activities; or
3. One FTHB Project and any combination of eligible program activities, except for a FTHB program.

CHDOs may apply for multiple eligible activities as follows:

1. One rental Project and one FTHB Project; or
2. One rental or FTHB Project and one FTHB program activity for infill new construction.

Developers (not applying through a State Recipient) may submit one application pursuant to this NOFA.

This application may consist of only one eligible activity as follows:

1. One rental rehabilitation Project, with or without acquisition; or
2. One rental new construction Project, with or without acquisition.

NOTE: Using both HOME FTHB project activity funds and HOME FTHB program activity funds for the same Project is not permitted.

F. Allocation of Funding

To promote equitable distribution of HOME Program funds, funding made available by this NOFA will be allocated in accordance with the state regulations and funding targets cited below, to the extent eligible applications are submitted to the Department.

Table 3 - Allocation of Funding	
Funding Targets and Statutory Set-Asides (not including the Department's administrative costs)	**Amount**
CHDO Set-Aside Pursuant to 24 C.F.R. § 92.300(a), the Department will allocate 15 percent (15%) of total funds available for housing to be owned, developed, or sponsored by CHDOs.	$ 5,273,980

Program Activities Funding Target Pursuant to 25 C.C.R. § 8212.1, the Department will allocate 40 percent (40%) of total funds available for program activities.	$ 14,454,611
Rental Projects Funding Target Pursuant to 25 C.C.R. § 8212.1, the Department will allocate 55 percent (55%) of total funds for rental Projects.	$ 19,923,923
First-Time Homebuyer Projects Funding Target Pursuant to 25 C.C.R. § 8212.1, the Department will allocate 5 percent (5%) of total funds available for FTHB Projects.	$ 1,757,993
Rural Areas Funding Target Pursuant to 25 C.C.R. § 8212 (b)(3), the Department will reserve a minimum of 50 percent (50%) of total funds available for Rural areas as defined in the HSC § 50199.21.	$ 17,579,932
Native American Entity Funding Target The Department will target 20 percent (20%) of total funds available for Native American Entity Applications (as either State Recipients or Developers). Please note, NAE-NFRTs cannot apply for HOME funds as State Recipients.	**$ 7,031,973**

25 C.C.R. § 8213(d) specifies that in the event there are insufficient monies to fund an Applicant's entire program activities funding request, the Applicant may be offered a lower amount of funding. The lower amount of funding may be offered only if the funding is sufficient to complete a portion of the application activities, which, if evaluated separately, would have been awarded. If the amount of funding available is insufficient, the available funds may be allocated to another feasible program activities application.

If applications from Native American Entities total less than the funding target, the portion not awarded will roll over to the competitive portion of the NOFA for all other Applicants.

If the NOFA results in insufficient applications to meet a state statutory set-aside or funding target, the portion of the funding target not awarded will roll over to fund other competitive Applications. For example, if applications received for the program activities funding target are undersubscribed, the Department may use

the funds of the remaining program activities target to award applications received for project activities.

If the NOFA results in insufficient applications to award all available funds, the Department reserves the right to reopen the application submission period on an OTC first come, first served basis, through the date of the next NOFA release, or until the available funds are exhausted, whichever occurs first.

G. Activity Funding Amounts and Limits

CHDOs may apply for up to $4,5000,000 for a multifamily rental Project and up to $75,000 for CHDO operating costs, for a total maximum request of $4,575,000.

Developers may apply for up to $4,500,000 for a Project. Developers are not eligible for reimbursement of administrative costs or Project-related soft costs.

Prior to issuing the Award letter, the Department will evaluate the financial feasibility of each Project and may, as necessary for Project feasibility or to prevent over subsidizing a Project in accordance with 25 C.C.R. § 8300 *et seq.*, decrease the HOME award amount.

State Recipients (excluding Developers) may apply for up to $4,500,000 for a multifamily rental Project, up to $50,000 for administrative costs, and up to $50,000 for Project-related soft costs, for a maximum total request of $4,600,000. Please note that Project-related soft costs are included in the maximum per-unit-subsidy limit.

For State Recipient Applicants, maximum award limits apply *only* to the amount of HOME funds requested through this NOFA and do not include any HOME Program Income (PI) the Applicant proposes to use. Applicants are encouraged to use HOME PI on hand and any HOME (PI) that the Applicant intends to use for the project activity must be included in the application budget. For example, if an Applicant has $1,000,000 of HOME PI on hand and intends to use this PI as a funding source for the current HOME application's project activity, the HOME PI and grant combined amount must be included in the loan to the Developer. In this case, the HOME award amount may exceed the maximum award limit by $1,000,000.

NOTE: The total combined amount of HOME funds requested (including the HOME grant/loan amount plus any PI proposed for the project) is subject to the HOME maximum per-unit subsidy limits.

Homebuyer Project Loan Limits:

- Down Payment assistance cannot exceed the percentage indicated in the Applicant's approved First Time Homebuyer Guidelines of the proposed unit sales price plus closing costs. Applicants will need to consider the income levels of the pool of potential participants to determine the amount of HOME funds needed to complete the project and ensure each beneficiary is provided HOME down payment assistance based on need and remain within the HOME Program maximum per-unit subsidy limits.

- The HOME Program maximum per-unit subsidy limits and the HOME Homeownership Value Limits apply. All loan amounts will be verified by a subsidy layering analysis, and loan amounts will be reduced if the amount requested exceeds what is needed.

Project Activity Funding Limits

Table 4 - Funding Limits by Project Activity	
Rental new construction or rehabilitation with or without acquisition	$4,500,000
FTHB Projects	$2,000,000
CHDO Operating Grant*	$75,000
Administrative Grant*	$50,000
Project-Related Soft Costs Grant*	$50,000

*See Section II (K) and (L) of this NOFA for guidance.

Minimum Amount of Funds per Project

The minimum amount of HOME funds that must be invested in a rental or homeownership housing Project is $5,000 per HOME-assisted unit in the Project. For example, a homeownership housing Project with 30 units, of which 15 units are HOME-assisted, requires a minimum HOME investment of $75,000.

This requirement does not apply to TBRA funding.

Maximum Amount of Funds per Project

The maximum amount of HOME funds invested in a Project, direct beneficiary assistance, and Project-related soft costs, shall not exceed the lower of:

a. HOME Program maximum per-unit subsidy limits, established by HUD (at the time of application), under 24 C.F.R. § 92.250; or

b. Pursuant to 24 C.F.R. § 92.205(d)(1), only the actual HOME-eligible development costs of the assisted units may be charged to the HOME Program. If the assisted and non-assisted units are comparable in terms of size, features, and number of bedrooms, the actual cost of the HOME-assisted units can be determined by prorating the total HOME eligible development costs of the Project so that the proportion of the total development costs charged to the HOME Program does not exceed the proportion of the HOME-assisted units in the Project. If the assisted and non-assisted units are not comparable, the actual costs may be determined based on a method of cost allocation; and

c. The amount of HOME funds invested in a Project (when combined with other financing and assistance), must accomplish the following:

    i. Enable the Project as proposed to be developed and operate in compliance with all HOME requirements, including the subsidy-layering requirement at 24 C.F.R. § 92.250. For more information, see HUD CPD Notice 15-11: Requirements for the Development and Implementation of HOME Underwriting and Subsidy Layering Guidelines

    ii. For rental Projects, achieve a debt-service coverage ratio in accordance with 25 C.C.R. § 8310.

The current income and rent limits (at the time of application) must be used in these calculations. They are located on the Department's website at: https://www.hcd.ca.gov/grants- and-funding/income-limits/state-and-federalincome-rent-and-loan-value- limits. The current HOME Program maximum per-unit subsidy limits are also incorporated into the application forms required to be completed when responding to this NOFA.

FTHB and OOR activities are also subject to the HOME Homeownership Value Limits (at the time of application), also located on the same website.

A Project may receive only one HOME award as a result of this NOFA. This prohibits the combination of awards to a State Recipient, Developer, and/or CHDO on the same Project.

Pursuant to 24 C.F.R. § 92.250, before committing funds to a Project, the Department must evaluate the project in accordance with the UMRs and will not invest any HOME funds, in combination with other governmental assistance, than is necessary to provide affordable housing. HOME Projects may not receive more subsidy than what is required to make them financially feasible.

Program Activities Funding Limits

Maximum: $1,000,000 (including general administrative costs and Project-related soft costs). Minimum: $500,000. Applies to HOME-eligible Applicants for all program activities, subject to the following chart:

Table 5 – Program Activities Funding Limits Based on HOME Expenditure Rate* Achieved	
Aggregate Expenditure Rate for Applicant's Recent Program Activities Contracts (16-HOME, 18-HOME, and 19-HOME)	**Maximum Application Amount**
75 percent or more	$1,000,000
50 – 74.99 percent	$700,000
0 – 49.99 percent	$500,000

*See "Expended Funds" definition in this NOFA's Section II (B) (1).

NOTE: Applicants that did not have any of these HOME Program activities contracts may apply for up to $500,000

Successful Applicants (Awardees) will be evaluated quarterly to determine if their progress and rate of expenditure is reasonable. The Department may disencumber all or a portion of the grant if there is an unreasonably low rate of expenditure, as determined by the Department in its sole discretion.

H. Program Income and Recaptured Funds

Federal regulations at 24 C.F.R. § 92.503 require all Program Income (PI) and Recaptured Funds (RF) to be used in accordance with HOME regulations only for HOME-eligible activities, and PI funds on hand must be maintained in an interest-bearing account. Interest earned on those funds is considered PI. To avoid de-committing appropriated grant funds from a specific Project, HOME PI may be accumulated throughout the current reporting period (state fiscal year) but must be committed to a Project in the next state fiscal year. Approval from the Department is required prior to the use of all HOME PI and RF.

The PI received during the current reporting period, as well as PI anticipated to be received in the next state fiscal year, must be reported to the Department in accordance with HUD's reporting requirements. Additionally, Applicants must identify how the funds will be used (name the project or program activity, and the intended beneficiary type) to ensure timely use of

PI funds. All PI must be reported in the HOME Annual Performance Report to the Department.

NOTE – New to this NOFA: The Department encourages Applicants to use HOME PI for their proposed project or program activity. Applicants may request approval to use HOME PI on hand through this NOFA by including the amount of PI for the proposed project or program activity in the Application Budget. HOME PI is not subject to the award limits as noted above (G. Activity Funding Amounts and Limits).

I. Periods of Affordability

All Projects that receive HOME funds are subject to federal affordability requirements at 24 C.F.R. § 92.252 and 24 C.F.R. § 92.254 for a specific number of years, as specified in the following two tables. This term is referred to in this NOFA as the "Federal Affordability Period" and includes all federal affordability requirements under 24 C.F.R. § 92.252 and 24 C.F.R. § 92.254.

All Projects that receive HOME funds are also subject to state affordability requirements at 25 C.C.R. § 8208 for a specific number of years, as specified in the table below. This term is referred to in this NOFA as the "State Affordability Period." Projects on Native American Lands as defined by 25 C.C.R. § 8208(y)(1) require a 50-year affordability period.

The requirements of the "Federal Affordability Period" and the "State Affordability Period" run concurrently. For example, if a county Applicant proposes a new construction rental Project, the "Federal Affordability Period" for the Project will be 20 years. However, the Project will also be required to abide by the "State Affordability Period" for an additional 35 years, totaling 55 years.

Table 6 –Affordability Periods for Rental Housing		
Housing Activity	**State Affordability Period**	**Federal Affordability Period**
Rehabilitation or acquisition of existing housing; per-unit amount of HOME funds under $15,000	Development on fee land – 55 years Development on Native American Lands [25 C.C.R. § 8208(y)(1)] – 50 years	5 years
Rehabilitation or acquisition of existing housing; per-unit amount of HOME funds $15,000 - $40,000		10 years
Rehabilitation or acquisition of existing housing; per-unit amount of HOME funds over $40,000; or rehabilitation involving refinancing		15 years
New construction or acquisition of newly-constructed housing		20 years

Table 7 – Affordability Periods for Homebuyer Assistance	
Homebuyer Assistance HOME Amount Per-Unit	**State and Federal Affordability Periods**
Under $15,000	5 years
$15,000 - $40,000	10 years
Over $40,000	15 years

J. Forms of Assistance

HOME Loans

HOME assistance shall be in the form of deferred payment loans to be repaid at the maturity date of the Promissory Note to local HOME accounts controlled by eligible Applicants or the state's local HOME account, except for the uses of funds specifically defined under HOME grants below.

Loans provided to homebuyers must meet the requirements set forth in 25 C.C.R. § 8205(C)(1)(A), including, but not limited to, the following terms:

- Loans financed from the CHDO set-aside pursuant to 24 C.F.R. § 92.300(a)(1) shall comply with the financing provisions as required for the following activities:
  - Land acquisition for first-time homebuyer projects shall bear zero interest.
  - Loans to first-time homebuyers shall bear a simple interest rate of 3 percent per annum, computed from the date the Deed of Trust is recorded on the property. Interest and principal payments shall be deferred for the term of the loan. Commencing on the 11th anniversary of the recordation date, an amount equal to 10 percent of the accrued interest shall be forgiven each year, such that on the 20th anniversary of the recordation date, all interest will have been forgiven if the borrower is in compliance with the requirements stated in the Department's loan documents. HOME Grants

Pursuant to 25 C.C.R. § 8205(c)(2), HOME assistance must be provided in the form of a grant for relocation payments, lead-based paint hazard evaluation and reduction activities, and TBRA. HOME assistance may be provided in the form of a grant for rehabilitation activities performed under an OOR program, if necessary to complete the project when the total of all project indebtedness equals or exceeds the projected after rehabilitation appraised value. The grant amount for OOR activities is limited to 25 percent (25%) of the applicable HOME Program maximum per-unit subsidy limit for the Project. This amount is in addition to any grant funds currently permitted for relocation, lead-based paint remediation, and Project-related soft costs

for the Project.

HOME assistance may be provided as a grant to eligible State Recipients to cover Project-related soft costs. Project-related soft costs are further detailed in this NOFA, 24 C.F.R. § 92.206(d), and HUD CPD Notice 06-01: Admin and Soft Costs, Community Development Expenses under HOME and American Dream Downpayment Initiative, except that customary closing costs for home acquisition activities may be included as either a loan or part of the grant funding for Project-related soft costs.

NOTE: All Project-related soft costs associated with an OOR Project must be included in the 24 percent (24%) funding maximum available for Project-related soft costs and may not be passed along to the homeowner.

HOME funds for Project-related soft costs cannot be drawn down before HOME funds for activity costs are drawn down. If the activity is not completed, and a Project Completion Report for the full amount drawn down is not filed, all HOME funds for that Project, including Project-related soft costs, must be repaid to the Department.

Project-related expenses for NEPA environmental review, and architectural and engineering and other professional services incurred within the 24 months

prior to the Project Commitment of funds, may be reimbursed at the sole discretion of the Department after execution of the Standard Agreement. On a case-by-case basis, the Department may, in writing and in its sole discretion, permit reimbursement for other eligible expenses incurred after the date of the Award letter, and prior to the effective date of the Standard Agreement, upon the written request of the Applicant.

K. Administrative and CHDO Operating Funds

The following limits apply to the amount of administrative and CHDO operating funding that Applicants may receive. Project Developers shall not act as administrative subcontractors for the same HOME-funded project activity and are not eligible for Project administrative costs.

Pursuant to 24 C.F.R. § 92.208(a), CHDO operating funds may cover reasonable and necessary costs for the operation of the CHDO. Such costs include salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies.

Project Activities

State Recipients eligible to receive administrative funds may request up to $50,000 for administrative costs.

CHDOs may request up to $75,000 in CHDO operating funding. This includes FTHB Projects.

Developers are not eligible to apply for administrative funds or Project-related soft costs.

All administrative costs must be reasonable, and Applicant must have detailed records to demonstrate costs are eligible for reimbursement.

Program Activities

All program activities Applicants may request up to 2.5 percent (2.5%) of the amount requested for administration, with the exception of TBRA activities. TBRA Applicants will be provided up to 10% for general administrative costs, based on actual costs incurred. CHDOs undertaking a FTHB program activity may receive CHDO Operating funds in lieu of administrative funds at the same 2.5 percent (2.5%) rate.

All administrative costs must be reasonable, and Applicant must have detailed records to demonstrate costs are eligible for reimbursement. Actual eligible expenses must be incurred to draw down these funds.

L. Project-Related Soft Costs

Project Activities

Eligible State Recipients of rental and homebuyer Projects may receive up to $50,000 to pay for specific eligible Project-related soft costs, previously referred to by the Department as “Activity Delivery Costs” (ADCs). Funding for Project-related soft costs are provided in the form of a grant and not part of the Project loan amount.

For a description of the types of expenses which may be charged as Project-related soft costs see 24 C.F.R. § 92.206(d)(6), 92.206(f)(2) and HUD CPD Notice 06-01: Admin and Soft Costs, Community Development Expenses under HOME and American Dream Downpayment Initiative. Examples of Project-related soft costs include, but are not limited to:

- Preparation of work write-ups, work specifications, and cost estimates or review of these items if an owner has had them independently prepared;
- Project underwriting;
- Construction inspections and oversight;
- Project document preparation;
- Costs associated with a Project-specific environmental review;
- Costs associated with informing tenants or homeowners about relocation rights or benefits;
- Costs to provide information services such as affirmative marketing and fair housing information to prospective homeowners and tenants as required by 24 C.F.R. § 92.351; and
- Staff and overhead costs, such as preparing work specifications, loan processing, inspections, and other services related to assisting potential owners, tenants, and homebuyers.

Project-related soft costs must be included in the development budget, regardless of whether the funding is a loan or grant. Developers and CHDOs are not eligible for Project-related soft costs.

Program Activities

Standard Agreements will automatically allow the use of up to the maximum amount of Project-related soft costs for each specific program activity. Funding draw requests for Project-related soft costs are made only on a reimbursement basis for actual costs incurred by a State Recipient as follows:

1. Up to 24 percent (24%) of the HOME loan/grant amount for OOR and for the rehabilitation component of acquisition with rehabilitation.

Project-related soft costs for owner-occupied rehabilitation projects may exceed the 24 percent (24%) limit if documentation of actual eligible costs is provided to the Department with the Project set-up. Documentation

must be of actual eligible costs; consultant billings, without documentation of underlying actual costs, are not adequate.

2. Up to 6.5 percent (6.5%) of the total acquisition cost for FTHB activities.
3. Up to 5 percent (5%) of the HOME TBRA payment, per household, for unit inspections and income determinations.

III. State and Federal Requirements

A. Property Standards and Physical/Capital Needs Assessments

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

Awardees of HOME funds are subject to progress deadlines and expenditure deadlines that are defined in the federal regulations and specified in the Standard Agreement.

Project Activity Deadlines

Table 8 - HOME Project Activity Deadlines	
Project Commitment of HOME Funds (see Section I (E) of this NOFA for definition of Project Commitment)	Within 24 months from award date
All non-HOME funding sources committed to the Project	Within 24 months from award date
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

Program Activities Deadlines

Table 9 - HOME Program Activity Deadlines	
Project Commitment of HOME Funds (see Section I (E) of this NOFA for definition of Project Commitment)	Within approximately 90 days from Award Date
Expenditure Deadline	Within 3 years of Standard Agreement execution date

For project activities, if an Awardee fails to meet one or more of the deadlines outlined in the 25 C.C.R. § 8217(b) and described in this NOFA, a performance penalty will be imposed during the scoring on all future applicable HOME applications. It will also result in performance penalties being imposed on future HOME application(s) submitted by the Applicant, as well as application(s)

submitted by the Project's Developer, owner, and managing general partner within five (5) years of the award announcements of this NOFA.

All program activities funding must be expended by the deadlines established in the Standard Agreement. In addition to the final expenditure deadline, the Standard Agreement may also contain interim expenditure deadlines (e.g., 75% of funding must be expended by a specific date). Awardees must ensure that work is completed well in advance of this deadline to ensure funds are fully expended prior to the expenditure deadline.

Exceptions will be considered, at the sole discretion of the Department, if the Applicant provides clear and indisputable evidence that delays were beyond the reasonable control of the borrower and/or the Applicant, or the Department was responsible for the delay, and the Department has the flexibility to do so within federal regulations.

C. Match Requirements

Generally, HOME funds must be matched by nonfederal resources. HOME match requirements are waived for applications pursuant to this NOFA, however, the Department continues to track all match funds in project activities and program activities.

All eligible HOME match funding that Applicants obtain due to their activity's need for other funding shall continue to be reported in the Project Set-up and Completion Reports so that the Department can bank any additional match and continue to waive the match. Match sources include funding derived from below-market rate loans (even if these loans are not repaid to the HOME local account), state Low Income Housing Tax Credits, property tax waivers, bond financing, fee waivers, grants, and other sources. The Department will review all Project Set-up and Completion Report forms to ensure that all reportable match funding has been included. For a HOME match calculation tool, see the Department's HOME webpage under Resources. The HOME Contract Management Manual also contains additional information and resources on match, see http://www.hcd.ca.gov/grants-funding/active-funding/home/cmm.shtml.

D. Transition Reserve Policy

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), that implements statutory changes made under Senate Bill 948 (Chapter 667, Statutes 2022) applicable to Health and Safety Code § 50468, as may be amended from time to time, and any other related Department Transition Reserve Policy administrative memoranda that the Department may adopt, as applicable.

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. The state HOME Program will charge these fees as described below.

Developer and CHDO Projects

The Department charges an annual monitoring fee as follows:

Table 10 – Estimated 2025 Monitoring Fees	
Number of HOME Units	**Annual Fee**
12 or fewer	$ 6,447
13 to 24	$10,491
25 to 36	$12,740
37 to 48	$13,113
49 to 60	$15,681
61 or more	$18,358

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. These annual monitoring fee amounts are subject to change before the formal commitment of HOME funds (Standard Agreement execution date). Financial assumptions in the HOME application shall be based on the rate that will be effective at the time of initial occupancy.

Annual monitoring fees are mandatory payments. The first payment shall be prorated based upon the total number of days after permanent closing within the first fiscal year of Project operation.

Lump sum payments for monitoring fees made from development funds are not allowed for HOME Projects. Payments must be made annually pursuant to the Regulatory Agreement.

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 charged may be less than, but not exceed, the amount charged for state CHDO and Developer Projects;
2. The monitoring fee shall be specifically stated in the State Recipient's loan documents with the borrower;
3. 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
4. Ten percent (10%) 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 HOMEfires 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;
2. The Applicant is eligible to apply for funding, in accordance with any of the following:
    - 25 C.C.R. § 8204; or
    - Listed on Appendix A of the NOFA; or
    - Meets the definition of an eligible Applicant in this NOFA (State Recipient, CHDO, or Developer)

3. All other criteria and matters set forth within the NOFA shall also govern the Native American Entity target, unless and except to the extent expressly provided to the contrary by terms set forth within this NOFA;
4. The Applicant must propose at least one eligible activity pursuant to 25 C.C.R. § 8205 (other than administration);
5. The Applicant must propose an eligible use of funds pursuant to 25 C.C.R. § 8205 and 8210;
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 CHDOs – see Eligible Applicants – CHDOs in the NOFA's Section II);
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 the ability of the Department to grant an award through this NOFA;
9. The Applicant and any member of its program or 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. The Applicant's requested total amount of funds for both administrative activity-specific costs and Project-related soft costs does not exceed the limits identified in the NOFA;
11. 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);
12. There is no pending or threatened litigation that could affect implementation of the proposed Project; and
13. When applying for project activities, the Applicant (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:
    - 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 Program requirements, including compliance with 25 C.C.R. § 8316;

- 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 NEPA/California Environmental Quality Act (CEQA) clearance or any other federal requirement; or
- 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.

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.

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.

For more information on conditional purchase contracts, see 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. Scoring and Ranking

After meeting the threshold requirements, applications will be scored as follows. 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 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 or combination of program activities will be evaluated and ranked separately.

In the case of a tie score, the application demonstrating the highest jurisdictional poverty level will be funded first. If CHDOs and/or Developers are applying from the same jurisdictional area, the Project with lower average rents (expressed as a percentage of area median income) will be funded first.

Applications will be funded in descending order based on points earned. Applications that qualify for CHDO, FTHB Project, and Rural 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.

All scoring factors and evaluation requirements are listed in Appendix D and any applicable Supplemental Applications.

C. Rental 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. Project Activity 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 neighborhood 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, including, but not limited to, the following:

- Site development costs
- Local development costs
- Local government approvals
- Project market study
- Elevation above a floodplain
- Relocation
- Environmental remediation
- Mitigation of environmental conditions and hazards
- Any other factors that may impact the Project costs and/or schedule

If an Applicant proposes to develop site(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.

Failure to include these items can increase the Project costs such that the Project is unfeasible, resulting in being noncompetitive for an award. For this reason, it is incumbent upon the Applicant to present verifiable and documented information in the application to prevent any unknown or uncertain Project costs.

E. Appeals

1. Basis of Appeals

   a. Applicants may appeal 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.

2. 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 Announcements and Contracts

A. Award Announcements

Subject to the availability of funds, the Department intends to send award letters as reviewed and approved for Native American Entity HOME Project Activity applications, by December 2025 for non-NAE HOME Project Activity applications. The Department intends to send award letters as reviewed and

approved for all HOME Program Activities applications, within 60 days of the receipt of a complete application.

Updates on planned awards and contract status will be provided through the Department's Listserv system. To be added to this list, go to https://www.hcd.ca.gov/contact-us/email-signup, scroll down, and select Federal Programs.

B. Contracts

Awardee(s) 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.

Failure to meet these deadlines is considered a material breach of the Standard Agreement.

NOTE: The Standard Agreement may be delayed if the Awardee 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.

Native American Entity Awardees must provide the Department with risk mitigation provision(s) in the Department's Standard Agreement, and all other Department loan and/or grant transaction documents, including but not limited to, a lease rider and a Declaration of Restrictive Covenant (or Regulatory Agreement). The Native American Entity may accomplish the purpose of the risk mitigation provisions by executing and referencing a separate instrument that the Native American Entity would agree to resolve any disputes under the contract through risk mitigation provisions. The risk mitigation provisions are an alternative to "limited waiver of sovereign immunity," and they may operate like a limited waiver of sovereign immunity provided the necessary language is included in the Department's Standard Agreement and all other Department loan and/or grant transaction documents. The risk mitigation provisions also provide the Department with an opportunity to resolve and enforce any of the terms and conditions of the Standard Agreement and the Department's loan and/or grant transaction documents through an informal process and/or in Tribal, State, or Federal Court.

In the Department's Standard Agreement and loan and/or grant transaction documents, the Department may require the following risk mitigation remedies that include, but are not limited to: adding an arbitration (dispute resolution) provision, whereas the Native American Entity would agree to resolve any disputes through an arbitration process;

i. Restructuring the draw-down of funds with conditions that must be met for each disbursement (e.g., satisfaction of specific performance milestones; or receipts for eligible expenses);

ii. Requiring Native American Entities to provide insurance with the Department as a named beneficiary to cover the risks attendant to an unenforceable agreement and/or use restriction;

iii. Receiving technical assistance throughout the program/project lifecycle. The Department aims to provide technical assistance to Native American Entity applicants in the earlier stages of the award process to ensure that they are clearly informed of program requirements. Examples include, but are not limited to:

- Calculating rent and assistance amounts;
- Compliance with applicable fair housing laws; and
- Compliance with tenant screening and selection requirements

iv. Incurring negative points or disqualification from future Departmental funds for violating fundamental program requirements such as affordability term, levels, occupancy, and habitability standards; and

v. Requiring a robust capacity assessment as an essential part of the application review, demonstrating the Recipient has sufficient prior experience, or a partner/contractor with experience, to be successful managing the Project.

VI. Federal and State Overlays

All activities funded with HOME funds and/or HOME PI are required to comply, where applicable, with HUD's federal "overlay" requirements found in 24 C.F.R. § 92.350, *et seq*. of the HOME Final Rule.

Failure to comply with state or federal overlays could result in significant Project cost increases, rejection of the HOME application, and/or loss of points in current or future HOME funding rounds. Projects must comply with all applicable state and federal laws, including, but not limited to:

a. National Environmental Policy Act (NEPA);

b. California Environmental Quality Act (CEQA);

c. State and federal (Davis-Bacon) prevailing wage;

d. URA Acquisition and Relocation;

e. Equal Opportunity and Fair Housing;

f. Affirmative Marketing;

g. Section 504 of the Rehabilitation Act of 1973;

h. Fair Housing Act (including accessibility and design requirements);

i. Americans with Disabilities Act, where applicable;

j. Section 3 (employment of low-income persons);

k. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 C.F.R. Part 200;

l. Build America, Buy America Act; and

m. Tenant protections and selection practices pursuant to 24 C.F.R. § 92.253.

National Environmental Policy Act (NEPA) & HUD Environmental Review Requirements (contained in 42 U.S.C. §§ 4321-4347 and the implementing regulations at 24 C.F.R. Part 58)

After Applicant has submitted the HOME application to the Department, and before the NEPA Authority to Use Grant Funds (AUGF) has been issued, the Applicant and any participant in the development process must not engage in any Choice-Limiting Actions as defined in this NOFA and at 24 C.F.R. 58.22. All Choice-Limiting Actions on the site or on behalf of the project by anyone after the HOME application has been submitted to the Department and before the AUGF is issued will disqualify an Applicant's Project from receiving any HCD federal funds – not only for this HOME NOFA round, but future NOFA rounds.

Thus, Applicants must take great caution before proceeding with project activities.

NOTE: Pursuant to HUD's NEPA regulations, certain activities are not considered Choice-Limiting Actions regardless of when they are carried out. These activities include, but are not limited to, such things as: environmental and other studies; resource identification and development of plans and strategies; submitting funding applications, inspections and testing for hazards or defects; purchase of insurance; payment of principal and interest on loans made or obligations guaranteed by HUD; and assistance for improvements that do not alter environmental conditions and are necessary to address the effects from disasters or imminent threats to public safety. For more information on activities not considered Choice-Limiting Actions, see 24 C.F.R. § 58.22.

For all new construction Projects and substantial rehabilitation Projects, compliance with NEPA is evidenced by an AUGF. HUD issues the AUGF for CHDO and Developer Projects, and the Department issues the AUGF for State Recipient Projects. For rehabilitation Projects not requiring an AUGF, state approval of the environmental documentation is still required prior to taking any Choice-Limiting Actions. For a thorough explanation of the NEPA process, see

the Department's Environmental Review webpage at https://www.hcd.ca.gov/grants-and-funding/environmental-review.l

The Department encourages commencement of the NEPA Environmental Assessment (EA) process as soon as possible, but no later than receipt of the Award letter. For rental Projects, Project reports often require additional analysis of environmental impacts.

Submit general questions regarding Choice-Limiting Actions, or the level of environmental assessment required of the Project, to NEPA@hcd.ca.gov prior to taking any action concerning the proposed HOME Project.

The application must disclose all known environmental hazards, and, if awarded, the Department must be fully informed of all environmental issues. Failure to do so will be considered a material misrepresentation and result in a performance point penalty for all members of the development team for future HOME applications with the Department.

NOTE: The Department is unable to give legal advice regarding a specific Project or program. If an Applicant has specific questions regarding a Choice-Limiting Action, or environmental laws that may affect the Project or program, the Department recommends that the Applicant consult with a legal advisor or professional consultant prior to taking any action on the Project. Applicants understand and agree that they are solely responsible for their decisions with respect to Choice-Limiting Actions, or potentially Choice-Limiting Actions, and the Department shall have no liability therefor.

California Environmental Quality Act

By execution of this Agreement, the Applicant is also subject to the provisions of the California Environmental Quality Act (CEQA). Applicant assumes responsibility to fully comply with CEQA's requirements regarding the work performed.

For Projects located on Native American Lands as defined by 25 C.C.R. § 8201(y)(1), the Department will be the lead agency and will prepare any exemption documentation for all other Projects subject to CEQA.

Federal Prevailing Wage Requirements (Davis-Bacon)

Federal prevailing wages must be paid on Projects involving site development, construction, and/or rehabilitation with 12 or more HOME-assisted units.

The HOME Applicant and the construction contractor must ensure that the Davis-Bacon wage requirements as well as state prevailing wage laws are followed, where applicable. The Sources and Uses Form submitted with the HOME application will be examined to ensure that prevailing wage costs have been considered (state and federal, if applicable). CHDOs are required to hire an outside consultant to act as a Labor Standards Coordinator. If the HOME

Applicant does not have existing staff to monitor federal labor standards, hiring an outside labor consultant is highly recommended.

For Projects located on Native American Lands as defined by 25 C.C.R. § 8201(y)(1) and if the HOME Applicant has adopted a Tribally Determined Wage (TDW) in accordance with Tribal law, the HOME Applicant may apply its TDW in lieu of Davis-Bacon and the California prevailing wage law.

Homebuyer Self-Help Projects with 12 or more HOME-assisted units may be excluded from Davis-Bacon wage requirements if either of the following applies:

a. Site development was completed before the HOME application, the use of HOME funds was not contemplated when the site development was completed, and there are no agreements or contracts for more than 11 HOME units. If the use of HOME was contemplated before the site development was completed, Davis-Bacon wages must be paid on the entire Project; or

b. If the Self-Help families purchase finished lots and contract individually with the General Contractor for construction of their homes, and there are no other construction contracts or subcontracts that cover more than one unit.

Displacement, Relocation, and Acquisition Requirements

Relocation assistance must be provided if individuals and/or businesses will be temporarily relocated or permanently displaced as a result of a HOME-assisted Project. All Projects are required to comply, where applicable, with the Uniform Relocation Assistance and Real Property Acquisition Act (URA) and the Displacement, Relocation, and Acquisition requirements pursuant to 24 C.F.R. § 92.353. Specifically, federal relocation requirements extend back to the “initiation of negotiations” (ION). For more information on federal displacement, relocation, and acquisition requirements, see HUD’s CPD Handbook 1378.0.

Submit questions regarding ION determinations to HOMENOFA@hcd.ca.gov This recommendation applies to all rental and FTHB Projects involving any relocation activities. An accurate determination is critical because relocation costs may be higher if an earlier ION date is necessary. Applications for tenant occupied properties must have already provided the General Information Notice (GIN) to all tenants by the date of the ION.

The Sources and Uses form submitted with the application must adequately budget for relocation costs. Consistent with federal relocation requirements prohibiting economic displacement, if rents for existing tenants will increase, a transition reserve must be budgeted to maintain rents for existing tenants at the higher of 30 percent (30%) of their income at ION or the rent at the time of ION, not including regular increases in expenses, for as long as they live in the Project.

Homebuyer 90-Day Vacancy Rule: Relocation requirements will also be triggered if a FTHB proposes to purchase a home that has been occupied by a renter in the 90 days preceding the date of the purchase agreement. Exceptions to this rule can be made by the Department on a case-by-case basis with adequate third-party documentation that the tenant moved for reasons unrelated to the sale of the property, such as the tenant moving for another job.

Normally, relocation will not be triggered for OOR or TBRA programs. However, temporary relocation costs are an eligible HOME grant expense.

A relocation certification is required for all Projects including vacant site(s). Applicants that assert their Project does not require relocation must submit a detailed explanation, including supporting documentation, as to why relocation (of tenants, farms, businesses, etc.) is not required. The Department will review the documentation to determine whether a relocation plan is necessary. Relocation considerations include:

- Vacant land, which is land that is not developed or being used for agricultural purposes;
- Property vacated for the Project, then relocation applies; and
- Tenants include anyone who is living or storing their belongings on the property with the owner's consent, whether or not the "tenant" pays rent. Squatters are not tenants.

If relocation is not required, the Department will issue *a Certification Regarding Non-application of Relocation Benefits and Indemnification Agreement* ("Non-Relocation Certification"). This Non-Relocation Certification must be executed by the Applicant/borrower/sponsor prior to the Department executing the Standard Agreement, and as a condition thereof. The Non-Relocation Certification substantiates and certifies that there is no displacement including, but not limited to, the displacement or temporary relocation of tenants, businesses, and farms; therefore, no relocation is required. Submission of thorough and clear supporting information will lead to a more efficient review and decision.

The following are examples of supporting documentation for the Non-Relocation Certification:

- Background information
- Project information
- Reports from professionals, such as appraisal or soils report
- Purchase information
- Mini relocation plan with pictures of the vacant land
- Summary relocation report
- Scope of Work from the general contractor

- Letter from the Project engineer stating the scope of work
- Sales contract evidencing the purchase of vacant land
- ALTA survey of (purchased) vacant land
- Property tax assessment for vacant land
- Photographic evidence of vacant land

Pursuant to 24 C.F.R. § 92.353(g) regarding “Displacement, Relocation and Acquisition: Appeals,” a person who disagrees with the participating jurisdiction's determination concerning whether the person qualifies as a displaced person, or the amount of relocation assistance for which the person may be eligible, may file a written appeal of that determination with the jurisdiction. A low-income person who is dissatisfied with the jurisdiction's determination on his or her appeal may submit a written request for review of that determination to the HUD Field Office.

Projects located on Native American Lands, as defined in 25 C.C.R. § 8201(y)(1), may also be subject to the Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) relocation requirements pursuant to 24 C.F.R. § 1000.14.

Procurement Requirements for State Recipients Using Administrative Subcontractors

State Recipients using administrative subcontractors paid with HOME Funds must follow, where applicable, a competitive Request for Qualifications (RFQ) or Request for Proposals (RFP) procurement process to select the administrative subcontractor. For information on this procurement process, see the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 C.F.R. Part 200.

Projects located on Native American Lands, as defined in 25 C.C.R. § 8201(y)(1), may also be subject to NAHASDA procurement requirements pursuant to 24 C.F.R. § 1000.26.

Continuing Compliance Responsibilities

The Awardee must collect and report data upon execution of the Regulatory Agreement until the final Project Completion Report is accepted in the federal disbursement and information system. Annual performance reports must be submitted to the Department during the entire affordability period pertaining to the outcomes of the program, pursuant to the Regulatory Agreement provisions.

Local government Applicants must comply with the requirements of 2 C.F.R. Part 200.

Applicants/Awardees are responsible for disclosing all changes to the Project after submitting the application. Such changes could include, but are not limited to, development team member changes, increased or decreased costs, intent to

apply for additional funds, changed Project description, environmental issues, and/or Project timeline changes.

Questions regarding compliance with the submittal requirements can be directed to HOMENOFA@hcd.ca.gov.

Violence Against Women Act Requirements

Assurance of Compliance with the "Violence Against Women Reauthorization Act of 2022" (VAWA) (S.3623 - 117th Congress (2021-2022)) (as amended or reauthorized) Title VI - Safe Homes for Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking – Sec. 601-603. See also 81 FR 80803, Nov 16, 2016.

VAWA provides housing protections for survivors of domestic and dating violence, sexual assault, and stalking when it comes to finding and keeping a home they can feel safe in. VAWA applies for all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation, and which must be applied consistently with all nondiscrimination and fair housing requirements. VAWA now expands housing protections to HUD programs beyond HUD's public housing program and HUD's tenant-based and project-based Section 8 programs. VAWA now provides enhanced protections and options for victims of domestic violence, dating violence, sexual assault, and stalking. During the performance of this Agreement, the HOME Recipient shall ensure that all requirements of VAWA are complied with, including but not limited to:

1) Domestic Violence survivors are not denied assistance as an Applicant, or evicted or have assistance terminated as a tenant, because the Applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, and stalking.

2) It will implement an 'emergency transfer plan', which allows for domestic violence survivors to move to another safe and available unit if they fear for their life and safety.

3) It will provide "Protections against denials, terminations, and evictions that directly result from being a victim of domestic violence, dating violence, sexual assault, or stalking, if the Applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy."

4) It will implement a 'Low-barrier certification process' where a domestic violence survivor need only to self-certify in order to document the domestic violence, dating violence, sexual assault, or stalking, ensuring

   third party documentation does not cause a barrier in a survivor expressing their rights and receiving the protections needed to keep themselves safe.

Fair Housing and Tenants' Rights Protections

The Applicant/Awardee must comply with all applicable local, state, and federal laws, constitutions, codes, standards, rules, guidelines, and regulations, including, without limitation, those that pertain to accessibility, construction, health and safety, labor, fair housing, fair employment practices, affirmative marketing and outreach practices, nondiscrimination, and equal opportunity, where applicable.

To the furthest extent applicable and subject to federal preemption, the Applicant/Awardee must comply with all relevant laws, including, without limitation, the California Fair Employment and Housing Act (Gov. Code, § 12900 et seq.); the Unruh Civil Rights Act (Civ. Code, § 51); Government Code § 11135 (the prohibition of discrimination in state-funded programs); Government Code § 8899.50 (the duty to affirmatively further fair housing); California's Housing Element Law (Gov. Code, § 65583 et seq.); California Code of Regulations, Title 2, §§12264 – 12271 (legally permissible consideration of criminal history information in housing); Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.); the ADA of 1990 (42 U.S.C. § 12101 et seq.); the Fair Housing Act (FHA) and amendments (42 U.S.C. § 3601 et seq.); the Fair Housing Amendments Act of 1988; Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); the Architectural Barriers Act of 1968 (42 U.S.C. § 4151 et seq.); the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101 – 6107); and all federal and state regulations implementing these laws.

Federal Section 3 Rule

In 2020, HUD published a final rule (24 C.F.R. Part 75) ("Section 3"), which outlines requirements for creating economic opportunities for low and very low income persons and eligible businesses. Section 3 requires recipients of certain HUD financial assistance (which includes HOME funds) to provide, to the greatest extent possible, job training and employment opportunities to low- and/or very low-income residents in connection with HOME Projects and activities in their neighborhoods.

Build America, Buy America Act (BABA)

On November 15, 2021, the Build America, Buy America Act (BABA) was enacted as part of the Infrastructure Investment and Jobs Act (IIJA) (Pub. L. 11758). BABA requires that all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. This requirement is known as the "Buy America Preference (BAP)" and the specific requirements are codified in 2 C.F.R. Part 184.

NOTE: For the purposes of BABA, housing is considered "infrastructure."

Starting August 23, 2024, BABA applies to new awards of HOME funding.

The following language must be included in all contracts and agreements with Subrecipients, contractors, Developers and subgrantees, and in any procurement bid/contract documents to ensure BABA compliance by subgrantees, Developers and/or contractors:

The parties to this contract must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Financial Report 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.*

*The term "infrastructure project," in this context, is defined in 2 C.F.R. § 184.3 and means any activity related to the construction, alteration, maintenance, or repair of infrastructure (including buildings and housing) in the United States regardless of whether infrastructure is the primary purpose of the Project.

2 C.F.R. Part 184 and HUD's Notice CPD-23-12: CPD Implementation Guidance for the Build America, Buy America Act's Domestic Content Procurement Preference as Part of the Infrastructure Investment and Jobs Act - HUD Exchange provides further guidance on the implementation of BABA. Additional details on fulfilling the BABA requirements can be found on HUD's website Build America, Buy America Act - HUD Exchange.

VII. 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 will notify all interested parties via a Listserv notice and will post the revisions to the Department website. Be sure to sign up for our Listserv at https://www.hcd.ca.gov/contact-us/email-signup by choosing "Federal Programs."

This NOFA is not a commitment of funds to any activity or Applicant.

B. 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, program, or activity in order to ensure that each and every requirement of those funding sources is compatible with all program requirements and restrictions. Incompatibility of funding sources will result in the denial or cancellation of an award or may result in the placement of conditions or

limitations on an award, all as determined by the Department in its sole and absolute discretion.

C. 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 state or federal law or regulation (whichever is stricter) shall control. Applicants are deemed to have fully read and understand all applicable state and federal laws, regulations, and guidelines pertaining to the HOME Program, and understand and agree that the Department shall not be responsible for any errors or omissions in the preparation of this NOFA.

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 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 the HOME Program because the HOME Program beneficiaries are victims of this crime when the HOME Program is abused. The Department is committed to preventing and stopping any criminal assault on the HOME Program 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 NOFA Applicants to combat HOME Program 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 the HOME Program to the OIG.

HUD OIG accepts reports of fraud, waste, abuse, or mismanagement in the HOME Program from HUD employees, anyone administering the HOME Program, anyone working in the HOME Program, 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 the HOME Program 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/.

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 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:

a. A clear and concise statement of what is being alleged to be improper activity and why it is believed to be improper.

b. The name or other information that clearly identifies the person alleged to have acted improperly and the department where that person works.

c. The names and contact information for any witnesses who can confirm the truth of the complaint.

d. 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 60 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. With the Department’s current workload, the Department strongly recommends Sponsors and Borrower allow at minimum 90 days after submitting the final signed transaction summary for a HOME 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.

VIII. List of Appendices

Appendix A: Eligible State HOME Jurisdictions

Appendix B: CHDO Certification Instructions

Appendix C: Community Needs Score

Appendix D: Scoring Factors

U.S. DEPARTMENT OF HUD
STATE:CALIFORNIA

FY2026 ADJUSTED HOME INCOME LIMITS

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Mariposa County, CA									
	30% LIMITS	20450	23350	26250	29150	31500	33850	36150	38500
	VERY LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
	60% LIMITS	40800	46620	52440	58260	62940	67620	72300	76920
	LOW INCOME	54400	62200	69950	77700	83950	90150	96350	102600
Mendocino County, CA									
	30% LIMITS	21000	24000	27000	29950	32350	34750	37150	39550
	VERY LOW INCOME	34950	39950	44950	49900	53900	57900	61900	65900
	60% LIMITS	41940	47940	53940	59880	64680	69480	74280	79080
	LOW INCOME	55900	63900	71900	79850	86250	92650	99050	105450
Modoc County, CA									
	30% LIMITS	20450	23350	26250	29150	31500	33850	36150	38500
	VERY LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
	60% LIMITS	40800	46620	52440	58260	62940	67620	72300	76920
	LOW INCOME	54400	62200	69950	77700	83950	90150	96350	102600
Mono County, CA									
	30% LIMITS	23600	27000	30350	33700	36400	39100	41800	44500
	VERY LOW INCOME	39250	44900	50450	56150	60600	65100	69600	74050
	60% LIMITS	47100	53880	60540	67380	72720	78120	83520	88860
	LOW INCOME	62900	71900	80900	89850	97050	104250	111450	118600
Nevada County, CA									
	30% LIMITS	26300	30050	33800	37550	40600	43600	46600	49600
	VERY LOW INCOME	43800	50050	56300	62550	67550	72600	77600	82600
	60% LIMITS	52560	60060	67560	75060	81060	87120	93120	99120
	LOW INCOME	70050	80050	90050	100100	108100	116150	124100	132150
Plumas County, CA									
	30% LIMITS	20450	23350	26250	29150	31500	33850	36150	38500
	VERY LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
	60% LIMITS	40800	46620	52440	58260	62940	67620	72300	76920
	LOW INCOME	54400	62200	69950	77700	83950	90150	96350	102600
Sierra County, CA									
	30% LIMITS	20450	23350	26250	29150	31500	33850	36150	38500
	VERY LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
	60% LIMITS	40800	46620	52440	58260	62940	67620	72300	76920
	LOW INCOME	54400	62200	69950	77700	83950	90150	96350	102600
Siskiyou County, CA									
	30% LIMITS	20450	23350	26250	29150	31500	33850	36150	38500
	VERY LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
	60% LIMITS	40800	46620	52440	58260	62940	67620	72300	76920
	LOW INCOME	54400	62200	69950	77700	83950	90150	96350	102600

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 Three Hundred Forty Three Thousand Five Hundred Sixty Eight Dollars ($343,568) for the following activities and/or programs:

   First-Time Homebuyer (FTHB) Program $343,568

   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 20th Day of May, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Susan Sher, Mayor

The undersigned Deputy 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.

_____ _____
Araceli Sandoval, Deputy City Clerk Date

Agenda Item No: 8.f.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-780

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Annual Report on Mobilehome Park Rent Stabilization Program; Consideration to Authorize Use of Account Reserves for FY 25-26 Administrative Costs; Adoption of Resolution Updating Program Fees for FY 26-27; and Authorization to Waive Invoicing the Mobilehome Parks.

DEPARTMENT: City Clerk

PREPARED BY: Kristine Lawler, City Clerk

PRESENTER: Kristine Lawler, City Clerk

ATTACHMENTS:

1. ORDINANCE 1126 Mobilehome rent stabilization
2. RESOLUTION 2025-18 - Mobilehome Rent Stabilization Admin Fees
3. 2026 Annual CPI Index Letter to Mobilehome Park Owners
4. Proposed Resolution - redline and clean

Summary: Council will receive an annual report on the Mobilehome Park Rent Stabilization program. They will consider authorizing the use of account reserves for the FY 25-26 administrative costs; consider adoption of a resolution updating program costs for the FY 26-27; and consider authorizing Staff to waive invoicing the mobilehome parks.

Background: In October 2010, the City Council adopted Ordinance 1126 (Attachment 1) to provide regulations surrounding mobilehome park rent increases and capital improvement pass-through costs. This Ordinance works in tandem with an adopted resolution that sets the administrative fees associated with Section 2715 of the Ordinance, and is reviewed annually. In May of 2025, Council adopted Resolution 2025-18 (Attachment 2) that amended and updated the administrative fees for Fiscal Year 2025-26.

In 2018, Council gave direction to Staff to charge the mobilehome park stabilization account each year to cover the City administrative costs incurred to maintain the requirements laid out in the Resolution; only invoicing the mobilehome park owners/residents when the balance in the account falls below the estimated costs for arbitration and administrative activities. The City Attorney also stated that the mobilehome parks cannot be legally charged if the account has an excess of funds that is more than needed for the estimated costs of arbitration. Additionally, Staff was directed to implement an annual educational program to inform the tenants of their rights through the ordinance and resolution, and include those actions and results in the yearly report to Council.

As part of the educational program, a webpage was established and has been maintained on the City's website at: https://cityofukiah.com/city-clerk/#mobile-home. The webpage contains links to Ordinance 1126 and Resolution 2025-18 that govern the stabilization process and costs; the December 20, 2017, Staff Report to Council that details how the fees are assessed; and the annual letter sent to the mobilehome park owners regarding the October CPI, which dictates the amount that rent can be increased. All correspondence and documents pertaining to the mobilehome park rent stabilization are added on an on-going basis to this webpage.

Discussion:

Activities during FY 25-26:

Ordinance No. 1126 and Section 2703 define the Consumer Price Index (CPI) to mean the CPI for all urban consumers in the San Francisco/Oakland/San Jose area (https://www.bls.gov/regions/west/news-release/consumerpriceindex_sanfrancisco.htm) published by the United States Bureau of Labor Statistics during the period ending in October. However, in 2025, the Bureau did not post the CPI index for October. Therefore, at the direction of the City Attorney, the annual letter to the mobilehome park owners advised them that one option would be to use the August CPI Index percentage of 2.5% and then an additional adjustment could be made (either up or down) when the annual increase for October 2025 was posted. However, the October CPI was never posted and no further communication was issued or received regarding the CPI.

The education outreach letter *(Attachment 3)* was sent out on April 20, 2026, in English and Spanish, to all mobilehome park residents to bring their awareness to the website resource. As of the publication of this agenda item, the Clerk's office received only one inquiry from a park resident who was seeking - and received - clarification regarding the letter.

Cost Analysis for FY 26-27:

- The current balance in the Mobilehome Rent Stabilization Trust Fund (90000000.23251) is **$20,689.**
- The cost to administer Chapter 8 for the FY 25-26, per Resolution 2025-18, is **$2,085 if invoiced** and **$1,120 if not invoiced**.
- The amended estimated costs to administer Chapter 8 for FY 26-27, including potential arbitration, is:
  - **Attorney Fees - $1,600** – 8 hours at a rate of $400 per hour is $3,200, discounted by 50% .
  - **Arbitration Costs - $16,425** – Assuming a hearing takes one 8-hour day, and the arbitrator takes 4 hours to prepare a written decision, a total of 12 hours at $1,250 (average arbitration cost) = $15,000 + $450 (filing fee) and $950 (admin fee for arbitration)
  - **Educational Outreach – $567** (detail listed on Attachment 1, Exhibit A)
  - **Invoice Mobilehome Parks - $1,200** (using the higher of the two invoicing rates specified in Exhibit A of the resolution).

  Total estimated cost to administer Chapter 8 is $19,792

Note: *Some costs decreased due to the re-evaluation of the City Clerk's weighted rate.*

Summarizing this information, if you take the fund balance of $20,689, and subtract the higher of the two FY 25-26 administrative cost numbers, $2,085 *(outreach plus admin fees for invoicing per Reso 2025-18)*, this would leave a balance of $18,604. Alternatively, if you take the fund balance of $20,689, and subtracted the lower of the two FY 25-26 administrative cost numbers, $1,120 (outreach plus minimal mailing), this would leave a balance of $19,569.

Based on this analysis which estimates a balance differential of only $223, Staff recommends not invoicing the Mobilehome parks this year as the invoicing itself would cause the account to go under the estimated cost to administer chapter 8; and plan on invoicing next fiscal year.

Staff is recommending that Council 1) Receive the report on the Mobilehome Park Stabilization Program, and 2) authorize Staff to use the Mobilehome Rent Stabilization Trust Fund *(90000000.23251)* to cover the FY 25-26 administrative costs per Resolution 2025-18; 3) adopt the proposed resolution *(Attachment 4 – redline and clean)* amending Exhibit A - updating the program costs for FY 26-27; and 4) authorize Staff to waive invoicing the mobilehome parks.

Recommended Action: 1) Receive the report on the Mobilehome Park Stabilization Program, and 2) Authorize Staff to use the Mobilehome Rent Stabilization Trust Fund (90000000.23251) to cover the FY 25-26

administrative costs per Resolution 2025-18; 3) Adopt the proposed resolution amending Exhibit A - updating the program costs for FY 26-27; and 4) Authorize Staff to waive invoicing the mobilehome parks.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: $20,689

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: 90000000.23251 - Mobilehome Rent Stabilization Trust Fund

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: City Attorney's Office, Finance

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved:
Sage Sangiacomo, City Manager

ORDINANCE NO. 1126

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING A NEW CHAPTER 8, ENTITLED: "MOBILEHOME RENT STABILIZATION," TO DIVISION 1 OF THE UKIAH CITY CODE.

SECTION ONE.

The City Council of the City of Ukiah hereby ordains that a new Chapter 8, entitled "Mobilehome Rent Stabilization" is hereby added to Division 1 of the Ukiah City Code to read as follows.

DIVISION 1 BUILDING

CHAPTER 8 MOBILEHOME RENT STABILIZATION

2700: FINDINGS AND PURPOSE.

(A) The State of California has recognized, by the adoption of special legislation regulating tenancies of mobilehome owners in mobilehome parks, that there is a significant distinction between homeowners in mobilehome parks and other dwelling units, and the State likewise has recognized that homeowners in mobilehome parks, unlike apartment tenants or residents of other rental stock, are in the unique position of having made a substantial investment in a residence, the space for which is rented or leased as distinguished from owned.

The physical removal and relocation of a mobilehome from a rented or leased space within a mobilehome park can be accomplished only at substantial cost and inconvenience with a limited concurrent ability to find another location and, in many instances, the removal requires a separation of the mobilehome unit from appurtenances which have been made permanent, thus creating severe damage and depreciation in value to the mobilehome.

Because of the limited availability of vacant spaces in mobilehome parks, the age and condition of some mobilehomes and the cost of moving mobilehomes, it is extremely difficult, if not impossible, to move a mobilehome from one park to another within the City.

(B) There is presently within the City and the surrounding areas a shortage of sites for the placement of mobilehomes.

(C) According to the Ukiah General Plan Housing Element, mobilehomes presently constitute an important source of housing for persons of extremely low,

very low, low, and moderate income levels, who as a group are unable to afford unreasonably large rent increases.

(D) A large number of persons living in mobilehomes are elderly, some of whom live on small fixed incomes. These persons may expend a substantial portion of their income on rent and may not be able to afford other housing within the City.

(E) Rents for sites within mobilehome parks in the City have, prior to the adoption of this chapter, increased substantially, with recent increases in one park exceeding by a substantial amount the annual increase in the cost of living.

(F) Space rent increases at the time of sale or other transfer of a mobilehome within a park have been shown to be substantially over the pre-transfer rent. Such large rent increases at the time of sale of a mobilehome may unfairly depress the sales price of the mobilehome and work an economic hardship on the mobilehome owner. The annual rent increases and vacancy control provisions of this chapter prevent this economic hardship while protecting the property rights of owners.

(G) Because of the space shortage and potential for rapidly rising rents, regulation is necessary to assure that economic hardship to a substantial number of mobilehome owners in the City, many of whom are senior citizens on low fixed incomes, does not occur.

(H) It is the purpose of this chapter to establish a speedy and efficient method of reviewing certain requested mobilehome space rent increases in mobilehome parks to protect mobilehome owners from arbitrary, capricious or unreasonable site rent adjustments while insuring owners and/or operators and investors a fair and reasonable return on their investment in their mobilehome park.

§2701: DEFINITIONS.

For the purpose of this chapter, the following words, terms and phrases shall be defined as follows:

(A) "Affected mobilehome owners" means those mobilehome owners whose space is not covered by a valid lease meeting the requirements of section 798.17(b) of the California Civil Code or otherwise legally exempt from local rent control regulation.

(B) "Arbitrator" means a person who is neither a mobilehome owner nor has an interest in a mobilehome park of a nature that would require disqualification under the provisions of the Political Reform Act if the person were a designated City employee, has experience in analysis of financial records, and meets one of the following criteria:

(1) Licensed attorney or CPA who is qualified by experience or training to conduct the arbitrations authorized by this chapter.

(2) Membership in the American Arbitration Association with expertise in rental dispute arbitration; or

(3) Service as a judge in a state or federal court.

(C) "Capital improvement" means those improvements which directly and primarily benefit and serve the existing mobilehome owners by materially adding to the value of the park or adapting it to new uses, and which are required to be amortized over the useful life of the improvements pursuant to the provisions of the Internal Revenue Code. "Capital improvement costs" means all costs reasonably and necessarily related to the planning, engineering and construction of capital improvements and shall include debt service costs, if any, incurred as a direct result of the capital improvement. Capital improvement does not include ordinary maintenance or repairs or Capital replacements.

(D) "Capital replacement" means a capital expenditure as defined by the Internal Revenue Code which replaces, upgrades or repairs an existing improvement, such as, but not limited to, an on-site water or electrical distribution or sewage collection system, a street, a parking area, or common facility, such as a laundry, community kitchen or meeting room. If the expenditure qualifies for treatment as a capital expenditure which must be depreciated under the Internal Revenue Code, it is a capital replacement. If it can be fully deducted in one year as a business expense, it does not qualify as a capital replacement.

(E) "City" means the City of Ukiah, California.

(F) "Clerk" means Clerk of the Ukiah Mobilehome Rent Stabilization Program, who shall be an employee or independent contractor designated by the City Manager as the Clerk and assigned the Clerk's duties as prescribed by this chapter or as needed for the proper implementation of this chapter.

(G) "Consumer Price Index" or "CPI" means the Consumer Price Index for all urban consumers in the San Francisco/Oakland/San Jose area published by the United States Bureau of Labor Statistics.

(H) "Department" means the Department of Community Development of the City of Ukiah.

(I) "MRL" means the California Mobilehome Residency Law.

(J) "Mobilehome" means

(1) a structure designed for human habitation and for being moved on a street or highway under permit pursuant to Section 35790 of the Vehicle Code, including a manufactured home, as defined in Section 18007 of the Health and Safety Code, and a mobilehome, as defined in Section 18008 of the Health and Safety Code, but, except as provided in subdivision (2), does not include a recreational vehicle, as defined in Section 799.29 of the Civil Code and Section 18010 of the Health and Safety Code or a commercial coach as defined in Section 18001.8 of the Health and Safety Code.

(2) "Mobilehome," for purposes of this chapter, also includes trailers and other recreational vehicles of all types defined in Section 18010 of the Health and Safety Code, other than motor homes, truck campers, and camping trailers, which are used for human habitation, if the occupancy criteria of either paragraph (i) or (ii), as follows, are met:

(i) The trailer or other recreational vehicle occupies a mobilehome site in the park, on November 15, 1992, under a rental agreement with a term of one month or longer, and the trailer or other recreational vehicle occupied a mobilehome site in the park prior to January 1, 1991.

(ii) The trailer or other recreational vehicle occupies a mobilehome site in the park for nine or more continuous months commencing on or after November 15, 1992.

"Mobilehome" does not include a trailer or other recreational vehicle located in a recreational vehicle park subject to Chapter 2.6 (commencing with Section 799.20) of the Civil Code.

(K) "Mobilehome park" or "park" means any area of land within the City of Ukiah where two or more mobilehome spaces are rented, or held out for rent, to accommodate mobilehomes used for human habitation.

(L) "Mobilehome space" means the site within a mobilehome park intended, designed or used for the location or accommodation of a mobilehome and any accessory structures or appurtenances attached thereto or used in conjunction therewith.

(M) "Mobilehome owner" means a person who is the owner of a mobilehome and legally occupies the mobilehome within a mobilehome park. Unless otherwise indicated, mobilehome owner includes tenants.

(N) "Owner" means the owner or operator of a mobilehome park or an agent or representative authorized to act on said owner's or operator's behalf in connection with the maintenance or operation of such park.

(O) "Party" as used in this chapter refers to any affected mobilehome owner and/or owner involved in proceedings under this chapter.

(P) "Prospective mobilehome owner" means a person who is in the process of negotiating a tenancy in a mobilehome park.

(Q) "Rent" means the consideration paid for the use or occupancy of a mobilehome space.

(R) "Rent stabilization administration fee" means the fee established from time to time by resolution of the City Council in accordance with the provisions of the chapter.

(S) "Rent increase" means any increase in base rent charged by an owner to a mobilehome owner or offered to a prospective mobilehome owner.

(T) "Tenant" means the person or persons who have signed a lease of a mobilehome park space as the lessee of the space.

2702: BASE RENT.

Except as provided in this chapter, an owner shall not demand, accept or retain rent for a mobilehome space exceeding the base rent which shall be the rent in effect for that space on the date this section becomes effective (the "Effective Date"). If a previously rented mobilehome space was not rented on the Effective Date, the base rent shall not exceed the rent in effect during the last month the space was rented prior to that date, except as provided in this chapter. For a mobilehome space first rented after the Effective Date, the owner shall establish the base rent. For parks annexed into the City after the Effective Date, the base rent shall be the rent charged on the effective date of a park's annexation into the City.

§2703: CONSUMER PRICE INDEX, UTILITIES AND OTHER PASS THROUGHS.

(A) Consumer Price Index. An owner, once in any 12-month period, may impose a rent increase for a mobilehome space by 100 percent of the percentage increase, if any, in the Consumer Price Index (CPI) during the most recent 12-month period ending in October; provided, however, the rental increase shall not exceed five percent of the previous rent charged for the space. If an owner has obtained a rent increase under subsection 2704(B), the owner may calculate the rent increase allowed by this subsection based upon the approved comparable rent as allowed in subsection 2704(B) instead of upon the actual rent in effect at the time of the increase.

(B) If the change in the CPI exceeds five percent for two consecutive years, the Clerk shall review the maximum rent increase and recommend an ordinance amendment if appropriate.

(C) Government Mandated Expense Pass Through. An owner may pass through to affected mobilehome owners any new or increase in government mandated capital expenditures and operating expenses including taxes (other than the two percent annual increase authorized by California Constitution Article XIIIA, section 2(b)) and assessments, fees and mandated expenses due to code changes subject to the following procedure:

(1) Upon a petition signed by one adult mobilehome owner for each of 50 percent of the spaces subject to rent control in a mobilehome park or 50 spaces, whichever is less, and filed with the Clerk within 30 days of the date the owner gives notice of a government mandated expense pass through to every affected mobilehome owner, the Arbitrator, in accordance with the meet and confer and arbitration procedures provided in this chapter, may disallow or decrease the proposed pass through based upon substantial evidence in the record that the pass through is not legally proper, or is excessive, or that during the pass through period the owner is including an unreasonably high financing cost and/or return on the expense being passed through.

(D) Utilities. If not billed by the utility directly to the mobilehome owner, an owner may separately pass through to a mobilehome owner charges for all utilities, including, but not limited to, sewer, water, garbage, cable T.V., gas and electricity, and any increases in such charges, subject to compliance with Sections 3960-3963. Notwithstanding any provision to the contrary in this section, the owner shall not pass through any charge or expense for gas or electric service to the extent prohibited by section 739.5 of the California Public Utilities Code.

(E) Capital Improvement Pass Through. An owner may charge to the affected mobilehome owner as additional rent the pro rata share of new service and capital improvement costs including reasonable financing costs if, prior to initiating the service or incurring the capital improvement cost, the owner has:

(1) Consulted with the mobilehome owners prior to initiating construction of the improvements or initiating the new service regarding the nature and purpose of the improvements or services and the estimated cost of the improvements or services;

(2) Obtained the prior written consent of at least one adult mobilehome owner in each of a majority of the mobilehome spaces which are occupied by the mobilehome owner to the proposed service or capital improvement. Each space shall have only one vote.

(F) Capital Replacement Pass Through. Notwithstanding the provision of subsection E of this section, an owner may charge to the mobilehome owner as additional rent the pro rata share of capital replacement costs including reasonable financing costs, if not otherwise prohibited by law, subject to the following procedure:

(1) The owner may seek advance approval for the proposed pass through, before undertaking the capital project, by following the procedures set forth in Sections 2709 to 2711. If the increase is approved by the Arbitrator, it shall not be effective until the next regularly scheduled annual rent increase date, provided that the 90-day notice is issued, the expense is actually incurred and that proper verification is submitted. This verification shall include, at a minimum, proof of actual costs and payment to vendors or contractors. In the event that the actual cost of the capital expense is less than the approved amount, the increase shall be adjusted to reflect this decreased amount;

(2) The owner shall give notice of the proposed pass through to each affected mobilehome owner no later than 12 months after completion of the capital replacement work;

(3) Upon a petition signed by one adult mobilehome owner of each of 50 percent of the spaces subject to rent control in a park or 50 spaces subject to rent control, whichever is less, and filed with the Clerk within 30 days of the date the owner gives notice of the pass through to every affected mobilehome owner, the Arbitrator, in accordance with the arbitration procedure provided in this chapter, may disallow or decrease the pass through for capital replacements based upon substantial evidence in the record that the capital replacement was not necessary, or that the cost of the capital replacement was excessive, or that during the pass through period, the owner is including an unreasonably high financing cost and/or return on the expense being passed through. The owner shall have the burden of proving the necessity for and reasonable cost of the capital replacements. In determining whether the owner has met its burden of proving the necessity for and reasonable cost of the capital replacement, the Arbitrator may consider, among other factors, the reasonableness of the owner's history of maintenance of the property or improvement to be replaced. The Arbitrator's review will include, but not necessarily be limited to, the records reflecting past maintenance work and the cost.

(G) All charges passed through by the owner to the mobilehome owners pursuant to subsection C and D of this section and additional rent charged pursuant to subsections E and F of this section must be separate from the base rent and listed separately. All billings used to calculate a pass through or additional rent to mobilehome owners must be disclosed within a reasonable time upon request by a mobilehome owner.

(H) Notice. A written notice of each rent increase or new or increased capital improvement or capital replacement pass through charge made under the provisions of this section shall be filed by the owner with the Clerk, and provided to each affected mobilehome owner, at least 90 days before the rent increase goes into effect or as required by the MRL. The notice shall identify the park and shall specify the dollar amount of the increase, the percentage of the increase, an itemization of all new or increased pass throughs and additional rent charges, the specific space affected, the date the increase will go into effect, how each increase was calculated, and the date the rent on each affected space was last increased. The notice shall also advise each affected mobilehome owner of any right to petition for review of a proposed rent increase and that a petition form may be requested from the Clerk.

(I) Whenever a time period is prescribed for filing an application or petition, the application or petition shall be deemed filed when it is first filed with the Clerk, even if the Clerk determines that the application or petition is not complete, provided that the Clerk determines that application or petition is complete, as a result of additional submissions by the applicant or petitioner, within thirty days of the initial filing.

§2704: IN-PLACE TRANSFER RENT INCREASES—ESTABLISHMENT OF NEW BASE RENT.

(A) Whenever either of the following events occurs, an owner shall be permitted to charge a new base rent for the mobilehome space as provided in this section:

(1) The termination of the tenancy of the affected mobilehome owner in accordance with the MRL (California Civil Code sections 798.55 through 798.60, as amended, excepting section 798.59); or

(2) The voluntary permanent removal of a mobilehome by a mobilehome owner. A removal of the mobilehome from the space for the purpose of performing rehabilitation or capital improvements to the space or for the purpose of upgrading the mobilehome shall not constitute a voluntary removal of the mobilehome.

(B) Upon the sale of a mobilehome in-place, an owner may implement an increase of the base rent for that space in an amount equal to 10% of the rent for that space then in effect.

(C) Except as provided in subsections (A) and (B), an owner may not condition an in-place transfer of a mobilehome or condition assignment of an existing lease to a prospective mobilehome owner, upon agreement to an increased rent in anticipation of the in-place transfer. This subsection shall not apply to specific conditions included in a lease exempt from rent control which

allows an owner to condition assignment in a manner prohibited by this section. For purposes of this subsection, "a lease exempt from rent control" means a lease meeting, in all respects, the criteria of Civil Code section 798.17(b), as such criteria are presently enacted or may hereafter be amended.

§2705: FAIR RETURN RENT INCREASES.

If an owner presents evidence to the Arbitrator, including any financial records requested by the Arbitrator, which proves that the owner is denied a fair return by the rent control provisions of this chapter, the Arbitrator may authorize an increase in rents as deemed appropriate by the Arbitrator to provide a fair return to the owner. The Arbitrator shall use the method set forth in subsection 2711(C) to determine the fair return.

§2706: RENT FREEZE OR RENT ROLLBACK.

(A) Upon the petition signed by one adult mobilehome owner of 50 percent of the spaces subject to rent control in a park or 50 spaces subject to rent control, whichever is less, the Arbitrator may prohibit future rent increases for spaces governed by this chapter, upon its determination that maintenance by the owner has been substantially reduced and is insufficient to adequately maintain the park in a habitable condition. The determination shall be based upon substantial evidence in the record. The prohibition may be continued until the Arbitrator determines that maintenance by the owner has been restored to a reasonable level.

(B) Upon petition by one or more affected mobilehome owners, an Arbitrator may prohibit future rent increases, or order a rollback of the existing rent as to those petitioners, upon its determination that after the Effective Date, an owner instituted a rent increase inconsistent with the criteria established by this chapter. The determination shall be based upon substantial evidence in the record. The prohibition may be continued until the Arbitrator determines that the rent has become consistent with this chapter.

§2707: TIME OF ALLOWED RENT INCREASE/ADJUSTMENT.

(A) Once within a 12-month period, the owner may implement a CPI rent adjustment (subsection 2703(A)), if any, or a fair return increase (Section 2703), but not both.

(B) A capital replacement pass through under subsection 2703(F) may only be implemented on the effective date of the CPI or fair return rent adjustment.

(C) The following increases or adjustments may be implemented at any time during the year:

(1) Government mandated expense pass through (subsection 2703(C));

(2) Utility pass throughs (subsection 2703(D));

(3) Capital improvements (subsection 2703(E));

(4) In-place transfer rent increases (Section 2704).

Any increases subject to arbitration shall be implemented after the final ruling of the Arbitrator.

(D) Rent freeze and rent rollbacks shall be implemented at the time they are ordered (Section 2706).

§2708: ARBITRATION.

(A) Matters Subject to Arbitration.

(1) An owner shall file with the Clerk:

(a) An application seeking to increase space rents beyond 100 percent of the CPI to provide a fair return to the owner as allowed by Section 2705.

(2) Affected mobilehome owners may file with the Clerk:

(a) A petition objecting to a government mandated expense pass through as allowed by subsection 2703(C);

(b) A petition objecting to a capital replacement pass through as allowed by subsection 2703(F);

(c) A petition for rent freeze as allowed by subsection 2706(A);

(d) A petition for rent rollback as allowed by subsection 2706(B).

(B) These petitions and applications shall be decided by the Arbitrator.

(C) Cost of Arbitration. The cost of arbitration shall be paid by the Clerk out of revenue from the rent stabilization administration fee. The Arbitrator may reimburse the City by assessing the cost of the arbitration to either party if the Arbitrator determines that the position taken by the party is frivolous.

§2709: PROCEDURES FOR FAIR RETURN NOTICE AND APPLICATION AND PETITION FORMS.

(A) Notice. At least 10 days prior to submission of a fair return application or a petition to the Clerk, the applicant or petitioner shall mail or deliver a notice and a copy of the application or petition to the owner and each affected mobilehome owner in the park. The notice shall be on a form specified by the Clerk. The supporting documents for the application or petition shall be available for review at the park's office and shall be posted on the City's website. One copy of the supporting documents shall be provided by the applicant or petitioner at no cost to the other party. All fair return notices shall include the following information:

(1) The amount of the rent increase both in dollars and as a percentage of the existing rent, how it was calculated, an itemization of all pass throughs and additional rent charges, information that explains and supports the level of increase proposed including, at a minimum, a summary of the owner's net operating income for the base year and the preceding 24 months and other relevant information that supports the level of rent increase desired, the effective date of the increase and that copies of the supporting documents shall be provided by the owner at no cost to the mobilehome owners' representative and be available to the mobilehome owners at the park's office for inspection and on the City's website;

(2) The name, address and telephone number of the Clerk or designee, a statement to inform the mobilehome owners to contact the Clerk or designee for an explanation of the provisions of this chapter, and that a roster of affected mobilehome owners can be requested from the Clerk; and

(3) A copy of the official petition form which is to be used for the process established by this chapter.

(B) Application/Petition Forms. The application or petition shall be filed with the Clerk on the form prescribed by the Clerk and must be accompanied by all supporting material necessary to support the request. The application and petition shall contain the following declaration: "I declare under penalty of perjury that the foregoing is true and correct." The application shall be dated and subscribed by the applicant(s) and shall state the place of execution.

(1) Within five working days of receipt, the Clerk shall complete a preliminary review of the application or petition. Applications or petitions which are incomplete will not be considered properly filed.

(2) No further action shall take place on applications or petitions which are not properly filed, and the Clerk may decline to accept such application and/or return them to the petitioner immediately after the preliminary review with a notice of the defects.

(3) When the Clerk determines that the application or petition is complete, the Clerk shall send a written notice of confirmation of receipt of a completed application or petition to the parties.

(4) In capital replacement proceedings and in government mandated capital expenditure and operating expense proceedings, affected mobilehome owners shall have 30 calendar days after receipt of the confirmation of the completed application to file with the Clerk a petition objecting to the rent increase signed by one adult tenant in at least 50 percent of the mobilehome spaces subject to rent control.

(C) Insufficient Objection—Capital Replacement or Government-Mandated Pass Through Proceeding—Clerk Action. If less than the required number of affected mobilehome owners object to a proposed capital replacement or government-mandated pass through, or if objection is withdrawn, including any amendments, before or after the meet and confer process, the Clerk shall approve the requested pass through.

§2710: PROCEDURE FOR MEET AND CONFER.

Within 10 working days of the date of the Clerk's notice of a completed application or petition and prior to assignment of an Arbitrator, affected mobilehome owners and owners shall meet and confer with each other's representatives. The time, place and date of the meeting shall be agreed to by the parties or, if the parties cannot agree, determined by the Clerk. Written notice of the scheduled meeting shall be given by the applicant or petitioner. At the meeting, representatives of the parties shall exchange documentary evidence that the parties, in good faith then know, will be used to support their respective positions in an arbitration and discuss the issues in dispute. In the case of an owner, all financial data upon which any proposed increase is claimed shall be supplied to affected mobilehome owner representatives at the time of the meet and confer meeting. The parties may request that the Clerk provide a mediator, at no cost to the parties, to assist with the meet and confer process. The Arbitrator may deny an application based on the applicant's failure to participate in good faith in the meet and confer process.

§2711: PROCEDURES FOR ARBITRATION.

(A) The Clerk shall give written notice to the applicant or petitioners and mobilehome owner representative that the application/petition has been referred to arbitration.

(1) An Arbitrator shall be appointed in the following manner:

(a) The Clerk shall maintain a list of qualified arbitrators.

(b) Assignment of Arbitrator and Hearing Date. The Clerk shall choose three possible Arbitrators and present them to the residents' representative and the owner. Within five days each party may challenge one candidate. The one remaining shall be the selected Arbitrator. If both parties challenge the same candidate, the Clerk shall choose between the two remaining candidates. The Clerk shall set a date for the arbitration hearing no sooner than 30 or no later than 40 days after the Arbitrator is assigned. The owner and affected mobilehome owners shall be notified immediately in writing by the Clerk of the date, time and place of the hearing and this notice shall be served either in person or by ordinary mail. The parties may agree, in writing, to extend these times. The Arbitrator may extend the date for the arbitration hearing upon a showing of good cause.

(2) The Arbitrator shall conduct a hearing with the parties and/or their representatives. During this hearing process, the concerns of each party shall be discussed and the Arbitrator shall indicate the amount and nature of information needed from any party in order to reach a determination. In fair return proceedings in Section 2705, this shall include four years of the income and expense portion of the general ledgers for the park. All information submitted shall be in writing and shall be certified in the same manner as set forth in subsection 2709(B).The applicant or petitioner shall have the burden of proof unless other sections of this chapter specify otherwise. Each party shall comply with the Arbitrator's request for information within seven days of the request. Additional information provided to the Arbitrator shall be immediately available to the owner or affected mobilehome owner representative which will have seven days to give written comment to the Arbitrator. The Arbitrator may proceed under this part regardless of whether any party defaults in providing any of the requested information.

(B) Arbitration Determination.

(1) Within 21 days of the hearing, but no later than 90 days from the date of the owner's rent increase notice, the Arbitrator shall deliver his or her decision on the application or petition and a bill for services to the Clerk.

(2) The rent increase in a fair return proceeding shall not exceed the increase requested in the application.

(3) The Clerk shall provide the result of the Arbitrator's decision to the affected parties.

(4) The Arbitrator's decisions are final and not appealable to the City Council.

(C) Method to Determine a Fair Return.

(1) The base year for the purpose of this section shall be the last full fiscal year prior to the park becoming subject to this chapter. The Arbitrator may establish an alternative base year if the owner is unable to produce records of the last full fiscal year prior to the park becoming subject to rent control.

(2) It shall be presumed that the net operating income produced by the property during the base year provided a fair return. An owner shall be entitled to rents to earn a just and reasonable return and to maintain and increase their base year net operating income in accordance with subsection (C)(4) of this section. This method is called maintenance of net operating income (MNOI) and shall be included in all applications.

(3) The applicant or the affected mobilehome owners may present evidence to rebut the presumption of fair and reasonable return based upon the base year net operating income. To make such a determination and in order to adjust to the base year net operating income, the Arbitrator must make the following finding:

(a) The owner's operating and maintenance expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating such expenses so that the base year operating expenses reflect average expenses for the property over a reasonable period of time. In considering whether the base year net operating income yielded more or less than a fair net operating income, the Arbitrator shall consider the following factors:

(i) Substantial repairs were made due to damage caused by uninsured disaster or vandalism;

(ii) Maintenance and repairs were below accepted standards so as to cause significant deterioration of housing services;

(iii) Other expenses were unreasonably high or low notwithstanding prudent business practice; and

(iv) The rent in the base year was disproportionately low due to the fact that it was not established in an arms-length transaction or other peculiar circumstances.

(4) Fair Net Operating Income. The Arbitrator shall submit a determination based on rental income which will provide the owner a net operating income which shall be increased by 100 percent of the percentage increase in the CPI over the base year's CPI index. The base year CPI shall be the CPI for the first day of June. For purposes of this section, the current CPI shall be the CPI last reported as of the date of the completed application.

(5) Net operating income of a mobilehome park means the gross income of the park less the operating expenses of the park.

(6) Gross income means the sum of the following:

(a) Gross space rents computed as gross space rental income at 100 percent occupancy (but excluding rent attributed to a space occupied by a park employee who receives the space rent free as part of the employee's compensation); plus

(b) Other income generated as a result of the operation of the park, including, but not limited to, fees for services actually rendered; plus

(c) All other pass through revenue received from mobilehome owners except capital pass throughs and gas and electric; minus

(d) Uncollected space rents due to vacancy and bad debts to the extent that the same are beyond the owner's control. There is a rebuttable presumption that uncollected space rents in excess of the average of the current and past three years uncollected rents (each year's rent shall be adjusted by the change in the CPI between that year and the final year of the four-year period) are excessive and shall not be deducted from gross income.

(7) Operating expenses means:

(a) Real property taxes and assessment;

(b) Advertising costs;

(c) Management and administrative expenses including the compensation of administrative personnel;

(d) Repair and maintenance expenses for the grounds and common facilities including, but not limited to, landscaping, cleaning and repair of equipment and facilities;

(e) In addition to the management expenses listed above, where the owner performs onsite managerial or maintenance services which are uncompensated, the owner may include the reasonable value of such services. Owner-performed labor shall be limited to five percent of gross income unless the Arbitrator finds that such a limitation would be substantially unfair in a given case. No credit for such services shall be authorized unless an owner documents the hours utilized in performing such services and the nature of the services provided;

(f) Operating supplies such as janitorial supplies, gardening supplies, stationery and so forth;

(g) Insurance premiums related to operation of the park prorated over the life of the policy;

(h) Payroll taxes, business, utility, license and permit fees;

(i) Dues;

(j) Consultant services for park operation and maintenance;

(k) All operating expenses must be reasonable and necessary. Whenever a particular expense exceeds the normal industry or other comparable standard, the owner shall bear the burden of proving the reasonableness of the expense. To the extent that an Arbitrator finds any expense to be unreasonable, the Arbitrator shall adjust the expense to reflect the normal industry or other comparable standard;

(l) There is a rebuttable presumption that expenditures in the current year are unreasonable to the extent that they substantially exceed the average of the current and past three years (each year's expenses shall be adjusted by the change in the CPI between that year and the final year of the four-year period);

(m) Operating expenses shall not include the following:

(i) Mortgage debt service expenses;

(ii) Land-lease expenses;

(iii) Depreciation;

(iv) Income taxes;

(v) Electric and gas expenses included in Section 739.5 of the California Public Utility Codes;

(vi) The cost of government mandated expenses (subsection 2703(C)), capital improvements (subsection 2703(D)), or capital replacements (subsection 6-66.040(F)).

(8) Notwithstanding any other provisions of the ordinance codified in this chapter, the Arbitrator is authorized to approve any rent increase that is constitutionally required by law to yield a fair return.

(E) Subpoenas. The parties may obtain the issuance and service of a subpoena for the attendance of witnesses or the production of other evidence at the arbitration hearing. Subpoenas shall be issued and attested by the Clerk.

Issuance of the subpoena must be obtained upon the filing with the Clerk of the City of an affidavit or declaration, under oath, setting forth the name and address of the proposed witness; specifying the exact things to be produced and the relevancy to the issues involved; and stating that the witness as the desired things in his/her possession or under his/her control.

Service of the subpoena on a witness to attend arbitration must be at least five working days before the hearing. Service of a subpoena duces tecum must be at least 21 days before the hearing. Any party served with a subpoena duces tecum must produce copies of the requested items to the subpoenaing party no later than 10 days before the hearing.

A subpoena need not be issued when the affidavit or declaration is defective in any particular. No arbitration hearing may be continued due to the failure to file a timely request, or to timely serve a subpoena. Any person who refuses, without lawful excuse, to attend the arbitration or to produce relevant evidence as required by a subpoena served upon that person shall be guilty of a misdemeanor.

No subpoena shall issue until after the parties have met and conferred as required in Section 2710.

(F) Increases for Capital Expense. Increases attributed to a capital expense, as approved by the Arbitrator to provide a park with a fair return, shall not be included in base rent. These increases must be separately itemized on the monthly rent invoice and terminate at the end of the approved amortized period. Advance approval and effective date of the increase shall be as allowed in subsection 2703(F)(1).

(G) Rent Increase Effective Date. Rent increases approved by the Arbitrator, as determined necessary to provide an owner with a fair return, shall be allowed upon the effective date given by the applicant in the notice to the affected mobilehome owners, required in section 798.30 of the California Civil Code.

§2712: REFUSAL OF MOBILEHOME OWNER TO PAY ILLEGAL RENT.

An affected mobilehome owner may refuse to pay any rent in excess of the maximum rent permitted by this chapter. The fact that such unpaid rent is in excess of the maximum rent shall be a defense in any action brought to recover possession of a mobilehome space for nonpayment of rent or to collect the illegal rent.

§2713: DISCLOSURES.

An owner shall disclose to each prospective tenant the current and proposed base rent for the mobilehome space and the rental agreement options required

by this section and Section 2714, provide each prospective tenant with a copy of this chapter, and disclose to the prospective tenant that if the prospective tenant signs a lease with a term of more than one year, that lease will be exempt from rent control. The owner shall give the required disclosure and provide a copy of this chapter to the prospective tenant at the time that the owner, or owner's representative, receives the prospective tenant's application for tenancy. The required disclosures shall be made in a form approved by the Clerk, and the owner shall obtain a signature of the prospective tenant on the disclosure form acknowledging receipt of the disclosures. An owner must retain the signed disclosure form throughout the entire tenancy of the tenant. This signed form shall be made available to the Clerk upon reasonable written notice.

§2714: PROSPECTIVE MOBILEHOME OWNER—TENANCY 12 MONTHS OR LESS.

All prospective tenants shall be offered the option of a tenancy of 12 months or less upon terms consistent with the provisions of the ordinance codified in this chapter. This section shall not apply to prevent a mutually agreed upon assignment between an owner and an existing mobilehome owner of an existing lease, provided any such assignment does not violate subsection 2704(C).

§2715: RENT STABILIZATION ADMINISTRATION FEES.

All or any portion of the costs to administer this chapter may be collected by the imposition of an annual rent stabilization administration fee established by resolution of the City Council. The fee shall be chargeable against the total number of mobilehome spaces in the City subject to rent control determined on a date certain each year to be established by the City Council. The owner who pays these fees may pass through to the mobilehome owners, subject to rent control on the date established by the City Council, 50 percent of the fees assessed against a mobilehome space. The fee shall be due on a date established by the City Council but may be paid in quarterly installments by the owners. Owners of parks annexed to the City after the Effective Date, shall be charged the fee established by resolution beginning on the effective date of the annexation.

§2716: AMENDMENT.

Any amendment to this chapter shall require a prior public hearing before the City Council with notice thereof published in a newspaper of general circulation in the City at least 10 days prior to the hearing.

§2717: VIOLATION.

Every person who violates any provision of this chapter is guilty of a misdemeanor. This section shall not apply to the Arbitrator or officers or employees of the City.

SECTION TWO

1. **COMPLIANCE WITH CEQA.** The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment.)

2. **SEVERABILITY.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. The City Council hereby declares that it would have adopted this Ordinance and any section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

3. **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.

4. **MANDATORY REVIEW.** The City Council shall review this ordinance at the next regular City Council meeting occurring after the first anniversary of the Effective Date of this ordinance. The review shall consider whether the ordinance should be amended or repealed based on the City's experience of the implementation of the ordinance over that one year period.

Introduced by title only on October 6, 2010, by the following roll call vote:

AYES: Councilmembers Landis, Rodin, Baldwin, and Mayor Thomas
NOES: Councilmember Crane
ABSENT: None
ABSTAIN: None

Adopted on October 20, 2010, by the following roll call vote:

AYES: Councilmembers Landis, Rodin, Baldwin, and Mayor Thomas
NOES: Councilmember Crane
ABSENT: None
ABSTAIN: None

/s/ Benj Thomas, Mayor

ATTEST:

/s/JoAnne M. Currie, City Clerk

Re-adopted on January 5, 2011, by the following roll call vote:

AYES: Councilmembers Landis, Thomas, Baldwin, and Mayor Rodin
NOES: Councilmember Crane
ABSENT: None
ABSTAIN: None

Mari Rodin, Mayor

ATTEST:

JoAnne Currie, City Clerk

RESOLUTION NO. 2025-18

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING EXHIBIT A TO RESOLUTION 2024-22 ADOPTING RENT STABILIZATION FEES FOR ARBITRATION AND ADMINISTRATIVE COSTS TO CITY OF UKIAH MOBILEHOME PARKS

WHEREAS:

1. Ukiah City Code ("UCC") Section 2715, provides that "all or any portion of the costs to administer this chapter [Division 2, Chapter 8 of the UCC ("Chapter 8")] may be collected by the imposition of an annual rent stabilization administration fee established by resolution of the City Council"; and

2. Costs to administer the program have been assessed and are shown in Exhibit A; and

3. With the elimination of redevelopment agencies by the State of California, all of the cost to administer Chapter 8 is borne by the City's General Fund; and

4. Under UCC Section 2708.C, the cost of arbitrations must be paid from the rent stabilization administration fee. Exhibit A states a reasonable estimate for the annual cost to administer Chapter 8, including potential arbitrations; and

5. There are 382 mobilehome park spaces subject to rent control in the City of Ukiah, with the final annual per space cost being determined each year based on occupied non-long-term leased spaces; and

6. Under UCC Section 2715, the owner who pays these fees may pass through to the tenant of the space 50 percent of the fees assessed for the space; and

7. Under UCC 2715, the resolution establishing the fee must specify the date by which the fee is due, but the fee may be paid by the park owners in quarterly installments; and

8. There are six City of Ukiah mobilehome parks that are subject to the Rent Stabilization Ordinance, including Circle Trailer Court (60 units), Manor Home Mobile Estates (137 units), Shady Grove Mobile Home Park (4 units subject to rent control), Modern Mobile Home Park (26 units), Harold's Square Mobile Home Park (59 units), and Rancho Del Ray Mobile Home Park (96 units).

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council of the City of Ukiah approves an annual administration fee an amount equally divided between billable spaces subject to rent control to be paid by the City's six mobilehome parks.

2. The fee is due on July 30 of each year, but may be paid in quarterly installments on July 30, October 30, January 30, and April 30.

3. The City Council shall review the administration costs, including the cost of any arbitrations, on an annual basis, during budget preparation as part of the annual fee review

in May and June, and make any adjustments so that the fee does not exceed the cost to administer Chapter 8.

4. This resolution supersedes resolution 2024-22.

PASSED AND ADOPTED at a regular meeting of the City Council held on May 7, 2025, by the following roll call vote:

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

Douglas F. Crane, Mayor

ATTEST:

Kristine Lawler, City Clerk

Estimated Administrative Costs:
TOTAL - $2,085 (Using the higher rate of the two invoicing rates below)

MHP = Mobile Home Park

Estimated Attorney Fees for Various Matters Pertaining to Mobilehome Parks: $1,600
(Note: only the actual expenses would be billed to the account)

Estimated Arbitration Costs:
TOTAL - $15,950

The Northern California rates charged for arbitrations conduct by ADR Service, Inc., an alternate dispute resolution service that has rates in the middle between JAMS at the high end and lone arbitrators at the low end.

An arbitration through ADR includes a $950 administrative fee, plus the hourly or daily rate charged by the arbitrator and the fees charged by ADR. ADR arbitrators are retired judges or attorneys. The hourly rates vary from $500 at the low end to $2,000 at the high end. The average hourly rate is $1,250.

Assuming an arbitration hearing takes one 8-hour day and the arbitrator takes 4 hours to prepare a written decision, 12 hours @ $1,250 = $15,000 + $950 (admin fee; assuming only two parties) for a total of $15,950.

Educational Outreach Costs: $571
- Draft Letter to Residents
- Print, fold, label, and stuff envelopes
- Postage to send educational outreach letters

If MHP owners *are* invoiced: $1,514
Includes:
- Review CPI and write annual letter to MHP owners regarding the CPI.
- Review MHP rent increase letters per Ordinance 1126, Section 2703(H)
- Staff Report to Council
- Send Letters to MHP owners requesting number of billable spaces
- Prep invoices
- Receive and process payments

Total divided by 382* spaces = $3.96 per space.

If MHP owners *are not* invoiced: $549
Includes:
- Review CPI and write annual letter to MHP owners regarding the CPI.
- Review MHP rent increase letters per Ordinance 1126, Section 2703(H)
- Staff Report to Council
- Send post-Council decision to waive fee letters to MHP owners

Total divided by 382* spaces = $1.12 per space *(rounded).*

***Note** – This is the number of spaces calculated in Ordinance 1126, however, the actual number of billable spaces is determined each year depending on the number of occupied spaces by non-long-term leases.*

TOTAL REASONABLE ESTIMATE FOR THE ANNUAL COST TO ADMINISTER CHAPTER 8, INCLUDING POTENTIAL ARBITRATIONS IS $19,635.

City of Ukiah

January 6, 2026

Dear Mobilehome Park Owner:

In regards to the rent stabilization process in the City of Ukiah, this is an annual courtesy letter to announce the CPI rate established for the year.

For your reference, Ukiah City Code ("UCC") Section reads as follows:

> §2703: CONSUMER PRICE INDEX, UTILITIES AND OTHER PASS THROUGHS.
> *(A) Consumer Price Index. An owner, once in any 12-month period, may impose a rent increase for a mobilehome space by 100 percent of the percentage increase, if any, in the Consumer Price Index (CPI) during the most recent 12-month period ending in October; provided, however, the rental increase shall not exceed five percent of the previous rent charged for the space. If an owner has obtained a rent increase under subsection 2704(B), the owner may calculate the rent increase allowed by this subsection based upon the approved comparable rent as allowed in subsection 2704(B) instead of upon the actual rent in effect at the time of the increase.*

Unfortunately, the Bureau of Labor Statistics CPI index for October 2025 was never posted. The City Attorney's office says that one option would be to use the August CPI Index percentage of 2.5%, and then an additional adjustment can be made (either up or down) when the annual increase for October 2025 is posted.

The Bureau of Labor Statistics consumer price index for all urban consumers in the San Francisco-Oakland-Hayward area is attached for your reference.

As a reminder, UCC §2703.H requires a park owner to give notice of a rent increase based on the CPI as follows:

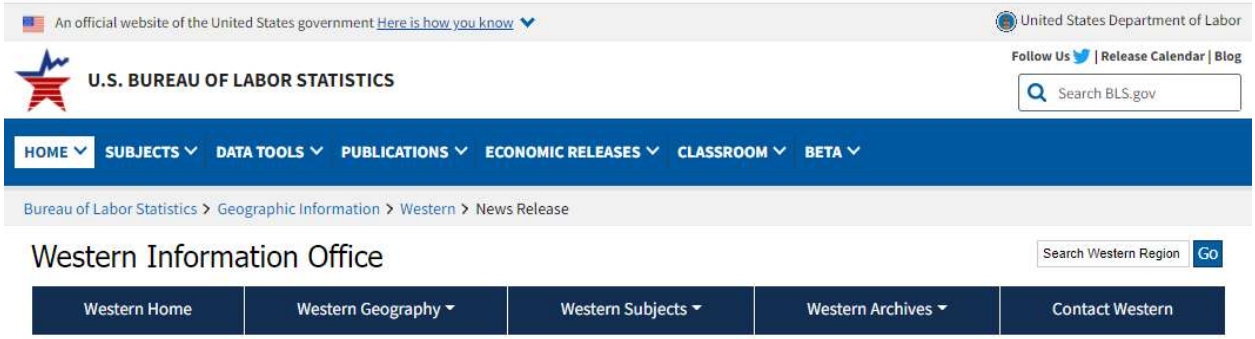
> Notice: A written notice of each rent increase or new or increased capital improvement or capital replacement pass-through charge made under the provisions of this section shall be filed by the owner with the clerk, and provided to each affected mobilehome owner, at least ninety (90) days before the rent increase goes into effect or as required by the MRL. The notice shall identify the park and shall specify the dollar amount of the increase, the percentage of the increase, an itemization of all new or increased pass-throughs and additional rent charges, the specific space affected, the date the increase will go into effect, how each increase was calculated, and the date the rent on each affected space was last increased. The notice shall also advise each affected mobilehome owner of any right to petition for review of a proposed rent increase and that a petition form may be requested from the clerk.

Sincerely,

Kristine Lawler

Kristine Lawler, City Clerk
Ukiah Mobilehome Rent Stabilization Program

Attachment



Consumer Price Index, San Francisco Area — August 2025

Table A. San Francisco-Oakland-Hayward, CA, CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted

	2021		2022		2023		2024		2025	
Month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
February	0.5	1.6	1.4	5.2	1.8	5.3	1.5	2.4	1.8	2.7
April	1.7	3.8	1.5	5.0	0.4	4.2	1.8	3.8	0.4	1.3
June	0.0	3.2	1.7	6.8	0.5	2.9	-0.1	3.2	0.2	1.5
August	0.5	3.7	-0.5	5.7	0.0	3.4	-0.5	2.7	0.4	2.5
October	0.7	3.8	1.0	6.0	0.3	2.8	0.0	2.4		
December	0.8	4.2	-0.3	4.9	-0.4	2.6	-0.4	2.4		

https://www.bls.gov/regions/west/news-release/consumerpriceindex_sanfrancisco.htm

RESOLUTION NO. ~~2025~~ 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING EXHIBIT A TO RESOLUTION ~~2024~~2025-~~22~~ 18 ADOPTING RENT STABILIZATION FEES FOR ARBITRATION AND ADMINISTRATIVE COSTS TO CITY OF UKIAH MOBILEHOME PARKS

WHEREAS:

1. Ukiah City Code ("UCC") Section 2715, provides that "all or any portion of the costs to administer this chapter [Division 2, Chapter 8 of the UCC ("Chapter 8")] may be collected by the imposition of an annual rent stabilization administration fee established by resolution of the City Council"; and

2. Costs to administer the program have been assessed and are shown in Exhibit A; and

3. With the elimination of redevelopment agencies by the State of California, all of the cost to administer Chapter 8 is borne by the City's General Fund; and

4. Under UCC Section 2708.C, the cost of arbitrations must be paid from the rent stabilization administration fee. Exhibit A states a reasonable estimate for the annual cost to administer Chapter 8, including potential arbitrations; and

5. There are 382 mobilehome park spaces subject to rent control in the City of Ukiah, with the final annual per space cost being determined each year based on occupied non-long-term leased spaces; and

6. Under UCC Section 2715, the owner who pays these fees may pass through to the tenant of the space 50 percent of the fees assessed for the space; and

7. Under UCC 2715, the resolution establishing the fee must specify the date by which the fee is due, but the fee may be paid by the park owners in quarterly installments; and

8. There are six City of Ukiah mobilehome parks that are subject to the Rent Stabilization Ordinance, including Circle Trailer Court (60 units), Manor Home Mobile Estates (137 units), Shady Grove Mobile Home Park (4 units subject to rent control), Modern Mobile Home Park (26 units), Harold's Square Mobile Home Park (59 units), and Rancho Del Ray Mobile Home Park (96 units).

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council of the City of Ukiah approves an annual administration fee an amount equally divided between billable spaces subject to rent control to be paid by the City's six mobilehome parks.

2. The fee is due on July 30 of each year, but may be paid in quarterly installments on July 30, October 30, January 30, and April 30.

3. The City Council shall review the administration costs, including the cost of any arbitrations, on an annual basis, during budget preparation as part of the annual fee review

in May and June, and make any adjustments so that the fee does not exceed the cost to administer Chapter 8.

4. This resolution supersedes resolution ~~2024~~2025-~~22~~18.

PASSED AND ADOPTED at a regular meeting of the City Council held on May 6, 2026, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Susan Sher, Mayor

ATTEST:

Araceli Sandoval, Deputy City Clerk

ESTIMATED COSTS TO ADMINISTER CHAPTER 8 MOBILEHOME RENT STABILIZATION PROGRAM

~~**Estimated Administrative Costs:**~~

~~**TOTAL - $2,085 (Using the higher rate of the two invoicing rates below)**~~

MHP = Mobile Home Park

Estimated Attorney Fees ~~for Various Matters Pertaining to Mobilehome Parks~~: $1,600
(Note: only the actual expenses would be billed to the account)

Estimated Arbitration Costs: $16,425
~~**TOTAL - $15,950**~~

The Northern California rates charged for arbitrations conduct by ADR Service, Inc., an alternate dispute resolution service that has rates in the middle between JAMS at the high end and lone arbitrators at the low end.

An arbitration through ADR includes a $450 initial filing fee; a $~~950~~ 975 administrative fee, plus the hourly or daily rate charged by the arbitrator and the fees charged by ADR. ADR arbitrators are retired judges or attorneys. The hourly rates vary from $500 at the low end to $2,000 at the high end. The average hourly rate is $1,250.

Assuming an arbitration hearing takes one 8-hour day and the arbitrator takes 4 hours to prepare a written decision, 12 hours @ $1,250 = $15,000 + $450 + $~~950~~ 975 (admin fee; assuming only two parties) for a total of $~~15,950~~16,425.

Educational Outreach Costs: $~~571~~ 567

- Draft Letter to Residents
- Print, fold, label, and stuff envelopes
- Postage to send educational outreach letters
- Maintain website throughout year

Administrative Costs to Administer Chapter 8:

If MHP owners *are* invoiced: $~~1,514~~1,200
Includes:

- Review CPI and write annual letter to MHP owners regarding the CPI.
- Review MHP rent increase letters per Ordinance 1126, Section 2703(H)
- Staff Report to Council
- Send Letters to MHP owners requesting number of billable spaces
- Prep invoices
- Receive and process payments

Total divided by 382* spaces = $~~3.96~~ 3.14 per space.

If MHP owners *are not* invoiced: $~~549~~ 435
Includes:

- Review CPI and write annual letter to MHP owners regarding the CPI.
- Review MHP rent increase letters per Ordinance 1126, Section 2703(H)
- Staff Report to Council
- Send post-Council decision to waive fee letters to MHP owners

Total divided by 382* spaces = $~~1.12~~ 1.14 per space *(rounded).*

***Note** – This is the number of spaces calculated in Ordinance 1126, however, the actual number of billable spaces is determined each year depending on the number of occupied spaces by non-long-term leases.*

TOTAL REASONABLE ESTIMATE FOR THE ANNUAL COST TO ADMINISTER CHAPTER 8, INCLUDING POTENTIAL ARBITRATIONS IS $~~19,635~~19,792.

RESOLUTION NO. 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING EXHIBIT A TO RESOLUTION 2025-18 ADOPTING RENT STABILIZATION FEES FOR ARBITRATION AND ADMINISTRATIVE COSTS TO CITY OF UKIAH MOBILEHOME PARKS

WHEREAS:

1. Ukiah City Code ("UCC") Section 2715, provides that "all or any portion of the costs to administer this chapter [Division 2, Chapter 8 of the UCC ("Chapter 8")] may be collected by the imposition of an annual rent stabilization administration fee established by resolution of the City Council"; and

2. Costs to administer the program have been assessed and are shown in Exhibit A; and

3. With the elimination of redevelopment agencies by the State of California, all of the cost to administer Chapter 8 is borne by the City's General Fund; and

4. Under UCC Section 2708.C, the cost of arbitrations must be paid from the rent stabilization administration fee. Exhibit A states a reasonable estimate for the annual cost to administer Chapter 8, including potential arbitrations; and

5. There are 382 mobilehome park spaces subject to rent control in the City of Ukiah, with the final annual per space cost being determined each year based on occupied non-long-term leased spaces; and

6. Under UCC Section 2715, the owner who pays these fees may pass through to the tenant of the space 50 percent of the fees assessed for the space; and

7. Under UCC 2715, the resolution establishing the fee must specify the date by which the fee is due, but the fee may be paid by the park owners in quarterly installments; and

8. There are six City of Ukiah mobilehome parks that are subject to the Rent Stabilization Ordinance, including Circle Trailer Court (60 units), Manor Home Mobile Estates (137 units), Shady Grove Mobile Home Park (4 units subject to rent control), Modern Mobile Home Park (26 units), Harold's Square Mobile Home Park (59 units), and Rancho Del Ray Mobile Home Park (96 units).

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1. The City Council of the City of Ukiah approves an annual administration fee an amount equally divided between billable spaces subject to rent control to be paid by the City's six mobilehome parks.

2. The fee is due on July 30 of each year, but may be paid in quarterly installments on July 30, October 30, January 30, and April 30.

3. The City Council shall review the administration costs, including the cost of any arbitrations, on an annual basis, during budget preparation as part of the annual fee review

in May and June, and make any adjustments so that the fee does not exceed the cost to administer Chapter 8.

4. This resolution supersedes resolution 2025-18.

PASSED AND ADOPTED at a regular meeting of the City Council held on May 6, 2026, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Susan Sher, Mayor

ATTEST:

_____
Araceli Sandoval, Deputy City Clerk

ESTIMATED COSTS TO ADMINISTER CHAPTER 8
MOBILEHOME RENT STABILIZATION PROGRAM

MHP = Mobile Home Park

Estimated Attorney Fees: $1,600
(Note: only the actual expenses would be billed to the account)

Estimated Arbitration Costs: $16,425
The Northern California rates charged for arbitrations conduct by ADR Service, Inc., an alternate dispute resolution service that has rates in the middle between JAMS at the high end and lone arbitrators at the low end.

An arbitration through ADR includes a $450 initial filing fee; a $975 administrative fee, plus the hourly or daily rate charged by the arbitrator and the fees charged by ADR. ADR arbitrators are retired judges or attorneys. The hourly rates vary from $500 at the low end to $2,000 at the high end. The average hourly rate is $1,250.

Assuming an arbitration hearing takes one 8-hour day and the arbitrator takes 4 hours to prepare a written decision, 12 hours @ $1,250 = $15,000 + $450 + $975 (admin fee; assuming only two parties) for a total of $16,425

Educational Outreach Costs: $ 567
- Draft Letter to Residents
- Print, fold, label, and stuff envelopes
- Postage to send educational outreach letters
- Maintain website throughout year

Administrative Costs to Administer Chapter 8:

If MHP owners *are* invoiced: $1,200
Includes:
- Review CPI and write annual letter to MHP owners regarding the CPI.
- Review MHP rent increase letters per Ordinance 1126, Section 2703(H)
- Staff Report to Council
- Send Letters to MHP owners requesting number of billable spaces
- Prep invoices
- Receive and process payments

Total divided by 382* spaces = $3.14 per space.

If MHP owners *are not* invoiced: $ 435
Includes:
- Review CPI and write annual letter to MHP owners regarding the CPI.
- Review MHP rent increase letters per Ordinance 1126, Section 2703(H)
- Staff Report to Council
- Send post-Council decision to waive fee letters to MHP owners

Total divided by 382* spaces = $1.14 per space *(rounded).*

***Note** – This is the number of spaces calculated in Ordinance 1126, however, the actual number of billable spaces is determined each year depending on the number of occupied spaces by non-long-term leases.*

TOTAL REASONABLE ESTIMATE FOR THE ANNUAL COST TO ADMINISTER CHAPTER 8, INCLUDING POTENTIAL ARBITRATIONS IS $19,792.

Agenda Item No: 12.a.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-736

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Possible Adoption of an Urgency Ordinance Adopting Modifications to Ukiah City Code by Amending Chapter 2, Article 17, to Update Off-Street Parking Regulations.

DEPARTMENT: Community Development

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

PRESENTER: Jesse Davis, Chief Planning Manager

ATTACHMENTS:

1. UKGP Mobility Element
2. Ukiah City Code, Chapter 2, Article 17 - Off Street Parking (Existing Regulations)
3. PC Reso 2026-05 - Off-Street Parking Regulations w Exhibit A
4. Draft Urgency Ordinance
5. Presentation Given

Summary: Council will consider adopting an Urgency Ordinance amending Ukiah City Code Chapter 2, Article 17, to update the City's off-street parking regulations, consistent with the Ukiah 2040 General Plan Mobility Element and the recommendation of the Planning Commission.

Background: On December 7, 2022, the City of Ukiah adopted the 2040 General Plan, which includes a Mobility Element (Attachment 1) establishing a policy framework that directs the City to promote balanced, multi-modal transportation options, improve overall circulation, and reduce automobile dependency.

In 2026, consistent with this mandate, the Community Development and Public Works Departments evaluated the City's existing off-street parking regulations, codified in UCC Chapter 2, Article 17 (Attachment 2), and determined that the current minimum parking ratios no longer reflect contemporary demand patterns or land use conditions. The existing standards contribute to a systematic oversupply of parking, resulting in underutilized paved areas, increased stormwater runoff, higher land costs, and unnecessary infrastructure burdens on new development. Additionally, vacant and underutilized parking lots have increasingly become attractive nuisances, resulting in observed increases in trespass, illegal assemblages, non-permitted sales, and accumulation of trash and debris.

Many of Ukiah's existing minimum parking ratios mirror standards adopted decades ago by suburban jurisdictions throughout California and the broader United States. These ratios were developed under an automobile-oriented planning paradigm that treated abundant, free parking as a primary land use objective, generally calibrating supply to peak demand on the busiest day of the year. The result, in Ukiah and in peer communities, is a regulatory framework that prioritizes parking availability over competing objectives such as housing production, infill development, multi-modal access, and efficient use of land.

To address these deficiencies, Staff has prepared a draft urgency Ordinance that would align Ukiah's off-street parking regulations with the adopted goals and policies of the 2040 General Plan Mobility Element. The proposed amendments address several identified regulatory gaps, including:

1. Updated Bicycle Parking Standards consistent with Policy MOB-1.10, which directs the City to ensure that new commercial and residential development provides adequate bicycle parking as part of a broader effort to reduce automobile reliance.
2. Reduced parking minimums responsive to Policy MOB-2.2 (Transportation Demand Management), which provides that the City shall support programs to reduce vehicle trips through measures including, but not limited to, reduced parking requirements intended to increase transit use, carpooling, bicycling, and walking.

While the current proposal does not constitute a comprehensive Transportation Demand Management (TDM) program, updating parking minimums to reflect current demand is a targeted initial measure that reinforces the relationship between land use and transportation infrastructure, promotes more efficient use of off-street parking areas, and supports alternative modes such as bicycling.

On April 22, 2026, the Planning Commission reviewed the proposed amendments and adopted Resolution No. PC-2026-04 (Attachment 3), unanimously recommending City Council approval. During the hearing, commissioners raised questions regarding micromobility accommodations, on-street parking management, and potential downtown impacts based on existing travel and commute patterns. Those issues were noted for separate consideration at a later date as implementation proceeds.

Discussion: Since the Planning Commission hearing, Staff has made corrections to the draft Ordinance to address typographical errors, omissions, and other non-substantive changes identified during review, and to ensure consistency across zoning designations. For example, the bicycle parking language in the C-N, C-1, and C-2 commercial zones has been replaced with a short reference to §9199(B) and 9208. Multifamily parking dimensions have been removed from the residential zoning articles and replaced with cross-references to §9197 (standard dimensions) and §9192 (compact space allowance). The "30% compact" rule is deleted in those articles so it can be consistent with the 40% allowance proposed within the off-street parking regulations. These edits are housekeeping consolidations and do not alter the policy intent of the Ordinance.

Staff also recommends adoption as an urgency ordinance under Government Code § 36937(b). Properties with excess parking capacity, or "overparked" properties, have generated an observed increase in trespass, illegal assemblages, non-permitted sales, pedestrian and traffic safety concerns, and accumulation of trash and debris, all of which disturb the public peace. Without timely regulatory tools to enable adaptive reuse, these properties face prolonged vacancy and progressive blight, which compound those impacts. The Ordinance streamlines parking requirements, reduces the incidence of overparked properties, and shortens the time by which such properties can be returned to productive use. Immediate effectiveness is necessary to protect the public peace, health, and safety and to begin mitigating these conditions without delay.

The proposed Ordinance (Attachment 4) amends Ukiah City Code (UCC) Chapter 2, Article 17 across five subject areas: parking space dimensions, surfacing and lighting, parking ratios, bicycle parking, and administrative flexibility.

Parking Space Dimensions: Minimum parking stall dimensions would become more flexible to encourage more efficient use of parking areas. The share of a parking lot that may be designated for compact spaces would also increase from 30% to 40%. A new dimensional table and parking diagram, adapted from the City of Santa Rosa, would be added to provide guidance on a broader range of configurations, including angled, parallel, and alternative stall layouts.

Surfacing and Lighting: The updated code would expressly authorize the use of permeable paving materials, including permeable asphalt, permeable concrete, and interlocking pavers, where site conditions permit and subject to City Engineer approval. Parking lot lighting standards would be strengthened to require downcast, fully shielded fixtures directed away from the public right-of-way and adjacent residential properties to prevent light trespass and nuisance impacts. The current code requires only that lighting be directed internally to the site.

Parking Ratio Update: The current code contains an extensive, use-specific schedule of parking ratios that is administratively cumbersome to apply and has not kept pace with the evolution of contemporary land uses. The proposed amendments replace that schedule with a streamlined set of consolidated use categories, deferring applicable standards to the underlying zoning district requirements and the site development permit review process. The amendments also resolve a longstanding inconsistency in which residential parking standards adopted as part of the City's prior housing reform measures were not integrated into the off-street parking regulations. This consolidated approach is consistent with Policy MOB-2.2 (Transportation Demand Management), which directs the City to support programs that reduce vehicle trips, including reduced parking requirements intended to promote transit use, carpooling, bicycling, and walking.

Bicycle Parking: A new code section (§9200), adapted from the City of San Jose, establishes design and siting standards for bicycle parking, covering rack anchoring, spacing, maneuvering clearance, proximity to building entrances, and signage. For commercial developments where the use is determined at the time of permit, a minimum of 10% of required automobile parking spaces must be provided as bicycle spaces. Bicycle parking spaces would count toward the required automobile parking total, allowing them to reduce the number of vehicle spaces otherwise required. The existing substitution allowance would also expand from a maximum of two to three vehicle spaces per parcel.

Administrative Flexibility: Current code requires a formal Variance, a quasi-judicial process involving findings of special circumstances, to reduce parking minimums, which can be costly and difficult for new development requests to demonstrate. Proximity to transit or bicycle infrastructure, site-specific development considerations, and shared parking arrangements would serve as straightforward justifications for reduced parking ratios, making the process faster, less expensive, and more predictable for property owners and developers.

The proposed amendments streamline this process by allowing the Zoning Administrator or Planning Commission to approve parking reductions through an existing discretionary permit, eliminating the need for a Variance. For minor adjustments on non-discretionary permits, such as a Zoning Clearance, the Community Development Director may approve an increase or decrease in parking spaces where the proposed use is expected to generate a parking demand that differs from the standards in §UCC 9198, and the approved Page 3 of 3 number of spaces is sufficient for the safe, convenient, and efficient operation of the use.

Reductions to minimum automobile parking requirements do not eliminate or reduce requirements for electric vehicle supply equipment (EVSE) or ADA-accessible parking spaces, which remain independently mandated under state and federal law. The proposed Ordinance is consistent with this principle and is not intended to relieve any project from compliance with applicable EVSE or accessibility standards.

As reviewed, Staff recommends adoption of an Urgency Ordinance amending Ukiah City Code Chapter 2, Article 17, to update the City's off-street parking regulations.

Recommended Action: Adopt an Urgency Ordinance amending Ukiah City Code Chapter 2, Article 17, to update the City's off-street parking regulations.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

REVENUE: No GRANT: No

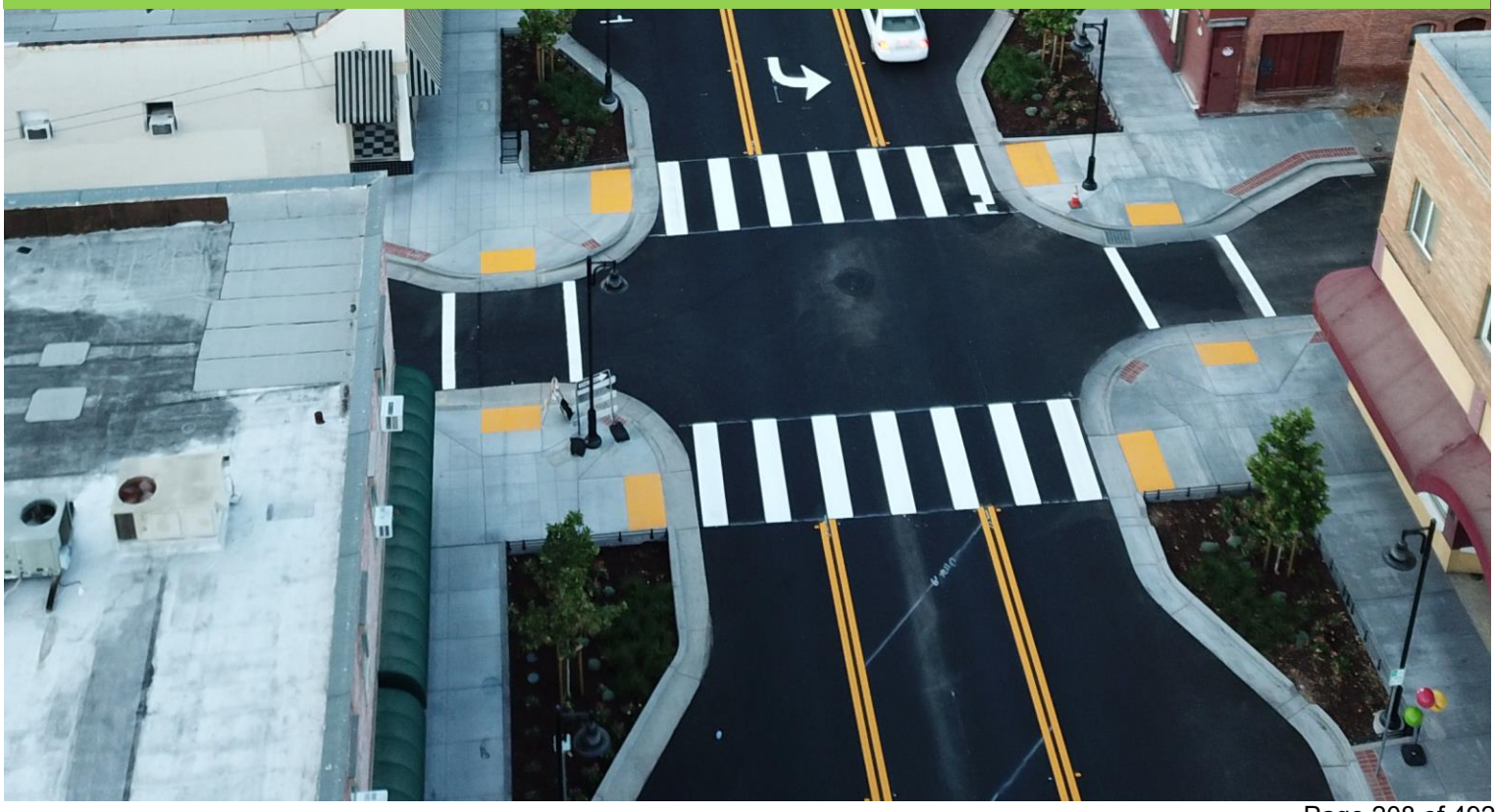
PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Darcy Vaughn, Assistant City Attorney

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

Approved: _____
Sage Sangiacomo, City Manager

4 Mobility Element



Mobility Element

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

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4.1 Statutory Requirements

The Mobility Element addresses the street and transportation network with an emphasis on the movement of people and goods. The transportation system serves all members of the community. It is an integral part of the social fabric linking friends to friends, people to jobs, homes to shopping, businesses to supplies, and families to entertainment. The ability to get from one place to the next is a major ingredient of the quality of life in the Ukiah area.

California Planning Requirements

Required General Plan Element. California law mandates the development of a required element (often referred to as a "Circulation Element" or "Transportation Element") that contains the "general location and extent of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities, all correlated with the land use element" of the General Plan per Government Code Section 65302 (b).

Capital Improvement Programs. California Government Code Section 65401 specifies public works projects must be in conformity with the General Plan. In practice, this will require that the City, during adoption of the Five-Year Capital Improvement Program (CIP), make findings that the proposed City of Ukiah Five-Year CIP is in conformance with the General Plan, including the Mobility Element.

Complete Streets Act. The Mobility Element is consistent with the California Complete Streets Act (AB 1358) adopted in 2008, which requires that cities and counties incorporate "Complete Street" policies when updating their General Plan Circulation Element. Complete streets make travel safe for all users, including bicyclists, pedestrians, motorists, transit vehicles, and people of all ages and abilities. While every street does not need to provide dedicated space to all users, the street network must accommodate the needs of all users.

Complete Streets

The term "complete streets" refers to a balanced, multimodal transportation network that meets the needs of all users of streets - including pedestrians, bicyclists, children, seniors, persons with disabilities, motorists, movers of commercial goods, and public transit. A "complete street" is one that provides safe and convenient travel in a manner that is suitable to the local context.

Economically, complete streets can help revitalize communities, and can give people the option to lower transportation costs by using transit, walking, or bicycling rather than driving to reach their destinations. The California Department of Transportation (Caltrans) is actively engaged in implementing its complete streets policy in all planning, programming, design, construction, operations, and maintenance activities for the State Highway System.

Provision of safe mobility for all users contributes to the Caltrans's vision: "improving mobility across California". The successful long-term implementation of this vision is intended to result in more options for people to go from

one place to another, less traffic congestion and greenhouse gas emissions, more walkable communities (with healthier, more active people), and fewer barriers for older adults, children, and people with disabilities.

Vehicle Miles Traveled. The Mobility Element contains policies and performance measures consistent with Senate Bill (SB) 743 that was passed by the California Legislature in 2013 and led to changes to the California Environmental Quality Act (CEQA) regarding the analysis of transportation impacts. Transportation impact analysis under CEQA is no longer based on level of service (LOS), which focused on motor vehicle delay. The new CEQA standards require that transportation impacts associated with development be assessed primarily based on the effects on VMT. While LOS is no longer relevant for CEQA purposes, LOS-based performance goals remain relevant for non-CEQA planning purposes and as a tool for the City to ensure its roadway system meets the expectations of the community.

Context Sensitive Street Design. Caltrans promotes "context sensitive solutions" as an approach to plan, design, construct, maintain, and operate its transportation system. These solutions use innovative and inclusive approaches that integrate and balance community, aesthetic, historic, and environmental values with transportation safety, maintenance, and performance goals. Context sensitive solutions also meet transportation goals in harmony with community goals and natural environments. They require careful, imaginative, and early planning, and continuous community involvement.

4.2 Transportation Setting

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

Transportation Network

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

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

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

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

Public Transit Service. Public Transportation in Ukiah is provided by the Mendocino Transit Authority (MTA). MTA jurisdiction is sanctioned by a 1976 Join Powers Authority (JPA) agreement between the County of Mendocino and its four incorporated cities: Fort Bragg, Point Arena, Willits, and Ukiah. MTA's service area covers 2,800 square miles and provides local fixed-route and dial-a-ride services as well as long distance and commute-oriented programs.

MTA primarily operates different fixed routes connecting the Mendocino Coast, as well as inland valleys, towns, and communities to the county's seat in Ukiah. Routes 65 and 95 are the two largest routes serving the MTA service

area, with the routes connecting to the coast that operate every day of the year, including most holidays, providing continuous service for both inland valley and coastal residents.

Aviation Facilities. Ukiah Municipal Airport, a public use, General Aviation (GA) facility, serves the Ukiah Valley region. The City has owned and operated the airport since the 1930s. In 1942, the airport was established as an auxiliary military landing strip. The airport runway was lengthened to 4,423 feet in 1954. In 1968, the runway was relocated 585 feet south at its current location.

The Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) was adopted by the Mendocino County Airport Land Use Commission on May 20, 2021. On July 7, 2021, the Ukiah City Council adopted Ordinance 1215, requiring all future land use plans, zoning, and districting plans to comply with the UKIALUCP, including the 2040 Ukiah General Plan. The UKIALUCP includes protection for a future 5,000-foot runway to accommodate operations by CALFIRE Lockheed C-130 fire attack aircraft and was based on a 20-year forecast of 30,916 annual operations, representative of the airport's current condition and potential growth.

Travel Patterns

Journey to Work Data. According to longitudinal employer household dynamics (LEHD) data, 51 percent of workers employed in Ukiah live outside of the city, 28 percent live in the city and are employed outside of the city, and 21 percent both live and work in the city,

Rates of Walking and Bicycling. Historically, rates of walking and biking have fluctuated over time in Ukiah. Walking as a means of transportation was highest in 2009 based on U.S. Census Bureau American Community Survey 2009-2917 data, preceding a fluctuation, then a positive trend from 2014 to 2017. Similarly, biking as a means of transportation has also fluctuated, but has been decreasing following a peak in 2014.

Goods Movement. Goods movement in the City of Ukiah was examined through the lens of Caltrans Truck Annual Average Daily Traffic (AADT) data. U.S. 101 exists as a Terminal Access (STAA). Between 1990 and 2010, heavy truck AADT has varied between 1,375 and 1,696, followed by a decline in 2011. Between 2001 and 2014, AADT varied, followed by an increase from 2015 to 2017. While heavy truck AADT has increased over this period, the percentage of trucks with 3+ axels have been the lowest between 2015 and 2017, compared to previous years. Two axel trucks comprised the majority, or 72 percent, of heavy truck AADT in 2017. Three-axel, four-axel, and five-axel trucks comprise 6 percent, 2 percent and 20 percent, respectively, of total heavy truck AADT in 2017. Increases in online shopping have resulted in more significant impacts to local roads.

4.3 Planned Transportation Network

This section describes the planned street and transportation network. The Mobility Element is intended to provide long-term transportation solutions while maintaining the city's friendly, small-scale character.

Guiding Principles

The planned transportation network will provide an efficient transportation system that includes a citywide network of Complete Streets. Multi-modal approaches to increasing travel options are emphasized in Ukiah as part of the planning process prior to undertaking expensive and urban- appearing street improvements. Ukiah recognizes that simply accommodating cars first and looking for alternatives afterwards shortchanges opportunities for alternate transportation and a more spontaneous, diverse, and lively community. Air quality, land use, and circulation are closely interrelated. A commitment to providing Complete Streets is a key to effective transportation planning and will maximize the effectiveness of the existing street network. One means of increasing the capacity of the existing system is to consider all forms of transportation when making planning decisions.

Emphasis on Sustainable Mobility

Planning that respects the small-town quality of life in Ukiah will retain the intimacy of streets that attract pedestrian usage. Maintaining a balance between the various travel mode options during the planning process ensures that getting from home to work, shop, or play is convenient and easy without requiring use of a motor vehicle.

In addition, planning that respects the small-town quality of life in Ukiah will retain the intimacy of streets that attract pedestrian usage. Historically, priority has gone to automobile-centric needs over multi-modal usage in transportation development, representing a focus on Level of Service (LOS) efficiency rather than comprehensive mobility planning. Prioritizing multi-modal travel goals in order to achieve a balance between the various options to vehicular access during the planning process ensures that getting from home to work, shop, or play is convenient and easy without the automatic need for a car.

Street Network Plan

This section of the Mobility Element describes Ukiah's street network plan including existing streets, planned future improvements and street design guidelines.

Functional Street Classifications

Streets are classified based on purpose, locational context and design into several classifications, as described below.

Complete Street Assets

Grid Street Network and Small Blocks. Much of Ukiah is developed with a grid street pattern and relatively small blocks that allow for short trips between destinations, ideal for encouraging bicycling and walking.

Freeways

A freeway is a limited-access State highway with multiple lanes in each direction separated by a barrier or median. Intersections are grade-separated.

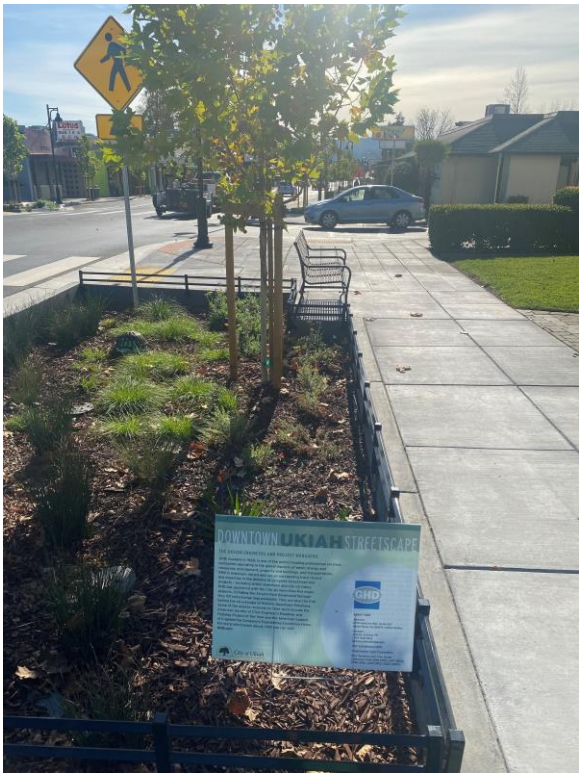
- **Highway 101** is an important north-south freeway that links different areas within the City of Ukiah and connects the community with other parts of northern California. The freeway has four lanes through Ukiah and controlled access, which is limited to interchanges with arterial streets.

Arterial Streets

Arterials provide the principal network for citywide travel by all modes of travel, including walking, bicycling, motor vehicle and transit, and serve as regional connections. Many commercial land uses in Ukiah are accessed directly via arterial streets. Arterial streets in Ukiah generally have one or two vehicle travel lanes per direction and sidewalks on both sides. Bicycle facilities on arterial streets should consist of dedicated bicycle lanes or separated bikeway facilities, wherever feasible. On-street parking may be provided on arterial streets in the downtown area and where desirable given adjacent land use patterns.

Arterial streets may be further subdivided into to reflect specific land use and neighborhood context:

- **Arterial Boulevards** serve as high visibility access and mobility routes, provide direct multi-modal access to many of Ukiah's key commercial sites, and serve transit service. Enhanced streetscape treatments are recommended on arterial boulevards. State Street is an arterial boulevard.



Collector Streets

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

Collector streets in Ukiah's Central Business District emphasize pedestrian- oriented commercial and mixed land uses. Collector streets in Ukiah have one vehicle travel lane per direction with sidewalks on both sides. Turn lanes for vehicles may be included when appropriate for safety and traffic lane, but generally should not be used in areas adjoined by single-family residences. Bicycle lanes should be provided wherever feasible on collector street segments. On-street vehicle parking is generally permitted on most collector streets and encouraged adjacent to commercial and mixed-use sites.

Major Collectors. A major collector in Ukiah is defined as a street that is used in a manner similar to an arterial, providing access to more intense land uses than a minor collector, and connecting with arterial streets. Wider sidewalks are recommended on major collectors.

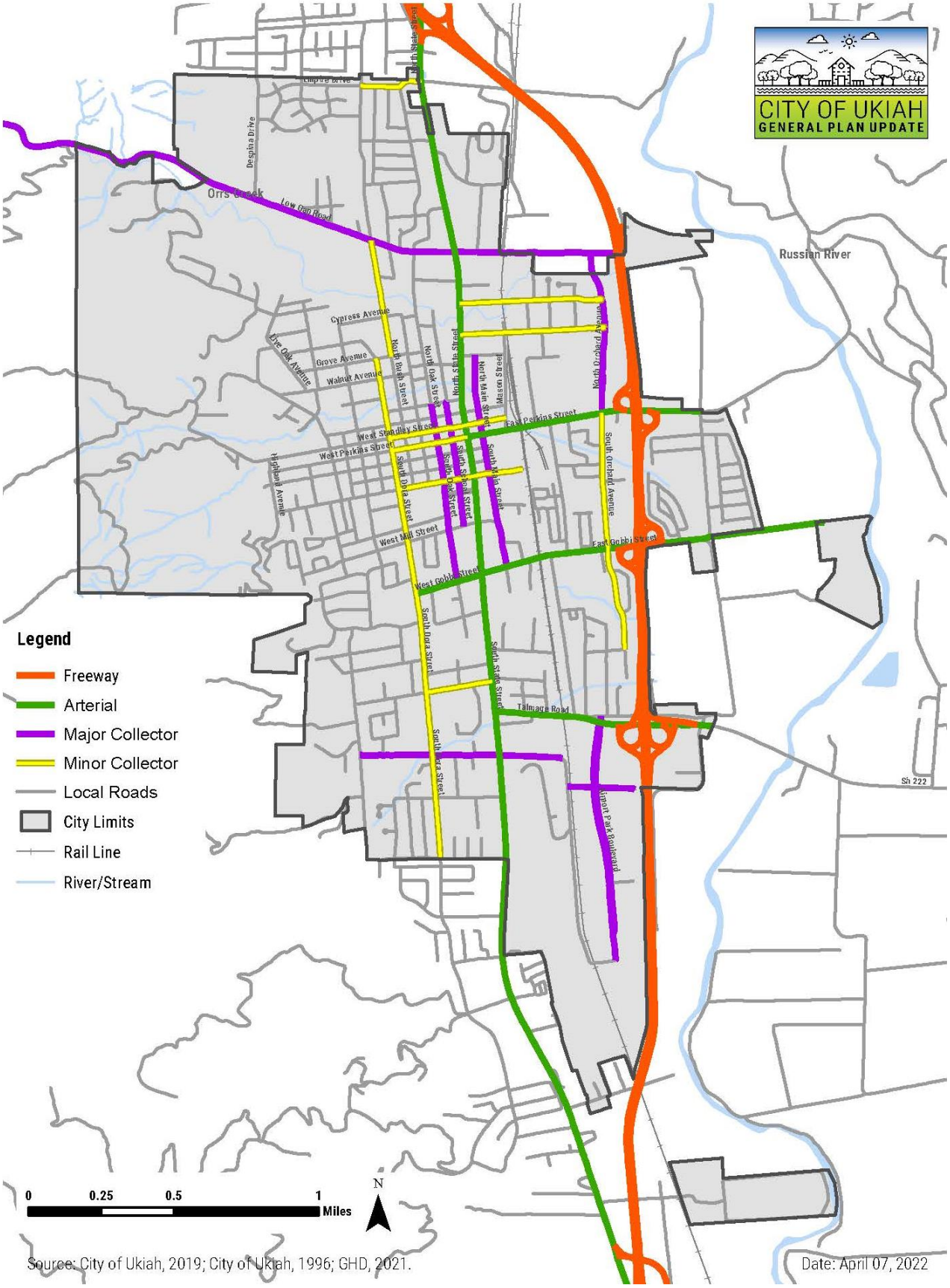
Minor Collectors. A minor collector in Ukiah is defined as a street that is designed to connect residential areas and local streets with the central business district and other key land uses, as well as with major collectors and/or arterials.

Local Streets

Local streets provide direct access to abutting properties by all modes of travel. Local streets are designed for trips within neighborhoods, and to connect to collectors and arterial streets. Local streets provide access to neighborhood land uses for motorists, bicyclists, and pedestrians, typically with no more than one travel lane per direction, on-street parking, and sidewalks on both sides. Bicycle facilities on local streets generally consist of shared travel lanes between motorists and bicyclists.

Figure 4-1 shows the citywide Street Network & Functional Classifications including planned facilities.

Figure 4-1 Street Network Plan & Functional Classifications



While the Mobility Element strives for a network of complete streets that accommodates walking, bicycling, transit and automobile use: modal priorities vary between classifications. For example, typical arterial streets tend to be designed to minimize automobile delay. Table 4-1 provides recommended modal priorities by street classification. Arterial boulevards aim to balance travel by each of the key modes, while collector streets would prioritize pedestrian and/or bicycle travel.

Table 4-1 Street Classifications and Modal Priorities

Classification	Mode Priority	Description and Guidelines	Example
Arterial Boulevard	Bicycle: 1 Pedestrian: 1 Transit: 1 Automobile: 1	Major thoroughfare with transit service and mixed commercial and retail frontages. Provides regional access to adjacent land uses and safe crossings for all travel modes along a regional transportation corridor. Provides enhancements for walking, bicycling and transit, including bulb-outs to reduce pedestrian crossing distances and wide sidewalks. On-street motor vehicle parking may be permitted where feasible to enhance access to adjacent uses. Class II bicycle lanes or Class IV separated bikeways should be provided wherever feasible on arterial segments.	State Street
Arterial (excluding arterial boulevards)	Bicycle: 2 Pedestrian: 2 Transit: 1 Automobile: 1	Provides access and safe crossings for all travel modes along a corridor providing regional transportation access regional transportation corridor such as access to Highway 101 while also providing wide sidewalks for pedestrians. Class II bicycle lanes or Class IV separated bikeways should be provided wherever feasible on arterial segments.	Gobbi Street
Major Collector	Bicycle: 2 Pedestrian: 1 Transit: 2 Automobile: 2	Major collector streets connect arterial and local streets while also providing direct access to adjacent land uses. Provides access to all travel modes in support of typical commercial land uses. Within the downtown area, service to pedestrian- oriented retail is of prime importance. On-street vehicle parking is typically permitted, especially in the downtown area. Class II bicycle lanes should be provided wherever feasible on collector segments.	West Perkins Street
Minor Collector	Bicycle: 1 Pedestrian: 1 Transit: 3 Automobile: 2	Minor collectors connect residential areas to commercial uses. Prioritize walking and bicycling while accommodating automobiles. On-street motor vehicle parking may be permitted. Class II bicycle lanes should be provided wherever feasible on collector segments.	West Perkins Street, West Standley Street

Downtown Streetscape Improvement Project.

Phase 1 of the Downtown Streetscape Improvement Project was completed by the City's Department of Public Works and its contractors in August 2021. Phase I included a "road diet" and streetscape improvements in

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

Bikeway Network

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

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

Types of Bikeways

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

- **Multi-Use Paths (Class I Bikeways).** A path physically separated from vehicle traffic by an open space or barrier, and either: within a highway right-of-way or within an independent right-of-way used by bicyclists, pedestrians, joggers, skater, and other non-motorized travelers. Because the availability of uninterrupted rights-of-way is limited, this type of facility may be difficult to locate and more expensive to build relative to other types of bicycle and pedestrian facilities, but less expensive compared to building new roadways.
- **Bicycle Lanes (Class II Bikeways).** A portion of a roadway that has been set aside by striping and pavement markings for the preferential or exclusive use of bicyclists. Bicycle lanes are intended to promote

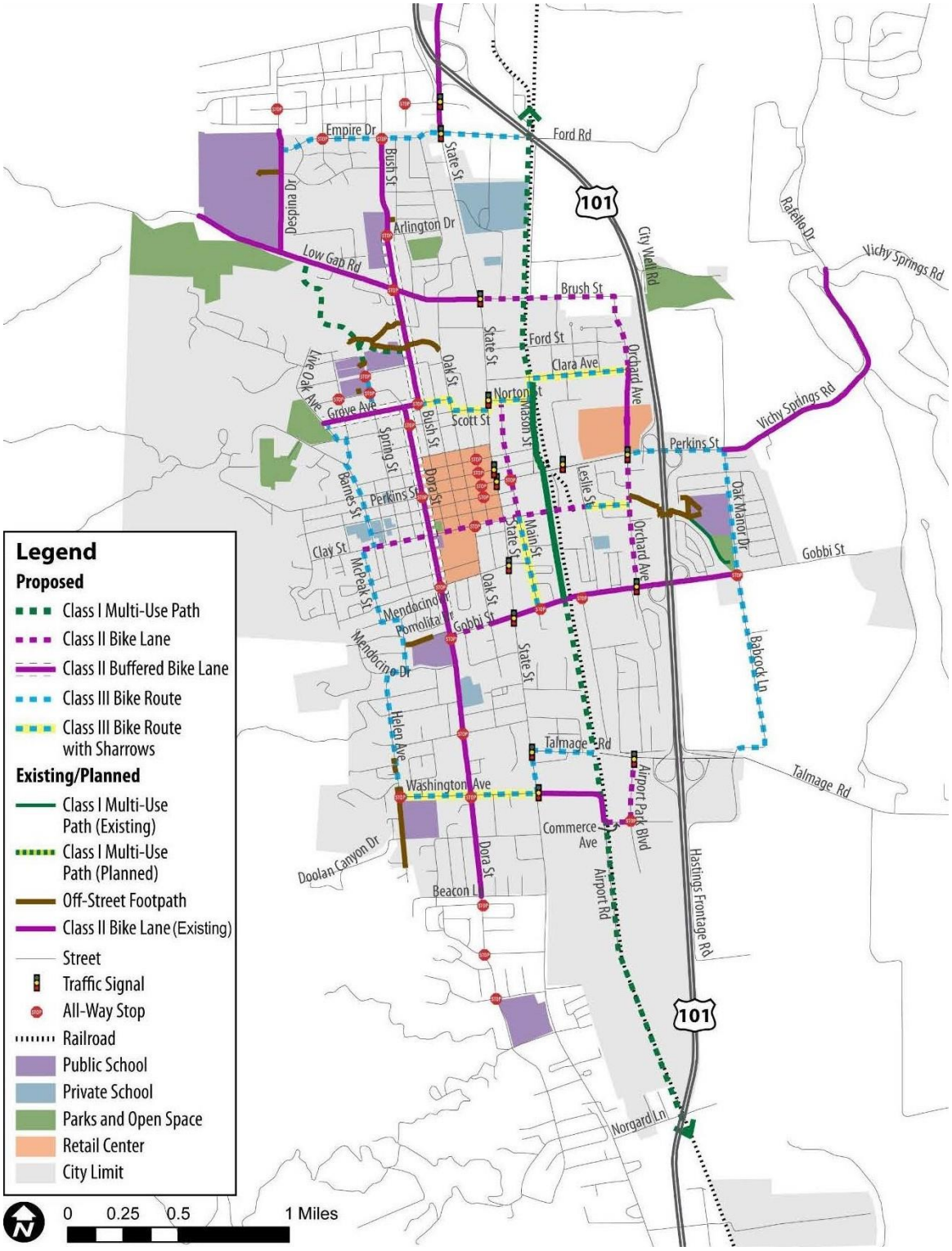
an orderly flow of bicycle and vehicle traffic. This type of bikeway is established by using the appropriate striping, legends, and signs.

- **Bicycle Routes (Class III Bikeways).** Class III bicycle routes are facilities where bicyclists share travel lanes with vehicle traffic. Bike routes must be of benefit to the bicyclist and offer a higher degree of service than adjacent streets. They provide for specific bicycle demand and may be used to connect discontinuous segments of bicycle lane streets. They are often located on local residential streets.
- **Bicycle Boulevard.** In addition, many cities have installed an enhanced type of Class III Bicycle Route, referred to as a "Bicycle Boulevard." Bicycle Boulevards are generally installed on relatively low-volume streets and often include elements to facilitate bicycle travel, such as reorienting stop signs to reduce delays to cyclists, and/or discouraging use by motorists making through trips, such as through inclusion of traffic calming measures.
- **Separated Bikeway (Class IV Bikeways).** A Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and adjacent vehicle traffic. The physical separation may include flexible posts, grade separation, inflexible physical barriers or on-street parking. Separated bikeways generally operate in the same direction as vehicle traffic on the same side of the roadway. However, two-way separation bikeways can also be used, usually in lower speed environments.

Planned Bikeways

Figure 4-2 shows the planned Bikeway Network, as defined by the City of Ukiah Bicycle and Pedestrian Master Plan (UBPMP), by class of existing and proposed bikeway facility.

Figure 4-2 Bikeway Network Plan



Source: Ukiah Bicycle & Pedestrian Master Plan, August 2015.

Bicycle Parking

In addition, the UBPMP also notes that bicycle parking is an essential element of any bikeway network. The UBPMP recommends the City develop language and rates of required bicycle parking for inclusion in the City's Zoning Code. The recommended rates may be based on the Association of Pedestrian and Bicycle Professional's (APBP) "Bicycle Parking Guidelines" and best practices. Identifying bicycle parking requirements would ensure the type and rate of required bicycle parking meets the City's needs and to provide developers a clear understanding of requirements at project initiation. Bicycle parking can be categorized into short-term and long-term parking. Bicycle racks are the preferred device for short- term bike parking. These racks serve people who leave their bicycles for relatively short periods of time, typically for shopping or errands, eating or recreation. Bicycle racks provide a high level of convenience and moderate level of security. Long-term bike parking includes bike lockers and bike stations and serve people who intend to leave their bicycles for longer periods of time and are typically found at transit stations, multifamily residential buildings and commercial buildings. These facilities provide a high level of security but are less convenient than bicycle racks.

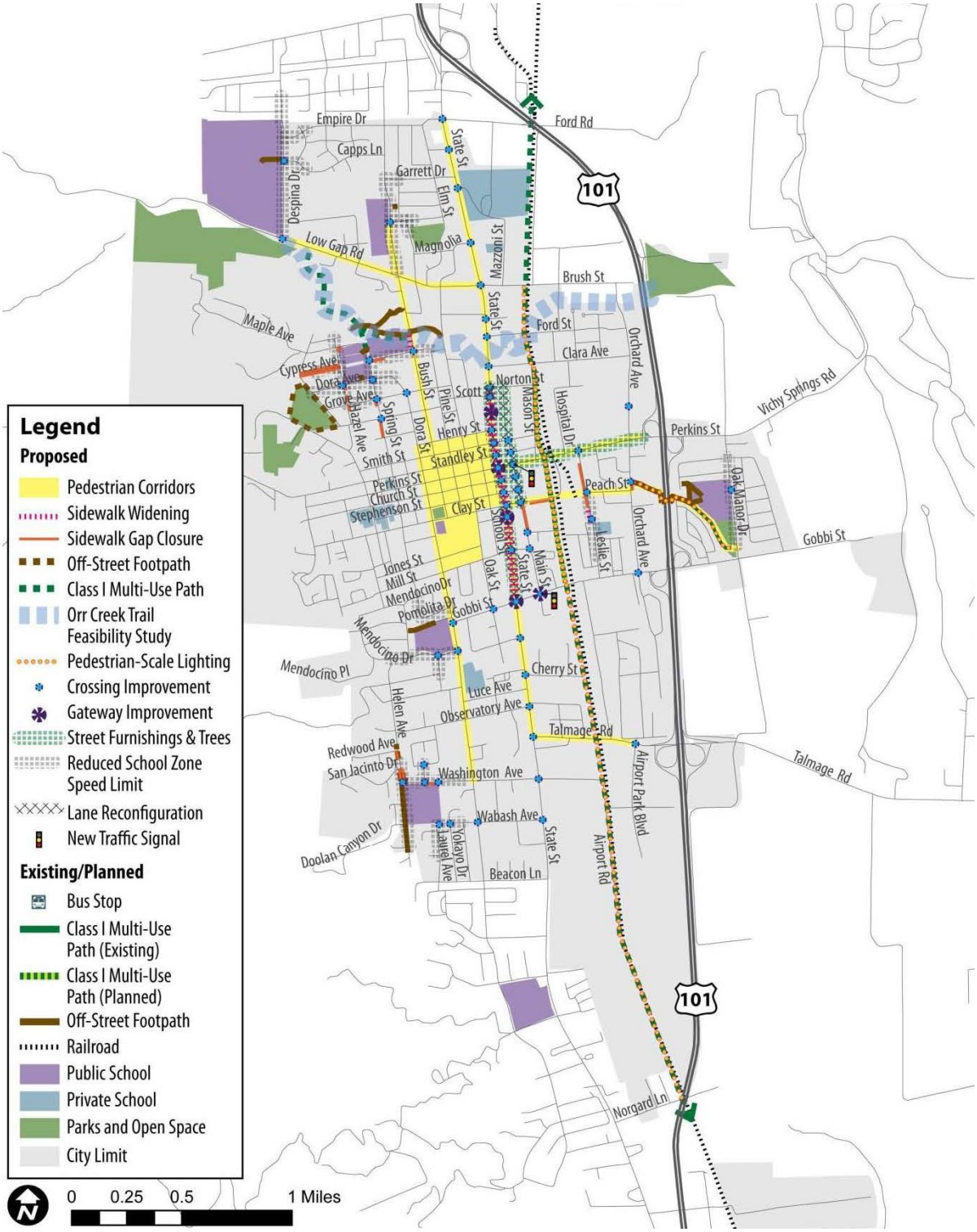
Pedestrian Corridor Network

The UBPMP identifies a Pedestrian Corridor Network that upon completion would provide a connected network of streets intended to improve pedestrian connections to neighborhood destinations, transit and recreational opportunities and serve high volumes of existing or expected pedestrian activity. The network includes corridors that serve the following land uses:

- Retail shopping areas
- Transit
- Schools
- Parks and community centers
- Higher density residential development
- Libraries
- Community centers
- Senior centers or senior living facilities
- Large employment centers

Figure 4-3 shows improvement locations for the Pedestrian Corridor Network as identified in the UBPMP. Recommendations include sidewalk widening in select locations and closure of priority sidewalk gaps. The City of Ukiah prioritizes pedestrian travel on this network and consider implementation of pedestrian improvements with roadway and planning projects along these corridors.

Figure 4-3 Pedestrian Priority Network



Source: Ukiah Bicycle & Pedestrian Master Plan, August 2015

4.4 Complete Streets

Goal 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.

4.5 Vehicle Miles Traveled

Goals and Policies

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.

4.6 Transportation Safety and Planning

Goals and Policies

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.

4.7 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.

4.8 Parking

Goals and Policies

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.

4.9 Aviation

Goals and Policies

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.

4.10 Implementation Programs

Programs	Implements Which Policy(ies)	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	■	■	■		
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	■				

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
F **TDM Program** The City shall, in coordination with Caltrans and the Mendocino Transit Authority, amend the Development Code to include a menu of options to facilitate and encourage alternate modes of travel and transportation.	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		■			
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	■				

Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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	■				

ARTICLE 17. OFF-STREET PARKING AND LOADING

SECTION:

§9190: Computation Of Fractional Spaces
§9191: Use Of Parking And Garage Facilities
§9192: Size Of Parking Spaces
§9193: Access To Parking Facilities
§9194: Surfacing Of Parking Areas
§9195: Screening Of Parking Areas
§9196: Lighting Of Parking Areas
§9197: Design Standards For Parking Areas
§9198: Number Of Parking Spaces Required
§9199: Exemptions From Off Street Parking Requirements
§9200: Number Of Nonmall Type Loading Spaces Required
§9201: Number Of Mall Type Loading Spaces Required
§9202: Number Of Unspecified Loading Spaces Required
§9203: Location Of Loading Facilities; Screening
§9204: Size Of Loading Space
§9205: Surfacing Of Loading Spaces
§9206: Use Of Loading Spaces For Parking
§9207: Off Street Loading Spaces
§9208: Site Development Permits
§9209: Nonconforming Uses
§9210: Office
§9211: Designation
§9212: Function
§9213: Authority
§9214: Referral To The Planning Commission
§9215: Appeals

§9190 COMPUTATION OF FRACTIONAL SPACES

When the determination of the number of required off street parking and loading spaces results in the requirement of a fractional space, any fraction up to, but not including, one-half (1/2) shall be disregarded, and fractions over one-half (1/2) shall require one off street parking or off street loading space. (Ord. 793, §2, adopted 1982)

§9191 USE OF PARKING AND GARAGE FACILITIES

The only use of off street parking and garage facilities, required and/or accessory to residential uses, shall be the parking and storage of motor vehicles belonging to the occupants of the dwelling structure or the bona fide guests of such occupants. The term "vehicles", as used in this section, shall not include special construction equipment or commercial vehicles except as provided by section 7154 of this code. (Ord. 793, §2, adopted 1982; Ord. 888, adopted 1989)

§9192 SIZE OF PARKING SPACES

The minimum dimensions of parking spaces shall be nine feet (9') in width by nineteen feet (19') in length. The vertical clearance shall be not less than seven feet (7') over the entire area.

In any parking area with more than ten (10) required off street parking spaces, thirty percent (30%) compact spaces may be allowed. The dimensions of a compact parking space shall be eight feet (8') in width by sixteen feet (16') in length. The vertical clearance shall be not less than seven feet (7') over the entire area. (Ord. 793, §2, adopted 1982)

§9193 ACCESS TO PARKING FACILITIES

A. Each required off street parking space or garage space for residential uses shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off street parking facilities shall be designed in a manner which will least interfere with traffic movements. Tandem parking

spaces for residential development must be approved by the director of planning. Tandem parking is not acceptable for commercial uses of property.

B. In multiple-family residential districts, street access to all parking spaces shall be limited to fifty percent (50%) of the total lot frontage, but in every case such access shall be less than fifty feet (50').

C. Access to dwelling groups shall be provided from the street to all detached buildings in the group by means of a permanent, unobstructed passageway constructed to the following standards:

1. Driveways serving three (3) or less spaces shall be a minimum of twenty feet (20') in width, or two (2) separate one-way twelve foot (12') entrance and exit drives separated by a minimum of twenty feet (20').

D. At the option of the property owners, a common driveway may be utilized to provide access to parking facilities on adjacent properties. Such common driveways shall be a minimum width of twenty four feet (24'), with a twelve foot (12') easement on each parcel. Easements for the common use of the driveway shall be recorded in the office of the county recorder.

E. The maximum width for single-family and multiple-family residential driveways shall be twelve feet (12') for single driveways and twenty feet (20') for double driveways, measured at the face of the curb.

F. All driveways shall be located at least twenty feet (20') from the curb return on corner lots.

G. Single-family residential driveways on lots with more than fifty foot (50') frontages may exceed the requirement of a single driveway entrance if the purpose of the driveway is to create more off street parking. The driveway access shall be less than fifty percent (50%) of the total lot frontage or forty feet (40'), whichever is less. (Ord. 793, §2, adopted 1982; Ord. 888, adopted 1989)

§9194 SURFACING OF PARKING AREAS

All open off street parking areas or residential driveways shall be surfaced with asphaltic concrete (2 inch asphalt 6 inch aggregate base), concrete or other surfacing so as to provide a durable, dust free all weather surface which shall meet the

requirement of all applicable laws and the approval of the director of public works. (Ord. 793, §2, adopted 1982)

§9195 SCREENING OF PARKING AREAS

All open parking areas for more than ten (10) parking spaces shall be aesthetically and effectively screened on such side adjoining or fronting on any property situated in any district by a wall, fence or densely planted, compact hedge not more than six feet (6') in height which shall be maintained in good condition. (Ord. 793, §2, adopted 1982)

§9196 LIGHTING OF PARKING AREAS

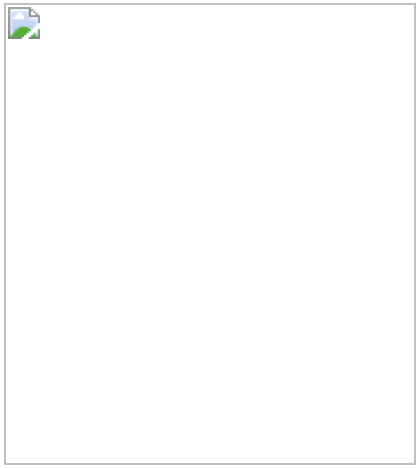
Any lighting used to illuminate off street parking areas shall be directed internally and away from residential properties in such a way as not to create a nuisance. (Ord. 793, §2, adopted 1982)

§9197 DESIGN STANDARDS FOR PARKING AREAS

The standards for the design of parking areas shall be as follows:

A	B	C	D	E	F
45°	9'	19.8	13.0 (one-way)	12.7	52.5
60°	9'	21.0	18.0 (one-way)	10.4	60.0
90°	9'	19.0	24.0	9.0	62.0
Parallel	9'	9'	-	23'	-

Where parking stall angles vary from column A above, columns C through F shall be adjusted proportionally.



A. Stall angle

B. Stall width

C. Vehicle projection for 19 feet

D. Aisle width

E. Curb length per car

F. Wall to wall for double aisle

Where posts, columns, or other architectural appenditures, other than wheel stops, are located within parking areas, such posts, columns, or other appenditures shall not be permitted to be calculated within the required minimum parking dimensions set forth above. Further, such posts, columns, or other appenditures shall not interfere with vehicular movement and parking or the opening of vehicular doors. (Ord. 793, §2, adopted 1982; Ord. 888, adopted 1989; Ord. 1110, §1, adopted 2008)

§9198 NUMBER OF PARKING SPACES REQUIRED

The number of on site parking spaces required for the uses set forth in this section shall be as follows. The planning commission may require areas of more intensive use to provide a higher parking requirement if it is determined that the health, safety and general welfare of the area requires a higher standard.

A. Residential Uses:

1. Single-Family Dwellings: Two (2) on site parking spaces for each dwelling unit.

2. Duplexes: Two (2) on site parking spaces per unit.

3. Multiple-Family Dwellings And Condominiums: One parking space for one bedroom units; two (2) parking spaces for two (2) or more bedrooms per unit.

4. Hotels, Motels, Motor Hotels, Inns, Lodging And Boarding Houses: One parking space for each unit or lodging room, plus two (2) additional parking spaces for the office or manager's quarters.

5. Mobile Home Parks: Two (2) parking spaces for each mobile home space.

6. Recreational Vehicle Parks: One parking space per recreational vehicle space plus one parking space per recreational vehicle space for visitor parking, boat storage and other uses.

7. Special Needs Housing: In any district, the planning director may approve a reduction in parking requirements not exceeding thirty percent (30%) for housing projects with at least four (4) living units reserved for seniors, disabled persons, emergency shelters, transitional housing, single room occupancies, or other special needs housing with reduced parking demand based on factors such as age of occupants, disabilities, household size, or other factors that support a finding of reduced parking demand. An agreement acceptable to the city restricting the use consistent with the reduction in parking may be required to be recorded in the office of the county recorder. For the purposes of this subsection "senior" means a person sixty two (62) years of age or older, or fifty five (55) years of age in a senior citizen housing development as defined in section 51.3 of the California Civil Code.

8. Affordable Housing Projects: In any district, the planning director may approve a reduction in parking requirements not exceeding twenty percent (20%) for housing projects with at least four (4) units affordable to persons of low, very low or extremely low income as defined by the California Health and Safety Code based on factors that support a finding of reduced parking demand. An agreement acceptable to the city ensuring the long term affordability of the housing units shall be required and shall be recorded in the office of the county recorder. The term "long term" shall mean the typical time frame required for affordable housing projects associated with HOME grants and other affordable housing funding sources.

9. Residential Mixed Use Projects: In any district, the sum of the separate parking requirements for each use in a mixed residential/commercial project may be reduced by not more than thirty five percent (35%) where day and night

time uses offset parking demand based on documentation that supports a finding of reduced parking demand. An agreement acceptable to the city restricting the use consistent with the reduction in parking may be required to be recorded in the office of the county recorder.

B. Retail, Commercial And Service Uses:

1. Retail Stores, Offices, Commercial Banks, Savings And Loan Offices, Food Stores, Drugstores, Appliance Repair Shops, And Similar Uses: One parking space for each two hundred fifty (250) square feet of gross leasable space except within the city of Ukiah parking district no. 1 boundaries where the requirement is one parking space for each three hundred fifty (350) square feet of net leasable space. (Differential is result of available public parking provided within the district.) Similar uses having drive-up windows or drive-through facilities shall have a stacking area for five (5) vehicles.

2. Furniture And Appliance Stores: One space for every five hundred (500) square feet of gross floor area.

3. Barbershops And Beauty Parlors: Two (2) spaces for each barber chair or three (3) for each beautician station.

4. Coin Operated Laundromats Or Dry Cleaning: One for each three (3) washing machines.

5. Automobile Service Stations, Auto Repair: Three (3) parking spaces for each of the first five (5) bays and two (2) parking spaces for each additional bay. Anywhere repair work is done is counted as a bay. No work can be performed in designated parking spaces.

6. Automobile Cleaning Establishments:

a. Self-Service: Three (3) parking spaces per washing bay.

b. Automatic Car Wash: Eight (8) car stacking spaces, plus one space for each employee.

7. Small Engine Repair (Including Appliance Repair): One parking space for each two hundred fifty (250) square feet of gross leasable area.

8. Funeral Homes And Mortuaries: One parking space for each three (3) seats in each chapel or parlor room, plus one space for each funeral vehicle kept on the premises, plus two (2) spaces for office space.

9. Plant Nurseries: One parking space for each one thousand (1,000) square feet of outdoor service area plus one parking space for each two hundred fifty (250) square feet of gross indoor sales area. (Greenhouses will be considered an outdoor area.) There shall be provided a minimum of four (4) spaces.

10. Motor Vehicles Sales: One parking space for each five hundred (500) square feet of floor area plus one parking space for each two thousand (2,000) square feet of outdoor area.

C. Commercial Recreation Uses:

1. Bowling Alleys And/Or Billiard Halls: Four (4) parking spaces for each bowling lane, and two (2) per billiard table, plus such additional spaces as may be required for affiliated uses such as bars, restaurants, or offices.

2. Theaters:

a. Indoor: One parking space for each five (5) seats.

b. Drive-In Theaters: Reservoir parking spaces equal to ten percent (10%) of the vehicle capacity of such theater, which spaces shall be in the form of a driveway in front of the ticket booth.

3. Golf Driving Ranges: One parking space per tee, plus the spaces required for additional uses on the site.

4. Regulation Golf Courses: Six (6) parking spaces per hole plus the spaces required for accessory uses on the site.

5. Pitch And Putt And Miniature Golf Course: Three (3) parking spaces per hole plus the spaces required for accessory uses on the site.

6. Dance Halls, Ice Or Skating Rinks, Assembly Or Exhibition Halls (Without Fixed Seating): Parking spaces equal in number to thirty percent (30%) of the capacity in persons plus spaces required for additional uses on the site.

7. Swimming Pool (Commercial): One parking space for each one hundred (100) square feet of water surface.

8. Tennis, Handball And Racquetball Facilities: Three (3) parking spaces for each court plus the spaces required for additional uses on the site.

9. Recreation Buildings And Community Centers: Parking spaces equal in number to thirty five percent (35%) of the capacity in persons.

10. Game Rooms, Arcades: One parking space for each four (4) game machines.

D. Places Of Public Assembly:

1. Public Establishments, Bars, Restaurants, Taverns And Nightclubs: A minimum of four (4) parking spaces plus one parking space for each three (3) seats.

2. Drive-In, Drive-Through And Takeout Restaurants: Minimum of ten (10) parking spaces or one space for each one hundred (100) square feet of gross floor area, whichever is greater and stacking area for at least eight (8) vehicles for drive-up windows.

3. Libraries, Art Galleries, And Public Museums: One parking space for each four hundred (400) square feet of gross floor area.

4. Private Clubs, Lodge Halls, Union Headquarters: Parking spaces equal in number to thirty five percent (35%) of the capacity in persons.

5. Stadiums, Churches, School, College And Other Institutional Stadiums, Arenas Or Auditoriums And Other Places Of Assembly Not Specified Above: Parking spaces shall be provided equal in number to thirty three percent (33%) of the capacity in persons including related office space and classrooms plus a minimum of three (3) parking spaces for buses.

E. Educational Uses:

1. Daycare Centers, Including Preschools And Nursery Schools: A minimum of three (3) parking spaces plus one space for each ten (10) children.

2. Elementary And Junior High Schools: Minimum of three (3) parking spaces for each classroom. A minimum of one designated bus zone for loading and unloading on site; one per office and a minimum of three (3) on site designated drop off/pick up spaces.

3. Senior High Schools: One parking space for each member of the faculty and each employee, plus one space for each six (6) students regularly enrolled, plus a minimum of three (3) drop off/pick up spaces, plus one bus loading and unloading space.

4. Colleges, Universities And Institutions Of Higher Learning, Parochial, Private, Business, Adult Education, Professional And Trade Schools: One parking space for each three (3) students plus one space for each two (2) faculty members and employees.

F. Health Uses:

1. Medical Or Dental Offices: One parking space for each two hundred (200) square feet of gross leasable area.

2. Homes For Aged, Rest Homes, Children's Homes And Other Uses Of Similar Service Not Providing Medical Services: One parking space for each three (3) beds.

3. Hospital, Convalescent, Nursing Homes And Sanitariums: Three (3) parking spaces for each permanent bed.

4. Veterinary Hospitals And Clinics: One parking space for each two hundred (200) square feet of gross leasable area.

5. Health Facilities And Spas: One parking space for each two hundred fifty (250) square feet of gross floor area. (For the purpose of this subsection, swimming pool area shall be counted as floor area.)

G. Manufacturing Plants, Warehousing And Kindred Uses:

1. Industrial Uses Of All Types Except A Building Used Exclusively For Warehouse Purposes: One parking space for each employee on the maximum shift, plus required space for any office area, plus a minimum of two (2) spaces for customer parking plus one space for each vehicle operated from or on the site. In no case shall the number of on site parking spaces be less than subsection G2 of this section.

2. Warehouse, Storage Buildings Including Ministorage: One parking space for each two thousand five hundred (2,500) square feet up to twenty five thousand (25,000) square feet; one for each additional ten thousand (10,000) square feet or one parking space for each two (2) employees on the maximum shift, whichever amount is greater, plus four (4) spaces for customers and one space for each vehicle operated from, or on the site. There shall be provided a minimum of three (3) spaces.

3. Wholesale Establishment: One parking space for each four hundred (400) square feet of gross leasable space.

4. Public Utility Facilities Including, But Not Limited To, Electric, Gas, Water, Telephone And Telegraph Facilities Not Having Business Offices On The Premises: One parking space for each employee on duty at any one time, and one space for each vehicle used in connection with the facility with a minimum of three (3) spaces. One space for each two hundred fifty (250) square feet of gross leasable area for any office use.

5. Contractor's Storage Yards In Connection With Contractor's Business: One space for each vehicle operated from, or on the site including employee vehicles.

6. Salvage Yards, Junkyards, Automobile Wrecking Yards: Six (6) on site parking spaces separated from enclosed storage area.

7. Mixed Uses: When two (2) or more uses under the same or different owners and/or managers are located in the same structure and/or in a common development, the sum of the separate requirements for each use shall be as set forth in this section. In the event of multiple uses, the commission may require areas of less intensive use to provide a higher parking requirement if it is determined that the health, safety, and general welfare of the area requires the higher standard. No parking space, or portion thereof, shall serve as a required space for more than one use unless otherwise authorized by the commission.

8. Other Uses: For uses not set forth in this section, parking spaces shall be provided on the same basis as required for the most similar listed use or as determined by the commission. (Ord. 793, §2, adopted 1982; Ord. 888, adopted 1989; Ord. 961, §1, adopted 1995; Ord. 1110, §1, adopted 2008)

§9199 EXEMPTIONS FROM OFF STREET PARKING REQUIREMENTS

A. Existing Commercial Structures:

1. All existing commercial structures as of January 1, 1979, within the area defined as the city of Ukiah parking district no. 1, shall be exempt from the required off street parking requirements prescribed in section 9198 of this article. This exemption applies to changes in the structure, a sale of the property or business or expansion into existing structure space. New commercial construction including demolition, reconstruction, structural additions and existing or new residential uses within said district are not exempt. The exemption provided in this section does not require variance approval by the planning commission or the city council.

B. Bicycle Parking Facility Exemption:

1. A parking space exemption may be granted to projects involving new construction at a rate of one vehicle space for every five (5) bicycle spaces provided. This exemption shall not exceed two (2) vehicle parking spaces per parcel. A bicycle parking space is a designated area with a facility designed for the parking and securing of bicycles.

C. In Lieu Fees:

1. Owners of property (a single parcel or combination of contiguous parcels) smaller than seven thousand (7,000) square feet in area may pay an in lieu parking fee rather than providing all the required on site parking spaces. The increased developable portion of the parcel that would have been used for vehicle parking spaces, shall not be solely used for structure(s) or building expansion. A reasonable amount of the area, as determined by the city design review board, shall be landscaped and/or developed as an outdoor component of the project.

2. Owners who propose to construct, demolish, reconstruct or make structural additions to a commercial structure on a parcel of land consisting of less than seven thousand (7,000) square feet may elect to pay a fee in lieu of providing on-site parking spaces as provided in section 9198 of this article. The actual amount of the fee per parking space shall be established pursuant to sections 9542 and 9544 of this division.

3. All in lieu fees for parking purposes shall be used by the city for the construction or improvement of automobile or bicycle parking facilities or alternative transportation facilities at an appropriate time which serves the employees and customers of the commercial area within parking district no. 1.

4. Prior to the issuance of a building permit, the property owner shall pay the required in lieu fee to the city. (Ord. 793, §2, adopted 1982; Ord. 961, §2, adopted 1995)

§9200 NUMBER OF NONMALL TYPE LOADING SPACES REQUIRED

There shall be provided and maintained in all districts on the same parcel with every building, or portion thereof, having a gross floor area of five thousand (5,000) square feet or more, which building is to be occupied for the manufacturing, display, storage, or warehousing of goods, for retail sales, or as a hotel, hospital, mortuary, laundry, dry cleaning establishment, or for other uses similarly requiring the receipt or distribution by vehicles of materials or merchandise, at lease one off street loading space, for each twenty thousand (20,000) square feet of floor area in the building. (Ord. 793, §2, adopted 1982)

§9201 NUMBER OF MALL TYPE LOADING SPACES REQUIRED

Off street loading spaces for mall type commercial or industrial developments shall be provided as required by the commission; provided, however, in no event shall the requirement be less than zero to five thousand (5,000) square feet, no off street loading space required; five thousand (5,000) to twenty thousand (20,000) square feet, one off street loading space; one additional off street loading space for each twenty thousand (20,000) square feet of gross floor area in the building may be required. (Ord. 793, §2, adopted 1982)

§9202 NUMBER OF UNSPECIFIED LOADING SPACES REQUIRED

Loading spaces adequate in number and size shall be provided as required by the commission for uses not otherwise provided for in this article. (Ord. 793, §2, adopted 1982)

§9203 LOCATION OF LOADING FACILITIES; SCREENING

All loading spaces shall be provided on the same side or in the rear of the building. No loading and unloading shall be permitted in front of premises. In districts abutting a residential district, all loading and unloading facilities shall be screened by a six foot (6') high sight obscuring fence or hedge. (Ord. 793, §2, adopted 1982)

§9204 SIZE OF LOADING SPACE

Unless otherwise specified loading spaces shall measure twelve feet (12') in width and twenty five feet (25') in length, exclusive of aisles and maneuvering space, and shall have a vertical clearance of fourteen feet (14'). Additional length may be required depending upon vehicle size. (Ord. 793, §2, adopted 1982)

§9205 SURFACING OF LOADING SPACES

All open off street loading spaces shall be surfaced with asphaltic concrete, concrete or other surfacing so as to provide a durable, dust free, all weather surfacing which shall meet the requirements of all applicable laws and the approval of the city engineer. (Ord. 793, §2, adopted 1982)

§9206 USE OF LOADING SPACES FOR PARKING

Spaces allocated to any off street loading and unloading space shall not, while so allocated, be used to satisfy the space requirements for any off street parking facilities or portion thereof. (Ord. 793, §2, adopted 1982)

§9207 OFF STREET LOADING SPACES

The off street loading spaces required by the provisions of this article shall only be required where there is a public alley or driveway easement or where access can be provided from an adjacent off street parking area. Where only street access is available, loading spaces shall not be required. (Ord. 793, §2, adopted 1982)

§9208 SITE DEVELOPMENT PERMITS

(Ord. 793, §2, adopted 1982; Rep. by Ord. 996, §2, adopted 1997)

§9209 NONCONFORMING USES

A. The lawful use of land or buildings existing on or before January 21, 1950, and continuously since that time, although such use does not conform to the regulations herein specified for the district in which such land or buildings are located, may be continued provided that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use as of January 21, 1950, except as provided in this section and that if any such use ceases, as defined herein, the subsequent use of such land or buildings shall be in conformity to the regulations specified by this chapter, for the district in which such land or buildings are located.

B. The nonconforming use of a portion of a building may be extended throughout the building, provided that in each case a use permit shall be first obtained.

C. The nonconforming use of a building may be changed to use of the same or of a more restrictive nature, provided that in each case a use permit shall be first obtained.

D. If the nonconforming use of land or buildings ceases for a continuous period of six (6) months, it shall be considered abandoned and shall thereafter be used only in accordance with the regulations for the district in which it is located.

E. A nonconforming building damaged or destroyed by fire, explosion, earthquake or other act to an extent of more than seventy five percent (75%) of the market value thereof, may be restored to the same land use density only if made to conform to all the site regulations of the district in which it is located, provided that such building shall be subject to site development permit by the planning commission in accordance with article 20 of this chapter.

F. Ordinary maintenance and repairs may be made to any nonconforming building, providing no structural alterations are made and providing that such work does not exceed fifteen percent (15%) of the appraised value in any one year. Other repairs, alterations and minor additions may be permitted provided that a use permit shall be first secured in each case. (Ord. 793, §2, adopted 1982)

§9210 OFFICE

(Ord. 793, §2, adopted 1982; Rep. by Ord. 996, §2, adopted 1997)

§9211 DESIGNATION

(Ord. 793, §2, adopted 1982; Rep. by Ord. 996, §2, adopted 1997)

§9212 FUNCTION

(Ord. 793, §2, adopted 1982; Rep. by Ord. 1110, §1, adopted 2008)

§9213 AUTHORITY

(Ord. 793, §2, adopted 1982; Rep. by Ord. 996, §2, adopted 1997)

§9214 REFERRAL TO THE PLANNING COMMISSION

(Ord. 793, §2, adopted 1982; Rep. by Ord. 996, §2, adopted 1997)

§9215 APPEALS

(Ord. 793, §2, adopted 1982; Rep. by Ord. 996, §2, adopted 1997)

DRAFT RESOLUTION NUMBER PC-2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE UPDATING THE CITY'S OFF-STREET PARKING REGULATIONS (UCC DIVISION 9, CHAPTER 2, ARTICLE 17) TO ALIGN WITH THE UKIAH 2040 GENERAL PLAN MOBILITY ELEMENT.

WHEREAS, on December 7, 2022, the Ukiah City Council adopted Resolution No. 2022-79, certifying the Environmental Impact Report (EIR) for the Ukiah 2040 General Plan (State Clearinghouse No. 2022050556), including a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations; and

WHEREAS, the City's existing off-street parking requirements establish activity-specific minimum parking ratios that no longer reflect modern travel patterns, land use practices, or contemporary planning standards. Mandatory parking minimums can increase the cost of housing and commercial development, limit the number of available units, contribute to the oversupply of underutilized paved areas, and generate unnecessary greenhouse gas emissions through induced automobile dependency; and

WHEREAS, excess parking supply and continued automobile dependency are inconsistent with the City's adopted Ukiah 2040 General Plan Mobility Goal MOB-2, which requires the City to reduce vehicle miles traveled (VMT) to and from residences, jobs, and commercial uses in Ukiah; and

WHEREAS, the City's current parking regulations emphasize automobile accommodation without sufficient flexibility to support a balanced, multi-modal transportation network, inconsistent with Ukiah 2040 General Plan Mobility Goal MOB-5, which directs the City to promote a balance of multi-modal options through flexible and reduced parking regulations; and

WHEREAS, existing parking regulations and design standards do not fully address contemporary parking lot design practices that serve the City's environmental, design, and infrastructure goals, including: (a) downcast, shielded lighting to reduce glare and light pollution; (b) permeable paving materials to reduce stormwater runoff and heat island effects; (c) site configurations that allow for installation of solar canopies, electric vehicle (EV) charging infrastructure, shade structures, and additional landscaping; and

WHEREAS, the City of Ukiah has prepared a draft ordinance amending Division 9, Chapter 2, Article 17 of the Ukiah City Code to update off-street parking and loading regulations, with the following objectives: modernizing parking space and aisle dimensions; introducing flexible adjustment mechanisms to reduce or increase parking requirements without requiring a formal variance; establishing updated design standards for parking lot lighting, surfacing, and layout; strengthening bicycle parking standards and incentives; and supporting the City's climate, housing, and mobility goals by reducing unnecessary and inconsistent parking standards across zoning districts; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 22, 2026, to review and discuss the intent, purpose, applicability, and drafted language of the proposed off-street parking reform. The Commission received public testimony and provided direction to staff to guide further ordinance development; and

WHEREAS, the proposed Ordinance has been reviewed for environmental compliance pursuant to the California Environmental Quality Act (CEQA). The Ordinance implements policies analyzed in the certified Ukiah 2040 General Plan EIR, and qualifies for streamlined environmental review, as it is consistent with the adopted General Plan and no significant environmental effects beyond those analyzed in the EIR are anticipated; and

WHEREAS, the Planning Commission finds that the proposed Ordinance is in the public interest, consistent with the Ukiah 2040 General Plan, advances the City's environmental, transportation, and land use

objectives, and provides a clearer and more flexible regulatory framework for off-street parking in the City of Ukiah.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Ukiah, based upon the staff report, environmental review, public testimony, and all written and oral materials presented at the April 22, 2026, public hearing, hereby makes the following findings and recommendations:

1. The above recitals are true and correct and are incorporated herein by reference.

2. The proposed Ordinance is consistent with the Ukiah 2040 General Plan and implements the goals, objectives, and policies of the Mobility Element, particularly:

A. Mobility Goal MOB-2: Reduce vehicle miles traveled (VMT) to and from residences, jobs, and commercial uses through land use, design, and transportation policies; and

B. Mobility Goal MOB-5: Promote a balance of multi-modal transportation options through flexible, right-sized parking standards that expand mobility choices and support infill and mixed-use development; and

3. The proposed Ordinance qualifies for streamlined environmental review. The Ordinance is consistent with the land use and transportation policies of the adopted Ukiah 2040 General Plan and associated EIR certified on December 7, 2022. No additional significant environmental effects beyond those identified and analyzed in the certified General Plan EIR are anticipated from adoption of the Ordinance.

4. The Planning Commission recommends that the City Council introduce and adopt the Ordinance amending Division 9, Chapter 2, Article 17 of the Ukiah City Code, as shown in the attached Exhibit A.

BE IT FURTHER RESOLVED that the Planning Commission designates the City Clerk as the custodian of the documents and other materials constituting the record of proceedings upon which this Resolution is based. These materials are available for public inspection at the City of Ukiah Community Development Department, 300 Seminary Avenue, Ukiah, CA 95482.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Ukiah on the 22nd day of April 2026, by the following vote:

AYES: Commissioners Hilliker, Brown, Montaño, Johnson, and Chair de Grassi
NOES: None
ABSTAIN: None
ABSENT: None

Craig Schlatter, AICP
Community Development Director

Alex de Grassi
Alex de Grassi (May 6, 2026 15:10:16 PDT)
Alex De Grassi,
Chair, Planning Commission

ATTEST:

Kristine Lawler, CMC
City Clerk

Exhibit A: Ordinance of the City Council of the City of Ukiah Amending Article 17, Chapter 2, Division 9 (*Enclosed Post-Adoption*)

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING ARTICLE 17, CHAPTER 2, DIVISION 9 OF THE CITY CODE REGULATING OFF STREET PARKING AND LOADING IN THE CITY.

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

SECTION ONE. FINDINGS

A. The City's existing off-street parking requirements include activity-specific ratios that no longer reflect modern demand patterns or uses. These outdated standards result in the oversupply of parking, underutilized paved areas, and unnecessary costs for new development.
B. Excess parking supply and continued automobile dependency is inconsistent with the City's adopted 2040 Ukiah General Plan Mobility Goal MOB-2 to reduce vehicle miles traveled (VMT), demonstrating the need to update outdated and conflicting parking regulations.
C. The City's current parking regulations emphasize automobile accommodation without sufficient flexibility to support a balanced, multi-modal transportation system, which is inconsistent with the City's adopted 2040 General Plan Mobility Goal MOB-5, and demonstrates the need to expand regulatory mechanisms beyond the Minor or Major Variance process.
D. Existing regulations and standards do not fully address modern parking lot design practices, including downcast lighting to reduce glare, permeable paving to reduce runoff, and site configurations that allow installation of solar canopies, electric vehicle charging infrastructure, additional landscaping, and shade structures.

SECTION TWO. PURPOSE

The purpose of this Ordinance is to:

A. Promote effective vehicle circulation, reduce congestion, increase safety and aesthetics within the off-street parking and off-street loading areas.
B. Promote proper siting of the off-street vehicle parking or off-street loading areas to minimize potential adverse effects on adjacent land uses.
C. Encourage the use of alternative modes of transportation and reduce trips.
D. Ensure access and maneuverability for emergency vehicles.
E. Encourage bicycles as an alternative mode of transportation by providing adequate, convenient, and secure bicycle parking facilities.
F. Support the strong link between land use and transportation through promotion of infill development and mixed land uses that bring common destinations closer to people and make efficient use of infrastructure.
G. Improve air quality and public health outcomes and reduce Ukiah's contribution towards climate change-through encouragement of sustainable mobility options and reduction of Vehicle Miles Traveled (VMT) and associated greenhouse gas

emissions generated by driving.

SECTION THREE.

Section 9055.1 in Division 9, Chapter 2, Article 5.2 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§ 9055.1 DEVELOPMENT STANDARDS

* * *

O. Parking and Circulation:

* * *

2. Required Parking:

a. Parking Standards: Multifamily dwelling parking standards shall be consistent with the parking regulations of their zoning designation.

b. Parking Standards: Mixed-use parking standards shall be consistent with subsection 9198.A.3 of this code.

* * *

SECTION FOUR.

Division 9, Chapter 2, Article 17 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

* * *

§ 9192 SIZE OF PARKING SPACES

The minimum dimensions of Standard parking spaces shall be nine feet (9') in width by nineteen feet (19') in length. The vertical clearance shall be not less than seven feet (7') over the entire area.

In any parking area with more than ten (10) required off street parking spaces, forty percent (40%) compact spaces may be allowed. The dimensions of a compact parking space shall be eight feet (8') in width by sixteen feet (16') in length. The vertical clearance shall be not less than seven feet (7') over the entire area.

§ 9193 ACCESS TO PARKING FACILITIES

A. Each required off street parking space or garage space for residential uses shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off street parking facilities shall be designed in a manner which will least interfere with traffic movements. Tandem parking is not acceptable for

commercial uses of property.

* * *

§ 9194 SURFACING OF PARKING AREAS

All open off street parking areas or residential driveways shall be surfaced with asphaltic concrete (2 inch asphalt 6 inch aggregate base), concrete or other surfacing so as to provide a durable, dust free, all weather surface which shall meet the requirement of all applicable laws and the approval of the Director of Public Works. Permeable paving materials, including permeable asphalt, permeable concrete, interlocking pavers, and similar low-impact surfacing materials, are encouraged for off-street parking areas, drive aisles, and walkways, where site conditions allow. The use of permeable materials may be approved by the City Engineer or designee where such materials meet structural, drainage, and maintenance standards

* * *

§ 9196 LIGHTING OF PARKING AREAS

Any lighting used to illuminate off street parking areas shall be downcast, shielded, and directed away from the public right-of-way and away from residential properties in such a way as not to create a nuisance. Outdoor lighting shall be regulated by the State of California Title 24 Energy Efficiency Standards outdoor lighting requirements. If a conflict between the requirements of this Division and the State of California Title 24 Energy Efficiency Standards arises, that which produces the least glare shall apply.

§ 9197 DESIGN STANDARDS FOR PARKING AREAS

Minimum parking space dimensions shall be as follows, except as shown in Table 1-1, Figure 1-1.

1) Standard parking spaces shall have a minimum dimension of nine feet (9') in width by nineteen feet (19') in length.
2) Up to forty percent (40%) of the spaces in a parking lot may be compact spaces, with dimensions as shown in Table 1-1.
3) Parallel parking spaces shall be eight feet (8') by twenty-two feet (22'), except that spaces that are unencumbered at one end may be reduced to eight feet (8') by twenty feet (20').
4) The width of a parking space shall be increased by one foot (1') if either side of the space is adjacent to a wall, fence, support column or other structure, except where the obstruction is limited to the front or rear one-third of the parking space.

FIGURE 1-1

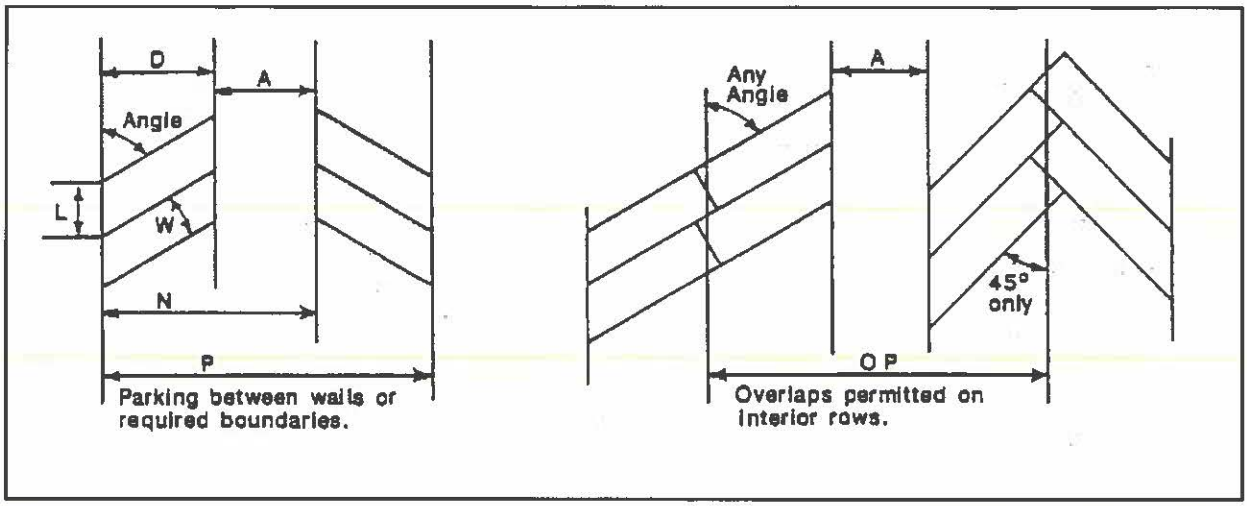


TABLE 1-1—MINIMUM PARKING SPACE AND AISLE DIMENSIONS

Space Width	Parking Angle	L	D	A	N	P	OP
Standard Size Automobile Spaces—Minimum Length = 19 ft							
9.0 ft	30 °	18.0 ft	17.5 ft	12 ft (1)	29.5 ft	47 ft	39.5 ft
9.0 ft	45 °	12.7 ft	20 ft	12 ft (1)	32 ft	47 ft	45 ft
9.0 ft	60 °	10.4 ft	21 ft	15 ft (1)	36 ft	51.5 ft	52.5 ft
9.0 ft	90 °	9.0 ft	19 ft	26 ft	45 ft	64 ft	—
9.5 ft	90 °	9.5 ft	19 ft	25 ft	44 ft	63 ft	—
10.0 ft	90 °	10.0 ft	19 ft	23 ft	42 ft	61 ft	—
Compact Automobile Spaces—Minimum Length = 16 ft							
9 ft	30 °	16 ft	15 ft	12 ft (1)	27 ft	42 ft	—
9 ft	45 °	11.7 ft	17 ft	12 ft (1)	29 ft	46 ft	—
9 ft	60 °	9.5 ft	18 ft	12 ft (1)	30 ft	48 ft	—
9 ft	90 °	9 ft	16 ft	23 ft	39 ft	55 ft	—
Allowable - Automobile Spaces—Minimum Length = 18 ft							
8.5 ft	45 °	11.8 ft	16 ft	12.5 ft (1)	28 ft	44.5 ft	—
8.5 ft	60 °	9.7 ft	16.5 ft	14 5.ft (1)	30.5 ft	47.5 ft	—
8.5 ft	90 °	8.5 ft	18 ft	24.5 ft	42.5 ft	60.5 ft	—
9 ft	30 °	18 ft	16.8 ft	11 ft (1)	27.8 ft	44.6 ft	—
9 ft	45 °	12.7 ft	19 ft	16 ft (1)	35 ft	54 ft	—
9 ft	60 °	10.4 ft	20 ft	18 ft	38 ft	58 ft	—
9 ft	90 °	9.0 ft	18 ft	26 ft	44 ft	62 ft	—

Note:

(1) Only one-way aisles permitted.

Where posts, columns, or obstruction, other than wheel stops, are located within parking areas, such posts, columns, or other obstruction shall not be permitted to be calculated within the required minimum parking dimensions set forth above. Further, such posts, columns, or obstructions shall not interfere with vehicular movement and parking or the opening of vehicular doors.

§ 9198 NUMBER OF PARKING SPACES REQUIRED

The number of on-site parking spaces required for the uses set forth in this Section shall be as follows. The Planning Commission or Zoning Administrator may approve a request to reduce parking requirements, and not be subject to the Variance Procedures set forth in Section 9264 of this Code, where the project is supported by proximity to services, transit access, shared parking, or other resources as part of any Site Development or Use Permit review.

A. Residential Uses:

1. Special Needs Housing: In any district, the Director of Community Development may approve a reduction in parking requirements not exceeding thirty percent (30%) for housing projects with at least four (4) living units reserved for seniors, disabled persons, emergency shelters, transitional housing, single room occupancies, or other special needs housing with reduced parking demand based on factors such as age of occupants, disabilities, household size, or other factors that support a finding of reduced parking demand. An agreement acceptable to the City restricting the use consistent with the reduction in parking may be required to be recorded in the office of the county recorder. For the purposes of this Subsection "senior" means a person sixty-two (62) years of age or older, or fifty-five (55) years of age in a senior citizen housing development as defined in Section 51.3 of the California Civil Code or as may be amended from time to time.

2. Affordable Housing Projects: In any district, the Director of Community Development may approve a reduction in parking requirements not exceeding twenty percent (20%) for housing projects with at least four (4) units affordable to persons of low, very low or extremely low income as defined by the California Health and Safety Code based on factors that support a finding of reduced parking demand. An agreement acceptable to the City ensuring the long-term affordability of the housing units shall be required and shall be recorded in the office of the county recorder. The term "long term" shall mean the typical time frame required for affordable housing projects associated with HOME grants and other affordable housing funding sources.

3. Residential Mixed-Use Projects: In any district, the sum of the separate parking requirements for each use in a mixed residential/commercial project may be reduced by not more than thirty five percent (35%) where day and nighttime uses offset parking demand based on documentation that supports a finding of reduced parking demand. An agreement acceptable to the City restricting the use consistent with the reduction in parking may be required to be recorded in the office of the County Recorder.

4. Other Residential Uses: Except as expressly modified by this Section, all other residential parking requirements shall comply with the standards set forth in Division 9, Chapter 2, Articles 3 through 7 and 12 of this Code.

B. Retail, Commercial And Service Uses:

1. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area. Similar uses having drive-up windows or drive-through facilities shall have a stacking area for five (5) vehicles.

2. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross leasable floor area.

C. Places of Public Assembly:

1. Commercial Recreation And Public Assembly: One parking space for each four (4) person capacity.

2. Public Establishments, Bars, Restaurants, Taverns and Nightclubs: A minimum of four (4) parking spaces plus one parking space for each three (3) seats. Similar uses having drive-up windows or drive-through facilities shall have a stacking area for five (5) vehicles

D. Manufacturing Plants, Warehousing And Kindred Uses:

1. Industrial Uses of All Types Except A Building Used Exclusively For Warehouse Purposes: One parking space for each employee on the maximum shift, plus required space for any office area, plus a minimum of two (2) spaces for customer parking plus one space for each vehicle operated from or on the site. In no case shall the number of on-site parking spaces be less than Subsection D2 of this Section.

2. Warehouse, Storage Buildings Including Ministorage: One parking space for each two thousand five hundred (2,500) square feet up to twenty-five thousand (25,000) square feet; one for each additional ten thousand (10,000) square feet or one parking space for each two (2) employees on the maximum shift, whichever amount is greater, plus four (4) spaces for customers and one space for each vehicle operated from, or on the site. There shall be provided a minimum of three (3) spaces.

3. Wholesale Establishment: One parking space for each four hundred (400) square feet of gross leasable space.

4. Mixed Uses: When two (2) or more uses under the same or different owners and/or managers are located in the same structure and/or in a common development, the sum of the separate requirements for each use shall be as set forth in this Section. In the event of multiple uses, the Commission may require areas of less intensive use to provide a higher parking requirement if it is determined that the health, safety, and general welfare

of the area requires the higher standard. No parking space, or portion thereof, shall serve as a required space for more than one use unless otherwise authorized by the Commission.

5. Other Uses: For uses not set forth in this Section, parking spaces shall be provided on the same basis as required for the most similar listed use. A land use not specified shall provide parking as determined by the Director. The Director shall use the requirements of § 9198 for similar uses as a guide in determining the minimum number of parking spaces to be provided, and may require the applicant to fund a parking study to determine parking demand.

§ 9199 EXEMPTIONS FROM OFF STREET PARKING REQUIREMENTS

A. Existing Commercial Structures:

1. All existing commercial structures as of January 1, 1979, within the area defined as the City of Ukiah Parking District no. 1, shall be exempt from the required off street parking requirements prescribed in Section 9198 of this Article. This exemption applies to changes in the structure, a sale of the property or business or expansion into existing structure space. New commercial construction including demolition, reconstruction, structural additions and existing or new residential uses within said district are not exempt. The exemption provided in this Section does not require variance approval by the Planning Commission or the City Council.

B. Bicycle Parking Facility Exemption:

1. A parking space exemption may be granted to projects involving new construction at a rate of one vehicle space for every five (5) bicycle spaces provided. This exemption shall not exceed three (3) vehicle parking spaces per parcel. A bicycle parking space is a designated area with a facility designed for the parking and securing of bicycles.

2. Safe bicycle parking facilities shall be provided in all commercial developments, where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off-street automobile parking spaces. Bicycle parking spaces required and provided under this Subsection shall count toward required off-street automobile parking and may be used to reduce the total number of vehicle parking spaces otherwise required.

3. Required bicycle parking shall be located conveniently near building entrances and designed to provide safe, secure, and weather-protected bicycle storage where feasible. Further standards are provided in Ukiah City Code § 9208 Bicycle Parking - Design Standards.

C. Adjustments to Parking requirements may be reduced through the following processes:

1. Where an applicant requests or where the Community Development Director determines that, due to special circumstances, any particular use requires a parking capacity which deviates from the standards specified in §UCC 9198, parking requirements may be reduced through the following processes:

a. Minor adjustment: Allows for parking modification up to 25 percent for projects that do not require discretionary review. The Community Development Director may approve an increase or decrease in parking spaces after first making the following findings:

(1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in §UCC 9198

(2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

b. Discretionary approval. If the project already requires Discretionary Review, this exception may be used to reduce the amount of parking spaces by any amount. The Zoning Administrator or Planning Commission may, as a condition of project approval, approve any increase or decrease in parking spaces after first making the following findings:

(1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in §UCC 9198;

(2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

C. In Lieu Fees:

1. Owners of property (a single parcel or combination of contiguous parcels) smaller than seven thousand (7,000) square feet in area may pay an in-lieu parking fee rather than providing all the required on-site parking spaces. The increased developable portion of the parcel that would have been used for vehicle parking spaces, shall not be solely used for structure(s) or building expansion.

2. Owners who propose to construct, demolish, reconstruct or make structural additions to a commercial structure on a parcel of land consisting of less than seven thousand (7,000) square feet may elect to pay a fee in lieu of providing on-site parking spaces as provided in Section 9198 of this Article. The actual amount of the fee per parking space shall be established pursuant to Sections 9542 and 9544 of this Division.

3. All in lieu fees for parking purposes shall be used by the City for the construction or improvement of automobile or bicycle parking facilities or alternative transportation facilities at an appropriate time which serves the employees and customers of the

commercial area within Parking District no. 1.

4. Prior to the issuance of a building permit, the property owner shall pay the required in lieu fee to the City.

* * *

§ 9208 BICYCLE PARKING DESIGN STANDARDS.

For the purpose of this Section, "bicycle parking facilities" shall refer to both long-term/Class II and short-term/Class I bicycle parking facilities as visualized in §9055.1 Development Standards.

A. All bicycle parking spaces provided shall be on a hard and stable surface.

B. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.

C. All bicycle parking facilities shall support bicycles by at least two contact points on the bicycle to prevent the bicycle from falling over and to prevent damage to wheels, frame, or other components.

D. All bicycle parking facilities within vehicle parking areas shall be separated by a curb or other physical barrier to protect bicycles from damage by automobiles and other moving vehicles.

E. Short-term bicycle parking facilities are subject to and shall meet all the following requirements:

1. The facilities shall be located at least three feet (3') away from any wall, fence, or other structure.

2. When multiple short-term bicycle parking facilities are installed together in sequence, they shall be installed at least three feet (3') apart and located in a configuration that provides space for parked bicycles to be aligned parallel to each other.

3. The facilities shall be installed in a clear space at least two feet (2') in width by six feet (6') in length to allow sufficient space between parked bicycles.

4. Permanently anchored bicycle racks shall be installed to allow the frame and one or both wheels of the bicycle to be securely locked to the rack.

5. The facilities shall meet the minimum dimensions for bicycle parking spaces of two feet (2') wide, six feet (6') long and four feet (4') tall.

6. There must be at least five feet (5') of clear space to access all bicycle parking

spaces and allow room for bicycle maneuvering. Where short-term bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.

F. The following information must be submitted with applications for an applicable building permit for new square footage or development permit:

1. Location, access route, and number of both short-term and long-term bicycle parking spaces;

2. The model or design of the bicycle parking facilities to be installed;

3. Dimensions of all aisles and maneuvering areas; and

4. Information adequate to illustrate the racks and spaces that satisfy the minimum horizontal requirement, and the racks and spaces that accommodate a larger bicycle footprint.

G. Short-term bicycle parking facilities that consist of permanently anchored bicycle racks shall be located in a convenient, highly visible and well lighted area within twenty feet of a building entrance and within view of pedestrian traffic.

H. Short-term bicycle parking facilities that consist of: covered, lockable enclosures with permanently anchored racks for bicycles; or lockable bicycle rooms with permanently anchored racks; or lockable, permanently anchored bicycle lockers shall be located in a convenient, highly visible and well-lighted area within one hundred feet of a common publicly accessible building entrance and within view of pedestrian traffic.

I. Long-term bicycle parking facilities for tenant and occupant use shall be conveniently accessible by pedestrians from the street and located within one hundred feet of building entrances accessible by tenants and occupants.

J. If bicycle parking is not visible from the main building entrances, a sign must be permanently posted at the main entrances, including public and employee entrances, indicating the location of the bicycle parking.

SECTION FIVE.

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:

DRAFT

Susan Sher, Mayor

ATTEST:

Kristine Lawler, CMC/City Clerk

ORDINANCE NO.

URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING ARTICLE 17, CHAPTER 2, DIVISION 9 OF THE CITY CODE REGULATING OFF STREET PARKING AND LOADING IN THE CITY.

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

SECTION ONE. FINDINGS

A. The City's existing off-street parking requirements include activity-specific ratios that no longer reflect modern demand patterns or uses. These outdated standards result in the oversupply of parking, underutilized paved areas, and unnecessary costs for new development.
B. Excess parking supply and continued automobile dependency is inconsistent with the City's adopted 2040 Ukiah General Plan Mobility Goal MOB-2 to reduce vehicle miles traveled (VMT), demonstrating the need to update outdated and conflicting parking regulations.
C. The City's current parking regulations emphasize automobile accommodation without sufficient flexibility to support a balanced, multi-modal transportation system, which is inconsistent with the City's adopted 2040 General Plan Mobility Goal MOB-5, and demonstrates the need to expand regulatory mechanisms beyond the Minor or Major Variance process.
D. Existing regulations and standards do not fully address modern parking lot design practices, including downcast lighting to reduce glare, permeable paving to reduce runoff, and site configurations that allow installation of solar canopies, electric vehicle charging infrastructure, additional landscaping, and shade structures.

SECTION TWO. PURPOSE

The purpose of this Ordinance is to:

A. Promote effective vehicle circulation, reduce congestion, increase safety and aesthetics within the off-street parking and off-street loading areas.
B. Promote proper siting of the off-street vehicle parking or off-street loading areas to minimize potential adverse effects on adjacent land uses.
C. Encourage the use of alternative modes of transportation and reduce trips.
D. Ensure access and maneuverability for emergency vehicles.
E. Encourage bicycles as an alternative mode of transportation by providing adequate, convenient, and secure bicycle parking facilities.
F. Support the strong link between land use and transportation through promotion of infill development and mixed land uses that bring common destinations closer to people and make efficient use of infrastructure.
G. Improve air quality and public health outcomes and reduce Ukiah's contribution towards climate change-through encouragement of sustainable mobility options and reduction of Vehicle Miles Traveled (VMT) and associated greenhouse gas

emissions generated by driving.

SECTION THREE.

Section 9036 in Division 9, Chapter 2, Article 4 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§ 9036 REQUIRED PARKING

* * *

B. Each required off-street parking space or garage space for multiple-family residential uses shall comply with the dimensional standards set forth in Section 9197 of this Code. In parking areas with ten (10) or more required spaces, the allowance for compact spaces shall be subject to the provisions of Section 9192 of this Code.

* * *

SECTION FOUR.

Section 9051 in Division 9, Chapter 2, Article 5 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§ 9051 REQUIRED PARKING

* * *

B. Each required off-street parking space or garage space for multiple-family residential uses shall comply with the dimensional standards set forth in Section 9197 of this Code. In parking areas with ten (10) or more required spaces, the allowance for compact spaces shall be subject to the provisions of Section 9192 of this Code.

* * *

SECTION FIVE.

Section 9055.1 in Division 9, Chapter 2, Article 5.2 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§ 9055.1 DEVELOPMENT STANDARDS

* * *

O. Parking and Circulation:

* * *

2. Required Parking:

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a. Parking Standards: Multifamily dwelling parking standards shall be consistent with the parking regulations of their zoning designation.

b. Parking Standards: Mixed-use parking standards shall be consistent with subsection 9198.A.3 of this code.

* * *

SECTION SIX.

Section 9067 in Division 9, Chapter 2, Article 6 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§ 9067 PARKING REQUIREMENTS

The minimum parking area and number of on-site parking spaces required in the Neighborhood Commercial (C-N) Zoning District shall be as follows:

A. Commercial Uses:

* * *

4. Bicycle Parking: Bicycle parking facilities shall be provided in compliance with the requirements and design standards set forth in Sections 9199.B and 9208 of this Code.

* * *

SECTION SEVEN.

Section 9086 in Division 9, Chapter 2, Article 7 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§ 9086 REQUIRED PARKING

* * *

The minimum parking area required in the Community Commercial (C-1) Zoning Districts shall be as follows:

A. Commercial Uses:

* * *

5. Bicycle Parking: Bicycle parking facilities shall be provided in compliance with the requirements and design standards set forth in Sections 9199.B and 9208 of this Code..

* * *

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SECTION EIGHT

Section 9100 in Division 9, Chapter 2, Article 8 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§ 9100 PARKING REQUIRED

* * *

The minimum parking area required in the Heavy Commercial (C-2) Zoning District shall be as follows:

A. Commercial Uses:

* * *

6. Bicycle Parking: Bicycle parking facilities shall be provided in compliance with the requirements and design standards set forth in Sections 9199.B and 9208 of this Code.

* * *

SECTION NINE.

Division 9, Chapter 2, Article 17 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

* * *

§ 9192 SIZE OF PARKING SPACES

The minimum dimensions of Standard parking spaces shall be nine feet (9') in width by nineteen feet (19') in length. The vertical clearance shall be not less than seven feet (7') over the entire area.

In any parking area with more than ten (10) required off street parking spaces, forty percent (40%) compact spaces may be allowed. The dimensions of a compact parking space shall be eight feet (8') in width by sixteen feet (16') in length. The vertical clearance shall be not less than seven feet (7') over the entire area.

§ 9193 ACCESS TO PARKING FACILITIES

A. Each required off street parking space or garage space for residential uses shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off street parking facilities shall be designed in a manner which will least interfere with traffic movements. Tandem parking is not acceptable for commercial uses of property.

* * *

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§ 9194 SURFACING OF PARKING AREAS

All open off street parking areas or residential driveways shall be surfaced with asphaltic concrete (2 inch asphalt 6 inch aggregate base), concrete or other surfacing so as to provide a durable, dust free, all weather surface which shall meet the requirement of all applicable laws and the approval of the Director of Public Works. Permeable paving materials, including permeable asphalt, permeable concrete, interlocking pavers, and similar low-impact surfacing materials, are encouraged for off-street parking areas, drive aisles, and walkways, where site conditions allow. The use of permeable materials may be approved by the City Engineer or designee where such materials meet structural, drainage, and maintenance standards

* * *

§ 9196 LIGHTING OF PARKING AREAS

Any lighting used to illuminate off street parking areas shall be downcast, shielded, and directed away from the public right-of-way and away from residential properties in such a way as not to create a nuisance. Outdoor lighting shall be regulated by the State of California Title 24 Energy Efficiency Standards outdoor lighting requirements. If a conflict between the requirements of this Division and the State of California Title 24 Energy Efficiency Standards arises, that which produces the least glare shall apply.

§ 9197 DESIGN STANDARDS FOR PARKING AREAS

Minimum parking space dimensions shall be as follows, except as shown in Table 1-1, Figure 1-1.

1) Standard parking spaces shall have a minimum dimension of nine feet (9') in width by nineteen feet (19') in length.
2) Up to forty percent (40%) of the spaces in a parking lot may be compact spaces, with dimensions as shown in Table 1-1.
3) Parallel parking spaces shall be eight feet (8') by twenty-two feet (22'), except that spaces that are unencumbered at one end may be reduced to eight feet (8') by twenty feet (20').
4) The width of a parking space shall be increased by one foot (1') if either side of the space is adjacent to a wall, fence, support column or other structure, except where the obstruction is limited to the front or rear one-third of the parking space.

FIGURE 1-1

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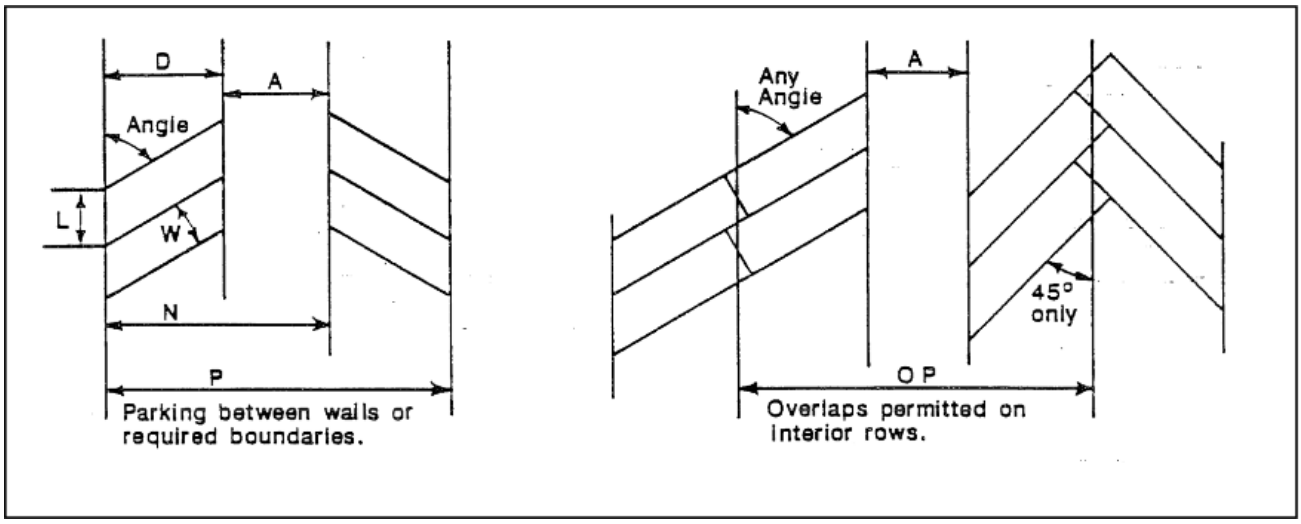

TABLE 1-1—MINIMUM PARKING SPACE AND AISLE DIMENSIONS

Space Width	Parking Angle	L	D	A	N	P	OP
Standard Size Automobile Spaces—Minimum Length = 19 ft							
9.0 ft	30 °	18.0 ft	17.5 ft	12 ft (1)	29.5 ft	47 ft	39.5 ft
9.0 ft	45 °	12.7 ft	20 ft	12 ft (1)	32 ft	47 ft	45 ft
9.0 ft	60 °	10.4 ft	21 ft	15 ft (1)	36 ft	51.5 ft	52.5 ft
9.0 ft	90 °	9.0 ft	19 ft	26 ft	45 ft	64 ft	—
9.5 ft	90 °	9.5 ft	19 ft	25 ft	44 ft	63 ft	—
10.0 ft	90 °	10.0 ft	19 ft	23 ft	42 ft	61 ft	—
Compact Automobile Spaces—Minimum Length = 16 ft							
9 ft	30 °	16 ft	15 ft	12 ft (1)	27 ft	42 ft	—
9 ft	45 °	11.7 ft	17 ft	12 ft (1)	29 ft	46 ft	—
9 ft	60 °	9.5 ft	18 ft	12 ft (1)	30 ft	48 ft	—
9 ft	90 °	9 ft	16 ft	23 ft	39 ft	55 ft	—
Allowable - Automobile Spaces—Minimum Length = 18 ft							
8.5 ft	45 °	11.8 ft	16 ft	12.5 ft (1)	28 ft	44.5 ft	—
8.5 ft	60 °	9.7 ft	16.5 ft	14 5.ft (1)	30.5 ft	47.5 ft	—
8.5 ft	90 °	8.5 ft	18 ft	24.5 ft	42.5 ft	60.5 ft	—
9 ft	30 °	18 ft	16.8 ft	11 ft (1)	27.8 ft	44.6 ft	—
9 ft	45 °	12.7 ft	19 ft	16 ft (1)	35 ft	54 ft	—
9 ft	60 °	10.4 ft	20 ft	18 ft	38 ft	58 ft	—
9 ft	90 °	9.0 ft	18 ft	26 ft	44 ft	62 ft	—

Note:

(1) Only one-way aisles permitted.

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Where posts, columns, or obstruction, other than wheel stops, are located within parking areas, such posts, columns, or other obstruction shall not be permitted to be calculated within the required minimum parking dimensions set forth above. Further, such posts, columns, or obstructions shall not interfere with vehicular movement and parking or the opening of vehicular doors.

§ 9198 NUMBER OF PARKING SPACES REQUIRED

The number of on-site parking spaces required for the uses set forth in this Section shall be as follows. The Planning Commission or Zoning Administrator may approve a request to reduce parking requirements, and not be subject to the Variance Procedures set forth in Section 9264 of this Code, where the project is supported by proximity to services, transit access, shared parking, or other resources as part of any Site Development or Use Permit review.

A. Residential Uses:

1. Special Needs Housing: In any district, the Director of Community Development may approve a reduction in parking requirements not exceeding thirty percent (30%) for housing projects with at least four (4) living units reserved for seniors, disabled persons, emergency shelters, transitional housing, single room occupancies, or other special needs housing with reduced parking demand based on factors such as age of occupants, disabilities, household size, or other factors that support a finding of reduced parking demand. An agreement acceptable to the City restricting the use consistent with the reduction in parking may be required to be recorded in the office of the county recorder. For the purposes of this Subsection "senior" means a person sixty-two (62) years of age or older, or fifty-five (55) years of age in a senior citizen housing development as defined in Section 51.3 of the California Civil Code or as may be amended from time to time.

2. Affordable Housing Projects: In any district, the Director of Community Development may approve a reduction in parking requirements not exceeding twenty percent (20%) for housing projects with at least four (4) units affordable to persons of low, very low or extremely low income as defined by the California Health and Safety Code based on factors that support a finding of reduced parking demand. An agreement acceptable to the City ensuring the long-term affordability of the housing units shall be required and shall be recorded in the office of the county recorder. The term "long term" shall mean the typical time frame required for affordable housing projects associated with HOME grants and other affordable housing funding sources.

3. Residential Mixed-Use Projects: In any district, the sum of the separate parking requirements for each use in a mixed residential/commercial project may be reduced by not more than thirty five percent (35%) where day and nighttime uses offset parking demand based on documentation that supports a finding of reduced parking demand. An agreement acceptable to the City restricting the use consistent with the reduction in parking may be required to be recorded in the office of the County Recorder.

4. Other Residential Uses: Except as expressly modified by this Section, all other residential parking requirements shall comply with the standards set forth in Division 9, Chapter 2, Articles 3 through 7 and 12 of this Code.

B. Retail, Commercial And Service Uses:

1. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area. Similar uses having drive-up windows or drive-through facilities shall have a stacking area for at least five (5) vehicles.

2. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross leasable floor area.

C. Places of Public Assembly:

1. Commercial Recreation And Public Assembly: One parking space for each four (4) person capacity.

2. Public Establishments, Bars, Restaurants, Taverns and Nightclubs: A minimum of four (4) parking spaces plus one parking space for each three (3) seats. Similar uses having drive-up windows or drive-through facilities shall have a stacking area for at least five (5) vehicles.

D. Manufacturing Plants, Warehousing And Kindred Uses:

1. Industrial Uses of All Types Except A Building Used Exclusively For Warehouse Purposes: One parking space for each employee on the maximum shift, plus required space for any office area, plus a minimum of two (2) spaces for customer parking plus one space for each vehicle operated from or on the site. In no case shall the number of on-site parking spaces be less than Subsection D2 of this Section.

2. Warehouse, Storage Buildings Including Ministorage: One parking space for each two thousand five hundred (2,500) square feet up to twenty-five thousand (25,000) square feet; one for each additional ten thousand (10,000) square feet or one parking space for each two (2) employees on the maximum shift, whichever amount is greater, plus four (4) spaces for customers and one space for each vehicle operated from, or on the site. There shall be provided a minimum of three (3) spaces.

3. Wholesale Establishment: One parking space for each four hundred (400) square feet of gross leasable space.

4. Mixed Uses: When two (2) or more uses under the same or different owners and/or managers are located in the same structure and/or in a common development, the sum of the separate requirements for each use shall be as set forth in this Section. In the event

of multiple uses, the Commission may require areas of less intensive use to provide a higher parking requirement if it is determined that the health, safety, and general welfare of the area requires the higher standard. No parking space, or portion thereof, shall serve as a required space for more than one use unless otherwise authorized by the Commission.

5. Other Uses: For uses not set forth in this Section, parking spaces shall be provided on the same basis as required for the most similar listed use. A land use not specified shall provide parking as determined by the Director. The Director shall use the requirements of § 9198 for similar uses as a guide in determining the minimum number of parking spaces to be provided, and may require the applicant to fund a parking study to determine parking demand.

§ 9199 EXEMPTIONS FROM OFF STREET PARKING REQUIREMENTS

A. Existing Commercial Structures:

1. All existing commercial structures as of January 1, 1979, within the area defined as the City of Ukiah Parking District no. 1, shall be exempt from the required off street parking requirements prescribed in Section 9198 of this Article. This exemption applies to changes in the structure, a sale of the property or business or expansion into existing structure space. New commercial construction including demolition, reconstruction, structural additions and existing or new residential uses within said district are not exempt. The exemption provided in this Section does not require variance approval by the Planning Commission or the City Council.

B. Bicycle Parking Facility Exemption:

1. A parking space exemption may be granted to projects involving new construction at a rate of one vehicle space for every five (5) bicycle spaces provided. This exemption shall not exceed three (3) vehicle parking spaces per parcel. A bicycle parking space is a designated area with a facility designed for the parking and securing of bicycles.

2. Safe bicycle parking facilities shall be provided in all commercial developments, where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off-street automobile parking spaces. Bicycle parking spaces required and provided under this Subsection shall count toward required off-street automobile parking and may be used to reduce the total number of vehicle parking spaces otherwise required.

3. Required bicycle parking shall be located conveniently near building entrances and designed to provide safe, secure, and weather-protected bicycle storage where feasible. Further standards are provided in Ukiah City Code § 9208 Bicycle Parking - Design Standards.

C. Adjustments to Parking requirements may be reduced through the following processes:

1. Where an applicant requests or where the Community Development Director determines that, due to special circumstances, any particular use requires a parking capacity which deviates from the standards specified in §UCC 9198, parking requirements may be reduced through the following processes:

a. Minor adjustment: Allows for parking modification up to 25 percent for projects that do not require discretionary review. The Community Development Director may approve an increase or decrease in parking spaces after first making the following findings:

(1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in §UCC 9198

(2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

b. Discretionary approval. If the project already requires Discretionary Review, this exception may be used to reduce the amount of parking spaces by any amount. The Zoning Administrator or Planning Commission may, as a condition of project approval, approve any increase or decrease in parking spaces after first making the following findings:

(1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in §UCC 9198;

(2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

C. In Lieu Fees:

1. Owners of property (a single parcel or combination of contiguous parcels) smaller than seven thousand (7,000) square feet in area may pay an in-lieu parking fee rather than providing all the required on-site parking spaces. The increased developable portion of the parcel that would have been used for vehicle parking spaces, shall not be solely used for structure(s) or building expansion.

2. Owners who propose to construct, demolish, reconstruct or make structural additions to a commercial structure on a parcel of land consisting of less than seven thousand (7,000) square feet may elect to pay a fee in lieu of providing on-site parking spaces as provided in Section 9198 of this Article. The actual amount of the fee per parking space shall be established pursuant to Sections 9542 and 9544 of this Division.

3. All in lieu fees for parking purposes shall be used by the City for the construction or

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improvement of automobile or bicycle parking facilities or alternative transportation facilities at an appropriate time which serves the employees and customers of the commercial area within Parking District no. 1.

4. Prior to the issuance of a building permit, the property owner shall pay the required in lieu fee to the City.

* * *

§ 9208 BICYCLE PARKING DESIGN STANDARDS.

For the purpose of this Section, "bicycle parking facilities" shall refer to both long-term/Class II and short-term/Class I bicycle parking facilities as visualized in §9055.1 Development Standards.

A. All bicycle parking spaces provided shall be on a hard and stable surface.

B. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.

C. All bicycle parking facilities shall support bicycles by at least two contact points on the bicycle to prevent the bicycle from falling over and to prevent damage to wheels, frame, or other components.

D. All bicycle parking facilities within vehicle parking areas shall be separated by a curb or other physical barrier to protect bicycles from damage by automobiles and other moving vehicles.

E. Short-term bicycle parking facilities are subject to and shall meet all the following requirements:

1. The facilities shall be located at least three feet (3’) away from any wall, fence, or other structure.

2. When multiple short-term bicycle parking facilities are installed together in sequence, they shall be installed at least three feet (3’) apart and located in a configuration that provides space for parked bicycles to be aligned parallel to each other.

3. The facilities shall be installed in a clear space at least two feet (2’) in width by six feet (6’) in length to allow sufficient space between parked bicycles.

4. Permanently anchored bicycle racks shall be installed to allow the frame and one or both wheels of the bicycle to be securely locked to the rack.

5. The facilities shall meet the minimum dimensions for bicycle parking spaces of two feet (2’) wide, six feet (6’) long and four feet (4’) tall.

6. There must be at least five feet (5') of clear space to access all bicycle parking spaces and allow room for bicycle maneuvering. Where short-term bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.

F. The following information must be submitted with applications for an applicable building permit for new square footage or development permit:

1. Location, access route, and number of both short-term and long-term bicycle parking spaces;

2. The model or design of the bicycle parking facilities to be installed;

3. Dimensions of all aisles and maneuvering areas; and

4. Information adequate to illustrate the racks and spaces that satisfy the minimum horizontal requirement, and the racks and spaces that accommodate a larger bicycle footprint.

G. Short-term bicycle parking facilities that consist of permanently anchored bicycle racks shall be located in a convenient, highly visible and well lighted area within twenty feet of a building entrance and within view of pedestrian traffic.

H. Short-term bicycle parking facilities that consist of: covered, lockable enclosures with permanently anchored racks for bicycles; or lockable bicycle rooms with permanently anchored racks; or lockable, permanently anchored bicycle lockers shall be located in a convenient, highly visible and well-lighted area within one hundred feet of a common publicly accessible building entrance and within view of pedestrian traffic.

I. Long-term bicycle parking facilities for tenant and occupant use shall be conveniently accessible by pedestrians from the street and located within one hundred feet of building entrances accessible by tenants and occupants.

J. If bicycle parking is not visible from the main building entrances, a sign must be permanently posted at the main entrances, including public and employee entrances, indicating the location of the bicycle parking.

SECTION TEN.

Section 9228.6 in Division 9, Chapter 2, Article 18 of the Ukiah City Code is hereby amended to read as follows (unchanged text is omitted and is shown by "* * *"):

§ 9228.6 PARKING STALLS AND DRIVE AISLES

Parking facilities and stalls shall be designed with the dimensions included in Table 16: Minimum Parking Space and Aisles Dimensions, and as illustrated in Figure 5: Minimum Parking Space and Aisle Dimensions, except as provided below.

A. Compact Stalls: A maximum of forty percent (40%) of the required parking spaces may be

compact spaces. Compact stalls shall be eight feet (8') in width and sixteen feet (16') in length and marked as compact. Compact spaces shall not be combined with uni-stall spaces.

* * *

SECTION ELEVEN. URGENCY ORDINANCE

This Ordinance is hereby declared to be necessary for the immediate preservation of the public peace, health, and safety (Govt. Code, § 36937(b)) and will take effect and be in force upon its adoption by a fourth-fifths (4/5) vote of the members of the Ukiah City Council. The facts constituting the urgency are as follows:

1. There has been an increase in incidents of people entering and illegally remaining on unoccupied properties considered "overparked," or having excess parking capacity. Such overparked properties contain large amounts of vacant pavement or concrete that increase the heat-island effect and attract nuisances including illegal assemblages of people, non-permitted sales establishments, traffic circulation and pedestrian safety concerns, accumulation of trash and debris, and disturbances of the public peace. Without timely regulatory tools to enable adaptive reuse, these properties face prolonged vacancy and progressive blight, which compound the public health, safety, and welfare impacts described above.

2. Regulations adopted through this Ordinance address and streamline parking requirements, reducing the incidence of overparked properties and significantly shortening the time by which such properties can be adaptively reused and returned to productive use. Facilitating adaptive reuse mitigates the conditions that contribute to physical and economic blight and the associated nuisances identified in Paragraph 1.

3. Regulations adopted through the Ordinance respond directly to the Climate Emergency Resolution, reducing the required numbers of off-street parking spaces, and automobiles, for certain uses.

4. The City Council finds that the existing regulations governing off-street parking requirements are not adequate at this time to prohibit incidents that may pose an immediate threat to the public health, safety, and welfare. The City Council further finds that there is a current and immediate threat to the public health, safety, and welfare presented by entry and assemblages of people, non-permitted sales establishments, traffic circulation and pedestrian safety concerns, the accumulation of trash and debris, and other similar nuisances disturbing the public peace. If this Ordinance is not immediately effective, the City would be unable to timely reduce parking requirements for overparked properties, thereby delaying or stalling such properties from being put into productive use and reducing the City's ability to effectively protect the public peace, health, and safety by preventing these potential adverse effects.

SECTION TWELVE.

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 urgency ordinance shall become effective immediately 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.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

DRAFT

_____
Susan Sher, Mayor

ATTEST:

_____
Kristine Lawler, CMC/City Clerk

Parking Reform – Off Street

PLANNING COMMISSION RECOMMENDATION :04/22/26

CITY COUNCIL – URGENCY ORDINANCE ADOPTION – 05/20/2026

ITEM 12(A) – PUBLIC HEARING

PRESENTER – JESSE DAVIS, CHIEF PLANNING MANAGER

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

Timeline – Parking Reform

10/2024 – Adopted Missing Middle Housing Ordinance

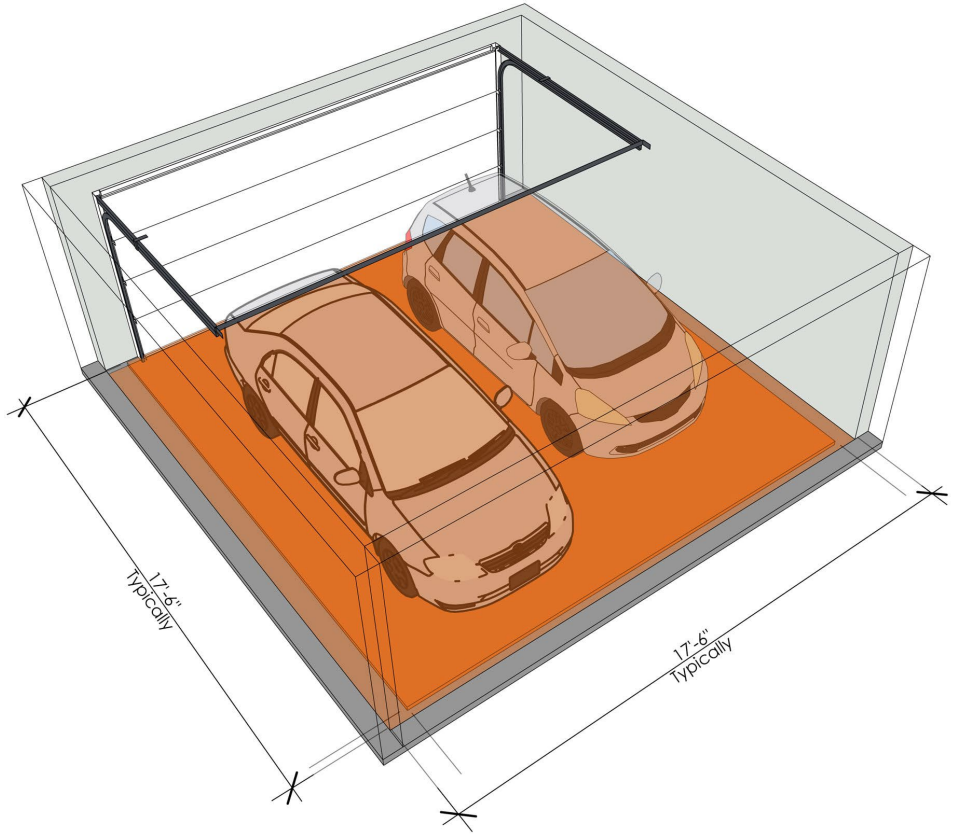
12/2025 – Staff Reform (Planning Related Inquiry)

- 2040 UKGP Staff Related Working Group (Public Works, Building, Planning)

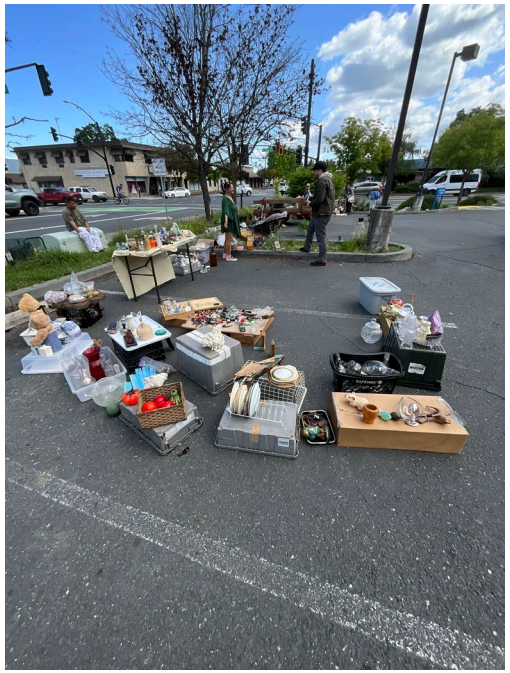
04/2026 – Off-Street Parking Reform – Planning Commission Hearing

05/2026 – Off-Street Parking Reform – City Council Introduction Adoption

2027 – Downtown Parking Reform



Urgency Ordinance



Vacant and underutilized parking lots have increasingly become attractive nuisances, resulting in observed increases in trespass, illegal assemblages, non-permitted sales, and accumulation of trash and debris.

If not immediately effective, the City would be unable to timely reduce parking requirements for overparked properties, thereby delaying or stalling such properties from being put into productive use and reducing the City's ability to effectively protect the public peace, health, and safety by preventing these potential adverse effects.

Post PC Hearing (April 22, 2026)

On April 22, 2026, the Planning Commission unanimously adopted Resolution No. PC-2026-04, recommending City Council approval.

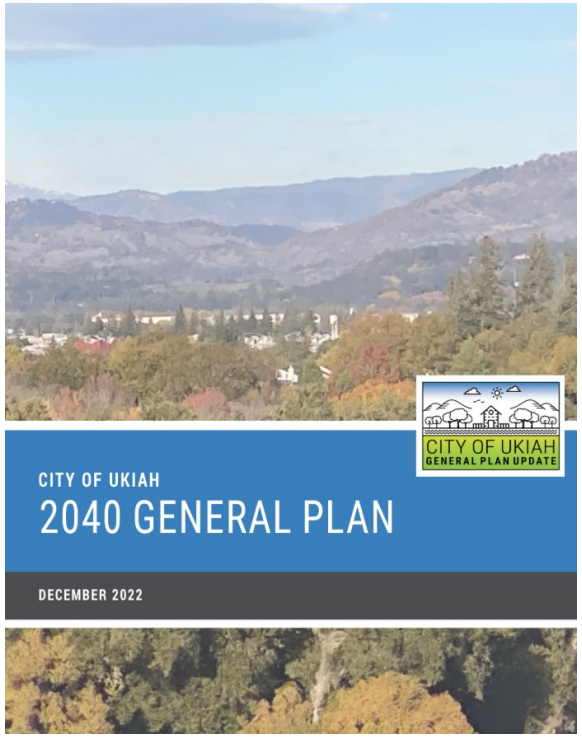
Subsequently, staff made non-substantive corrections to the draft Ordinance. These edits address typographical errors and omissions and ensure consistency across zoning designations.

Key clean-up items:

1. Bicycle parking language in the C-N, C-1, and C-2 zones now references §9199(B) and §9208.
2. Multifamily parking dimensions have been removed from the residential articles and replaced with cross-references to §9197 (standard dimensions) and §9192 (compact space allowance).
3. The "30% compact" rule has been deleted from those articles to align with the 40% allowance in the off-street parking regulations.

Off Street Parking – 2040 General Plan

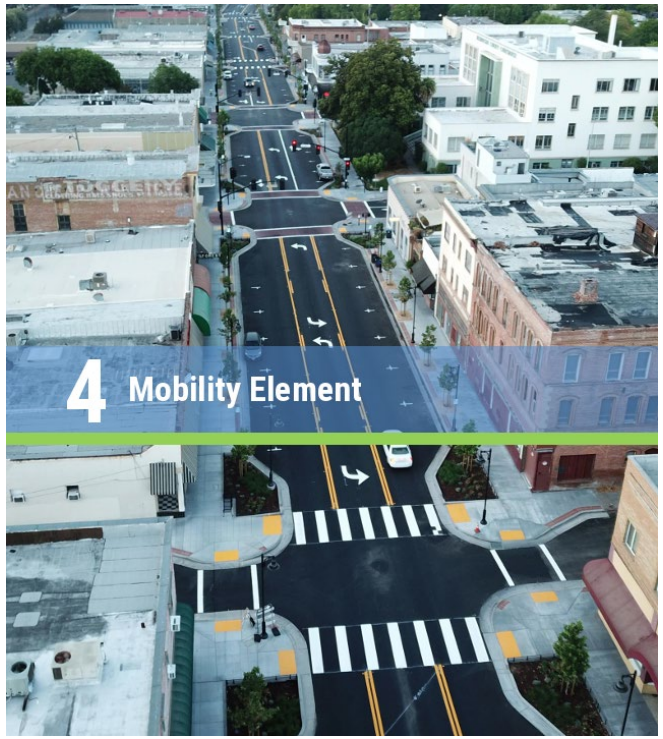
General Plan



Policy LU-1.3 (Neighborhood Infill)

Policy LU-2.4 (Pedestrian Orientation)

Mobility Element



Policy MOB-2.2 (Transportation Demand Management))

Policy MOB-1.10 (Bicycle Parking Standards)

Parking Standards - Ukiah Examples

Below is a short list featuring commercial parking standards that appear mismatched to most new development or adaptive reuse projects:

§9198(C)(1): Bowling Alleys And/Or Billiard Halls: Four (4) parking spaces for each bowling lane, and two (2) per billiard table, plus such additional spaces as may be required for affiliated uses such as bars, restaurants, or offices

§9198(C)(5): Pitch And Putt And Miniature Golf Course: Three (3) parking spaces per hole plus the spaces required for accessory uses on the site.

§9198(B)(8): Funeral Homes And Mortuaries: One parking space for each three (3) seats in each chapel or parlor room, plus one space for each funeral vehicle kept on the premises, plus two (2) spaces for office space.

§9198(B)(4): Coin Operated Laundromats Or Dry Cleaning: One for each three (3) washing machines.

Surfacing & Lighting

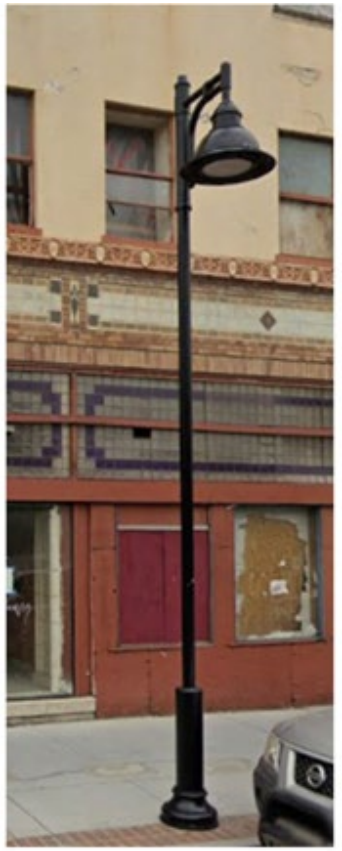
§ 9194 SURFACING OF PARKING AREAS

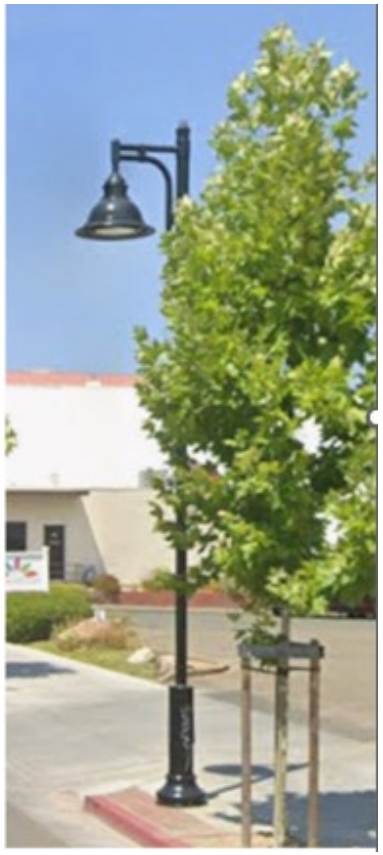
All open off street parking areas or residential driveways shall be surfaced with asphaltic concrete (2 inch asphalt 6 inch aggregate base), concrete or other surfacing so as to provide a durable, dust free, all weather surface which shall meet the requirement of all applicable laws and the approval of the Ddirector of Ppublic Wworks. Permeable paving materials, including permeable asphalt, permeable concrete, interlocking pavers, and similar low-impact surfacing materials, are encouraged for off-street parking areas, drive aisles, and walkways, where site conditions allow. The use of permeable materials may be approved by the City Engineer or designee where such materials meet structural, drainage, and maintenance standards.

* * *

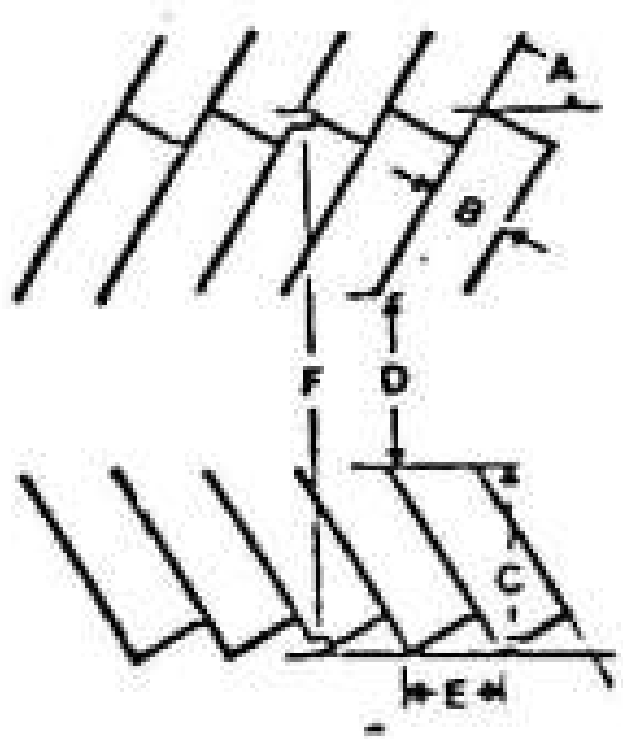
§ 9196 LIGHTING OF PARKING AREAS

Any lighting used to illuminate off street parking areas shall be downcast, shielded, and directed away from the public right-of-way directed internally and away from residential properties in such a way as not to create a nuisance. Outdoor lighting shall be regulated by the State of California Title 24 Energy Efficiency Standards outdoor lighting requirements. If a conflict between the requirements of this Division and the State of California Title 24 Energy Efficiency Standards arises, that which produces the least glare shall apply.

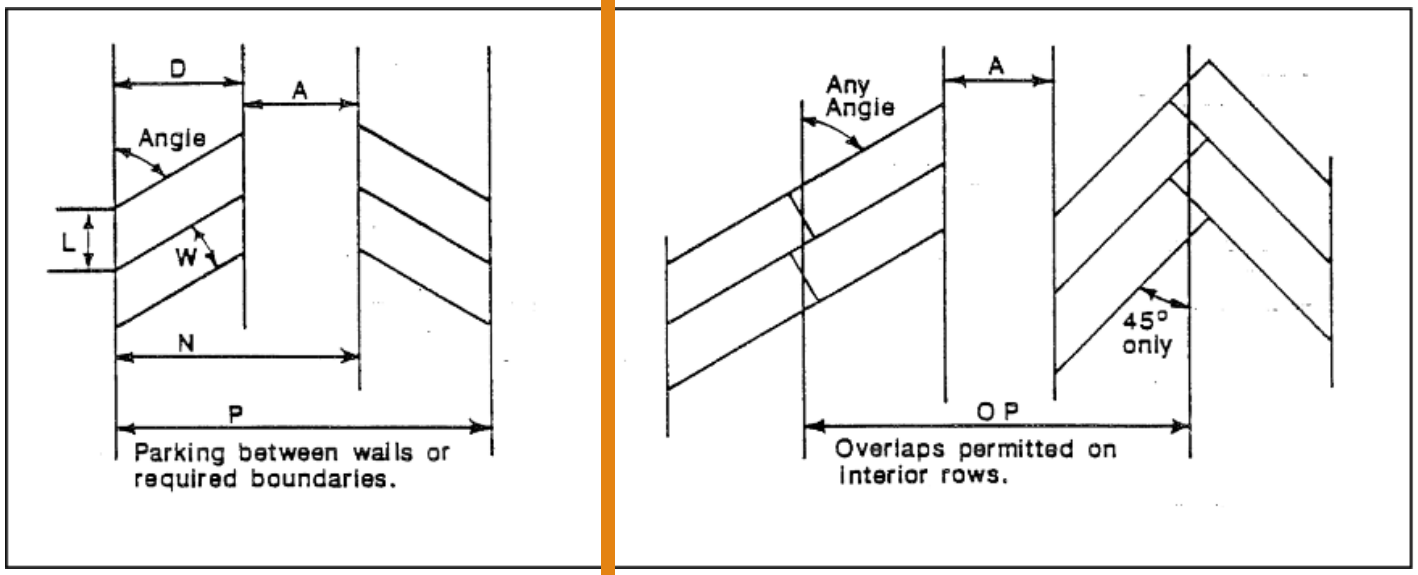




Existing



Proposed



Parking Space Dimensions

Bicycle Parking

§ 9208 BICYCLE PARKING DESIGN STANDARDS.

For the purpose of this Section, "bicycle parking facilities" shall refer to both long-term/Class II and short-term/Class I bicycle parking facilities as visualized in §9055.1 Development Standards.

A. All bicycle parking spaces provided shall be on a hard and stable surface.

B. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.

C. All bicycle parking facilities shall support bicycles by at least two contact points on the bicycle to prevent the bicycle from falling over and to prevent damage to wheels, frame, or other components.

Administrative Flexibility

Minor adjustment: Allows for parking modification up to 25 percent for projects that do not require discretionary review. The Community Development Director may approve an increase or decrease in parking spaces

OR

Discretionary approval: If the project already requires Discretionary Review, this exception may be used to reduce the amount of parking spaces by any amount. The Zoning Administrator or Planning Commission may, as a condition of project approval, approve any increase or decrease in parking spaces.

FINDINGS

(1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in §UCC 9198

(2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

Replaces the need or requirement for a formal Variance

Zoning Code – Consistency (Housing)

§9198 (OFFSTREET) Number of Parking Spaces Required

1. Single-Family Dwellings: Two (2) on site **parking** spaces for each dwelling unit.

2. Duplexes: Two (2) on site **parking** spaces per unit.

3. Multiple-Family Dwellings And Condominiums: One **parking** space for one bedroom units; two (2) **parking** spaces for two (2) or more bedrooms per unit.

§9021 (LOW-DENSITY RESIDENTIAL) Required Parking

A. The minimum parking area required in Low Density Residential (R-1) Districts is as follows:

1. Single-Family Dwelling: One on-site parking space per unit.

2. Duplex: One on-site parking space per unit.

3. Multiple-Family Dwelling(s): One on-site parking space per unit.

Staff Recommendation

Adopt an Urgency Ordinance amending Ukiah City Code Chapter 2, Article 17, to update the City's off-street parking regulations.

Agenda Item No: 14.a.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-821

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Presentation and Direction to Staff Regarding the Ukiah Regional Airport Business Plan and One-Page Business Plan.

DEPARTMENT: Airport

PREPARED BY: Greg Owen, Airport Manager

PRESENTER: Greg Owen, Airport Manager

ATTACHMENTS:

1. Ukiah Regional Airport Business Plan
2. One Page Airport Business Plan

Summary: Council will receive a presentation on a comprehensive Ukiah Regional Airport Business Plan that:

- updates the Airport's mission, current state, and 5–10 year vision;
- identifies strategies to increase based aircraft, attract new hangars and aviation businesses, maintain high customer service, support Cal Fire and public safety partners, pursue runway extension to 5,000 feet, and enhance economic development; and
- includes financial projections, grant match requirements, and capital improvement priorities.

Background:

The Ukiah Regional Airport serves as a vital economic asset and aviation hub for Mendocino County, supporting general aviation, emergency services (including Cal Fire tanker operations), medical flights, and transient aircraft traffic.

Discussion: Staff has prepared a comprehensive **Ukiah Regional Airport Business Plan** (Attachment 1) that:

- Updates the airport's mission, current state, and 5–10 year vision.
- Identifies strategies to increase based aircraft, attract new hangars and aviation businesses, maintain high customer service, support Cal Fire and public safety partners, pursue runway extension to 5,000 feet, and enhance economic development.
- Includes financial projections, grant match requirements, and capital improvement priorities.

Mission: Provide a safe, self-sustaining, efficient, and customer-focused airport serving the greater Ukiah area, Mendocino County, and emergency services.

Current State (2026):

- 87 based aircraft, 83 hangars (mix of City-owned and private).
- Full-service fueling (Avgas & Jet A); 24-hour operations; lighted 4,423-ft runway.
- Strong support for Cal Fire tanker base, Cal Star, Coast Guard, law enforcement, and transient aircraft traffic.

- High customer service reputation and the annual “Ukiah Airport Day” event.

Vision (5–10 Years): Serve as the aviation hub for the Redwood Empire by:

- Increasing permanently-based aircraft and transient visitors.
- Adding hangar capacity and aviation-oriented businesses.
- Maintaining and improving infrastructure (including runway extension to 5,000 ft).
- Enhancing economic development and partnerships.
- Continuing excellent support for public safety and Cal Fire.

Key Strategies:

- **Hangars & Development:** Replace aging port-a-port hangars, pursue City and private hangar projects, develop individual sites via Request for Proposals (RFP).
- **Business Growth:** Support and expand existing Fixed Base Operators (FBOs), attract new aviation services (maintenance, charter, flight training, car rental).
- **Transient & Gateway Role:** Promote charter connections to SFO/OAK/SMF (<1 hour), add-on airport food options, competitive fuel pricing, marketing partnerships with Visit Ukiah and Chambers.
- **Infrastructure & Safety:** Address maintenance backlog, pursue Federal Aviation Administration (FAA)/Caltrans grants, ensure FAR Part 77 compliance.
- **Economic Impact:** Maximize airport property development, and partnerships with local businesses.

Addtionally, Staff has prepared a summary of this document, referred to as the **One-Page Business Plan** (Attachment 2).

The **Ukiah Regional Airport One-Page Business Plan** provides a concise, engaging overview of the full 2026 Ukiah Regional Airport Business Plan. It highlights the airport’s current strengths — including 87 based aircraft, 83 hangars, a 4,423-ft-lighted runway, full-service fueling, exceptional customer service, and its critical role supporting Cal Fire, emergency services, and the community — while outlining a bold 5–10 year vision to become the premier aviation hub for the Redwood Empire. Key strategies include growing based aircraft and hangars, attracting new aviation businesses, increasing transient traffic as a gateway to Northern California airports, pursuing runway extension to 5,000 feet, and maximizing economic development.

Purpose: This one-page document serves as a quick, accessible introduction to the more comprehensive Business Plan. Its goal is to spark interest and encourage readers — including City Council, Airport Commissioners, airport users, local businesses, and potential investors — to explore the full plan for detailed strategies, financial information, and implementation steps.

Staff recommends that Council receive these plans and provide any additional direction regarding their implementation.

Recommended Action: Receive and file the Ukiah Regional Airport Business Plan and One-Page Business Plan; direct Staff to utilize the plans as guiding documents for airport development, grant applications, and budgeting; and provide any additional direction to Staff regarding priorities or next steps.

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: Airport Commission

STRATEGIC PLAN (SP): **SP 2B** - Identify and/or develop funding for essential and vital infrastructure for the long-term.

GENERAL PLAN ELEMENTS (GP): 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.

Approved:
Sage Sangiacomo, City Manager

UKIAH REGIONAL AIRPORT

BUSINESS PLAN

May 2026

City of Ukiah

Our core values:

PROFESSIONALISM

We demonstrate professionalism through proficiency, reliability, and our drive to make opportunities happen.

- We strive to promote trust and confidence by being respectful, truthful, open and compassionate in everything we do.
- We are dedicated to continuous improvement and professional growth.
- We embrace our professional and social responsibility to our community.

SERVICE

We inspire confidence in our organization and our team members by consistently providing exceptional service.

- We meet the needs of a diverse community through dynamic, creative, and thoughtful service.
- We achieve tangible results through eagerness to find solutions and provide service.
- We are accountable for our actions and take ownership of our deeds.

TEAMWORK

We believe in creating an environment that fosters teamwork and processes that support equal opportunity, collaboration, and commitment to common goals.

- We inspire everyone to make a difference and celebrate success by valuing and recognizing each contribution.
- We believe that open, honest communication builds trust, which is the foundation of any relationship—whether it's with our employees or our community.
- We maintain a positive and engaging atmosphere where balance and fun are valued.

INNOVATION

We work to discover practical solutions, challenge prevailing assumptions, and create new ideas that prove useful.

- We are actively engaged in seeking strategic solutions and partnerships that will more effectively serve our community and our team members.
- We foster a culture of innovation that balances creativity with responsibility and sustainability.
- We are open to change and support and encourage suggestions from employees and the community.

SAFETY

We strive to keep our community and our workplace safe and healthy.

- We ensure the vital needs of our community are met through the protection of each other, the environment, and our assets.
- We foster a healthy community by ensuring accessibility and high quality programs and services for our citizens.
- We ensure the safety of our team-members and are well-prepared for emergencies through effective and ongoing training and education.

2026 UKIAH REGIONAL AIRPORT BUSINESS PLAN

I. Summary

II. Introduction

III. Mission Statement

IV. Current "State of the Airport"

A. Services
B. Customers
C. Strengths & Core Competencies
D. Management Team
E. Challenges and Vulnerabilities

V. Vision and Strategies to Realize the Vision

A. Increase Number of Permanently Based Aircraft
B. Strategy for Additional Hangars
C. Strategy for Additional "FBO" (Fixed Base Operator) Capability
D. Strategy for Infrastructure Maintenance
E. Strategy to Maintain the Level of Service.
F. Increasing Number of Transient Visitors
G. Strategy for Competitive Fuel Pricing
H. Strategy for Promoting the Airport
I. Strategy for Developing Individual Hangar Sites.
J. Strategy for Acquisition of Additional Property
K. Strategy to Continue Support for Cal Fire
L. Strategy for Continued Support of Safety and Service
M. Strategy to Enhance Economic Development.
N. Strategy for Land Development Near the Airport
O. Strategy for Improved Partnering with Local Businesses
P. Strategy Runway Extension

VI. Financials

A. Cost Allocation Plan
B. Long Term Debt
C. Projections
D. Revenue Generation
E. Grant Match Requirements

Appendix A: Airport Layout

Appendix B: Airport Zoning

I. Summary

The mission of the Ukiah Regional Airport is to develop and deliver safe and efficient aviation facilities for Mendocino County residents, businesses, visitors, the California Department of Forestry (Cal Fire) fire suppression base, and other providers of emergency services through a commitment to quality service, professional competence, and fiscal responsibility.

Ukiah Regional Airport provides services to locally based aircraft and their owners, transient aircraft, including those flying businesspeople to and from Ukiah, Cal Fire, Cal Star, safety and service providers, law enforcement personnel, and County residents. Currently, there are approximately 87 aircraft based at the airport. The airport supports 24-hour operations, and during the fire season (June through October), Cal Fire has an OV-10 Air Attack and two turbine-powered S-2F tanker aircraft based at the airport. The airport's support to the Cal Fire tanker base significantly contributes to the safety and service of the community.

The primary strengths of the airport lie in the service provided by airport staff. The airport also boasts an active and involved aviation community, as well as a City Council and Airport Commission that have demonstrated commitment to the airport's success.

The challenge facing the airport is to develop available property, attract new tenants and businesses, and provide the expected level of service and infrastructure to users at a fair price. Despite challenges and vulnerabilities, the outlook for the airport is positive. The growing local community is expected to attract additional tenant aircraft, both recreational and business.

II. Introduction

Ukiah Regional Airport is a business enterprise that provides aircraft and aviation services to residents, visitors, businesses, property owners, Cal Fire, Cal Star, and other emergency service providers in Mendocino and Lake County, California.

This business plan:

- Confirms the mission of the airport.
- Summarizes the current “State of the Airport.”
- Presents a vision for the airport on a 5–10-year horizon.
- Makes recommendations for strategies to realize the vision.
- Presents financial information for the airport enterprise under assumptions.

While this plan provides general direction, it does not provide approval for or financing of projects to be built. It does not make final decisions about who will build hangars, who will lease property, or the ultimate location of any facility on the airport. It does not include plans, drawings, or engineering work to support any of the projects described. Every recommended strategy or project included in this document will require discussion, review, and several more decisions before being constructed or implemented. Many more opportunities for input into the process of developing the airport will be provided to the City Council, the Airport Commission, and airport users. As always, participation in the decision-making process will be encouraged amongst the constituents of the airport and the surrounding community.

III. Mission Statement

The Ukiah Regional Airport mission is to provide a safe, self-sustaining, efficient, and customer focused airport to serve the greater Ukiah area.

IV. Current "State of the Airport"

A. Services

Ukiah Regional Airport provides service to locally based aircraft and their owners, transient aircraft, Cal Fire, Cal Star and Safety and Service Providers, Law Enforcement and County residents.

There are currently approximately 87 aircraft based at the airport. The airport is open 24 hours per day with the terminal manned seven days a week from:

January	8am-5:30pm	July	8am-8:30pm
February	8am-5:30pm	August	8am-8:30pm
March	8am-6:30pm	September	8am-7:30pm
April	8am-7:30pm	October	8am-7:00pm
May	8am-7:30pm	November	8am-5:30pm
June	8am-8:00pm	December	8am-5:30pm

Terminal Building is closed on Thanksgiving Day, Christmas, and New Year's Day. The California Department of Forestry has an OV-10 Air Attack and two turbine-powered S-2F tanker aircraft based at the airport during the fire season, normally June through October.

These hangars are used for general aviation aircraft and on a month-to-month lease agreement. The airport owns:

- 10 small Pasco hangars
- 10 large Pasco hangars
- 14 shade hangars
- 25 single port-a-port hangars
- 5 twin port-a-port hangars

These hangars are long-term lease agreements:

- Ace Aerial hangar
- T&M hangar
- Cal Star hangar
- Shop Building #2
- Whistler Management hangar
- FedEx

The airport land lease tenant-built hangars:

- West Coast Wings
- DCA LLC hangar
- Mayfield hangar
- Aero composites hangar
- Ashiku hangar
- Ukiah Aviation Service Hangars (A-H)

The Airport owns and operates the fueling operation. Two fuel delivery trucks dispense avgas and Jet A fuel during the hours the terminal is manned, a 12,000-gallon self-service avgas tank allows for fuel to be available when the terminal is closed. The avgas accounts for approximately 25% of the annual fuel sales and the Jet A accounts for approximately 75%.

Customer service is delivered through:

- A terminal building with pilot lounge and flight planning area that is open seven days a week.
- A lighted 4,423 ft. runway with an FAA approved non-precision GPS approach to Runway 15.
- 24 hrs. per day Automatic Weather Observation System information transmitted on a VHF frequency.
- Truck delivered avgas and Jet A fuel. Self-service Avgas 24 hrs. daily
- Tie down spots for tenants and transient aircraft.
- City owned hangars and privately owned hangars.
- Two FBO's which provide flight training, air charter and aircraft maintenance.

A significant contribution is made to the safety of and service to the community by the Airport's support of the Cal Fire and tanker base. During the fire season, normally June through the end of October, two turbine-powered tankers and a command-and-control spotter aircraft are deployed to the base for fire suppression response in Northern California. Airport staff provides truck delivered fuel support (both Jet A and avgas) to the tanker base 12 1/2 hours per day during the fire season.

The airport also supports the U.S. Coast Guard, Cal Fire, Cal star and Reach aircraft year around for public safety missions and law enforcement aircraft operations from agencies such as CHP, Mendocino County Sheriff's office and DEA.

B. Customers

Our current airport customers include:

- Cal Fire
- Cal Star
- Owners of 87 locally based aircraft

Current frequent airport customers include:

- U.S. Coast Guard
- U.S. Army
- California Highway Patrol
- DEA
- Net Jets
- Reach
- Helicopter (PG&E Contract)
- Transient aircraft (Business & recreation)

Potential customers:

- Pilots who tie down or hangar their aircraft elsewhere
- Non-aviators who may want to learn to fly.
- Businesses that may want to start or relocate to this area.

C. Strengths and Core Competencies

The primary strengths of the airport are the physical location and availability to all the city amenities and the service provided by airport staff. Transient visitors consistently comment on how nice the airport is and compliment the friendly and helpful staff. The terminal lounge and someone to help with a rental car or motel reservation, directions and a map, suggestions for fun things to do, where to eat and a myriad of other services provided at the airport are the exception, not the norm, in small general aviation airports. This high level of service and the basic in-place infrastructure is the essential foundation for the growth of the airport.

The airport host an annual open house "Ukiah Airport Day" in June that attracts several thousand visitors during the event. Airport tenants and transient aircraft display their aircraft for the public to view. Ukiah business's open booths during the event and the public is invited in with no entrance fees.

D. The Management Team

The management team of the airport begins with the City Manager. The Airport Manager reports directly to the City Manager with support from the airport commission. The Airport Manager is charged with managing, administering,

operating, and developing the Airport in a fiscally responsible manner with a Council stated goal of operating as an enterprise fund. The Senior Airport Attendant reports directly under the Airport Manager and assists with the managing, scheduling, and day-to-day operations.

The Airport Commission is also an active part of the leadership team of the airport. This Commission shall consist of five members, three of the members shall be residents of the city and 2 may reside outside the city limits but within Mendocino County.

- City Manager – Sage Sangiacomo
- Airport Manager – Greg Owen
- Senior Airport Attendant – Zeb Herinckx
- Airport Attendant – Robert Walsh
- P/T Grounds Maintenance – David Brown
- P/T Airport Attendant - Luke Parisi

The Airport Commissioners advise the city Council on matters related to the airport operations. The City Council approves matters including the annual budget, policies on operations and airport development matters. The cooperation and business expertise provided by the City Council and the Airport Commission is a valuable part of the airport's continued success.

E. Challenges and Vulnerabilities

A challenge to the airport is keeping its fiscal stability.

The Airport is expected by the City of Ukiah to operate as an enterprise fund. It is required to generate enough revenue to cover all expenses.

Opportunities to generate revenue are constrained. Most of the Airport revenue is derived from ground leases and user fees, tax revenue and fuel sales. The challenge is to attract new tenants and businesses while providing the expected level of service and infrastructure to our current user base at a fair price.

Vision and Strategies to Realize the Vision

Vision Statement

Our vision is to serve as an aviation hub for the Redwood Empire providing the highest level of service to our customers by:

- Increase Number of Permanently Based Aircraft
- Increase Number of Transient Visitors
- Develop the Airport Services and Facility
- Expanding our Contribution to the Economic Development
- Improve Airport Safety
- Increase Runway to 5000 feet

The section to follow will elaborate on these visions and recommend potential strategies for their realization.

A. Increase the Number of Permanently Based Aircraft.

The heart of any general aviation airport is the number of permanently based aircraft. Fuel sales, hangar rents, support for local FBO's and others all hinge on the number of aircraft based. In the case of the airport, the vision for increasing the number of aircraft based includes additional hangars, additional FBO or support services, a strong infrastructure maintenance program and consistently high level of service.

Additional Hangars.

There are currently 83 hangars on the airport. The need for additional hangars is one of the two most consistent requests heard from both tenants and transient pilots. Of the 83 hangars, 72 are owned by the city (64 for aircraft storage and 8 FBO hangars), 11 are privately owned permanent hangars on ground leases.

In the past there has been one development of 8 mid-end hangars, all on ground leases. All 8 hangars are 50 X 50 with square footage of 2,500 sq. ft. Over the years the monthly rent has gone from $400 to $1,000 per month. The company has had a hard time keeping them rented over the years with a high degree of vacancies.

The airport hangar waiting list is currently at 27. Right now, this list is made up of people waiting for hangar upgrades from a port-a-port hangar or shade hangar into a Pasco type permanent hangar. At this time, we have both shade and port-a-port hangars available. There is currently little to no demand for additional mid-range or executive level hangars.

The strategy should be to focus on replacing or improving port-a-port hangars due to their age and condition (very wet insides). Plans should be in place for the worst hangars to be replaced and floor conditions fixed before new ones are installed. The replacement of old hangars should take care of the future demand for several years.

Single hangar construction could take place in several locations around the airport depending on the willingness of the city or developer to make site improvements and the investment to build the hangar or hangars.

B. Strategy for Additional Hangars

- Continue the effort to develop low cost, affordable City owned hangars.
- If City chooses not to develop hangars, then pursue privately developed hangar complex.
- Determine requirement for number and type of additional hangars and have requirement available for interested parties.

Additional FBO/Support Services capability.

There are currently six FBO's at the airport.

1. T&M Aviation, a Part 145 repair station. T&M aviation employs 2 full-time and 2 temporary employees. T&M Aviation occupies a city owned hangar with offices of 50 X 60 ft. with approximately 3,000 sq. ft.
2. Ace Aerial Service is a repair station. Employs 1 full-time employee and occupies a city owned hangar with office that's approximately 40 X 40 1,600 sq. ft.
3. Ukiah Aviation, a flight school that employees 1 full time employee and operates out of City owned offices.
4. Pacific Air taxi, a charter service that employs 2 part-time employees and operates out of a city owned office.
5. West Coast Wings, a fabrication and repair station that employs 6 full-time employees and operates out of their own hangar that has a ground lease from the city.
6. The City of Ukiah, fuel, and Airport Management that employees 3 full time employees and 2 part time employees.

C. Strategy for Additional "FBO" (Fixed Base Operator) Capability

- Work with current airport FBO's to explore opportunities to improve their profitability and provide support for expanded operations.
- Actively pursue car rental business.

Maintain infrastructure.

Infrastructure upkeep is critical in meeting the expectations of current tenants as well as attracting new tenants, aircraft and businesses. The runway was repaved in 2020 and new runway lighting system was completed in the fall of 2024.

City owned hangars, runway lighting system, fuel truck upkeep and repair, above ground fuel tank, security fencing, taxiway and runway maintenance make up the bulk of the operations and maintenance requirements of infrastructure upkeep.

The backlog of unfunded infrastructure maintenance is increasing and must be addressed. The majority of the unfunded maintenance requirements are in the buildings and equipment area. The above ground fuel tank, fuel trucks, security gates, City owned hangars and terminal building all have or will soon have maintenance requirements to maintain expected standards. The Airport grounds are also an important part of infrastructure maintenance requirements. Weed and brush control around the taxiway and runway and City compliance with FAR Part 77 requirements must be taken into annual consideration to ensure the airport meets both regulatory and user expectations. Ramp, taxiway, and runway pavement maintenance is also critical to long term infrastructure preservation.

D. Strategy for Infrastructure Maintenance

- Ensure the airport workers are utilized to the maximum extent on airport maintenance and upkeep supplemented by contract labor when necessary.
- Ensure funding for necessary maintenance of buildings and equipment on an ongoing basis to maintain expected standards.
- Ensure funding for Airport grounds maintenance including but not limited to weed and brush control around the taxiway and runway, east end and north side tree trimming to ensure compliance with FAR Part 77 requirements and user expectations.
- Ensure responsiveness to tenant comments on maintenance/housekeeping issues.

Range of Services

The airport provides service to locally based aircraft and their owners, transient aircraft, Cal Fire and Cal Star, medical and service providers, law enforcement, the City and County residents.

This service is delivered through the availability of a terminal building with pilot lounge and planning area, a 4423’ lighted runway and other pertinent infrastructure (AWOS, VOR & GPS approach), 24/7 operations, fuel

availability delivery via truck, tie down spots for tenants and transient aircraft, City owned hangars, privately owned hangars and the six FBO's which provide flight training, air charter and aircraft maintenance.

The airport is currently staffed by 3 Full Time Employees and 2 part-time employees used primarily to support fueling operations during day light hours.

The airport has differentiated itself from other general aviation airports with its high level of service.

Strategy to Maintain Level of Service.

- Maximize utilization of staff on maintaining service to both tenants and transients and airport infrastructure maintenance.
- Staff the airport terminal building eight and a half hours per day seven days a week (non-fire season) and twelve and a half hours per day seven days a week (fire season) to provide the expected service and support.
- Provide both Jet A and avgas fuel via truck delivery during the hours the terminal is manned.
- Maintain as competitive fuel prices as possible on avgas and Jet A fuel sales while contributing budgeted revenue to the airport fund.
- Support the current FBO's as best possible to improve their profitability and support their growth.

F. Increase Number of Transient Visitors

Second, the number of permanently based aircraft in gauging the health and viability of a general aviation airport is transient traffic. A strong and steady pattern of transient traffic reflects an airport's service level and degree of attractiveness to both recreational and business flyers. Fuel sales, tie down fees, potential FBO business and the opportunity to attract new permanently based aircraft make transient business an important aspect of the airport's vision.

Potential strategies for increasing transient traffic include exploring the adaptive repurposing of the airport for certain large-scale events; developing business, retail, or entertainment facilities on airport land; marketing the economic impact of the airport to the public, local businesses, and to potential corporate tenants outside the Ukiah area; and forming partnerships with the Greater Ukiah Business and Tourism Alliance, Chamber of Commerce, and other local business groups.

Restaurant / Food truck

Second to additional hangars is the consistently communicated desire by both tenants and transient pilots for good restaurants on or adjacent to the airport. The "$100 hamburger" is a fact of life. An airport restaurant attracts transient visitors. General aviation pilots use a place to have breakfast or lunch as a reason to fly to various destinations. Flying Clubs organize weekend fly-ins largely based on destinations that have a convenient and comfortable place to take a break and have something to eat. A good café/restaurant/food truck close to the airport would afford pilots and their guests a place to eat without needing a vehicle to travel. In addition, a café/restaurant/food truck would be a positive attraction to future business development on the airport.

Promoting the Airport

Promotion and possible advertising offer the opportunity to improve the exposure of the airport to a broader spectrum of potential customers. Visit Ukiah is a good example of where the airport might share in advertising the area to include the airport. Aviation oriented publications such as AOPA Pilot, Flying Adventures, Travel Getaways, and others also would improve airport exposure to the flying public with the idea of increasing transient traffic and potential permanent tenants. Promotion such as fly-ins also offers increased exposure to potential new customers and tenants.

G. Strategy for Promoting the Airport

- Commit FY 2028/2029 budget for promotions and/or advertising.
- Partner with local Chambers of Commerce
- Develop a marketing flyer/brochure describing the economic impact of the airport and make presentations to local businesses and the public.
- Market the airport to regionally-based businesses and other corporate groups and businesses that require quick access to air travel.

Courtesy Car

The airport does not currently offer a courtesy car to transient visitors due to the liability of such a service.

Pilot Rental Car

In FY 2024. Staff was able to work with the "air-galore" a rental car company that currently has 9 cars at several Northern California airports this rental car service is primarily for pilots and uses an app and a key box for pilots to rent cars when they arrive at the airport**.**

On airport individual hangar sites

Several smaller parcels on the Airport may also be suitable for individual hangar construction. The cost to build a permanent hangar, the revenue required to service the debt on such a project and the reduced demand for high-end hangar rentals probably precludes these from City sponsorship, but individuals may be willing to make the investment. Any individual hangar development on the airport would be on a ground lease similar to current privately owned permanent hangars.

H. Strategy for Developing Individual Hangar Sites.

An RFP identifying the potential hangar sites and soliciting development should be generated.

Explore acquisition of additional property

Opportunities for acquisition of property adjacent to or near the airport to improve/increase the Runway Safety Area or development for aviation or non-aviation uses should also be explored as they arise.

I. Strategy for Acquisition of Additional Property

- Begin due diligence to explore opportunities to acquire property adjacent to or near the airport for development of aviation or non-aviation purposes.
- Opportunities for revenue generating development of property on or adjacent to the airport are available. That said, while limited in number and size some airport owned parcels are available for development. Development of these parcels in a timely manner will help revenue generation for the airport fund. Acquisition of parcels adjacent to or near the airport may also offer development opportunities but cannot be considered a near term requirement for additional revenue

Support for Cal Fire

A significant contribution to the service and safety of the local community is made by the Airport's support to the Cal Fire tanker base. During the fire season, June through the end of October, two turbine-powered tankers and a command-and-control spotter aircraft are deployed to the base for fire suppression response in Mendocino County and Northern California. Additional Cal Fire aircraft also are based at the compound on as needed basis. Airport staff provides truck delivered fuel support (both Jet A and avgas) to the tanker base 12 and half hours per day during the fire season.

J. Strategy to Continue Support for Cal Fire

- It is imperative that the airport provides appropriate staff and equipment to meet the demanding refueling requirements of the Cal Fire aircraft during the fire season.
- All reasonable efforts should be made to accommodate the Cal Fire's vision to expand their base to allow refueling and reloading of additional tankers and provide additional ramp parking for transient tankers and helicopters.
- Lengthen runway to 5000 ft to support larger aircraft.

Support Safety and Service

U.S. Military use the airport year-round for public safety missions. In addition, law enforcement agencies such as the CHP, Mendocino County Sheriff, PG&E and U.S. Coast Guard regularly use the airport for local operations. Continued support for these operations is essential to the continued contribution of the airport to the City of Ukiah.

K. Strategy for Continued Support of Safety and Service

Maintain appropriate airport staffing and equipment to meet the requirements of safety and service providers and law enforcement aviation operations.

- Support U.S. Coast Guard
- Support Law Enforcement
- Support U.S. Military
- PG&E

Maintaining Airport Safety in compliance with federal, state, and local requirements is imperative for both tenant and transient pilots and the local community and is included in the Airport vision.

Contribute to Economic Development

Mendocino County citizens are considered a primary customer of the airport. As such, contributing to the city, and County with service, safety or economic development must be considered in the Airport's vision and strategies to realize that vision.

L. Strategies to Enhance Economic Development.

As Ukiah grows and develops the Airport must grow and develop with it. Additionally Hangar space, additional aviation-oriented businesses, capital improvement projects, maximum development of available Airport property, potential purchase and development of other property near the Airport and a continuing dedication to airport maintenance and upkeep are essential pieces of the Airport Vision and the airport's contribution to the City's overall economic development.

The airport can also be used as a gateway to the national transportation system San Francisco, Oakland, or Sacramento. Locally based charter service can deliver a traveler to larger airports in Northern California in less than an hour.

M. Strategy for Land Development Near the Airport

Monitor the results of public hearings on the development and respond to various city and county requests for comment as the projects go through the planning review process. Facilitate communication when requested and appropriate between the developer, engineering firms' familiar with airport

restrictions and layouts, the FAA and city and county agencies who will eventually decide the fate of the project.

Partnering with local businesses, Service groups, etc.

As the Ukiah Valley, City of Ukiah and Mendocino County areas grow and develop it is imperative that the airport grows and develops with them. Local support for the airport is key in that growth and development. The local Chamber of Commerce, Rotary, Lions, Elks, and other service groups offer a way to educate the community on the value of the airport. Flying organizations such as AOPA, and EAA chapters also provide avenues to communicate the value of the airport to the community.
Increasing the exposure of the benefits of the Ukiah Airport to local businesses and civic groups is in the best interest of the airport and its users. City Staff, the Airport Manager and Airport Commissioners can all be instrumental in this ongoing endeavor. The airport encourages broad-based pro-airport publicity and activities.

N. Strategy for Improved Partnering with Local Businesses

In early FY 2027 an Airport Benefits presentation should be developed that is available for use by the airport staff, airport commissioners, local club members or anyone interested in the airport. Funding permitting, a professionally developed presentation would be most effective. Support EAA & AOPA sponsored Ukiah Airport Day as appropriate. Explore Airport membership in local Chamber of Commerce.

O. Strategy for Runway Extension

At a joint meeting in March 2025, the Ukiah City Council and Airport Commission approved the study exploring the feasibility of extending the Ukiah Airport's runway to 5,000 feet. The study presented five distinct options for lengthening the runway, and the Council's recommended course of action was to keep all these possibilities on the table. This decision reflects a hopeful outlook, aiming to eventually secure the necessary funding to restore the runway to its original 5,000-foot length.

VI. Financials

The Airport is expected by the Council to operate as an enterprise fund. It is required to generate enough revenue, to cover all expenses.

The total annual Airport budget varies from approximately $1,000,000 to $1,500,000 per year including gross fuel sales.

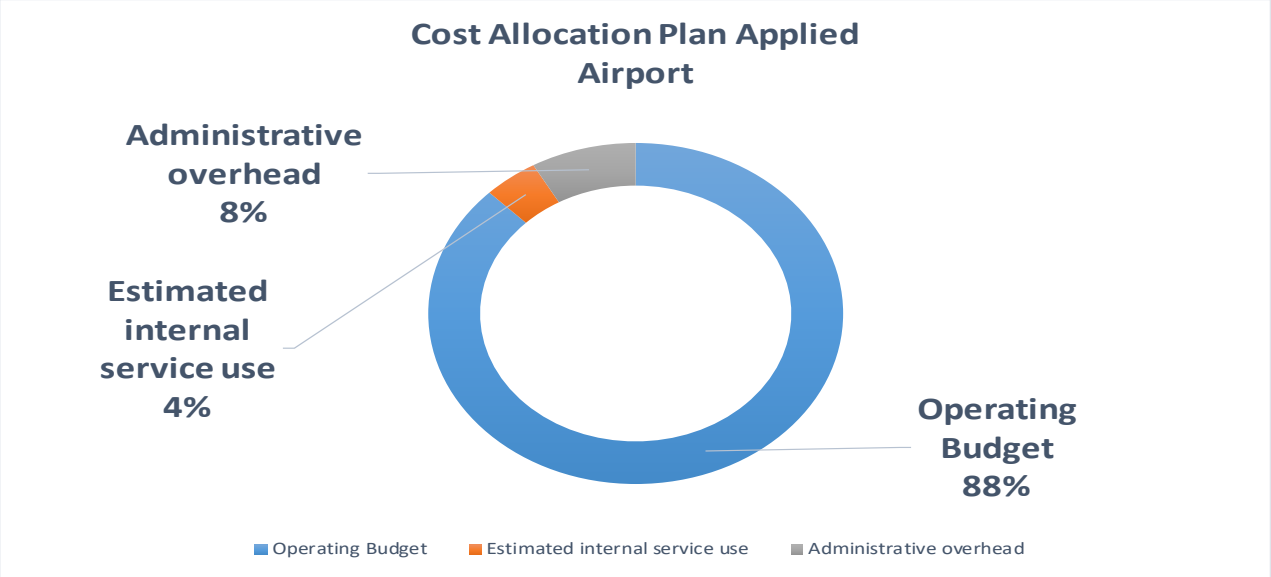
Grant amounts vary greatly from year to year, Cal Fire landing fees, Airport user fees, Airport land leases and rental, and average net fuel profit is relatively stable at about $400,000 per year.

Indirect/Direct General Fund Support.

The Ukiah Airport receives no funds from the City General Fund. The airport fund is expected to continue to generate enough revenue, to cover all expenses in the future.

A. Cost Allocation Plan

The airport pays for both direct and indirect services from other City Staff outside the airport fund.



B. Long Term Debt

The airport has received a loan from Cal Trans Aero to fund the Avgas self-fueling tank.

C. Projections

The FY 25/26 Airport budget will continue to generate revenue into the airport fund.

Executing the Airport Vision for increasing the tenant base, transient traffic, maintaining a high level of service, maintaining the infrastructure, and executing capital projects will be a challenge. As revenue generating projects come online in the out years the goal is to minimize user fee increases while building up some reserves that allow the airport to absorb fluctuating fuel sales, unforeseen maintenance requirements and the increasing local match on large capital projects.

D. Revenue Generation

Fuel Sales: The city owns and operates the fueling operation at the airport. Over the past five years fuel sales have averaged approximately 35,000 gallons of Avgas and from 140,000 gals of Jet A (dependent on severity of the fire season and Cal Fire demand) per year. Avgas sales are delivered by truck and self-service. Jet A sales are delivered by trucks. Cal Star uses a 1,000-gal storage tank that is fueled by the city and charged at a bulk rate. Self-fueling is allowed by permit only with flowage fees charged to anyone performing this operation. Gross profit from fuel sales has varied from $885,000 to $1,396,000 per year, depending on the fire season and Jet A sales volume.

Hangar Rentals: The city rents several types of hangars.

User Fees: Annual increase to airport user fees based on differences in the California Bay Area CPI for the period plus 1.5%. Any increase or change, CPI or otherwise, requires review by the Airport Commission, a Council approval.

Ukiah Regional Airport Effective
September 1, 2024
User Monthly Fee

Open Hangar rental - per month	$121.00
Port-a-Port rental (765 sq ft) - per month	$194.00
Pasco Hangar (small) rental - per month	$273.00
Pasco Hangar (Large) rental - per month	$305.00
Twin Port-a-Port Hangar rental - per month	$232.00
Office Space rental - per month	$1.73
Tie Down - per night	$8.00
Tie Down - per month	$70.00
Vehicle Parking - per month	$53.00
Rental Car Parking - per month	$27.00
Operations Fees	$255.00
Landing Fees	
Lower weight limit to 8,000lbs up to 12, 500lbs	$27.00
Thereafter per 1,000lbs	$0.32
Fuel Truck Parking rental - per month	$70.00
Self-fueling Flowage Fee -per gallon	$0.32
Fuel Truck/ Fuel Trailer Parking	$75.00
Self-fueling permit fee yearly	$100.00
Waste Oil disposal per 5-gallon bucket	$5.00

Bulk Jet A	**65% over City's cost +-30%**
Full-Service Jet A	**95% over City's cost +-30%**
Self-Service Avgas	**30% over City's cost +30%**
Full-Service Avgas	**35% over City's cost +30%**

These new rates will increase yearly by using the Bay Area CPI + 1.5% starting in 2024 and will increase over the next five years before returning to Council.

E. Grant Match Requirements

The current 5-year ACIP (see table below) is almost $4,000,000 in potential projects that would require over $202,000 in local Airport contributions.

Five Year ACIP Plan	Funding Year	Project Description	Federal	CA State match	Local	Total Cost
Completed	2016	PCN Study	$ 45,000	$ 2,000	$ 3,000	$ 50,000
Completed	2016	Runway 15-33 Rehabilitation design	$ 207,311	$ 11,517	$ 11,517	$ 230,345
Completed	2020	Runway 15-33 Pavement Rehabilitation and taxiway Realignment	$ 3,700,239	$ 150,000	$ 268,220	$4,118,459
Completed	2024	Runway 15-33 Pavement Reduction (Construction Phase 2) new runway lighting, PAPI, REIL.	$ 1,710,000	$95,000	$ 95,000	$ 1,900,000
1	2027	Airport Master Plan	$ 405,000	$20,250	$ 24,750	$ 450,000
2	2028	1) Pavement Rehab of Taxiways A, A3, A5 - Design 2) New Taxiway A4 (Taxiway D Demolition) - Design	$ 324,000	$ 16,200	$19,800	$360,000
3	2029	1) Pvmt Rehab of TWYs A, A3, and A5 - Subgrade Preparation 2) Pavement Rehab of Taxiways A, A3, A5 - Construction 3) New Taxiway A4 (Taxiway D Demolition) - Construction	$2,565,000	$128,250	$156,750	$2,850,000
TOTAL			**$3,537,311**	**$196,017**	**$202,000**	**$3,930,345**

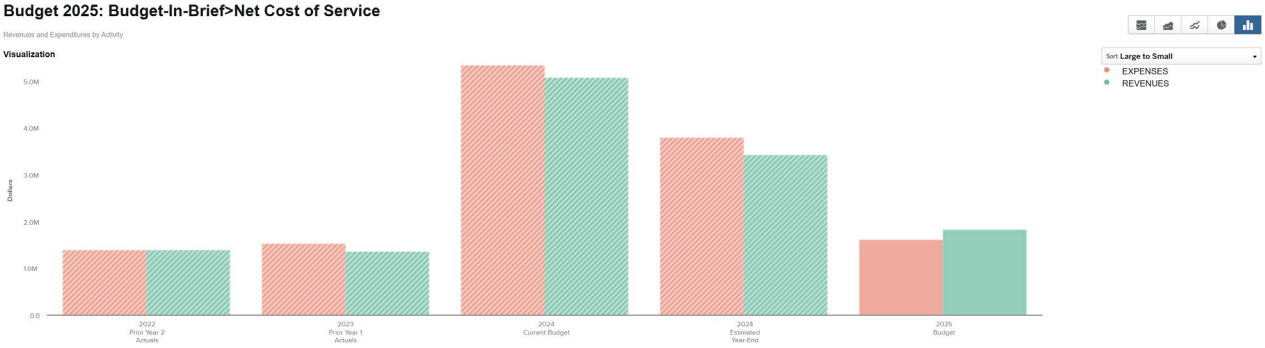
FINANCIAL SUMMARY

The financial goals are to continue operations of the airport in a positive fund balance and to find new ways to increase airport revenues. The airport must grow with the community and provide the expected service at the fairest possible price.

Budget 2025: Budget-In-Brief>Net Cost of Service

Revenues and Expenditures by Activity

Visualization

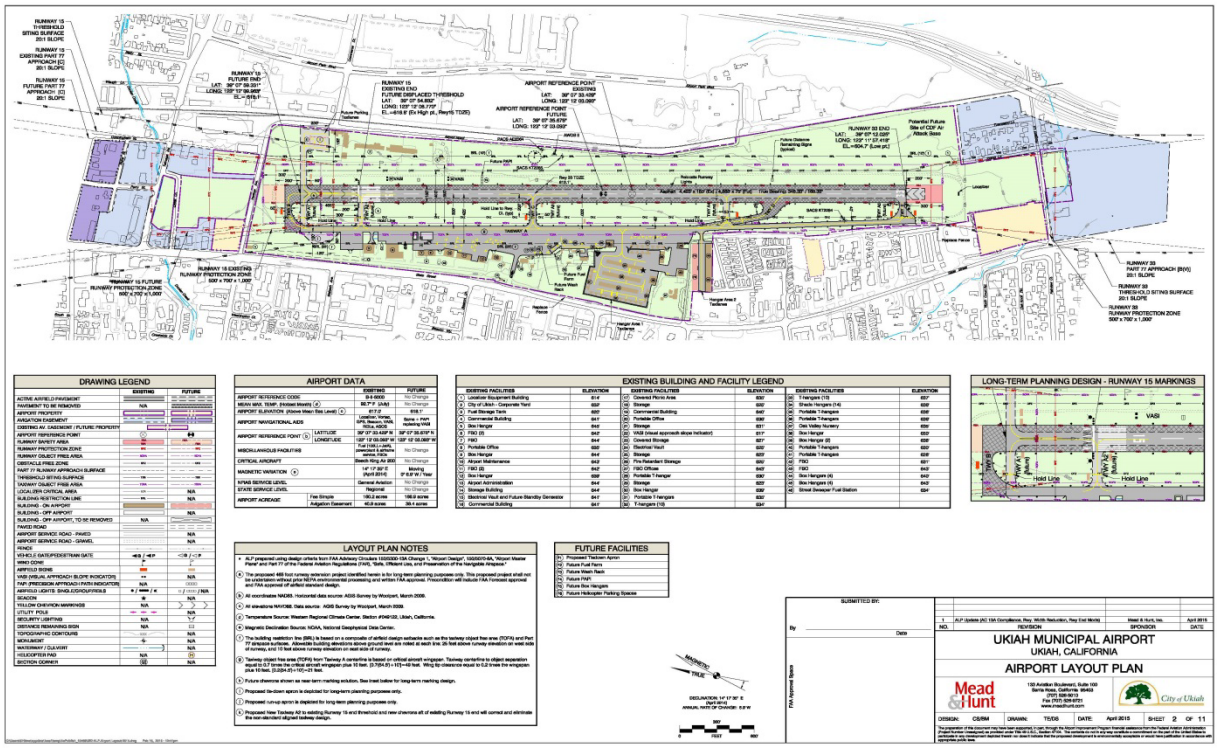


Expand All	2022 Prior Year 2 Actuals	2023 Prior Year 1 Actuals	2024 Current Budget	2024 Estimated Year-End	2025 Budget
REVENUES	$ 1,404,388	$ 1,364,070	$ 5,089,941	$ 3,437,466	$ 1,834,001
CHARGES FOR SERVICE	1,333,795	1,353,177	1,827,330	1,421,780	1,570,464
GRANTS AND SUBVENTIONS	75,469	4,350	3,258,860	2,013,893	259,358
GRANTS, SUBVENTIONS, AND CONTRIBUTIONS	75,469	4,350	3,258,860	2,013,893	259,358
OTHER REVENUES	0	5,487	600	600	600
USE OF MONEY AND PROPERTY	-4,875	1,057	3,151	1,193	3,579
EXPENSES	1,400,527	1,543,420	5,337,410	3,806,664	1,617,674
DIRECT	1,206,723	1,335,039	5,116,110	3,585,364	1,401,883
INDIRECT	193,804	208,381	221,300	221,300	215,791
Revenues Less Expenses	$ 3,861	$ -179,350	$ -247,469	$ -369,198	$ 216,327

Data filtered by Types, ENTERPRISE, Departments and exported on April 24, 2025. Created with OpenGov

APPENDIX A: AIRPORT LAYOUT PLAN

https://cityofukiah.com/wp-content/uploads/2021/11/City-of-Ukiah-Airport-Layout-Plan-2016.pdf



APPENDIX B: AIRPORT ZONING

Ukiah Municipal Airport Planned Development
Zoning District Regulations

SECTION 1

Purpose and Intent: The purpose of the Ukiah Municipal Airport ("Airport") Planned Development is to further define Chapter 6: Building Area Development and Chapter 7: Land Use and Environmental Issues of the Ukiah Municipal Airport Master Plan ("Master Plan") by establishing development requirements and allowed, permitted and prohibited land uses. This intent of this is to provide direction for the future public and private development or redevelopment of land located at the Airport in a manner that is consistent with the Master Plan and ensures future land uses will complement Airport functions and related commercial services.

SECTION 2

Zoning Map Amendment and Planned Development Regulations: Ordinance 1141 formally amended the Zoning Map for the City of Ukiah by rezoning the Airport parcels identified in Exhibit 1 and zoned Public Facilities (PF) and Manufacturing (M) to Public Facilities - Planned Development (PD-PF) and establishes the zoning requirements for the Ukiah Municipal Airport Planned Development. The purpose of the rezoning to PF-PD is to: develop zoning regulations that are specific to the Airport; convert the applicable requirements of the Ukiah Municipal Airport Building Area and Land Use Development Plan Guidelines to zoning requirements; create zoning requirements that address the unique circumstances and needs of the Airport; and provide specific direction for the future development or redevelopment of the Airport in a manner that is consistent with the Ukiah Municipal Airport Master Plan, and ensure that future uses will complement Airport functions and related commercial services.

SECTION 3

Planned Development Map and Planning Areas: The Ukiah Municipal Airport Planned Development map identifies the location of each of the six planning areas and associated subareas within the boundaries of the Airport PD. The Planned Development Map divides the Airport lands adjacent to the runway into six (6) planning areas defined by the existing and preferred land uses and their potential to accommodate specific types of development. The six (6) planning areas established by the PD are Eastside North, Eastside South, Westside North, Westside Central, Westside South, Westside Mixed South/Central planning areas as shown on Exhibit 2 of this document. The Eastside North and Eastside South areas are further divided into subareas. The characteristics and purpose of each planning area and subarea, if applicable, established for the Airport PD are as described below and shown on the Planned Development Map Exhibit 2.

The Airport Planned Development map also identifies the boundaries of the Airport, the location of the runway center line, building restriction line (BRL), and aircraft parking limits (APL), as well as the location of development adjacent to the boundaries of the Airport.

SECTION 4

Enterprise Fund: The Airport is an officially designated Enterprise Fund. As such, all land uses and development projects must enhance Airport revenues or provide services considered integral to Airport operations.

SECTION 5

Airport Uses: Airport Uses are comprised to two general categories of uses, Aviation Related Uses and Airport Support Uses as further defined below.

Aviation Related Uses: Aviation related uses consist of City-operated and maintained uses considered essential to Airport operations, including but not limited to hangars, fueling services, staff facilities, equipment storage areas, and aircraft tie-down aprons. Other aviation related uses consist of privately operated businesses known as Fixed Base operators (FBOs) that require proximity to runways, taxiways, fueling services, and airport services. These include manufacturers of aircraft or aircraft parts and businesses that provide flight instruction or maintain, repair, rent, or charter aircraft. They also include FBOs, such as electronics or machine shops, where all the aircraft-related goods and services make up only a percentage of the overall goods and services, and businesses that prefer to locate at the airport for the convenience of operation, such as manufacturers or distributors who use both air and ground transportation.

Aviation Support Uses: Airport support uses are uses that are supportive of, but not essential to, the operation of the Airport and are typically found in or near airport terminals. These uses include but are not limited to vehicle rental agencies, restaurants, travel ticketing offices, and other services that would be useful and beneficial to persons that work at or visit the Airport.

SECTION 6

Compatibility Criteria: All uses and development at the Airport Must be found to be compatible with Airport operation, safety, and security, including the compatibility criteria of the Ukiah Municipal Airport Master Plan which is incorporated herein by reference.

SECTION 7

Planning Areas and Subareas: The characteristics and purpose of each of the six (6) planning areas and associated subareas, if applicable, are described below. The development standards, allowed,

permitted and prohibited uses, and process for the review and processing of applications for development at the Airport are included in Section 8.

A. Eastside North Area Planning Area

The Eastside North area is bounded by Hastings Avenue on the north, Airport Road on the east, the Airport's Segmented Circle on the south, and the APL (Aircraft Parking Line) and Runway Protection Zone (RPZ) on the west. Within the Eastside North Area, three (3) subareas with the potential for distinctly different development patterns have been identified. Each is described below.

1. Eastside North Subarea 1

Description: Subarea 1 consists of approximately 2.8 acres of developable land that is currently available for lease. This area, which extends northward from the City Corporation Yard, is designated for aviation related land uses and has been identified as having revenue enhancing potential because of its access to high traffic city streets and its proximity to retail commercial businesses, restaurants, and hotels located in the Redwood Business Park (RBP).

Purpose: This subarea is intended to be developed as a gateway with a connection to the restaurants, retail stores and hotels located in the RBP located to the east of the Airport. The intent is to create an area to attract and serve transient users of the Airport by providing the necessary facilities, such as aircraft parking, shuttle service to the RBP, and the facilities necessary to serve the pilots and passengers.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

2. Eastside North Subarea 2

Description: Subarea 2 is the current location of the City of Ukiah's Corporation Yard, which includes City-operated offices, machine shops, vehicle repair facilities, maintenance yards, and storage. Upon relocation of the City's corporation yard, this area should be incorporated into Subareas 1 and/or 3.

Purpose: Upon relocation of the corporation yard, this subarea is intended to be incorporated into Eastside North subareas 1 and/or 3. In the case of subarea 1, this would allow the expansion of uses and structures that support and encourage increased use of the Airport by transient pilots and passengers or create an area large enough to support commercial passenger service. In the case of subarea 3, this would allow the expansion of

rotorcraft uses that are anticipated for subarea 3, subject to the construction of the improvements required to serve these uses.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

3. Eastside North Subarea 3

Description: Subarea 3 is bounded City corporation yard to the north, the Segmented Circle to the south, Airport Road to the east, and the APL to the west. This subarea is currently undeveloped, bare land with no infrastructure.

Purpose: This subarea is intended for permanent (non-transient) rotorcraft uses and should remain vacant until such time as the infrastructure (such as a taxiway, utilities, etc.) can be provided to support these uses. Although this subarea is intended for rotorcraft related uses, fixed-wing aircraft may locate in this area provided they are associated with a rotorcraft use. Fixed-wing aircraft as a stand alone use is prohibited in order to retain adequate land area for rotorcraft.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

B. Eastside South Planning Area

The Eastside South area is bounded by the Segmented Circle to the north, the Airport boundary line to the south, Airport Road to the east, and aircraft parking limits (APL) to the west. There are two subareas in the Eastside South area and both are designated for aviation related land uses.

1. Eastside South Subarea 1

Description: Subarea 1 is a long, narrow strip of vacant, undeveloped land located on the northern portion of the Eastside South Area. Due to the narrowness of this area and possible drainage issues, the uses are limited and the area may not be developable based on today's standards.

Purpose: This subarea is intended for uses that are low intensity and do not require the construction of buildings, structures, or the provision of utilities.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

2. Eastside South Subarea 2

Description: Subarea 2 is located adjacent to the southeastern end of the runway and consists of approximately 17 acres of land that is vacant and undeveloped, except for the distance measuring equipment (DME) antenna and localizer enclosure. This area has been identified as an ideal location for a new California Department of Forestry and Fire Protections (Cal Fire) Fire Attack Base or for other large aviation-related operations.

Purpose: This subarea is intended for permanent aircraft operations that use large aircraft, such as the Cal Fire air attack base, commercial carriers, or medical emergency flight services, and the facilities associated with these uses. This area should remain vacant until such time as this subarea is developed with this type of use.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

C. Westside North Planning Area

Description: The Westside North area is bounded by Hastings Avenue to the north, the toe of a small embankment to the south, the building restriction line (BRL) to the east, and South State Street to the west. This area is the largest piece of developable land on the Airport grounds. Existing development in the Westside North area includes both medium and large hangars, with the majority of the large hangars occupied by Fixed Base Operators (FBOs). Transient helicopter parking and seasonal helicopter operations are also located in this area.

Purpose: This area is intended for commercial activities and storage of commercial/private aircraft. In order to utilize the remaining vacant land efficiently, development of medium/large buildings for commercial activities and medium/large hangars for the storage of private or commercial aircraft is intended for this area. The development of private hangars is consistent with this purpose so long as the lease will transfer to the City within a timeframe that allows the use of the hangar for commercial activities.

The existing transient helicopter parking , seasonal CAMP (Campaign Against Marijuana Planting), and seasonal firefighting helicopter operations located in this area should be relocated to Eastside South subarea 1 once the infrastructure to support these uses have been constructed.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

D. Westside Central Planning Area

Description: The Westside Central area is bounded by the Westside North area to the north, the Westside South area to the south, the western edge of the taxiway/runway to the east, and South State Street to the west. This is the main entrance to and public face to the Airport and includes the main Airport entrance from South State Street, the terminal buildings, and a public viewing area. Cal Fire's air attack base is located at the southern end of this planning area. Also located in this area are other structures, several large parking lots, and access roads that run to the north and south.

Over the last forty years, the Westside Central Area has been developed with a variety of structures with an incongruous layout. This area has been identified as the location of a new terminal building in the future depending on funding availability. A new terminal building would improve the aesthetics of the area and serve airport pilots, tenants, and visitors more efficiently.

Purpose: The area is intended to serve as the primary public area at the Airport and for Airport administration. As the primary access to the Airport for the general public, this area may provide office space for the scheduling/ticketing of flights and/or charters or tours with the operator having a presence in this location to serve the public with the primary facility located elsewhere on Airport grounds.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

E. Westside South Planning Area

Description: The Westside South Planning Areas is bounded by the Westside Central area to the north, the southern property line for the airport to the south, the BRL for the west side of the runway on the east, and South State Street on the west. A commercial nursery and a paved access road that extends onto the airport property occupy the southwest corner of this planning area, with an electric gate controlling ingress and egress onto the Airport grounds. A large building with eight (8) hangar spaces is located south of the access roadway. Concentrated groupings of small and medium size hangars make up the majority of development in this area.

This area also contains fixed base operators (FBO) that provide services to the aviation community, as well as older hangars and buildings that have been identified for redevelopment or replacement with small and medium size hangars and the development of public restroom facilities.

Purpose: The Westside South Planning Area is intended for small general aviation hangars and associated storage and maintenance of aircraft stored in these hangars. In the event that the commercial nursery located in this planning area ceases to be in operation, additional general aviation hangars are intended for this location.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

F. Westside Mixed South/Central Planning Area

Description: The Westside Mixed South/Central Planning Area is bounded by the Westside Central area to the north and east, the Westside South area to the south, and South State Street to the west. This planning area was originally the northernmost section of the Westside South planning area. This area is vacant and undeveloped and is one of the largest undeveloped areas on the Airport grounds with utilities more readily available to serve development than in some other areas of the Airport (such as Eastside South).
The area has convenient access to Airport parking and the terminal building.

Purpose: The Westside Mixed South/Central Planning Area provides an opportunity to extend the Westside Central area further south, allowing the public and administration areas of the Airport to expand to meet the future needs of the Airport. At the same time, it may also be appropriate to expand the small general aviation hangars and associated storage and maintenance into this area. The uses considered for this new planning area were the allowed, permitted, and prohibited uses for the Westside Central and Westside South Planning Areas. The allowed, permitted, and prohibited uses for this planning area reflect the best and highest uses considered appropriate for this area.

Ukiah Municipal Airport Master Plan Compatibility Zone: A (Runway Protection Zone or Within Building Restriction Line) and B-1 (Approach/Departure Zone & Adjacent to Runway).

SECTION 8

Allowed, Permitted, and Prohibited Uses. The regulations for the Ukiah Municipal Airport Planned Development required by Zoning Ordinance Article 14 (Planned Development) are as follows.

Table 1: Eastside Uses and Permit Requirements and 2: Westside Uses and Permit Requirements identify the uses of land allowed and the planning permit required to establish each use. Tables 1 and 2 below provide for land uses that are:

1. Allowed subject to the compliance with applicable provisions of these PD regulations, the Airport Master Plan, and the Ukiah City Code and shown as “A” uses in the tables;

2. Allowed subject to approval of a Use Permit and shown as “UP” in the tables;

3. Allowed as a use that is accessory to an Allowed or Permitted Use and shown as "AC" uses in the tables; or

4. Not allowed and shown as " - " in the tables.

Table 1: Eastside Uses and Permit Requirements

Specific Uses (1) A Use Allowed by Right AC Use Allowed Accessory to a Primary Use UP Use Allowed with a Use Permit - Use Prohibited	**Eastside North Subarea 1**	**Eastside North Subarea 2**	**Eastside North Subarea 3 (2)**	**Eastside South Subarea 1**	**Eastside South Subarea 2**	**Notes**
Fixed Wing Uses						
Air attack base – fixed wing and rotorcraft	-	-	-	-	A	
Air freight	UP	UP	UP	-	UP	
Airplane avionics	UP	UP	-	-	UP	
Airplane maintenance, service, repair	UP	UP	-	-	UP	
Airplane painting, body work, machine shop	UP	UP	-	-	UP	
Airplane parking & tie downs	A	A	UP	UP	UP	UCC section 5049
Airplane parking & tie downs-transient	A	A	UP	UP	UP	
Airplane sales & leasing	A	A	-	-	UP	
Airplane shade ports - transient	A	A	-	-	UP	
Airplane - charters & tours office/ticketing	A	A	UP	-	UP	
Airplane - commercial scheduled passenger service (non-charter)	A	A	-	-	A	e.g. FAA Part 139
Airplane -rental	A	A	UP	-	UP	
Airplane - flight instruction classrooms	AC	AC	-	-	AC	Within terminal building
Airplane -flight schools with classrooms	UP	UP	-	-	UP	
Rotorcraft Uses						
Heliport	-	UP	A	-	UP	
Rotorcraft flight school with classrooms	UP	A	A	-	UP	

Table 1: Eastside Uses and Permit Requirements						
Specific Uses (1) A Use Allowed by Right AC Use Allowed Accessory to a Primary Use UP Use Allowed with a Use Permit - Use Prohibited	**Eastside North Subarea 1**	**Eastside North Subarea 2**	**Eastside North Subarea 3 (2)**	**Eastside South Subarea 1**	**Eastside South Subarea 2**	**Notes**
Rotorcraft hangars	-	**A**	**A**	-	**UP**	
Rotorcraft medical emergency flight services (e.g. CALSTAR, REACH)	-	**UP**	**A**	-	**UP**	May also include fixed-wing aircraft
Rotorcraft maintenance, repair, service, painting, body work	-	**UP**	**A**	-	**UP**	
Rotorcraft parking - transient	**A**	**A**	**A**	**A**	**UP**	UCC section 5049
Rotorcraft parking & tie downs	**A**	**A**	**A**	**A**	**UP**	UCC section 5049
Rotorcraft rental	-	**A**	**A**	-	**UP**	
Rotorcraft sales & leasing	**UP**	**A**	**A**	-	**UP**	
Rotorcraft storage & support equipment	**UP**	**A**	**A**	**A**	**UP**	
Other Uses						
Automobile parking	**A**	**A**	-	**UP**	**UP**	UCC Section 5048
Charters & tours – hot air balloon, rigid airship office	**A**	**A**	**UP**	-	**UP**	
Community garden	-	-	-	**UP**	-	In compliance with special standards
Conference room/facility	**AC**	**AC**	-	-	**AC**	
Convenience store	**AC**	**AC**	-	-	**AC**	
Corporation yard	-	**A(3)**		-	-	
Fueling services	**A**	**A**	-	-	**UP**	
Light manufacturing – non-aviation	**UP**	**UP**	-	-	**UP**	
Manufacturing & machining – aircraft, aircraft parts	**UP**	**UP**	-	-	**UP**	
Picnic area/primitive parking	-	-	-	**UP**	**UP**	Only when allowed by FAA
Pilot lounge	**UP**	**UP**	-	-	**AC**	
Power generation	-	-	-	**UP**	**UP**	
Professional offices – aviation related (such as insurance, appraisal, consulting, FAA,	**A**	**A**	**A**	-	**A**	

Table 1: Eastside Uses and Permit Requirements

Specific Uses (1) A Use Allowed by Right AC Use Allowed Accessory to a Primary Use UP Use Allowed with a Use Permit - Use Prohibited	Eastside North Subarea 1	Eastside North Subarea 2	Eastside North Subarea 3 (2)	Eastside South Subarea 1	Eastside South Subarea 2	Notes
courier services, flight-related medical)						
Professional offices –non aviation related	**UP**	**UP**	**-**	**-**	**UP**	
Rental car parking – vehicles only, no office customer service area	**A**	**A**	**-**	**-**	**UP**	With office in terminal building
Restaurant	**UP**	**UP**	**-**	**-**	**-**	
Shuttle pickup/drop-off and parking	**A**	**A**	**-**	**-**	**-**	
Storage (month-to-month) – vehicle, equipment, material	**A**	**A**	**-**	**A**	**A**	Surface only, no permanent building. Must be renewed annually.
Storage (up to 1 year) – vehicle, equipment, material	**A**	**A**	**-**	**A**	**A**	Surface only, no permanent building. Must be renewed annually.
Transportation terminal – bus, train taxi	**UP**	**UP**	**-**	**-**	**UP**	

1. Uses must be consistent with the Ukiah Municipal Airport Master Plan, including Table 7A (Current Compatibility Criteria).
2. There are no permitted or interim uses for this subarea since the intent is to allow this area to remain vacant and unused until the infrastructure to support the allowed uses have been constructed.
3. If the corporation yard relocates, the uses revert to the uses allowed and permitted in Eastside North Subarea 1 and Eastside North Subarea 3.

Table 2: Westside Uses and Permit Requirements

Specific Uses (1) A Use Allowed by Right AC Use Allowed Accessory to a Primary Use UP Use Allowed with a Use Permit - Use Prohibited	**Westside North**	**Westside Central**	**Westside South**	**Westside Mixed South/Central**	**Notes**
Fixed Wing Uses					
Air attack base – fixed wing and rotorcraft	**UP**	**A**	**-**	**-**	
Air freight	**A**	**UP**	**A**	**UP**	
Airplane avionics	**A**	**A**	**A**	**UP**	
Airplane maintenance, service, repair	**A**	**A**	**A**	**UP**	
Airplane painting, body work, machine shop	**A**	**-**	**UP**	**UP**	
Airplane parking & tie downs	**A**	**A**	**A**	**UP**	UCC section 5019
Airplane parking & tie downs-transient	**A**	**A**	**A**	**UP**	UCC section 5019
Airplane sales & leasing	**A**	**A**	**A**	**UP**	
Airplane shade ports - transient	**UP**	**UP**	**A**	**UP**	
Airplane - charters & tours office/ticketing	**A**	**A**	**UP**	**UP**	
Airplane - commercial scheduled passenger service (non-charter)	**A**	**A**	**-**	**UP**	e.g. FAA Part 139
Airplane -rental	**A**	**A**	**A**	**UP**	
Airplane - flight instruction classrooms only (2)	**-**	**AC**	**-**	**AC**	Within terminal building
Airplane -flight schools co-located with classrooms	**UP**	**A**	**UP**	**UP**	
Rotorcraft Uses					
Heliport	**-**	**-**	**-**	**-**	
Rotorcraft flight school with classrooms	**-**	**UP**	**-**	**-**	
Rotorcraft hangars	**A(2)**	**-**	**A(2)**	**-**	
Rotorcraft medical emergency flight services (e.g. CALSTAR, REACH)	**A(2)**	**-**	**UP**	**-**	May also include fixed-wing aircraft
Rotorcraft maintenance, repair, service, painting, body work	**A**	**A**	**A**	**-**	

Table 2: Westside Uses and Permit Requirements					
Specific Uses (1) A Use Allowed by Right AC Use Allowed Accessory to a Primary Use UP Use Allowed with a Use Permit - Use Prohibited	**Westside North**	**Westside Central**	**Westside South**	**Westside Mixed South/Central**	**Notes**
Rotorcraft parking - transient	**A**	**A**	**-**	**-**	UCC section 5019
Rotorcraft parking & tie downs	**A**	**A**	**UP(2)**	**-**	UCC section 5019
Rotorcraft rental	**A(2)**	**A(2)**	**UP(2)**	**-**	
Rotorcraft sales & leasing	**A(2)**	**A(2)**	**UP(2)**	**-**	
Rotorcraft storage & support equipment	**A(2)**	**-**	**UP(2)**	**-**	
Other Uses					
Automobile parking	**UP**	**UP**	**UP**	**UP**	UCC Section 5018
Charters & tours – hot air balloon, rigid airship office	**A**	**A**	**-**	**UP**	
Community garden	**-**	**-**	**-**	**-**	
Conference room/facility	**-**	**AC**	**-**	**AC**	Within terminal building
Convenience store	**-**	**AC**	**-**	**AC**	Within terminal building
Corporation yard	-	-	-	**-**	
Fueling services	**UP**	**A**	**UP**	**UP**	
Light manufacturing – non-aviation	**UP**	**UP**	**UP**	**UP**	
Manufacturing & machining – aircraft, aircraft parts	**A**	**-**	**UP**	**UP**	
Picnic area/primitive parking - airside	**-**	**-**	**-**	**UP**	Only when allowed by FAA
Pilot lounge	**-**	**AC**	**AC**	**AC**	
Power generation	**-**	**UP**	**-**	**UP**	
Professional offices – aviation related (such as insurance, appraisal, consulting, FAA, courier services, flight-related medical)	**A**	**A**	**A**	**UP**	
Professional offices –non aviation related	**UP**	**UP**	**-**	**-**	
Rental car parking – vehicles only, no office customer service	**UP**	**A**	**-**	**UP**	With office in terminal building

Table 2: Westside Uses and Permit Requirements					
Specific Uses (1) A Use Allowed by Right AC Use Allowed Accessory to a Primary Use UP Use Allowed with a Use Permit - Use Prohibited	**Westside North**	**Westside Central**	**Westside South**	**Westside Mixed South/Central**	**Notes**
area					
Restaurant	**UP**	**A**	**-**	**UP**	
Shuttle pickup/drop-off and parking	**UP**	**A**	**-**	**UP**	
Storage (month-to-month) – vehicle, equipment, material	**A**	**A**	**-**	**A**	Surface only, no permanent building. Must be renewed annually.
Storage (up to 1 year) – vehicle, equipment, material	**-**	**-**	**-**	**A**	Surface only, no permanent building. Must be renewed annually.
Transportation terminal – bus, train taxi	**UP**	**UP**	**-**	**UP**	

1. Uses must be consistent with the Ukiah Municipal Airport Master Plan, including Table 7A (Current Compatibility Criteria).
2. When the east side of the Airport is developed and leases expire, these uses shall be relocated to the east side of the Airport to Eastside North Subarea 3 provided the necessary infrastructure is available.
3. Aircraft are located elsewhere on the Airport grounds with only classroom facilities in the terminal building.

SECTION 9

Development Standards and Site Planning Considerations

A. Site Development: New construction and modifications to existing structures are required to comply with all applicable development standards as prescribed by the PF zoning district unless modified by these PD regulations. Additional development and site planning considerations specific to each area or subarea are identified below.

Height: As required by FAA Part 77 *and* Ukiah City Code section 9170.30(A).

Setbacks: As required by Ukiah City Code section 9170.50.

B. **Development & Site Planning Considerations:** Development and site planning considerations have been developed for each area and subarea since each is unique and subject to specific constraints and opportunities, including the location of the building restriction line (BRL), aircraft parking limits (APL), and Ukiah Municipal Airport Master Plan compatibility zone designation.

Eastside North Subarea 1: A portion of this subarea includes the building restriction line and is designated Master Plan compatibility zone A, which prohibits the assemblage of people significantly limiting the use of this portion of the subarea. The remainder of the subarea is designated Master Plan compatibility zone B1 which allows the development of certain low-intensity land uses.

The development of structures or other permanent fixtures in the area between the Airport Property Line and the Building Restriction Line are prohibited if it is determined by the Airport Manager in conjunction with the Planning Director, Building Official, and City Engineer that they could impede aircraft operations.

Eastside North Subarea 2: A portion of this subarea includes the building restriction line and is designated Master Plan compatibility zone A, which prohibits the assemblage of people significantly limiting the use of this portion of the subarea. The remainder of the subarea is designated Master Plan compatibility zone B1, which allows the development of certain low-intensity land uses.

The development of structures or other permanent fixtures in the area between the Airport Property Line and the Building Restriction Line are prohibited if it is determined by the Airport Manager in conjunction with the Planning Director, Building Official, and City Engineer that they could impede aircraft operations.

Eastside North Subarea 3: Approximately half of this subarea includes the building restriction line and is designated Master Plan compatibility zone A, which prohibits the assemblage of people significantly limiting the use of this portion of the subarea. The remainder of this subarea is designated Master Plan compatibility zone B1, which allows the development of certain low-intensity land uses.

The location and size of the building footprint in this subarea will be determined as part of the discretionary review process. Structures or other permanent improvements would be located in the area between the BRL and the eastern property line of the Airport. Due to the narrowness of this area, the construction of structures and/or permanent improvements in this area is constrained. The development of structures or other permanent improvements are prohibited if it is determined by the Airport Manager that they are not compatible with aircraft operations or could impede aircraft operations**.**

Eastside South Subarea 1: Most of this subarea includes the BRL and is designated Master Plan compatibility zone A, which prohibits the assemblage of people significantly limiting the use of this portion of the subarea. A small portion of this subarea located adjacent to the east property line of the Airport is designated Master Plan compatibility zone B1, which allows the development of certain low-intensity land uses.

The location and size of the building footprint in this subarea will be determined as part of the discretionary review process. Structures or other permanent improvements would be located in the area between the Building Restriction Line and the eastern property line of the Airport. Due to the narrowness of this area, the construction of structures and/or permanent improvements in this area is constrained. If it is determined by the Airport Manager in conjunction with the Planning Director, Building Official, and City Engineer that structures or improvements in this subarea could impede or are not compatible with aircraft operations said improvements are prohibited.

Eastside South Subarea 2: Most of this subarea is designated Master Plan compatibility zone B1, which allows the development of certain low-intensity land uses. The remainder of this subarea, located between the APL and the BRL, is designated Master Plan compatibility zone A, which prohibits the assemblage of people thereby significantly limiting the use of this portion of the subarea.

The development of structures or other permanent improvements in this subarea between the Airport Property Line and the Building Restriction Line are prohibited if it is determined by the Airport Manager in conjunction with the Planning Director, Building Official, and City Engineer that they could impede or are not compatible with aircraft operations..

The preferred use for this subarea is an air attack base. Should development of a different use be proposed in this subarea before an air attack base is developed, the size of the use, location of improvements, and access to and from the taxiway shall be designed in a manner that also allows the development of an air attack base in this subarea. Compliance with this site planning requirement shall be evaluated as part of the discretionary review application.

Westside North: Most of this subarea is designated Master Plan compatibility zone B1, which allows the development of certain low-intensity land uses. The remainder of this subarea, located between the APL and BRL, is designated Master Plan compatibility zone A, which prohibits the assemblage of people thereby significantly limiting the use of this portion of the subarea.

Site planning for future development shall include the efficient utilization of the limited remaining vacant land in this area. Building footprints and locations for new structures shall be compatible with the building footprints of existing structures, consistent with the parking and landscaping standards included in these PD regulations and provide safe and convenient circulation for vehicles and pedestrians.

Due to its irregular shape and the slope at the west and south boundaries and of this area, creative site planning and design will be required. This is particularly pertinent in the northernmost area, which may only be able to accommodate medium size buildings due to a wedge-like shape that becomes narrower near the Hastings Avenue frontage.

Westside Central*:* Most of this subarea is designated Master Plan compatibility zone B1, which allows the development of certain low-intensity land uses. The remainder of this subarea, located between the APL and BRL, is designated Master Plan compatibility zone A, which prohibits the assemblage of people thereby significantly limiting the use of this portion of the subarea.

Permanent structures (i.e. located on a foundation) shall be a minimum of 1,000 square feet. There is no minimum building footprint for non-permanent structures.

Westside South: Minimum building footprint of 900 square feet configured to accommodate fixed wing/rotorcraft with hangar doors a minimum width of 40 feet and height of 11 feet. Pre-manufactured structures shall be large enough to accommodate and provide access for aircraft.

C. Parking

Description: Parking arrangements on the Airport are varied and include communal parking lots, parking lots associated with individual businesses, and parking provided adjacent to private hangars. The Westside Central area includes a communal parking lot in the vicinity of the terminal building. The Westside North area includes parking facilities associated with specific businesses. The Westside South area includes parking facilities for Cal Fire, as well as parking spaces adjacent to private hangars. Parking for automobiles is also known to be provided within hangars after the aircraft has been moved out of the hangar.

Number of Parking Spaces Required: The number of required parking spaces at the Airport is determined by the proposed use(s) as prescribed by Table 3: Number of Parking Spaces Required.

Table 3: Number of Parking Spaces Required	
Use	**Parking Requirement**
Aircraft storage, maintenance, repair, painting, bodywork, and similar	One parking space for every 1,000 square feet of gross leasable floor area
Freight/shipping with no customer counter service	One parking space for every 1,000 square feet of gross leasable floor area
Freight/shipping with customer counter service	One parking space for every 1,000 square feet of gross leasable floor area plus at least two customer parking spaces
Office - medical, dental	One parking space for every 250 square feet of gross leasable floor area
Rental car facility	One space for each rental car located on the site plus parking based on the square footage of office space (a minimum of one space shall be provided for the office space)
Retail, office, commercial	1 space for every 300 square feet of gross leasable floor area
Restaurant, cafe, deli	4 parking spaces plus 1 space for each 3 seats
Restaurant – takeout (no eat-in facilities)	1 space for each employee on the maximum shift plus 1 space for every 100 square feet of floor area
Manufacturing, warehouse, wholesale, distribution	One space for each employee on the maximum shift plus customer parking plus one parking space for each vehicle operated from or on the site or one parking space for every 500 square feet whichever is greater
Single aircraft hangars, port-a-port, and similar	Vehicle shall park in the vacated aircraft parking with overflow parking accommodated in the communal parking lot
Mixed uses (two or more uses under the same or different owners located in the same structure and/or common development)	The sum of the total number of spaces required for each use as determined by this table. (1)
Other Uses	Default to Zoning Ordinance or One space for each employee on the maximum shift plus customer parking, whichever is greater
1. No parking space or portion thereof shall serve as a required parking space for more than one use unless approved as part of the discretionary review process.	

Exemptions from Required Parking: A reduction in the number of parking spaces required by Table 3 may be allowed in the following manner:

Bicycle Parking Facility: A parking space exemption may be granted to projects involving new construction at a rate of one vehicle space for every five (5) bicycle spaces provided. This exemption shall not exceed two (2) vehicle parking spaces per parcel. A bicycle parking space is a designated area with a facility designed for the parking and securing of bicycles.

Transportation Demand Management (TDM): Parking space credit may be considered for those businesses that have employees which bike, walk, use public transit, or carpool to work as part of a Transportation Demand Management program that has been approved by the Planning Director or as part of the discretionary review process .

Discretionary Review: Relief from the number of parking spaces required by Table 5: Number of Parking Spaces Required may be approved through the discretionary review process, provided that a finding can be made that there is a unique circumstance associated with the use or property that results in a demand for less parking than required by Table 5. The finding shall be based on information provided by the application as part of the discretionary review application.

Design of Parking Spaces: New parking spaces on the Airport grounds shall be developed as prescribed by Table 4: Parking Design Standards.

Table 4: Parking Design Standards

Standard	All Areas
Location - general	Parking spaces shall be located on the landsides of buildings or in other areas where vehicle operation and parking would not adversely affect aircraft movements or other aviation-related operations.
Location - higher density land uses	Parking spaces for higher density land uses (such as retail or professional office development) or concentrations of smaller structures (such as individual hangars) should be in communal parking lots whenever possible.
Parking space size	Ukiah City Code section 9192
Parking Facility – All Areas (2)	
Canopy coverage	Design shall provide a tree canopy coverage of fifty (50%) percent over paved parking spaces within fifteen (15) years of planting. (1)
Species	Tree species shall be primarily deciduous, have a wider canopy, and not attract birds.
Tree Height at Maturity	Shall not exceed 30 feet.
Trees and shrubs	Planting areas shall include both trees and shrubs. (1)
Landscaping	As required by Table : Landscaping Requirements
Lighting	As required by Table : Lighting Requirements
Communal Parking Facility – All Areas	
Pedestrian walkway/sidewalk	Communal parking lots containing 12 or more spaces should be developed with the landscaping and defined pedestrian sidewalks or walkways outlined in the Landscaping section below. (1)
Linear planting strip	Communal parking lots containing 12 or more spaces should be developed with a tree placed between every four (4) parking stalls within a continuous linear planting strip, rather than individual planting wells, unless clearly infeasible. (1)

1. Based upon the design of the parking lot, modification of this requirement may be considered through the discretionary review process.

Table 4: Parking Design Standards	
Standard	**All Areas**
2. If these requirements conflict with the requirements included in Table 5: Landscaping Requirements, Table 5 shall control.	

D. Landscaping Requirements

Purpose: The purpose and focus of providing landscaping is to create an aesthetically pleasing landscaping plan that is low maintenance and ecologically and financially sustainable and does not compromise Airport security and aircraft safety.

Applicability: All projects requiring a discretionary permit shall include a landscaping plan that is commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.

Landscaping Standards: All proposed landscaping shall comply with the standards included in Table 5: Landscaping Standards.

Table 5: Landscaping Requirements	
Standard (1)	**All Areas**
Landscaping	Landscaping on the airside of buildings is discouraged. When planted, the landscaping shall be consistent with the requirements of this table.
Airside	Landscaping is prohibited unless approved by the Airport Commission.
Landside	Landscaping on the landside of buildings is required.
Tree size	Minimum size of # 15 (1)
Shrub size	Minimum size #5 (1)
Species	Should not attract birds
Trees	Planting of trees on the airside is prohibited
Shrubs –hedge rows	Mass planting of hedge rows is prohibited.
Shrubs - ornamental	Ornamental plantings at normally occupied building sites or parking lots are allowed and encouraged.
Shrubs - airfield	Planting in open areas of the airfield is prohibited.
Shrub - height	A maximum shrub height of 6-feet at maturity is preferred in order to reduce maintenance. Shrubs with a mature height of more than 6-feet shall be maintained at a maximum height of 6-feet.
Grasses , Forbs	Native grasses that grow well in Ukiah's climate are preferred.

Table 5: Landscaping Requirements	
Standard (1)	**All Areas**
Landscaping - height	All landscaping shall comply with FAA Part 77 height requirements.
Quality	All landscape planting shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.
Maintenance	All required landscaping shall be maintained in a viable condition, including any tree trimming required to comply with the height requirements of the airport.
Plans – Landscaping and Irrigation	All discretionary applications shall include a landscaping and irrigation plan.
Plans - Lighting	Landscaping plans shall include a lighting plan.
1. Relief from these requirements may be requested as part of the discretionary review process.	

F. Lighting Standards

Purpose: The purpose of this section is to permit reasonable uses of outdoor lighting for safety, utility, security and productivity that are compatible with and do not interfere with Airport operations or safety, conserve energy, and protect the nighttime environmental from glare and obtrusive lighting.

Applicability: All other outdoor lighting at the Airport shall comply with the provisions of Table 6: Lighting Requirements.

Table 6: Lighting Requirements	
Standard (1)	**All Areas**
Lighting Plan	All discretionary permits shall include a lighting plan that includes, at a minimum, the location, height, and intensity of all light fixtures, the manufacturer's name and style of light fixture, and specifications for each type of fixture.
Flood lights	Outdoor flood lights shall not be projected more than 20-degrees below the horizontal plane.
Hooded, screened	All outdoor lighting shall be hooded or screened to direct the source of light downward and focus onto the property from which it originates and shall not negatively impact adjacent properties.
Parking lot, security lighting	Parking lot and other security lighting shall be top and side shielded to prevent the light pattern from shining onto adjacent property or roadways, excluding lights used for illumination of public roads.
Sign, building lighting	External lights used to illuminate a sign or the side of a building or wall shall be shielded to prevent the light from shining off of the surface intended to be illuminated.
Exempt	Airport lighting which is required for the safe and efficient movement of aircraft during flight, take off, landing, and taxiing is exempt from the requirements of this Table.

SECTION 10

Administration and Procedures

1. **Use Permit:** All uses identified as permitted uses require application for and approval of a use permit pursuant to the procedures prescribed in Zoning Ordinance Section 9262. In addition to the findings included in Zoning Ordinance Section 9262(E), the review authority shall also make the following finding:

    A. The proposed project is consistent with the City of Ukiah Zoning Ordinance, Ukiah Municipal Airport Master Plan, Airport Layout Plan, Airport Planned Development Regulations, and Airport Grant Assurance Guidelines.

2. **Site Development Permit:** A Site Development Permit is required for new construction in the Public Facilities (PF) Zoning District, the zoning designation of the Airport. Site development permits shall be processed as prescribed in Zoning Ordinance Section 9263. Site development permits for projects at the airport are divided into two categories, Minor and Major as prescribed in Table 7: Site Development Permits.

Table 7: Site Development Permits

Permit Type	By Right Site Development Permit Building Permit Required (1)	Minor Site Development Permit	Major Site Development Permit
Project Type	Structures and additions less than 300 sf Hangars less than 1,200 sf	Structures and additions 300 sf to 900 sf Hangars 1,200 sf to 3,600 sf	Structures and additions greater than 900 sf Hangars over 3,600 sf
Application Filing & Submittal Requirements	Building Permit Filing Fees Site Plan, Elevations, Floor Plans Additional Information as determined by the Planning Director	Planning Permit Application Form Filing Fees As prescribed by UCC section 9263(B) Additional Information as determined by the Planning Director	Planning Permit Application Form Filing Fees As prescribed by UCC section 9263(B) Additional Information as determined by the Planning Director
Approval Authority	Planning & Community Development Department	Zoning Administrator	Planning Commission
Public Notice	Processed as a building permit. No public notice provided.	As prescribed by UCC Section 9263(C)	As prescribed by UCC Section 9263(C)
Findings for Grant of Permit	Building permit plans must be consistent with all applicable requirements.	As required by these PD regulations (supersedes Zoning Ordinance Section 9263 (E))	As required by these PD regulations (supersedes Zoning Ordinance Section 9263 (E))

1. The project is required to comply with all applicable development standards.

Findings: Due to the unique characteristics of the Airport, the following findings shall be made in place of the findings included in Zoning Ordinance Section 9263 (E):

A. The proposed project is consistent with the goals, objectives, and policies of the City of Ukiah General Plan.

B. The proposed project is consistent with the City of Ukiah Zoning Ordinance, Ukiah Municipal Airport Master Plan, Airport Layout Plan, the Airport PD Regulations, and Airport Grant Assurance Guidelines.

C. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient aircraft, vehicular or pedestrian traffic pattern.

D. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

E. The proposed development will not hinder the development, operations, or use of buildings on the Airport, or impair the value thereof.

F. The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent operation or business.

G. The design of the project is compatible with existing structures on the airport.

H. The project includes landscaped areas that are consistent with the landscape requirements, including the requirements for airport security and aircraft safety.

3. **Appeals.** Appeals of decisions on site development permits and use permits shall be as prescribed by UCC section 9266.

4. **Amendment.** Amendment to this ordinance and the associated Development Plan (Exhibit 2) is subject to the requirements of requires City Council action in accordance with UCC section 9168(C6).

5. **Relationship to Zoning Ordinance.** Development standards not addressed in these PD regulations shall be as determined by the Zoning Ordinance and Ukiah City Code.

SECTION 11

Relationship to Lease Agreement

Development projects at the Airport will typically require City Council approval of a lease agreement and a permit from the Planning and Community Development Department. The required permit may be ministerial (i.e. building permit or grading permit) or discretionary (i.e. site development permit or use permit). Coordination of a lease agreement and any required permits should be considered early in the development stages of a project. Concurrent processing of the lease agreement and any required permit(s) is encouraged and a sample of concurrent processing is provided in Exhibit 4.

SECTION 12

Determination of Appropriate Use

Whenever a use is not listed in these PD regulations as an allowed or permitted use, the Planning Director and Airport Manager shall determine whether the use is appropriate for the Airport either as an allowed or permitted use (Use Permit required). As part of making the determination, the request for the determination shall be referred to the Airport Commission for a recommendation to the Airport Manager. The review of the determination shall be scheduled for the first available Airport Commission meeting. After receiving the written request for the determination, the Airport Manager shall schedule the requested determination for consideration and recommendation at the next available Airport Commission meeting.

In making this determination, the Planning Director and Airport Manager shall find as follows:

1. The use would not be incompatible with other existing or allowed uses at the airport.

2. The use would not be detrimental to the continuing development of the area in which the use would be located.

3. The use is compatible with airport operations and security, including the compatibility criteria of the Ukiah Municipal Airport Master Plan and will enhance airport revenues and/or provide services integral to airport operations.

4. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the Planning Director and Airport Manager regarding whether a use can be allowed or permitted at the airport shall be final unless an applicant, or any interested party, submits a written appeal stating the reasons for the appeal, and any applicable appeal fee, to the City Clerk within ten (10) days of the date the decision was made. The City Council shall then conduct a duly noted public hearing on the appeal in accordance to the procedures set

forth in Article 20 (Administration and Procedures) of the Ukiah Municipal Code. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Planning Director. All City Council decisions on appeals of the Planning Director's actions are final for the City. (Ordinance 1006, Section 1, adopted 1998)

SECTION 13

Glossary of Terms

The following words or terms are regularly used throughout the *Ukiah Municipal Airport Building Area and Land Use Development Plan Guidelines***.** Additional definitions related to airport use may also be found in the glossary included as Appendix I of the *Ukiah Municipal Airport Master Plan*.

Accessory Use: A use or activity which is incidental to and customarily associated with a specific principal use on the same site. *City of Ukiah ZO*

Air attack base: An established on-airport base of operations for the purpose of aerial suppression of large-scale fires by specially-modified aircraft. Typically, such aircraft are operated by the Cal Fire and/or the U. S. Forest Service. *Ukiah Municipal Airport Master Plan*

Aircraft: A device that is used or intended to be used for flight in the air. *FAA FAR Part 1*

Airplane: An engine-driven fixed-wing aircraft heavier than air that is supported in flight by the dynamic reaction of the air against its wings. *FAA FAR Part 1*

Aircraft avionics: The development and use of electric and electronic equipment for aircraft.

Airfreight service: The transportation of goods by air.

Airside: That portion of the building that opens directly to a taxiway or taxi apron, as well as the sides of the same building extending twenty (20) feet back from airside opening.

Automobile parking lot/facility: An area used for parking automobiles, including one or more parking spaces with driveways, aisles, maneuvering areas, clearances, and similar features. This term includes parking lots and garages.

Balloon: A lighter-than-air aircraft that is not engine driven, and that sustains flight through the use of either gas buoyancy or an airborne heater. *FAA Definitions*

Flight school: A school that provides a course of study in piloting an aircraft. The overall purpose is the acquisition and honing of basic airmanship skills.

Fixed Base Operator (FBO): A business operating at an airport that provides aircraft services to the general public, including but not limited to sale of fuel and oil; aircraft sales, rental, maintenance, and repair; parking and tie-down or storage of aircraft; flight training; air taxi/charter operations; and specialty services, such as instrument and avionics maintenance, painting, over-haul, aerial application, aerial photography, aerial hoists, or pipeline patrol.
In addition, FBO usually operates out of the larger hangars. Within the hangar there is normally an office, employee lounge, customer area and restroom. FBO often have employees and customers, which require a parking area. FBO buildings generally require landscaping. *Ukiah Municipal Airport Master Plan*

Freighting. To send or transport goods or cargo by commercial carrier. *Dictionary*

Hangar. A building in which aircraft are kept or repaired. *Dictionary*

Hangar ports and sunshades: Something under which an aircraft is protected from the sun.

Helicopter: A rotorcraft that, for its horizontal motion, depends principally on its engine-driven rotors**.** *FAA FAR Part 1*

Heliport: An area of land, water, or structure used or intended to be used for the landing and takeoff of helicopters. *FAA FAR Part 1*

Landside: The portion of a building that does not open directly to a taxiway or taxi apron and is 20 feet, or more, from the airside of the building.

Primitive Camping/Picnic Area: An area devoted to open camping by pilots or other persons attending an airport-related event.

Professional office*:* Provision of professional or technical services including accounting, counseling, architecture, design, engineering, law, management, and similar professions.

Restaurant: A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from an ordering counter for either on- or off-premise consumption (“counter service”); establishments where customers are served food at their tables for on-premise consumption (“table service”), which may also provide food for take-out; and exclusively pedestrian oriented facilities that serve from a walk-up ordering counter. Examples include cafes, ice cream shops, and delis.

Rotorcraft: A heavier-than-air aircraft that depends principally for its support in flight on the lift generated by one or more rotors. *FAA FAR Part 1*

Ukiah Municipal Airport Master Plan: The Ukiah Municipal Airport Master Plan prepared by Shutt Moen Associated and adopted by the Ukiah City Council on July 3, 1996. Herein referred to as the *Master Plan*.

Exhibit 1

Airport PD Rezoning Parcels

APN	Previous Zoning	City Council Approved Zoning
003-230-22	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-230-23	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-230-28	Manufacturing (M)	Planned Development - Public Facilities (PD-PF)
003-280-05	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-280-06	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-280-07	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-280-08	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-310-03	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-310-04	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-310-06	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-310-07	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-310-08	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-310-09	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-310-10	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
003-330-62	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)
180-120-03	Public Facilities (PF)	Planned Development - Public Facilities (PD-PF)

UKIAH REGIONAL AIRPORT

One Page Business Plan

Mission Statement

The Ukiah Regional Airport mission is to provide a safe, self-sustaining, efficient, and customer focused airport to serve the greater Ukiah area.

About Ukiah Airport:

- A terminal building with pilot lounge and flight planning area that is open seven days a week.
- A lighted 4,423 ft. runway with an FAA approved non-precision approach to Runway 15.
- 24 hrs. per day Automatic Weather Observation System information transmitted on a VHF frequency.
- Truck delivered avgas and Jet A fuel. Self-service Avgas 24 hrs. daily
- Tie down spots for tenant and transient aircraft.
- City owned hangars and privately owned hangars.
- FBOs which provide flight training, air charter and aircraft maintenance.

Our vision is to serve as an aviation hub for the Redwood Empire providing the highest level of service to our customers by:

- Increase Number of Permanently Based Aircraft
- Increase Number of Transient Visitors
- Develop the Airport Services and Facility
- Expanding our Contribution to the Economic Development
- Airport Safety
- Increase Runway to 5000 feet

Ukiah Regional Airport Planned Development Zoning District Regulations

These regulations are to provide direction for the future public and private development or redevelopment of land located at the Airport in a manner that is consistent with the Master Plan and ensures future land uses will complement Airport functions and related commercial services.

The financial goals of are to continue operations of the airport in a positive fund balance and to find new ways to increase airport revenues.

- **Airport** operates as a business-type activity (enterprise fund) – aiming for cost recovery through fees, leases, fuel sales, etc.

- **Serves** as a vital regional hub for general aviation, cargo (FedEx/UPS), emergency services (CAL FIRE), and community connectivity
  .
- **Expenditures** Personnel, Operations, Maintenance, Fuel Facilities

- **Revenues** are generated primarily through:
  - User fees & charges for services (fuel sales, landing fees, tie-downs)
  - Land & hangar leases
  - Parking and other tenant revenues
  - Grants (especially for capital projects)
  - Miscellaneous (fuel flowage, etc.)

Agenda Item No: 14.b.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-737

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive a Report on Current Efforts and Strategic Direction of the City of Ukiah's Geographic Information System (GIS) Services.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager, Mariam Garcia, GIS Analyst

PRESENTER: Mariam Garcia, GIS Analyst/Planning Manager and Jesse Davis, Chief Planning Manager

ATTACHMENTS:

1. Official Map Updates - Examples
2. GIS Project Examples (Static)
3. Presentation Given

Summary: Receive a report on current efforts and strategic direction of the City of Ukiah's Geographic Information System (GIS) services.

Background: GIS refers to the software, data, and workflows used to map, analyze, and share spatial information about parcels, infrastructure, utilities, zoning, and other location-based assets. In a municipal setting, GIS connects information that is normally held in separate departments and separate file formats, like code violations and parcel information, to visualize it in useful ways.

Municipal GIS serves two audiences. Internal users (City Staff) use GIS to complete assigned work and make day-to-day decisions. External users (residents, applicants, businesses, etc.) use GIS to access public information, including zoning maps, district boundaries, and site hazards. The quality and accessibility of GIS data affects how efficiently Staff respond to requests and how clearly the public can understand City actions. By making basic information more available, associated public inquires and phone calls are typically reduced.

City of Ukiah GIS History

The City of Ukiah (City) has maintained Geographic Information System (GIS) capabilities for nearly two decades. The recent history of GIS within the City falls across three periods:

- *2007 to 2009 – Initial GIS Coordinator.* While the City had prior departmental efforts, this period marked the first dedicated position. The GIS Coordinator developed shapefiles, supporting information, and project-specific efforts such as trail mapping. This work established many of the foundational parcel, zoning, and infrastructure datasets still in use today. Following budget reductions after the 2008 recession, the position was eliminated.

- *2010 to 2025 – Department-Driven.* GIS work was carried forward by the Department of Public Works (DPW), the Community Development Department (CDD), the Electric Utility Department (EUD), and outside consultants (e.g., Mintier Harnish, Mead & Hunt, etc.) on a project basis. Each department advanced GIS to meet its own operational needs. Without a centralized coordinator, updates to parcels and other cross-departmental datasets were difficult to maintain. With limited exceptions, most City Staff relied on ParcelQuest, a third-party service, for ownership and parcel information, as well as for

basic buffer and mailing list functions.

- *2025 – GIS Analyst Hired.* In January 2025, the City Council approved a dedicated GIS Analyst position, which was filled in June 2025. The 2025 GIS work program focused on:
    - Data "triage" and updates to official maps (Attachment 1).
    - Dedicated Staff support to EUD, but services to multiple City Departments, including the Airport, CDD and DPW.
    - Building an internal understanding of the City, the EUD service area, jurisdictional context, and regional service providers.
    - Identifying cost savings and addressing immediate user needs.
    - Developing initial tools for Staff and the public.
    - Establishing peer relationships and identifying best practices among comparable Northern California municipalities.

Identified Cost Savings
For the upcoming (2026-27) fiscal year, GIS Services are projected to save the City approximately $21,005. The savings reflect a reduction in ParcelQuest software licenses to one (1) per department and the elimination of a $7,000 annual shapefile data update. This ParcelQuest shapefile update was distributed to Staff for years, but was not utilized due to software limitations and communication issues. Parcel updates and changes are now coordinated directly with relevant Mendocino County staff, and their Information Services staff.

Where are we in 2026?
As the City approaches the first full year of dedicated GIS staffing, Staff have:

- Reduced data gaps in core datasets, particularly zoning, assessor parcels, and hazard data.
- Established working relationships across City departments, with the County, and with regional counterparts.
- Updated official maps to a consistent style and boundary set (Attachment 1).
- Developed internal mapping tools that support the Downtown Zoning Code updates, Airport Compatibility analysis, helicopter parking identification, and Residential Housing Conditions analysis (Attachment 2).
- Internally deployed the *UltiMap*, an application built on the ESRI Experience Builder platform, with a public-use version planned for future release (Link Provided To City Council).
- Transitioned from project-based mapping requests to coordinated GIS services.

The foundational data, tools, and relationships are now in place. The next step is to formalize how the City manages, governs, and grows its GIS investment over the long term.

Discussion: After approximately one year, Staff is presenting this report to update the City Council on the current state of GIS services and to outline a proposed framework for a five-year GIS Strategic Plan (Strategic Plan) that Staff intend to undertake with an identified GIS Steering Committee. The proposed framework is informed by a review of the Lassen County GIS Strategic Plan (2024) and the operation of peer municipalities in Northern California.

Adopting a phased GIS Strategic Plan would consolidate the gains made in 2025 and 2026, reduce duplicated effort across City Departments, and direct GIS staff time toward strategic projects rather than one-off requests. The Phase 1 actions described below can be advanced within current staffing and existing structure. Additional grant or operational funding needs identified during the planning process would be brought back to Council through the normal budget process, but guided by a strategic framework developed with a GIS Steering Committee.

The Strategic Plan would be organized around six functional areas: (1) GIS Governance; (2) GIS Digital Data and Databases; (3) Procedures, Workflow, and Integration; (4) GIS Software; (5) IT Infrastructure; and (6) GIS

Training, Education, and Knowledge Transfer. The Phase 1 work in each area is summarized below.

GIS Governance – Phase 1: Phase 1 governance work would formalize the GIS governance model most appropriate for the City. Specific actions include:

- Establish a GIS Steering Committee consisting of department managers and Tier 1 users.
- Improve coordinated Enterprise GIS management between Information Technology (IT) and City Departments.
- Develop GIS policies and mandates.
- Hold regular GIS user group meetings and events.

Procedures, Workflow, and Integration – Phase 1: Staff will document GIS Standard Operating Procedures (SOPs) and other workflows identified in the Year 1 needs assessment. These workflows include property profiles, official map updates, inter-department requests, GIS data updates, tool development, state and federal GIS updates, software integration, and county and regional data sharing. One near-term example is documenting the coordination between County and City departments for a US Census Bureau update. This update is needed following the recent annexation of the City's Corporation Yard at 1 Carousel Lane.

IT Infrastructure – Phase 1: Phase 1 infrastructure work includes producing a GIS architectural design diagram to support more robust user activity and data management. Staff would also evaluate emerging considerations relevant to municipal GIS, including computer vision for planning applications, reality capture for planning, and digital trust in public spaces.

GIS Training, Education, and Knowledge Transfer – Phase 1: Staff would develop a formal, multi-tiered GIS training plan, schedule department-specific training (especially for new staff), facilitate peer exchange and coordination with best-practice municipalities, and identify Tier 1 and Tier 2 users across City departments.

GIS Software – Phase 1: Phase 1 software work would prioritize and deploy three web applications identified in the needs assessment, such as public Story Maps and improvements to public facing applications. Staff would also prioritize and build tool sets for the electric, water, sewer and public works. Software integration is essential to an efficient and productive enterprise GIS. The following business systems are priorities for integration and interoperability:

- Asset management and related Department of Finance software (MUNIS)
- Utility Billing (eBiz)
- Building Inspection & Code Enforcement permit tracking and licenses (Citizenserve)
- Document management software (Laserfiche)
- Infrastructure (AutoCAD)

Next Steps: Staff proposes the following next steps:

- Purchase commercial data to underpin future GIS Planning efforts, including higher-resolution aerial/satellite imagery, structure footprints, and additional parcel data.
- Form a GIS Steering Committee.
- Commence a Strategic Plan process.
- Refine and calibrate the initial tools developed in Year 1.
- Support grant and operational needs of multiple departments.

Staff presents this report to the City Council to receive input on the proposed municipal GIS framework and to seek input for the Strategic Plan process planned during the upcoming year.

Recommended Action: Receive a report on current efforts and strategic direction of the City of Ukiah's Geographic Information System (GIS) services.

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

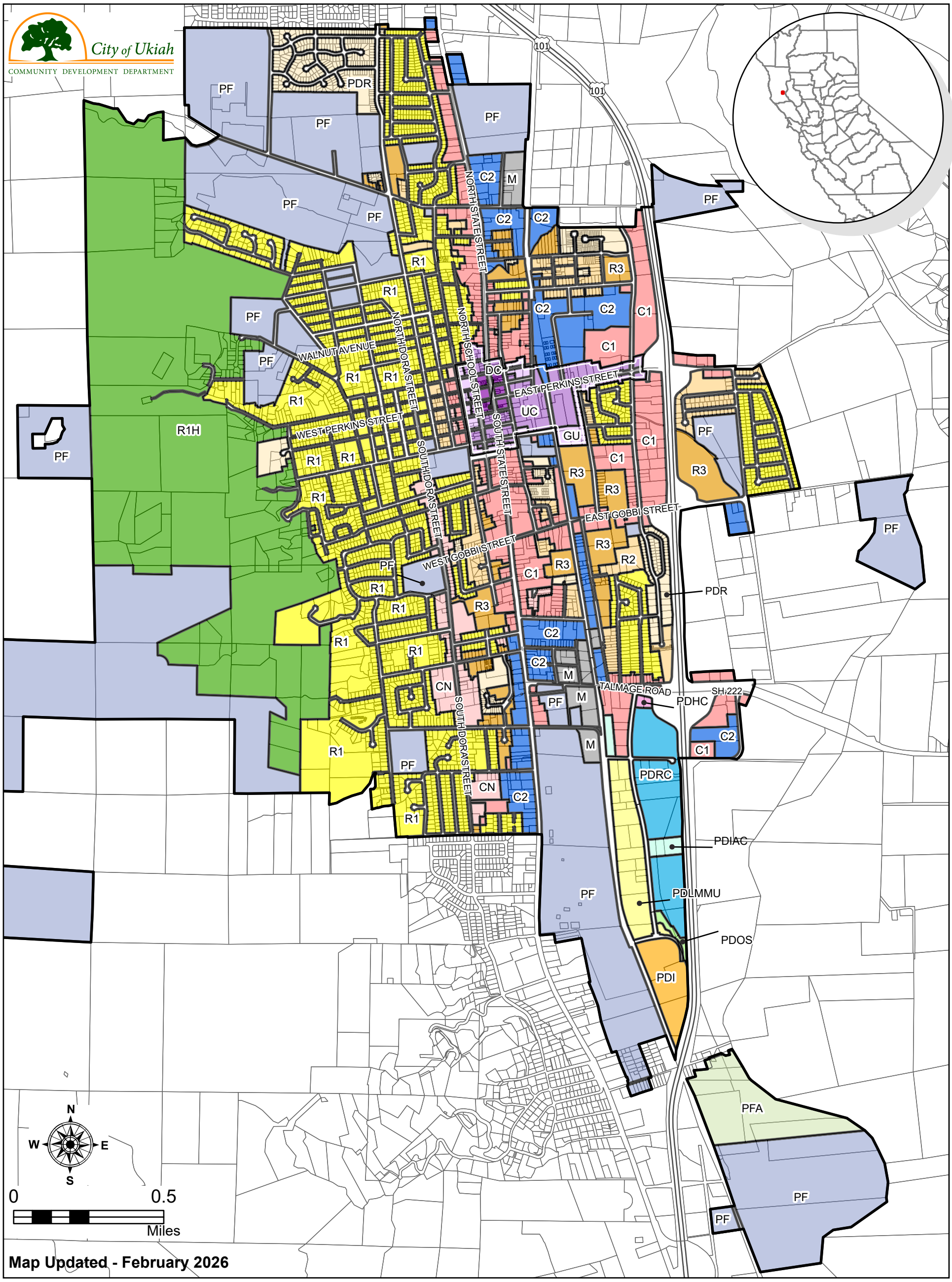
COORDINATED WITH: City Manager's Office; Mendocino County Department of Information Services

STRATEGIC PLAN (SP): **SP 1C** - Encourage and support an environmentally sustainable and resilient community by embracing new technology, setting policy, and evaluating critical infrastructure; **SP 3B** - Analyze and consider opportunities for regional partnerships that support or improve the delivery of municipal services.

GENERAL PLAN ELEMENTS (GP): **ED 1.1** (Interagency Coordination).

Approved:
Sage Sangiacomo, City Manager

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT



CITY OF UKIAH ZONING MAP

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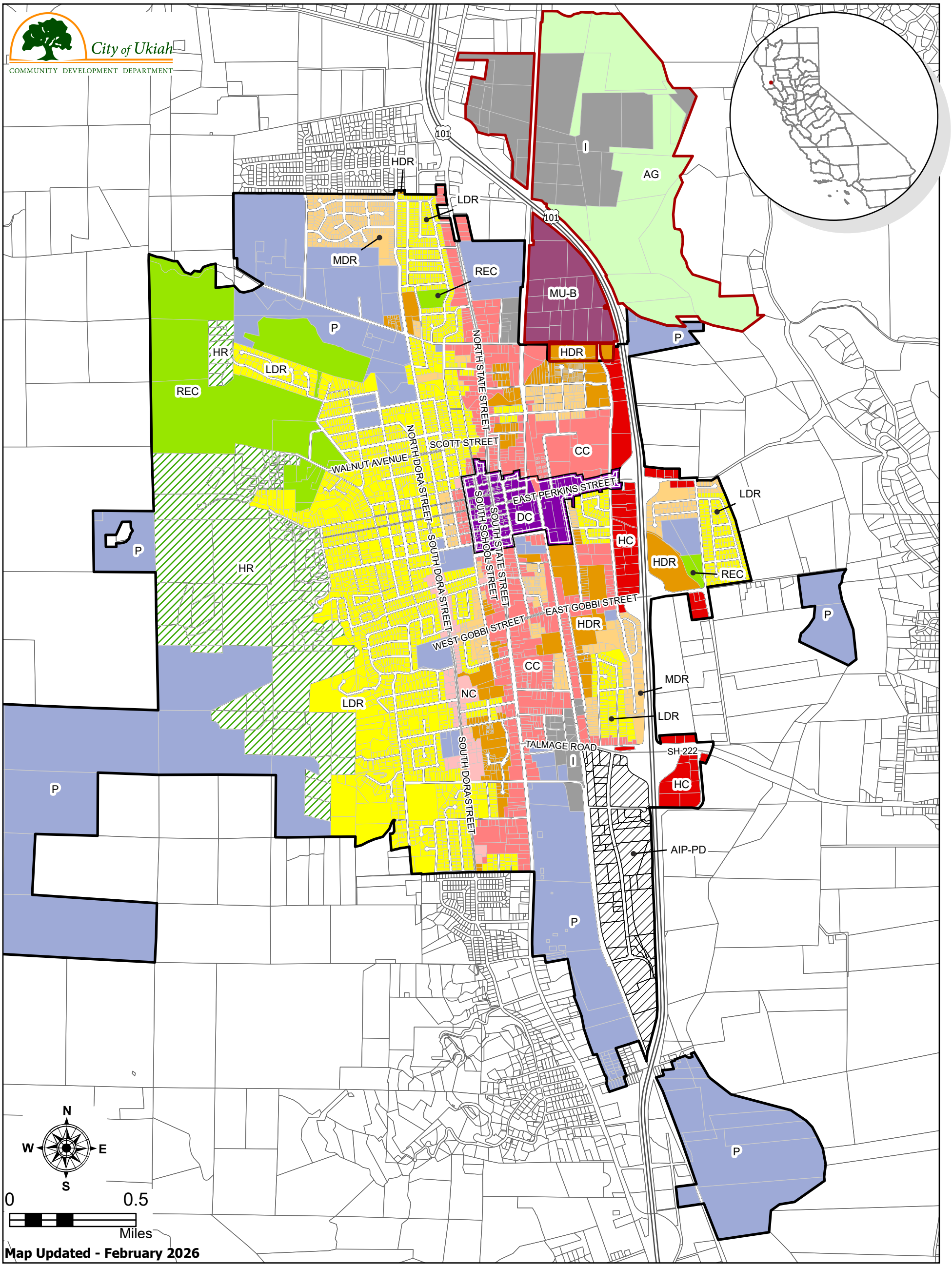
- City of Ukiah City Limits
- Ukiah Assessor Parcels
- Mendocino County Assessor Parcels
- Downtown Zoning Code

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
- ROW - Right of Way
- (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



CITY OF UKIAH 2040 GENERAL PLAN LAND USE MAP

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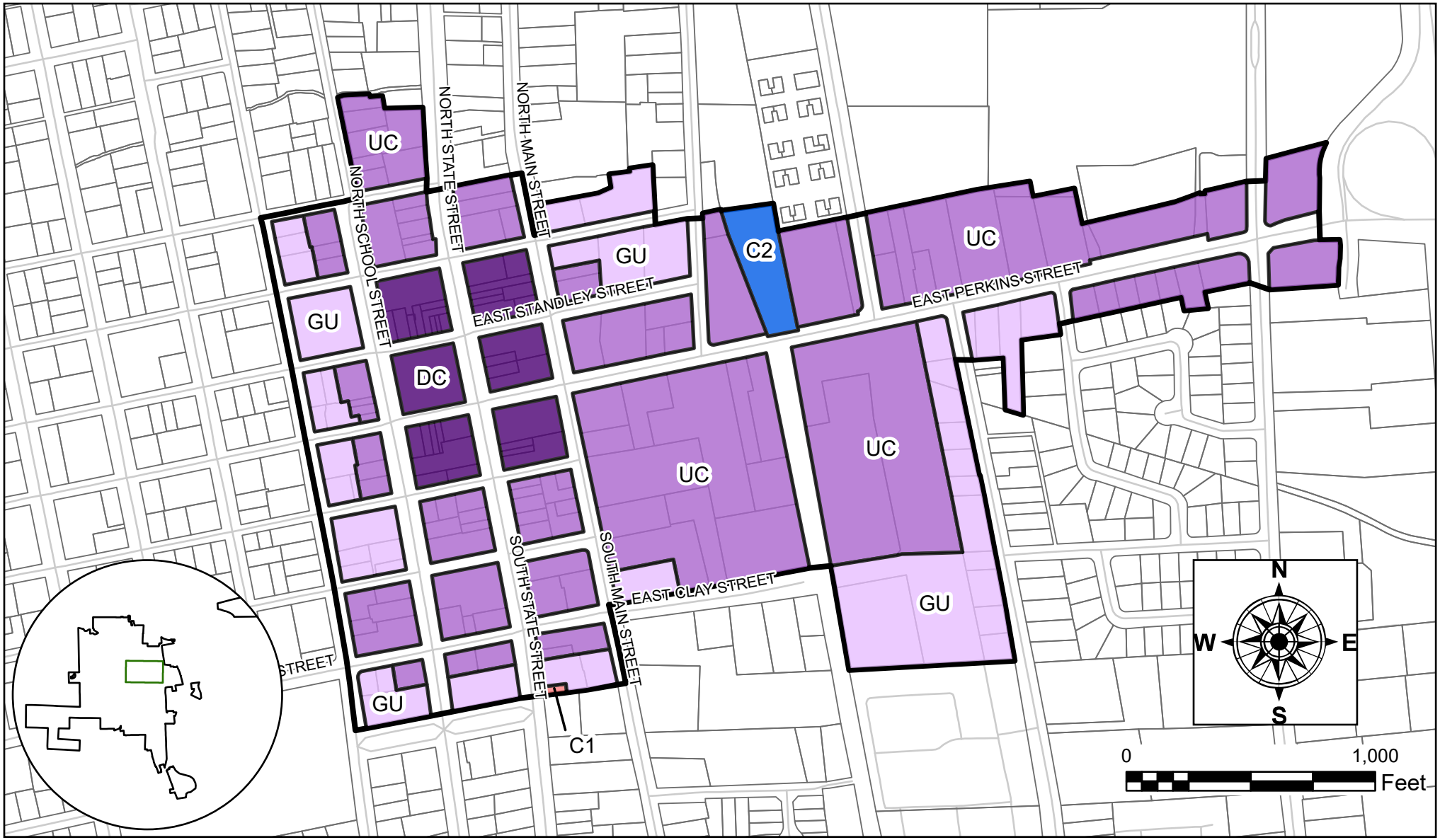
- Downtown Zoning Code
- Ukiah Assessor Parcels
- City of Ukiah City Limits
- Mendocino County Assessor Parcels
- Hillside Residential
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Core
- Mixed Use: Brush Street
- Neighborhood Commercial
- Community Commercial
- Highway Commercial
- Industrial
- Public
- Recreational
- Open Space
- Agriculture
- Airport Industrial Park - Planned Development
- Future Annexation Area

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

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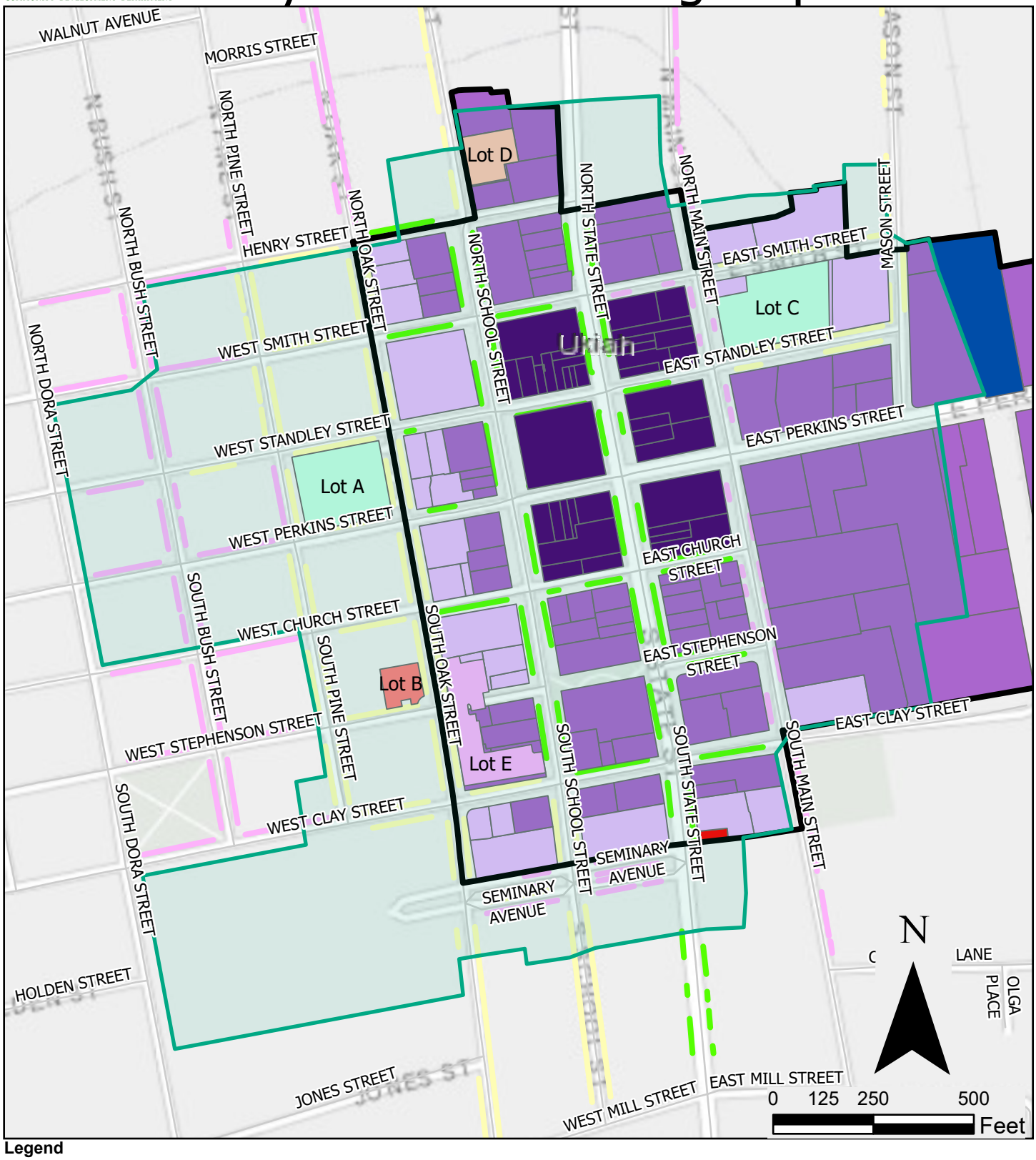
City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah Parking Map



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On Street Parking Restrictions
- 1.5 Hour Parking
- 2 Hour Parking
- 5 Hour Parking

Existing Parking Lots
- Permit Only
- Permit Only Until 3:30 PM
- Public 2 Hour Parking
- Public Long Term
- Downtown Parking District #1

Existing Downtown Zoning
- C1 - Community Commercial
- C2 - Heavy Commercial
- DC - Downtown Core
- GU - General Urban
- UC - Urban Center
- Existing DZC Boundary
- Roads

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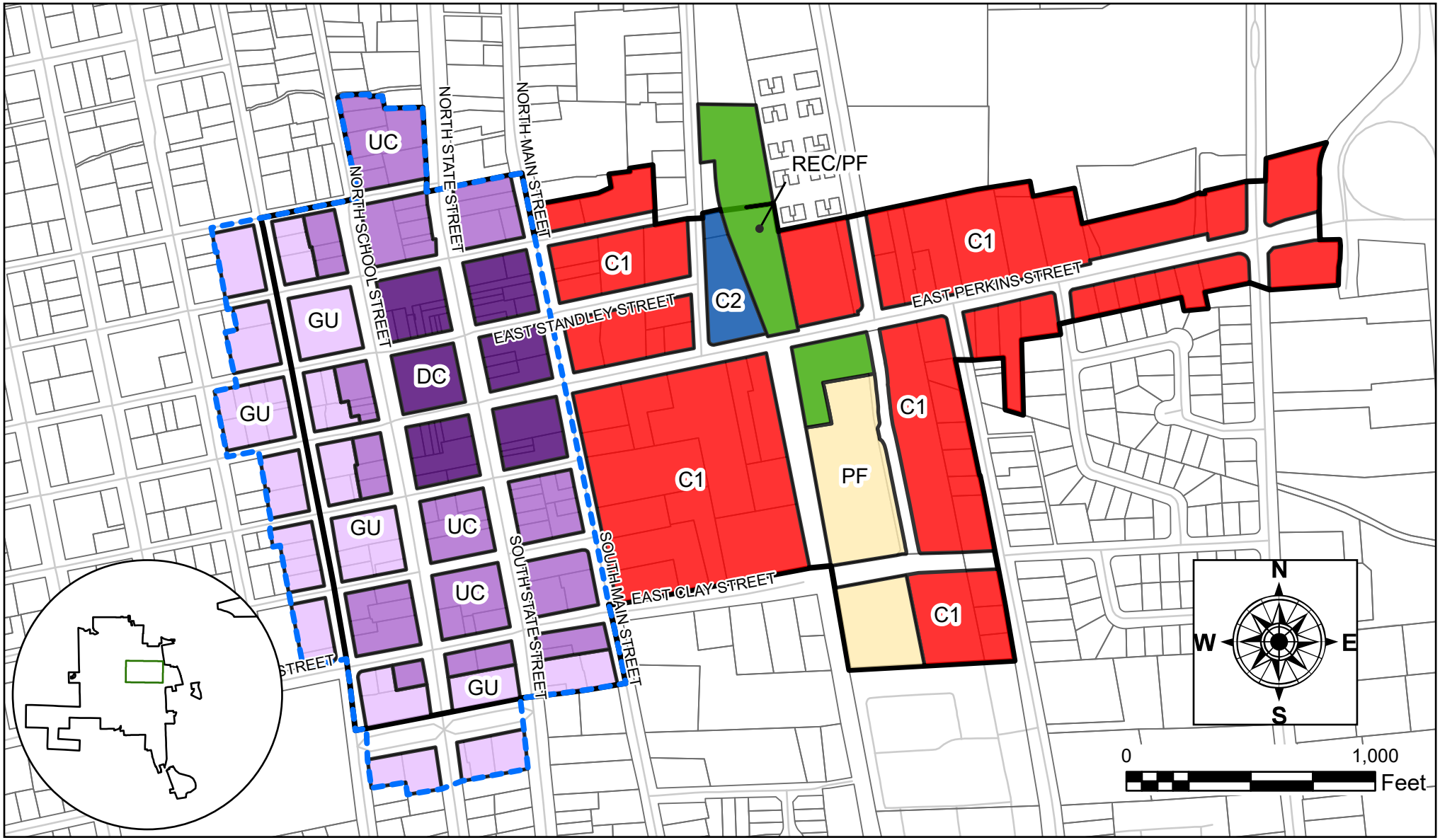
City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Proposed Downtown Zoning Code

ATTACHMENT 2



Legend

Proposed DZC Zoning

- C1 - Community Commercial
- C2 - Heavy Commercial
- DC - Downtown Core
- GU - General Urban
- UC - Urban Center
- PF - Public Facility
- REC/PF - Recreation/ Public Facility
- Roads
- Proposed DZC Boundary
- Existing DZC Boundary
- Ukiah Assessor Parcels

MAP UPDATED FEBRUARY 2026

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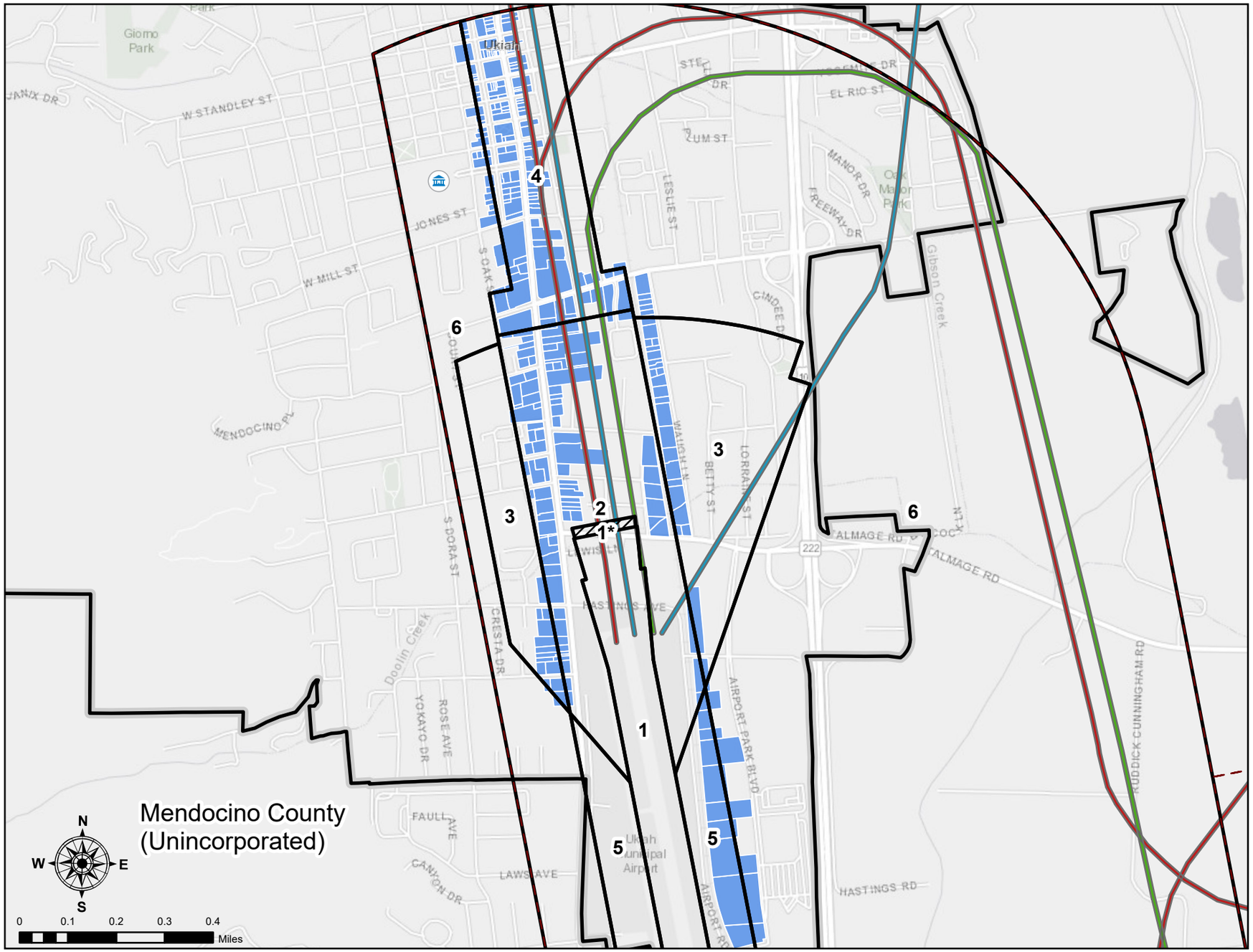

Legend

- City of Ukiah City Limits
- Ukiah Civic Center

Airport Compatibility Zone

- Zone 1: Runway Protection Zone (RPZ)
- Zone 1*: Ultimate Runway Protection Zone (RPZ)
- Zone 2: Inner Approach/Departure Zone
- Zone 3: Inner Turning Zone
- Zone 4: Outer Approach/Departure Zone
- Zone 5: Sideline Zone
- Zone 6: Traffic Pattern Zone
- Other Airport Environs

Flight Path Approximation

- Arrival
- Departure
- Touch-and-Go
- UKI Infill Parcels
- 20 ft Flight Path Buffer

Note: According to Ukiah City Code, any development must adhere to the more restrictive criteria identified by UKIALUCP to ensure compliance with procedures and criteria applicable to airport land use compatibility planning.

Infill Development Policy Map

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

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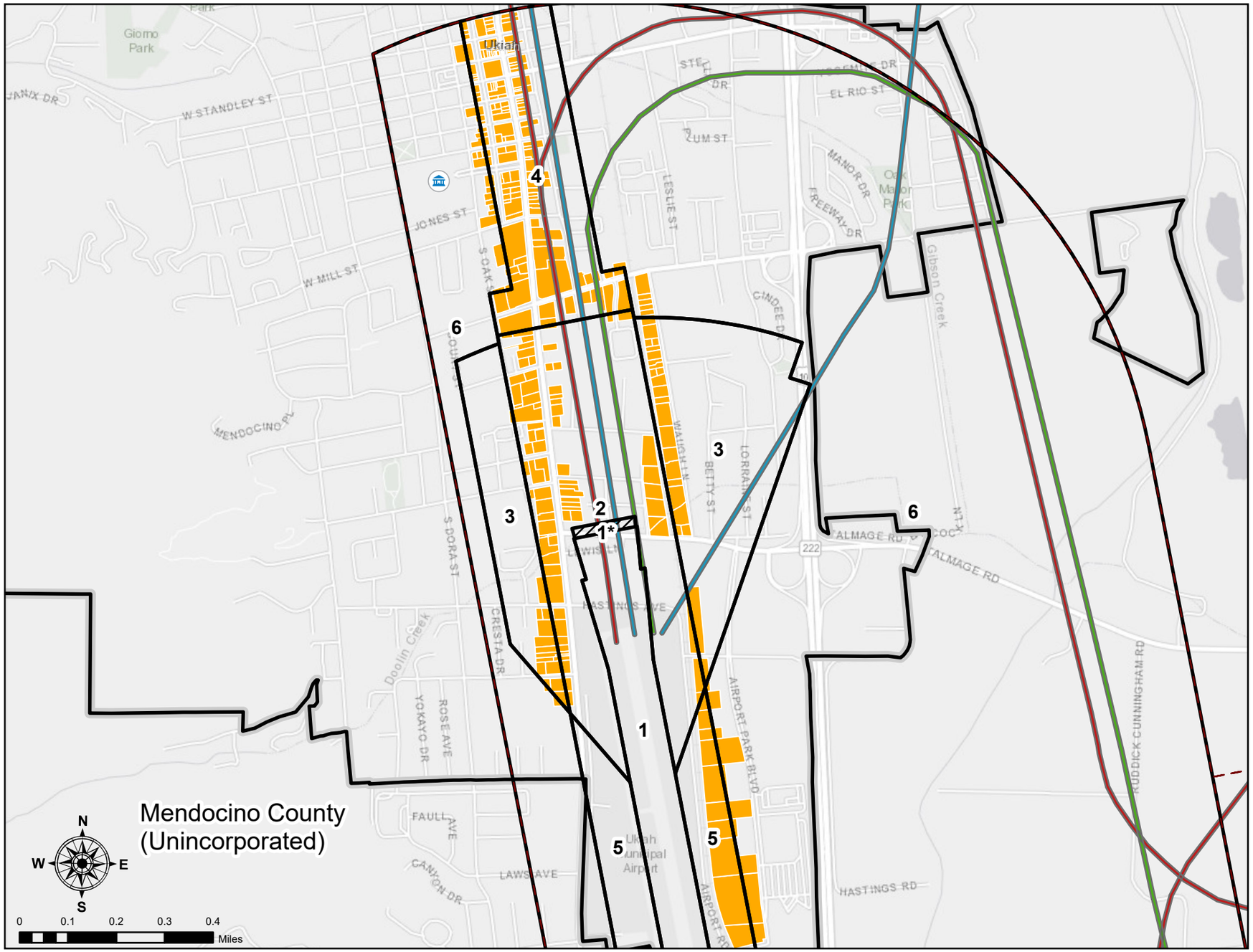

Legend

- City of Ukiah City Limits
- Ukiah Civic Center

Airport Compatibility Zone

- Zone 1: Runway Protection Zone (RPZ)
- Zone 1*: Ultimate Runway Protection Zone (RPZ)
- Zone 2: Inner Approach/Departure Zone
- Zone 3: Inner Turning Zone
- Zone 4: Outer Approach/Departure Zone
- Zone 5: Sideline Zone
- Zone 6: Traffic Pattern Zone
- Other Airport Environs

Flight Path Approximation

- Arrival
- Departure
- Touch-and-Go
- 20 ft Flight Path Buffer
- UKI Infill Parcels Alternative Version 1

Note: According to Ukiah City Code, any development must adhere to the more restrictive criteria identified by UKIALUCP to ensure compliance with procedures and criteria applicable to airport land use compatibility planning.

Infill Development Policy Alternative Map

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

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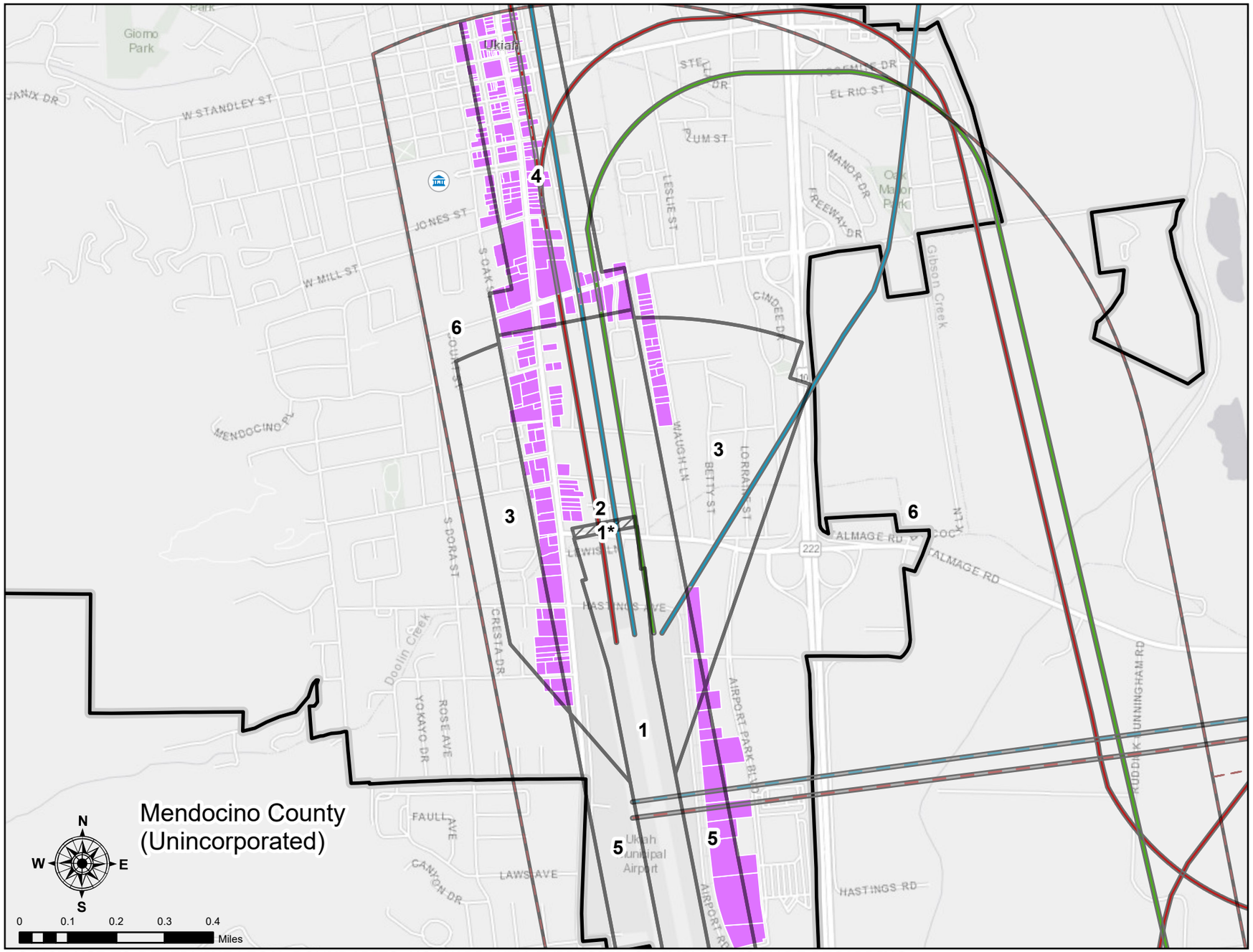

Legend

- City of Ukiah City Limits
- Ukiah Civic Center

Airport Compatibility Zone

- Zone 1: Runway Protection Zone (RPZ)
- Zone 1*: Ultimate Runway Protection Zone (RPZ)
- Zone 2: Inner Approach/Departure Zone
- Zone 3: Inner Turning Zone
- Zone 4: Outer Approach/Departure Zone
- Zone 5: Sideline Zone
- Zone 6: Traffic Pattern Zone
- Other Airport Environs

Flight Path Approximation

- Arrival
- Departure
- Touch-and-Go
- Helicopter - Arrival
- Helicopter - Departure
- 20 ft Flight Path Buffer
- UKI Infill Parcels Alternative Version 2

Note: According to Ukiah City Code, any development must adhere to the more restrictive criteria identified by UKIALUCP to ensure compliance with procedures and criteria applicable to airport land use compatibility planning.

Infill Development Policy Alternative (Version 2) Map

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

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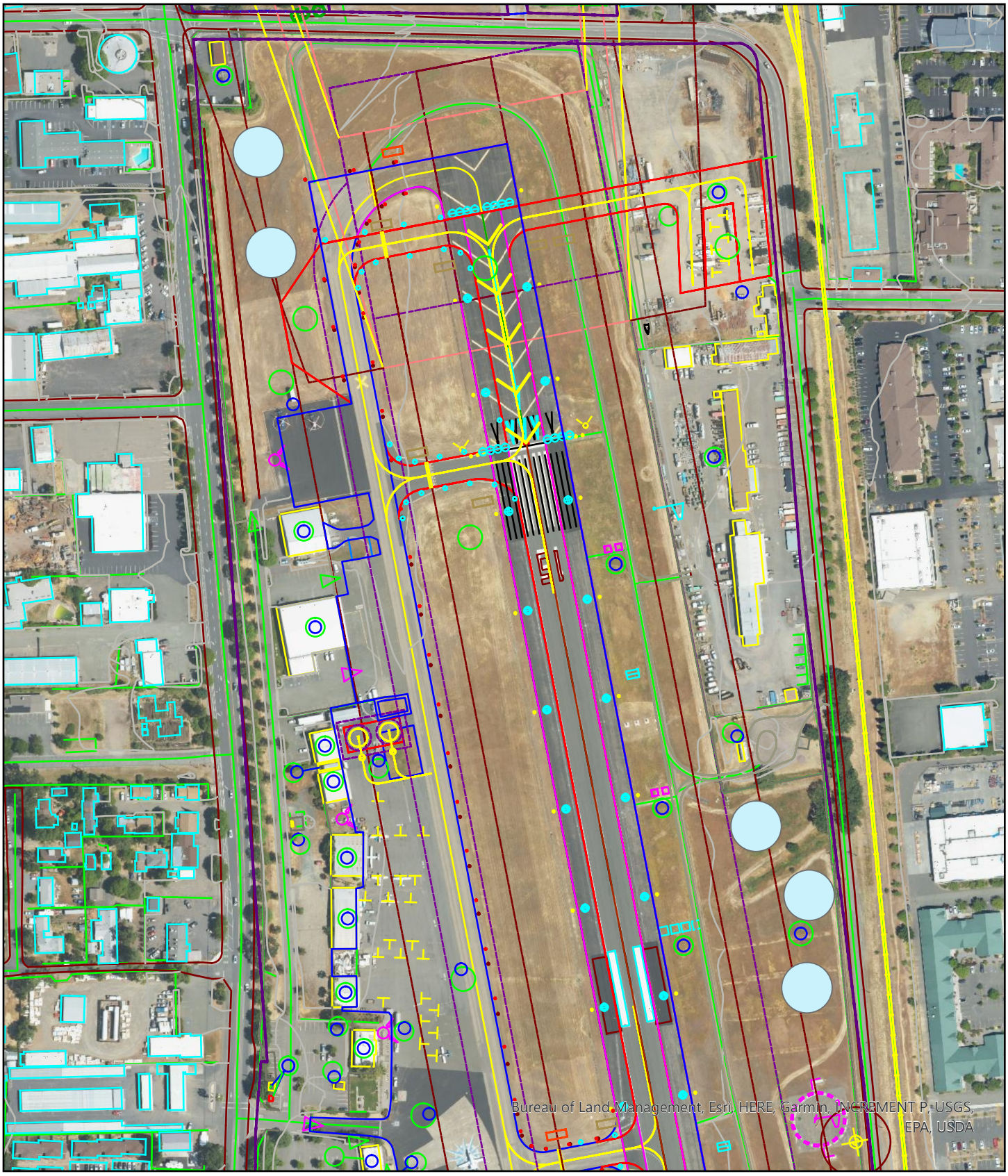

HELIBASE PARKING UKIAH REGIONAL AIRPORT

Helipad Parking Space

N
W E
S

0 0.05 Miles

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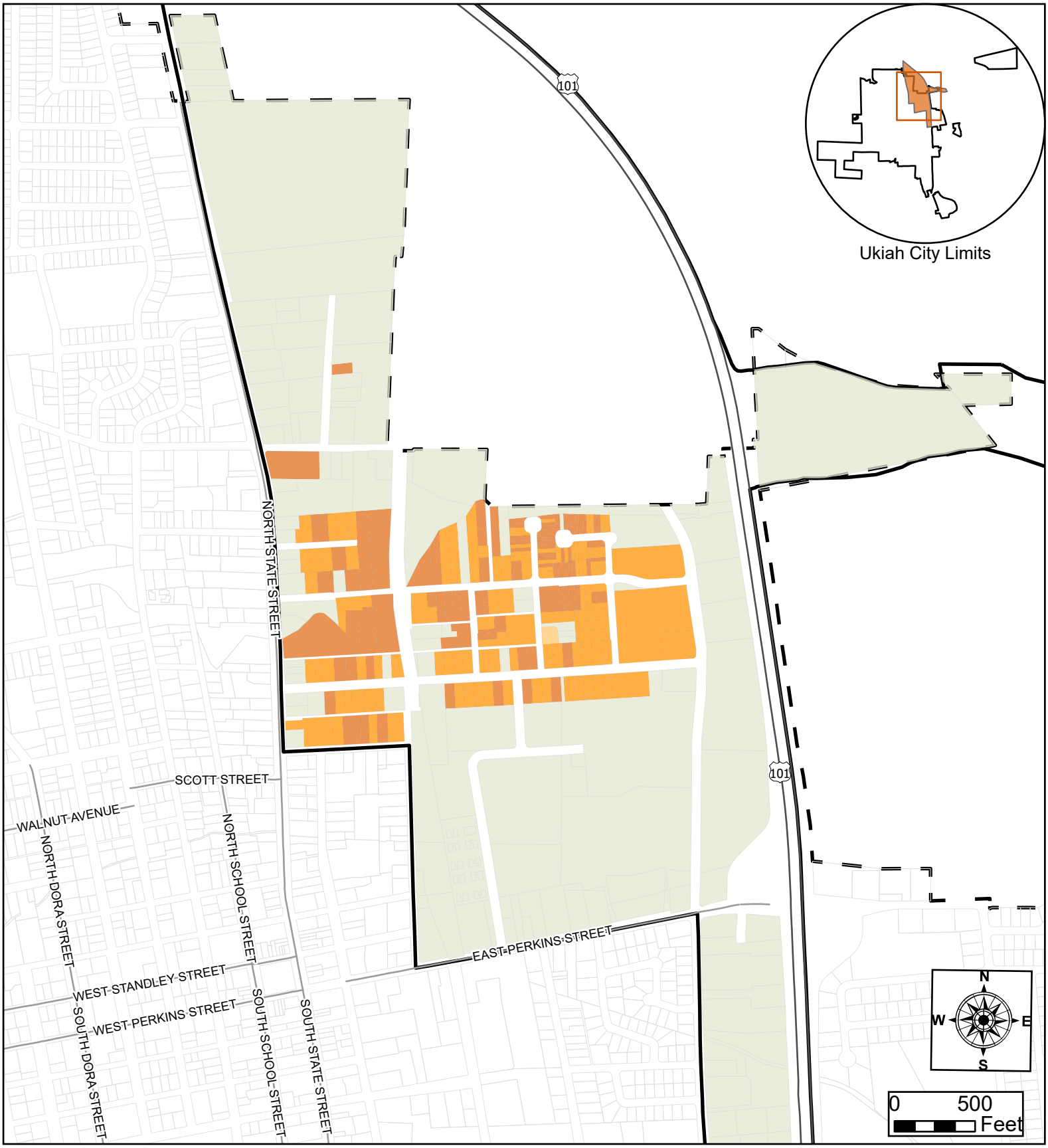
City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT



Housing Conditions Survey Map of CTBG 115.1

Ukiah Assessor Parcels
Census Tract Block Group 115.1
City of Ukiah City Limits
SOUND
MINOR
MODERATE
SUBSTANTIAL
DILAPIDATED
NON-RESIDENTIAL

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Current Efforts City of Ukiah Geographic Information System (GIS) Services

City of Ukiah

Presenters

Mariam Garcia,
GIS Analyst

Jesse Davis,
Chief Planning Manager

May 20, 2026

City Council – Regular Meeting:
New Business
Item 14b

Recent History

2007-2010 – GIS Coordinator

2010-2025 – Public Works, Community Development, Electric Utility, and Consultants

2025 – Approved and hired a GIS Analyst

Budgeted across multiple Departments, including Electric & CDD

GIS Structure

Centralized GIS Organizational Structure

- Department
- GIS Staff
- GIS Department/Lead

Decentralized Structure

- Department
- GIS Staff
- GIS Department/Lead

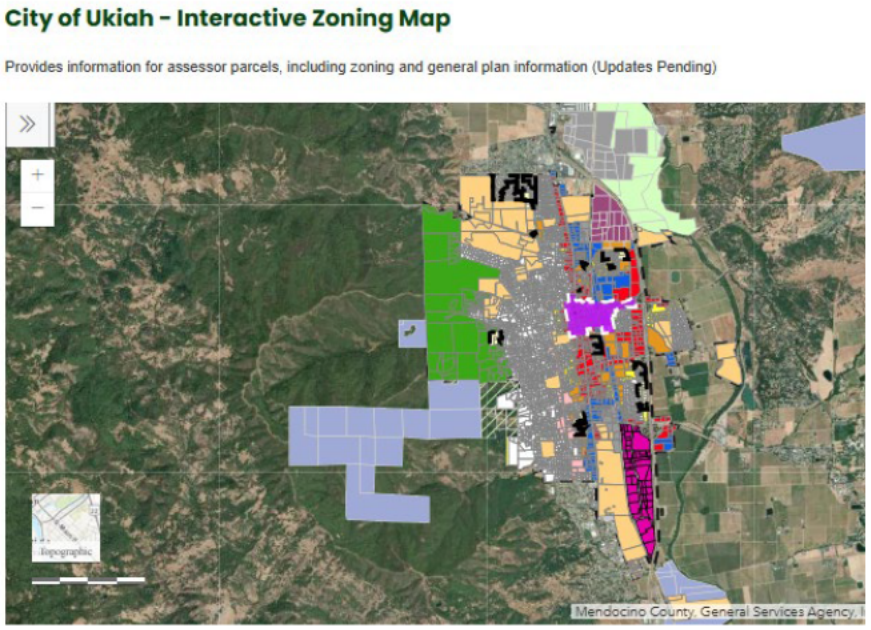
Hybrid GIS Organizational Structure

- Department
- GIS Staff
- GIS Department/Lead

Year 1 Approach

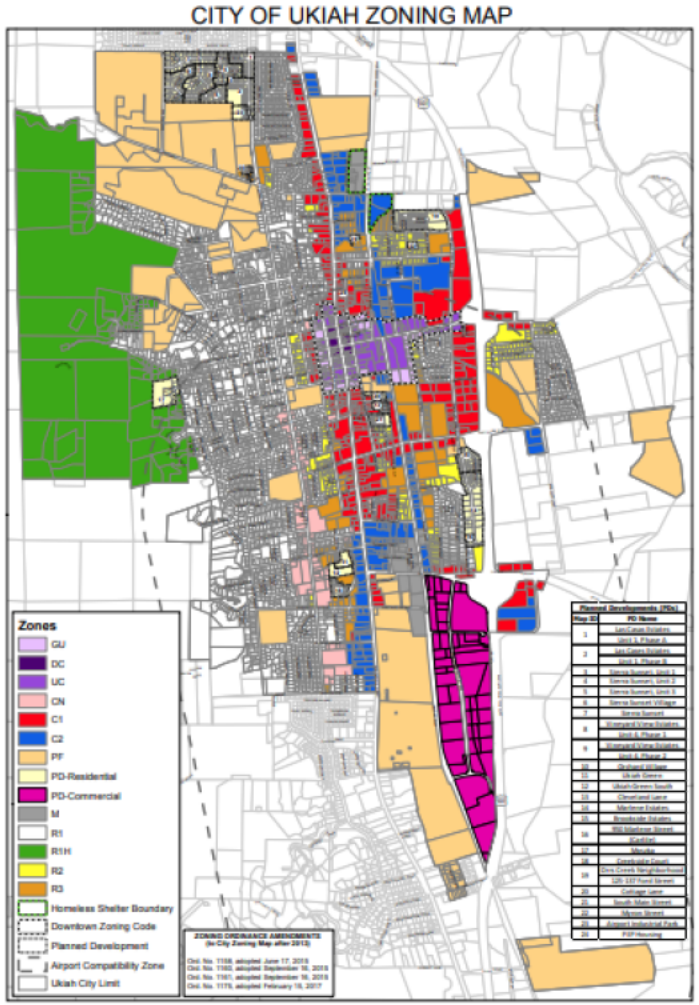
- Data Triage
- Update Official Maps
- Understand the City & Valley
  - EUD, Regional Context, Regional Service Providers
- Identify savings and immediate user needs
- Develop foundational tools for Staff and Public

- Develop relationships with peers and identify best practices for municipalities in Northern California



DOWNTOWN PARKING IMPROVEMENT PROGRAM

PARKING DISTRICT #1

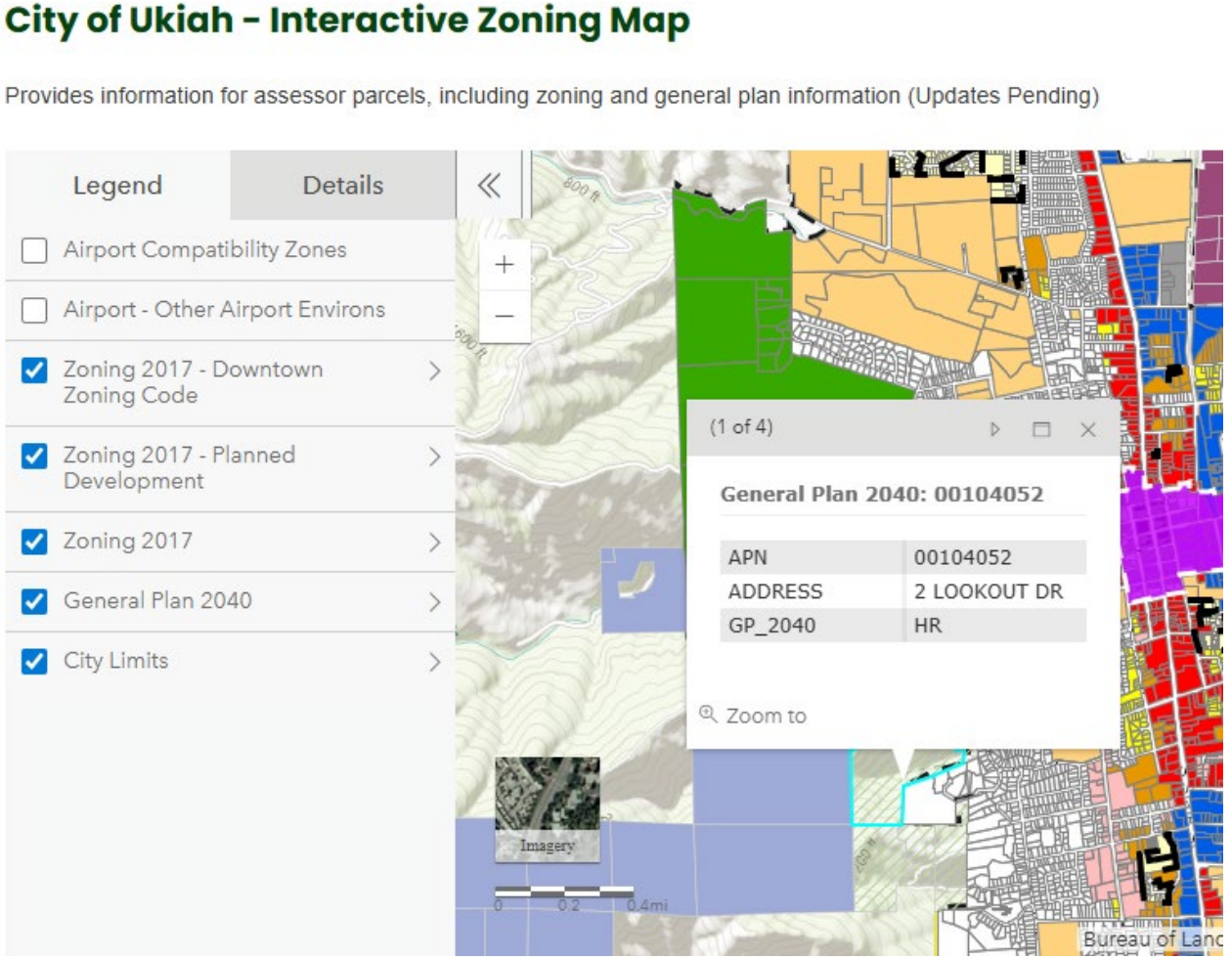


Where were we in 2025?

- Misaligned and inconsistent maps and visual tools
- Siloed data
- Dated user interface, limited information
- Variety of Maps and Styles Across Multiple Years and Needs

Public User Interface

- Limited assessor parcel information
- Mismatch in updates between zoning and 2040 General Plan Designations
- Data stored in each layer instead of within assessor parcel
- City Limits layer not reflecting current boundaries
- Poor GUI; UX
    - Staff and public revert to other tools



Where are we in 2026?

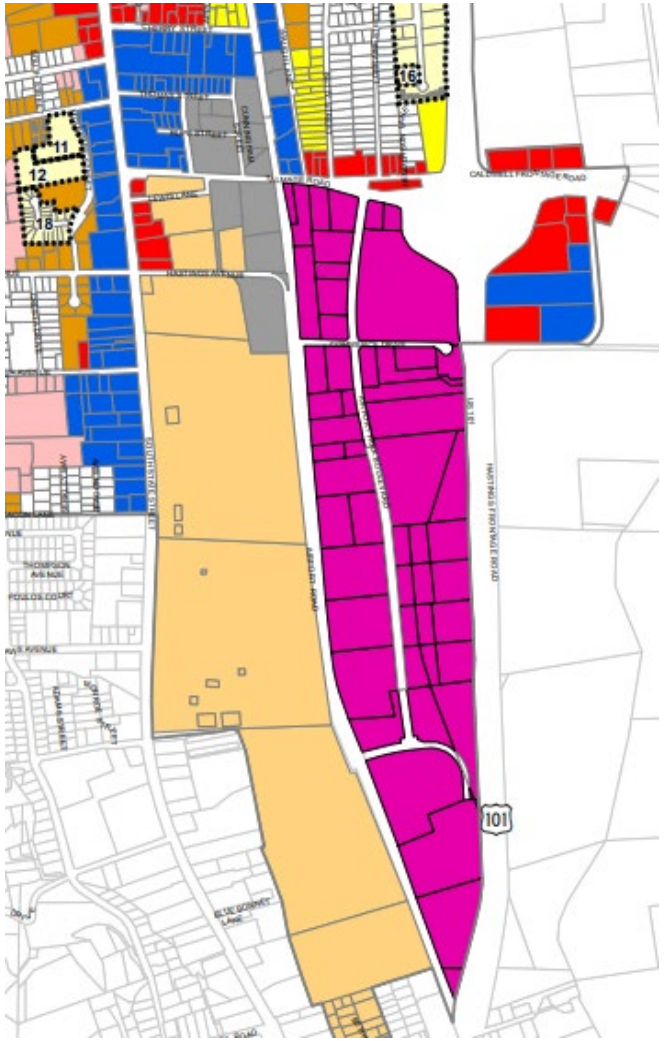
Data Triage

Over 200+ changes to assessor parcels

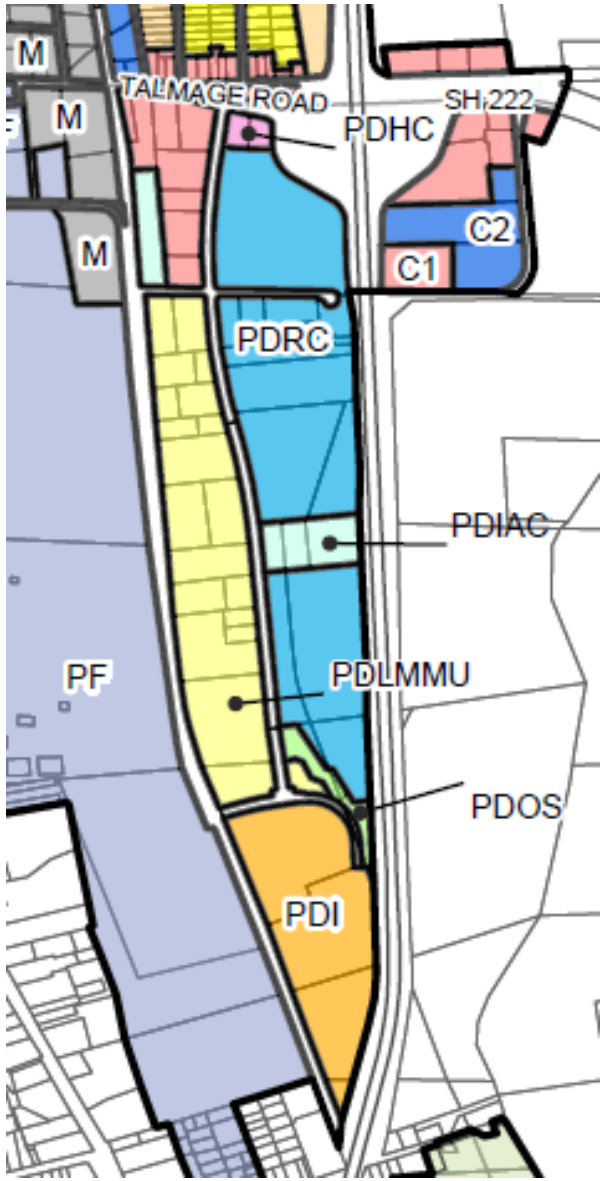
Parcel corrections: boundary fixes, geometry cleanup, resolving gaps

Legal adjustments: Lot Line Adjustments (LLAs), deed information, transfer dates

Land use updates: Zoning changes, General Plan updates, Western Hills annexation



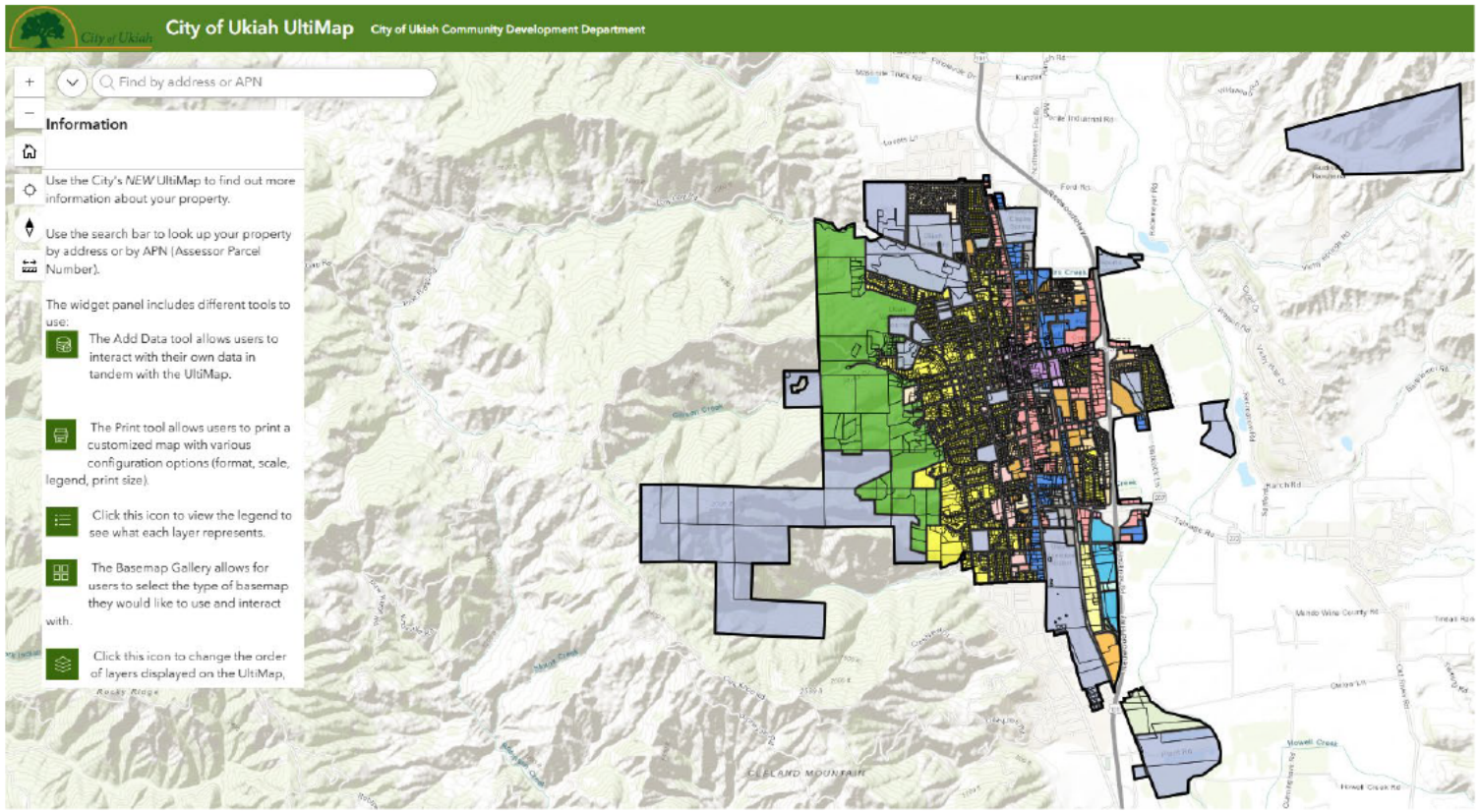
2017



2026

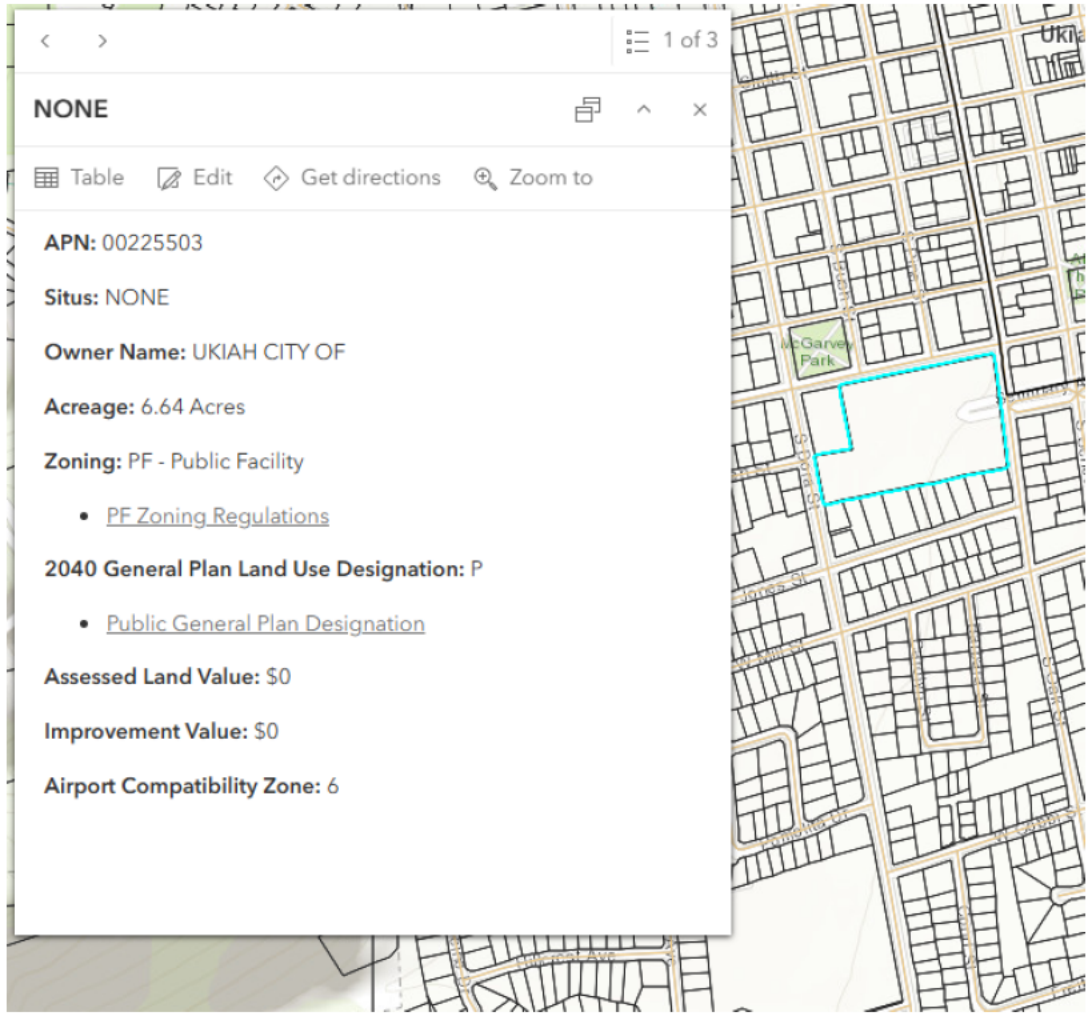
Where are we in 2026?

- New relationships across City Departments and Regional Counterparts
- Data Gaps Reduced
- Increasingly effective internal mapping tools
  - New interactive web map (UltiMap)
- Updated Official Maps and Consistent Style and Boundaries
- Transitioning to Strategic Planning



Where are we in 2026?

- Effective assessor parcel information through use of HTML and Python
- Overlay interactive layers regarding zoning, general plan, airport, etc.
  - City ownership and independent use of data
- Tailored zoning and general plan land use information by assessor parcel



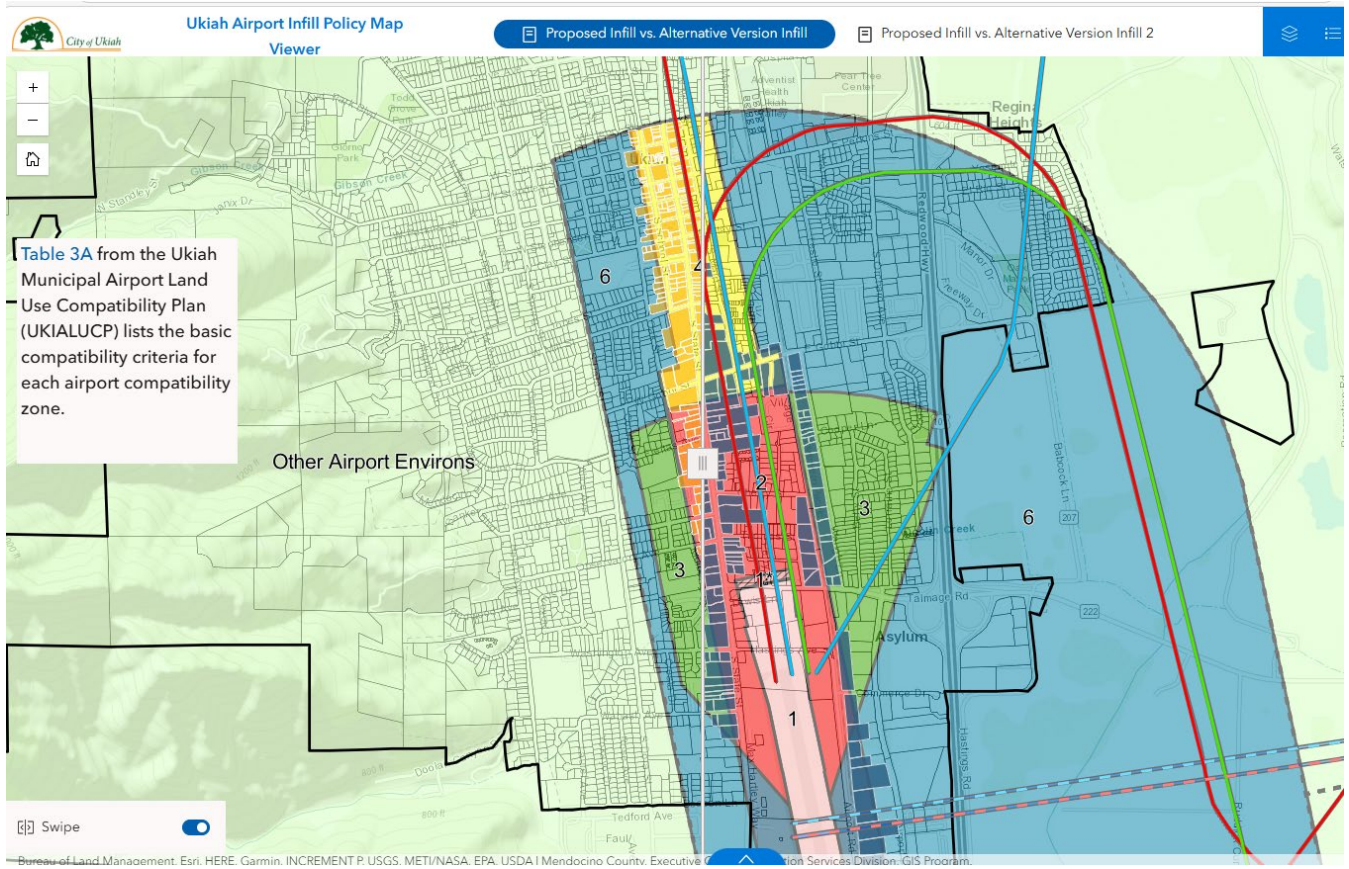
Where are we in 2026?

UKI Infill Policy Map Viewer

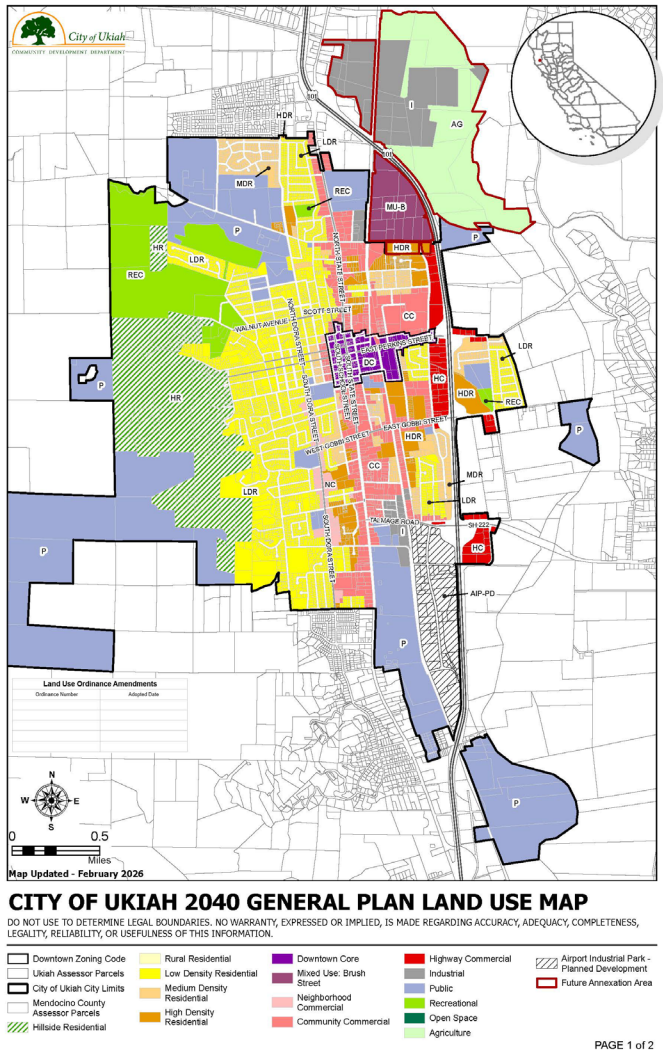
Effectively pinpoints key differences between versions of proposed infill parcels.

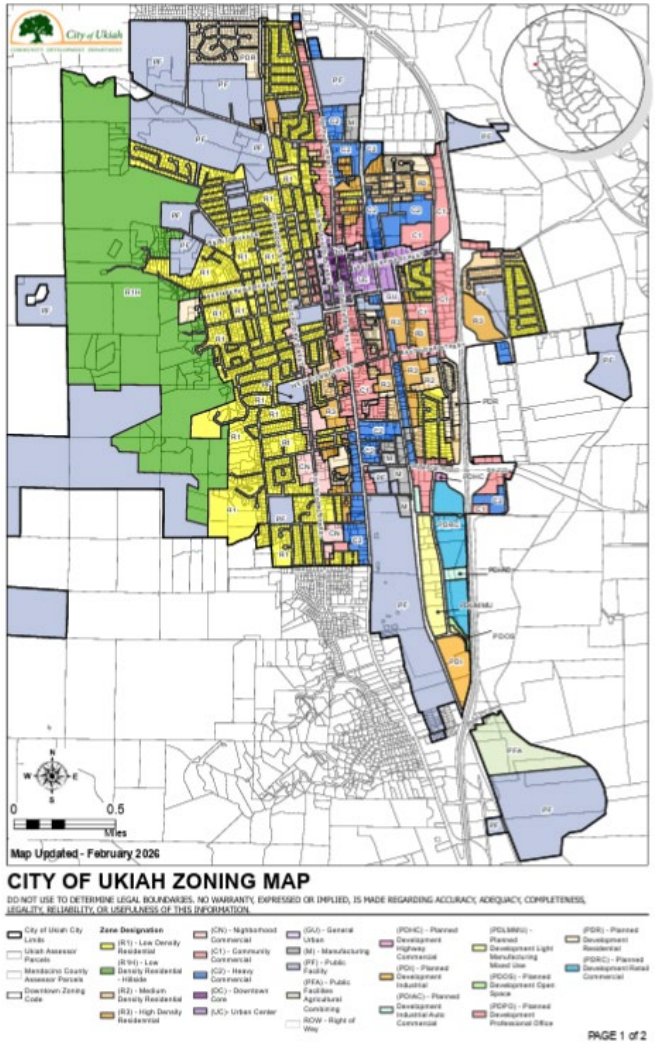
Digitized key pieces of information such as flight path approximation.

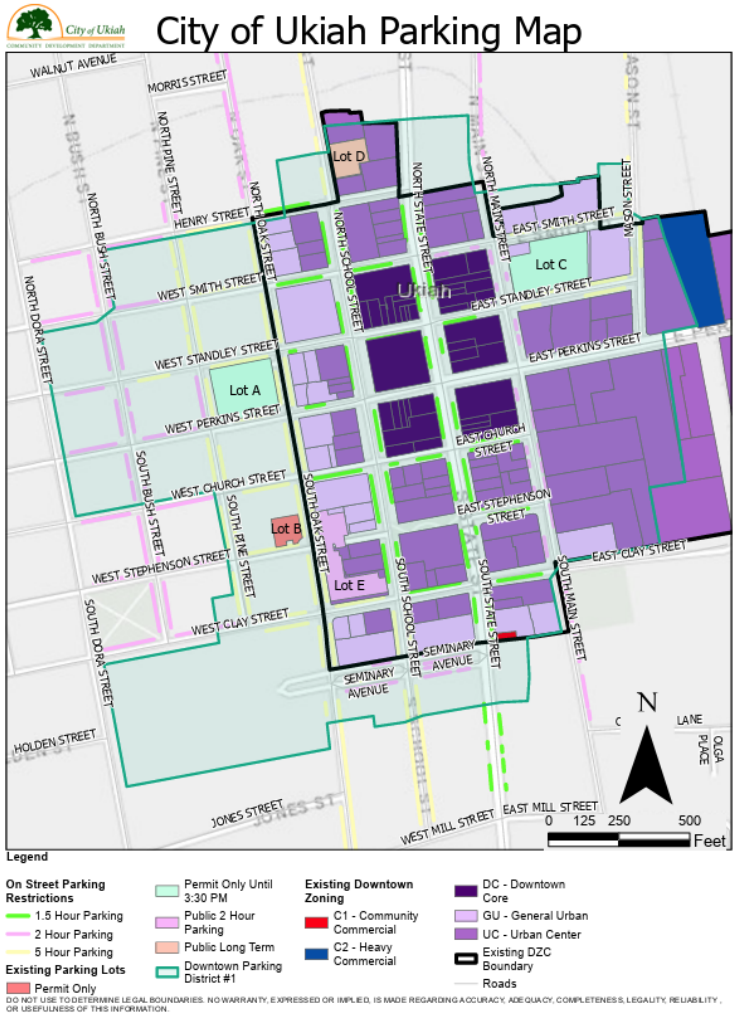
- Georeferencing static maps into usable shapefiles



Where are we in 2026?







Where are we in 2026?

Downtown Zoning Code Reform

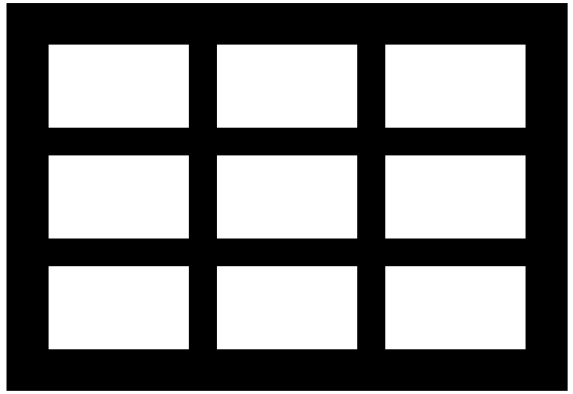
Slider Tool effectively communicates contrasting changes to the Downtown Zoning Code.

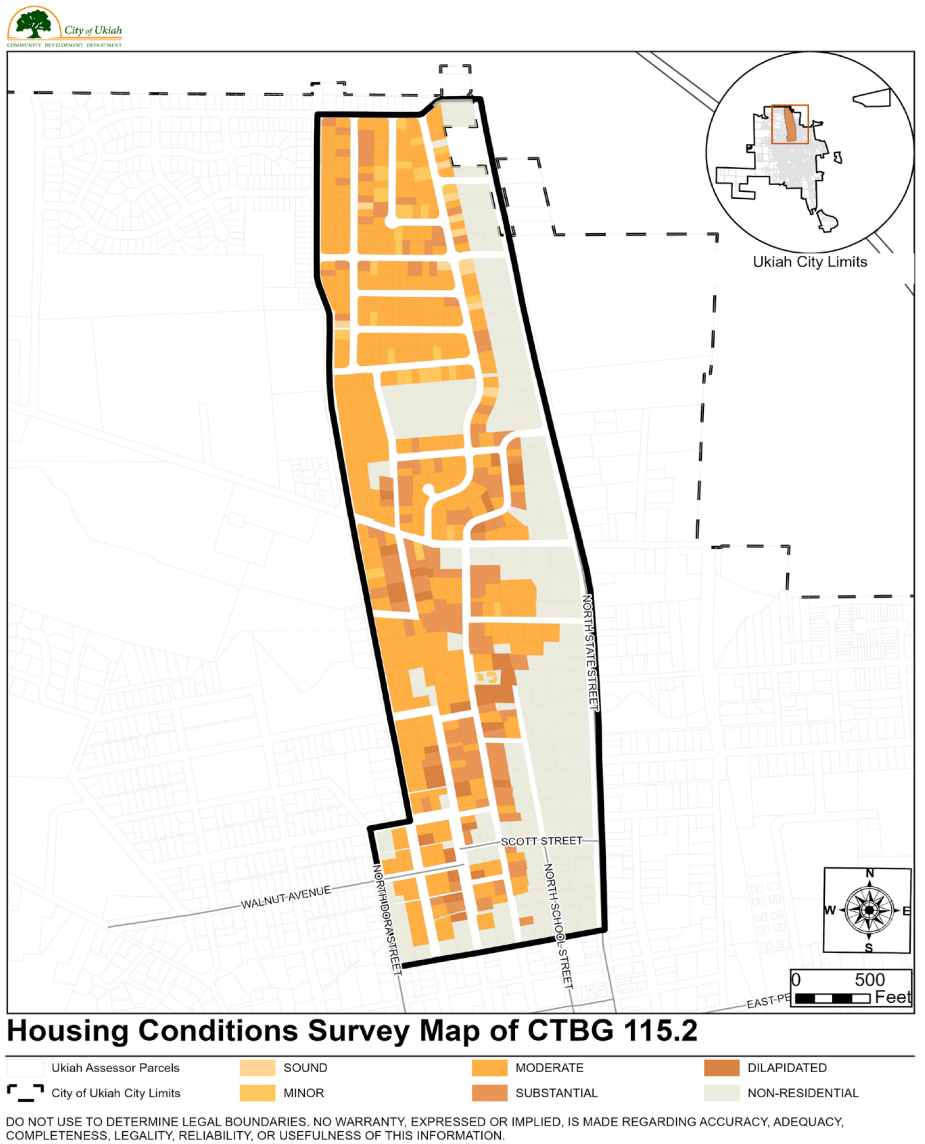
- Parcel comparison between proposed versions

Where are we in 2026?

Housing Conditions Survey

Transformed 1,700+ tabular address data entries by georeferencing address points to visualize housing conditions throughout Ukiah.



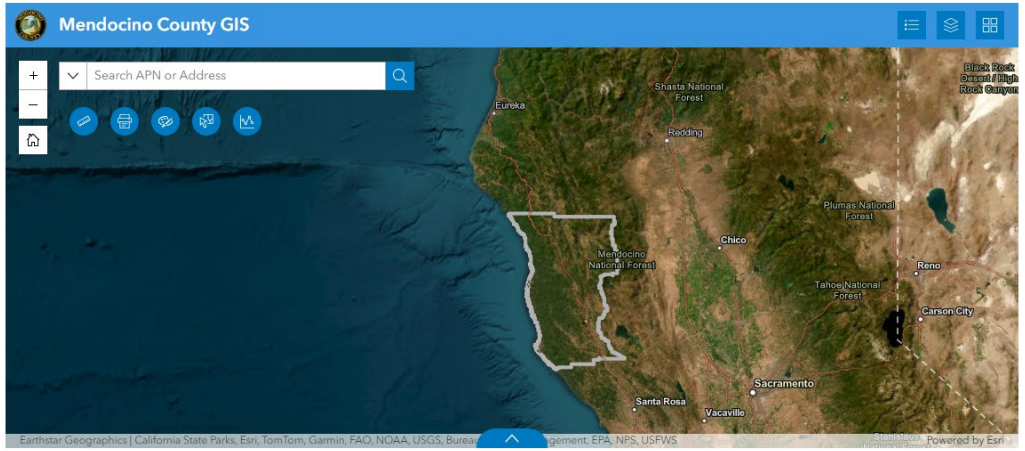


Where are we in 2026?

Data Management/Workflows

Interagency Collaboration with Mendocino County Geographic Information Systems (GIS) Office

- Mutual collaboration with data exchange, future working groups to allow timely access to parcel updates and assessor information.



View the Mendocino Web GIS Map in full screen

Parcels - APN

Road Centerlines

Fire Districts

Incorporated Cities

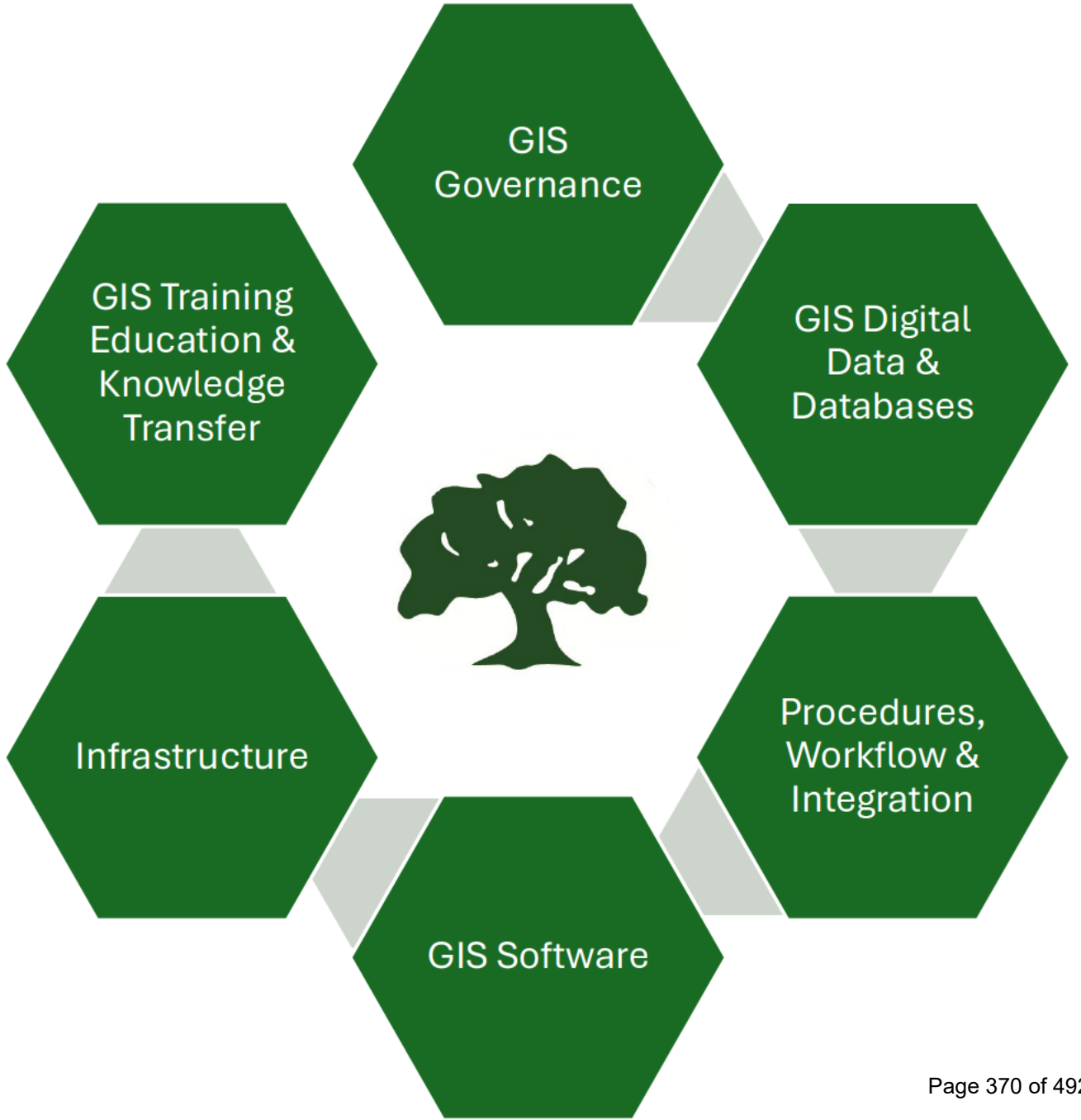
Countywide GIS Hub

- Publicly available layers
  - Parcels
  - Road Centerlines
    - Private and Public
  - Water Districts
  - Highways
  - School Districts

Mendocino County Geographic Information Systems

GIS Strategic Plan

- Core Concepts identified
- Phased over 5 years
- Responsive to Digital Change



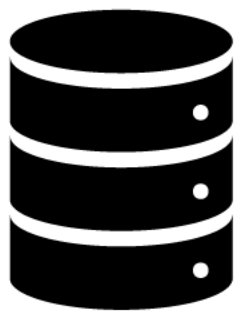
Where are we in 2026?

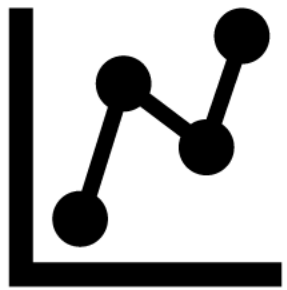
Data Management/Workflows

Ownership and management of Ukiah specific data

- Zoning Designations
- 2040 General Plan Land Use Designations
- Downtown Zoning Code
- Airport Compatibility Zones

Published 10+ internal layers online, gaining an understanding and implementing regular updates and uploads to locally stored data.





Agenda Item No: 14.c.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-838

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive and Accept the 2026 City of Ukiah Housing Conditions Survey, Funded by a State Community Development Block Grant Planning Grant, and Provide Additional Direction to Staff as Necessary.

DEPARTMENT: Community Development

PREPARED BY: Jim Robbins, Housing and Grants Manager

PRESENTER: Jim Robbins, Housing and Grants Manager and Andrea Trincado, Project and Grant Administrator

ATTACHMENTS:

1. 2026-Housing-Conditions-Survey-Report_5-11-26
2. Presentation Given

Summary: Council is requested to receive and accept the completed 2026 Housing Conditions Survey, including the final report, and provide additional direction to Staff as necessary. Staff will provide a presentation of the report at the meeting.

Background: On June 15, 2022, Council adopted Resolution 2022-41 authorizing the submittal of a State Community Development Block Grant (CDBG) application for a $250,000 Planning Grant for a Housing Conditions Survey. On August 17, 2022, Council adopted Resolution 2022-51 authorizing the submittal of a revised application for $99,689 instead of the original $250,000. The reason for this difference in the project budget was that the Community Development Department decided to implement the housing conditions surveying project "in-house" through a cross-disciplinary team of staff within all divisions, whereas previously the project budget was based on the procurement of a consultant to implement the activity.

In summer 2023, the State Department of Housing and Community Development (HCD) awarded a grant to the City through standard agreement 22-CDBG-PL-20038 for $99,689, and the agreement was executed on September 8, 2023. Preliminary project preparation work on the survey process began in November 2023, and the survey work began in January 2024. The initial survey work was complete by December 2025, and the Housing Conditions Survey Report final draft (Attachment 1) was reviewed by Staff and completed this month, in May 2026.

Discussion: The purpose of the Housing Conditions Survey is to provide an assessment of the condition of the housing stock in certain census tract block groups in the incorporated areas of the City of Ukiah. Results from the Survey will assist the City both in making grant-funded housing rehabilitation programs more effective and in being more competitive for future housing rehabilitation grant applications, including CDBG. Pursuing funding for an updated Housing Conditions Survey was also referenced within the City's most recently adopted 2019-2027 Housing Element. The previous Housing Conditions Survey before this one was completed by the City in 2008.

The 2026 Housing Condition Survey provides a comprehensive curb-side "windshield" evaluation of exterior structural conditions for residential units located within designated low- to moderate-income (LMI) census tract block groups in the City of Ukiah (defined as the number of households with gross incomes less than 80% of the Area Median Income, AMI, for Mendocino County). The survey establishes a current, data-driven assessment of housing conditions within areas of Ukiah with a majority of low- and moderate-income

households.

The report builds upon the methodology established in the 2008 Housing Condition Survey, the last such survey conducted by the City, with refinements to the scoring criteria and field procedures. These updates improve clarity and consistency in exterior-only assessments while maintaining comparability with prior reporting efforts. Findings are organized by Census Tract Block Group rather than by geographic Zones, as presented in the 2008 report. The 2026 survey focuses specifically on the seven LMI census block groups, providing greater analytical precision. Also unique to this 2026 report is a survey of the population of 3,201 residential units across these census block groups, providing an in-depth analysis of housing conditions in Ukiah. The results will inform rehabilitation prioritization, funding allocation, and long-term housing policy planning.

Analysis indicates that housing conditions across the study area generally fall within the Moderate to Substantial condition categories when averaged at the block group level. While many homes exhibit routine aging consistent with Ukiah's climate and the age of the housing stock, several areas show concentrated patterns of deferred maintenance.

Staff recommends Council receive and accept the 2026 City of Ukiah Housing Conditions Survey, discuss any questions with Staff, and provide additional direction as necessary.

Recommended Action: Receive and accept the completed 2026 Housing Conditions Survey, funded by a State Community Development Block Grant Planning Grant, and provide additional direction to Staff as necessary.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: $99,689 in state CDBG grant funds

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: State Grant 22-CDBG-PL-20038

REVENUE: No GRANT: Yes

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Craig Schlatter, Community Development Director, Matt Keizer, Cheif Building Official

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; **SP 1B** - Provide services that support a high quality of life for all residents, including fostering diverse, inclusive, sustainable, and accessible neighborhoods.

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

Approved:
Sage Sangiacomo, City Manager

City of Ukiah

2026

CITY OF UKIAH HOUSING CONDITIONS SURVEY REPORT

Draft completed: May 11, 2026
Adopted by the Ukiah City Council: DATE

This survey and report were made possible by a Community Development Block Grant from the California Department of Housing and Community Development, grant # 22-CDBG-PL-20038.

Acknowledgements

The 2026 City of Ukiah Housing Conditions Survey was made possible by a Community Development Block Grant from the California Department of Housing and Community Development, grant # 22-CDBG-PL-20038.

Special Thanks to County of Mendocino GIS Office and Planning and Building Services Department staff for providing the residential address data on which the report was based.

The Housing Conditions Survey was implemented by City of Ukiah Community Development Department staff, and the Housing Conditions Survey Report was written by department staff.

City Of Ukiah Community Development Department Staff

Craig Schlatter, Director of Community Development
Matt Keizer, Chief Building Official
Jim Robbins, Housing and Grants Manager
Andrea Trincado, Project and Grants Administrator
Tom Hoover, Building Inspector II
Shane Baarts, Code Enforcement Inspector II
Elizabeth Frausto, Community Development Technician I
Leiloni Shine, Housing and Grants Specialist
Mariam Garcia, GIS Analyst

City Of Ukiah Staff

Sage Sangiacomo, City Manager
Shannon Riley, Deputy City Manager
David Rapport, City Attorney

City of Ukiah City Council

Susan Sher, Mayor
Juan Orozco, Vice Mayor
Heather Criss, Councilmember
Mari Rodin, Councilmember
Douglas Crane, Councilmember

DRAFT

City of Ukiah

2026 Housing Condition Survey Report

1. Executive Summary

The 2026 Housing Condition Survey provides a comprehensive curb-side "windshield" evaluation of exterior structural conditions for residential units located within designated low- to moderate-income (LMI) census tract block groups in the City of Ukiah (defined as the number of households with gross incomes less than 80% of the Area Median Income, AMI, for Mendocino County). The survey establishes a current, data-driven assessment of housing conditions within areas of Ukiah with a majority of low- and moderate-income households.

This report builds upon the methodology established in the 2008 Housing Condition Survey, the last such survey conducted by the City, with refinements to the scoring criteria and field procedures. These updates improve clarity and consistency in exterior-only assessments while maintaining comparability with prior reporting efforts.

Findings are organized by Census Tract Block Group rather than by geographic Zones, as presented in the 2008 report. The 2026 survey focuses specifically on the seven LMI census block groups, providing greater analytical precision. Also unique to this 2026 report is a survey of the population of 3,201 residential units across these census block groups, providing an in-depth analysis of housing conditions in Ukiah. The results will inform rehabilitation prioritization, funding allocation, and long-term housing policy planning.

Analysis indicates that housing conditions across the study area generally fall within the Moderate to Substantial condition categories when averaged at the block group level. While many homes exhibit routine aging consistent with Ukiah's climate and the age of the housing stock, several areas show concentrated patterns of deferred maintenance.

The survey data demonstrates:

- A measurable presence of moderate exterior deficiencies, including aging roofing materials, deteriorated paint, minor settlement cracking, and worn trim.
- Concentrations of substantial condition ratings within specific block groups, indicating a higher incidence of visible structural deterioration and cumulative deferred maintenance.
- Variation among block groups, reflecting differences in housing age, density, tenancy patterns, and reinvestment levels.

DRAFT

Overall, the findings confirm that housing deterioration is present within the City's LMI neighborhoods at levels that justify continued and targeted rehabilitation assistance. While widespread critical failure conditions were not predominant, the cumulative impact of moderate and substantial deficiencies suggests that proactive intervention will help prevent further decline and higher-cost structural rehabilitation in the future.

The 2026 survey provides a baseline for prioritizing rehabilitation funding, targeting outreach to areas with higher concentrations of substantial conditions, and supporting future CDBG and housing-related grant applications. It also establishes a framework for ongoing monitoring of neighborhood-level housing trends to ensure that public investment is directed where need is most acute.

The 2026 Housing Condition Survey directly supports implementation of the City's adopted Housing Element (2019–2027) by advancing Goal H1: Policies 1-1 and 1-4, as well as Implementation Program 1a:

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 1-4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.
Implementation Program 1a: 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.

As reflected in the Housing Element's emphasis on maintaining safe, decent, and sustainable housing and expanding rehabilitation efforts, this report provides the data-driven foundation necessary to target rehabilitation programs, deploy Housing Trust Fund resources, and prioritize CDBG investments consistent with adopted policy objectives.

2. Background

The City of Ukiah is the county seat and primary population and service center for Mendocino County, located along the U.S. Highway 101 corridor in the Ukiah Valley. Ukiah is a compact city (approximately 7 square miles) with a 2020 Census population of 16,607, which contributes to relatively close proximity between residential neighborhoods, schools, parks, employment areas, and community facilities.

Ukiah's development pattern includes a historic downtown and older in-town neighborhoods (generally characterized by smaller lots, mature street trees, a connected street grid, and a higher share of older housing stock), as well as more recent subdivisions that include a mix of single-family homes, duplexes, and multi-family developments. This range of development eras is

relevant to housing condition analysis because building age, construction type, and past reinvestment patterns often influence the prevalence of observable exterior maintenance needs.

2.1 Climate and Weathering Impacts on Housing Conditions

Ukiah's Mediterranean climate—characterized by hot, dry summers and cool, wet winters—has a measurable long-term impact on exterior housing conditions. Seasonal temperature extremes, concentrated winter precipitation, and periodic drought cycles collectively contribute to material aging and deferred maintenance patterns observed throughout the study area.

Summers in Ukiah are typically hot and dry, with daytime high temperatures exceeding 90°F and occasional heat events reaching above 100°F. Extended summer heat and ultraviolet (UV) exposure accelerate the deterioration of exterior finishes, including fading and peeling paint, cracking and warping of wood siding, and premature aging of roofing materials and sealants. Repeated expansion and contraction from daily temperature swings further contribute to material fatigue over time.

Winter rainfall, particularly during heavy storm events, increases the risk of roof and gutter deterioration, flashing failure, and water intrusion. Where drainage systems are inadequate, prolonged moisture exposure can lead to wood rot, pest damage, foundation settlement, and visible exterior siding decay. Although freeze–thaw cycles are limited compared to colder climates, occasional freezing temperatures may exacerbate cracking in concrete, stucco, and masonry where moisture is present.

Extended drought periods common to Northern California also affect housing conditions by causing soil shrinkage around foundations, minor settlement cracking, vegetation loss, and increased wildfire exposure risk. In lower-income areas where routine maintenance may be deferred, these climate-related stressors can compound over time.

Overall, Ukiah's weather patterns contribute to gradual but cumulative exterior deterioration, particularly in older housing stock. These environmental factors provide important context when interpreting moderate and substantial condition classifications within the 2026 survey's low- to moderate-income census block groups.

2.2 Demographics and Income Context

Recent U.S. Census estimates indicate that the median household income for the City of Ukiah is approximately $66,000 (2020–2024 ACS). This citywide figure reflects a broad range of household incomes across diverse neighborhoods and housing types.

The census block groups included in the 2026 Housing Condition Survey are designated as low- to moderate-income (LMI) areas for purposes of federal Community Development Block Grant (CDBG) eligibility. Under federal criteria, this designation means that at least 51 percent of households within each block group earn at or below 80 percent of Area Median Income (AMI). This classification is a technical funding threshold used to determine program eligibility and does not characterize the full range of income levels or housing types present within these neighborhoods.

For federal CDBG eligibility, “low- to moderate-income” (LMI) is defined relative to the Area Median Income (AMI) for the relevant county. In the Mendocino County area (which includes Ukiah), low-income thresholds are generally set at 80 percent of AMI. Based on 2021 HUD income limit tables, the 80 percent AMI level for a typical household sized four in Mendocino County was approximately $75,100, reflecting the income cutoff used to determine LMI status for block group eligibility in this survey.

While median household incomes within the surveyed block groups are generally lower than the overall citywide median, these areas include a mix of homeowners and renters, varying property conditions, and long-established residential neighborhoods. Income levels are one of several factors that can influence the pace and scale of exterior home maintenance, particularly given increasing costs of construction materials, skilled labor, insurance, and utilities.

3. Methodology

3.1 Survey Scope

The 2026 Housing Condition Survey evaluated all residential units within designated low- and moderate-income (LMI) census tract block groups in the study area (115.1, 115.2, 115.4, 115.5, 116.1, 116.2, and 116.3). These block groups met 2022 federal LMI eligibility criteria. The 2022 data was used because it was the most current information available at the time the Community Development Block Grant (CDBG) grant application was submitted.

Each unit was assessed using standardized criteria generally consistent with prior reporting periods to ensure comparability, with updates made to clarify and strengthen the evaluation methodology.

Unlike the 2008 Housing Condition Survey, which sampled random residences citywide to estimate overall conditions, the 2026 survey assessed the population of residential units within the eligible census tract block groups. The 2008 survey relied on statistical samples, which introduced a margin of error. In contrast, the 2026 survey eliminated sampling error within the study area by conducting a survey of the population.

3.2 Geographic Reorganization

The previous study, funded by a City of Ukiah Redevelopment grant, surveyed residential units citywide in three Zones (North, Middle and South). For 2026, results are reorganized by low- to moderate-income U.S. Census Tract Block Groups, allowing for more granular geographic precision within the study area and more accurate data from which to draw conclusions.

3.3 Surveyors

The Community Development Department deployed a unique and innovative approach to conducting surveys. First, staff in the Code Enforcement and Building Inspections Divisions of the Department were trained by CDBG/Housing Division staff in how to conduct housing conditions

"windshield" surveys. Next, through preliminary surveying efforts, the team worked together to develop a standardized survey methodology and approach. After this approach was well-understood by all housing conditions surveyors, code enforcement division personnel took the lead in completing surveys, while also identifying potential code issues. If code issues were identified that required immediate attention, code enforcement personnel communicated these properties to the building inspections and housing divisions, for outreach related to the City's CDBG Housing Rehabilitation program. Several properties were identified for housing rehabilitation assistance through these efforts.

This approach enabled the City to use multiple personnel (6) within three divisions of the department to survey the entire population of housing units in the LMI census tract block groups. It also identified units needing code enforcement action and connected LMI households to funding assistance through the CDBG-funded housing rehabilitation.

3.4 Surveyor Training

Prior to fieldwork, staff reviewed the 2008 Housing Condition Survey template and report to understand historical scoring methodology and classification thresholds.

Staff consulted with the City of Ukiah Chief Building Official/Chief Code Enforcement Officer to evaluate each scoring category and determine whether updates were necessary to reflect observable conditions and modern building practices.

Based on this review, certain scoring elements were broadened to improve clarity and field application. The revised guidelines for scoring emphasize observable exterior aging, material deterioration, and modernization rather than conditions that are difficult to evaluate from a curbside vantage point.

Each unit received a condition score based on established evaluation criteria. For each Block Group, the following calculations were applied:

- Total Score (Block Group) = Sum of all unit scores within the block
- Number of Units (Block Group) = Total surveyed units within the block
- Average Block Group Score = Total Score ÷ Number of Units

This weighted approach ensures averages accurately reflect block group-level conditions based on total unit count.

3.5 Scoring Methodology

Each housing unit received a structural condition score based on five major categories: Foundation, Roofing, Siding/Stucco, Windows, and Electrical. Scores reflect graduated levels of deterioration.

Total structural scores were calculated by summing category scores for each unit. Units were classified using the established structural thresholds: Sound (9 or less); Minor (10–15); Moderate (16–39); Substantial (40–55); Dilapidated (56).

For Block Group analysis, block group-level averages were calculated as Total Score divided by the Number of Units surveyed within each block group.

Additional information was gathered on each location, such as: vacancy status, whether the home was for sale at the time of the survey, construction type (stucco, wood framed, modular, etc. structure type (single family with garage, duplex, multi-family, etc.), frontage improvements (sidewalk, curb, gutter, etc.) along with the condition of the pavement and sidewalk in front of the residence. These sections were mainly yes or no options; however, the assessment of the pavement and sidewalk provided an option to rate the condition as good, poor, or missing.

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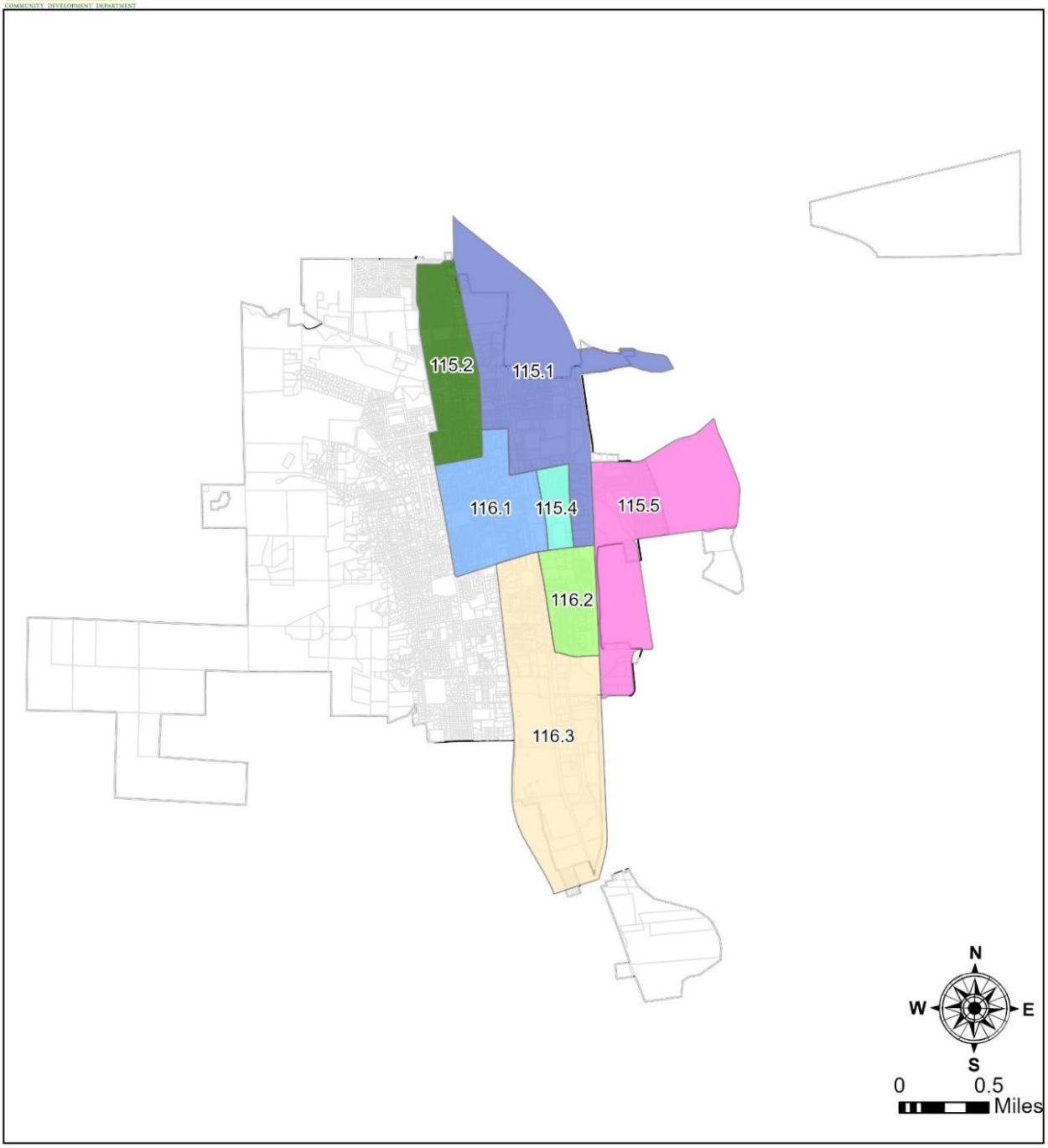
City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT



Project Area Census Tract Block Groups Map

Ukiah Assessor Parcels

City of Ukiah City Limits

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4. Housing Unit Condition Analysis & Summary

A total of **3,248 units** were surveyed across 7 Census Tract Block Groups. Block group-level units ranged from 223 to 701 units. Block groups are defined by the boundaries that were established as part of the 2020 census. The following maps show the boundaries of the census block groups that were studied as part of this survey.

4.1 Structural Condition Categories

Foundation

Foundation conditions reflect structural aging and observable performance indicators. The 2026 revisions emphasize aging in place and visible integrity rather than crack identification alone.

Foundation scoring is based on the following ranges:

- **0–5:** New
- **6–10:** Aging in place
- **11–15:** 20+ years of age
- **16–25:** No foundation or major structural failure

This scale allows surveyors to distinguish between normal age-related wear and significant structural deficiencies.

Roofing

Roofing scores capture progressive deterioration, including weathering, tarping, delamination, and replacement need, allowing clearer differentiation between moderate aging and critical failure.

Roofing was evaluated using the following scale:

- **0:** New
- **1–5:** Weathered
- **6–10:** Heavy weathering
- **11–15:** Tarped, damaged, or section failure
- **16–20:** No spark arrester or visible delamination
- **21–25:** Needs replacement

This expanded range provides greater clarity in identifying roofs approaching failure versus those experiencing normal aging.

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Siding / Stucco

Exterior wall conditions were evaluated along a continuum of deterioration, including weathering, rot, separation, and replacement thresholds.

Siding and stucco scoring criteria include:

- **0:** New
- **1–5:** Light weathering
- **6–10:** Heavy weathering or signs of rot
- **11–15:** Dry rot, material separation, or stucco breakage
- **16–20:** Needs replacement

This structure allows surveyors to distinguish between cosmetic aging and material failure requiring rehabilitation.

Windows

Window scoring emphasizes modernization and material type rather than isolated pane damage, providing a more accurate reflection of long-term condition.

Window evaluation is based on:

- **0:** New
- **1–4:** Vinyl replacement windows
- **5–9:** Original aluminum or wood-framed windows
- **10:** In need of replacement or single-pane

This approach reflects both modernization status and energy-efficiency implications.

Electrical

Electrical evaluation focuses on observable service panel condition and modernization. Interior wiring systems were not assessed.

Electrical scoring is as follows:

- **0:** New
- **1–5:** Meter face visible or panel unidentifiable
- **6–10:** Main panel requires replacement

This component evaluates visible service adequacy and modernization status only, consistent with the exterior-only survey methodology.

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Structural Scoring Classification

Total structural points are aggregated and classified as follows:

- **Sound:** 9 or less
- **Minor Deterioration:** 10–15
- **Moderate Deterioration:** 16–39
- **Substantial Deterioration:** 40–55
- **Dilapidated:** 56

A dilapidated unit is defined as one that appears structurally unsound, exhibits nonexistent maintenance, and may require major rehabilitation or reconstruction.

5. Block Group-Level Condition Summary

Detailed block group level summaries by category follow:

Table 1 below summarizes survey coverage by Census Block.

Census Block ID	Units Surveyed	Total Score	Average Score	Condition
115.1	414	12,403	29.88	Moderate Deterioration
115.2	701	25102	35.68	Moderate Deterioration
115.4	223	10,308	46.22	Substantial Deterioration
115.5	289	9,351	32.36	Moderate Deterioration
116.1	632	26,668	42.20	Substantial Deterioration
116.2	472	15,195	32.19	Moderate Deterioration
116.3	470	11,792	25.09	Moderate Deterioration

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Examples: Housing Units in Sound Condition

Example: Housing Unit in a Condition of Minor Deterioration

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Example: Housing Unit in a Condition of Moderate Deterioration

Example: Housing Unit in a Condition of Substantial Deterioration

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Example: Housing Unit in Dilapidated Condition

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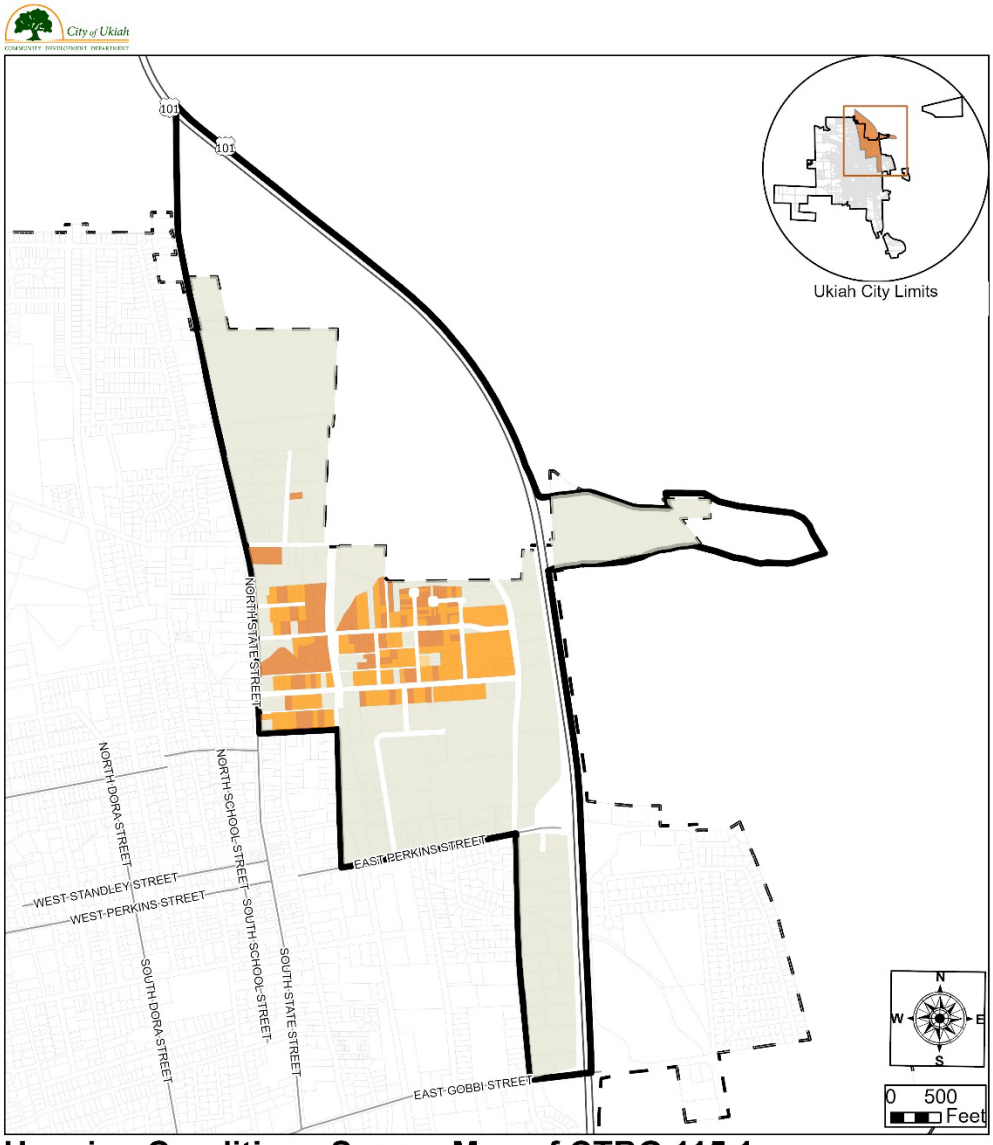
6. Block Group-Level Condition Analysis

Detailed block group-level summaries by category follow:

Census Tract Block Group 115.1



Housing Conditions Survey Map of CTBG 115.1

Ukiah Assessor Parcels
City of Ukiah City Limits
SOUND
MINOR
MODERATE
SUBSTANTIAL
DILAPIDATED
NON-RESIDENTIAL

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Location and Boundaries

Census Block Group 115.1 is located in the north-central portion of Ukiah. The block group is largely bounded by U.S. Highway 101 to the north and east, with a small segment extending east of the highway. State Street forms the primary western boundary, and the southern edge transitions into adjacent residential neighborhoods south of Empire Drive. This positioning places the block group at a key interface between residential areas, the commercial corridor, and highway-oriented uses.

Neighborhood Character

Block Group 115.1 reflects a character of mixed land uses. Along State Street, the area includes a commercial corridor consisting of retail, service-oriented businesses, and office uses. Portions of the block group also contain light industrial and commercial service sites, particularly closer to the Highway 101 corridor.

Residential areas are interspersed between commercial and institutional uses, consisting primarily of single-family homes with some duplexes and small multi-family structures. The street pattern west of the highway follows a more traditional grid, while parcels near the highway corridor are more irregular in configuration.

Institutional and Community Assets

A notable feature within this block group is the Redwood Empire Fairgrounds, a significant regional facility that hosts community events, agricultural exhibitions, and large public gatherings. The Fairgrounds serve as both a community anchor and an emergency gathering location during regional incidents.

The block group also includes several educational facilities, including small charter schools and early childhood education centers. These institutional uses contribute to daytime activity and neighborhood foot traffic and reinforce the area's role as a mixed residential and community-serving district.

Housing Stock and Age

Housing within 115.1 reflects a mix of early- to mid-20th-century construction and post-war construction. Structures near State Street tend to be older and smaller in footprint, while areas closer to Highway 101 reflect later development and commercial adjacency. The age and varied construction periods contribute to a range of exterior material types and maintenance conditions.

Survey Results and Summary of Findings

Census Block Group 115.1 includes 414 surveyed residential units. **Overall condition** ratings were: Sound: 4 (1.0%); Minor Deterioration: 0 (0.0%); Moderate Deterioration: 307 (74.2%); Substantial: 103 (24.9%).

Condition	115.1
Sound	4
Minor Deterioration	0
Moderate Deterioration	307
Substantial	103
Dilapidated	0
	414

Foundations were largely classified as "Aging in Place" (259 units; 62.6%), with 155 units (37.4%) rated "New."

Foundation Condition		
New (Score 0-5)		155
Aging in Place (Score 6-10)		259
20+ Years of Age (Score 11-15)		0
No Foundation/Major Failure (Score 16-25)		0
		414

Roofing showed 2 units (0.5%) with visible conditions consistent with higher-level repair need (tarping/damaged sections, delamination/no spark arrester, or replacement).

Roof Condition	
New (Score 0)	5
Weathered (Score 1-5)	221
Heavily Weathered (Score 6-10)	186
Tarped/Damaged Section (Score 11-15)	2
No Spark Arrester, Delamination (Score 16-20)	0
Needs Replacement	0
	414

Siding/stucco conditions indicated 4 units (1.0%) with dry rot/separation or in need of replacement.

Siding/Stucco		
New (Score 0)		4
Light Weathering (Score 1-5)		305
Heavy Weathering (Score 6-10)		101
Dry Rot, Seperation, Stucco Break (Score 11-15)		4
Needs Replacement (Score 16-20)		0
		414

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Window conditions indicated 100 units (24.2%) likely needing replacement; an additional 303 units (73.2%) showed older window systems.

Windows		
New (Score 0)		5
Vinal Replacements (Score 1-4)		6
Old Aluminum/Original Wood Framing (Score 5-9)		303
Needs Replacement (Score 10)		100
		414

Electrical panel observations suggest 3 units (0.7%) where meter panel replacement may be needed.

Electrical		115.1
New (Score 0)		5
Meter Face Unidentifiable (Score 1-5)		406
Replace Meter Panel (Score 6-10)		3
	•	414

Housing unit **Construction type included** 396 wood (95.6%), 15 masonry (3.6%), 1 mobile, 0 modular, and 2 other.

Housing structure types were dominated by Multi-Family (216 units; 52.2%), followed by Single Family with Attached Garage (84 units; 20.3%).

Frontage improvements were generally present on most parcels (e.g., curbs/sidewalks/drainage/paved driveways present at 185 locations; 44.7%).

At the time of the curbside survey, 0 units were observed **vacant** and 0 units were posted **for sale**. 0 **garage conversions** and 0 **ADUs** were identified in the windshield survey of CTBG 115.1

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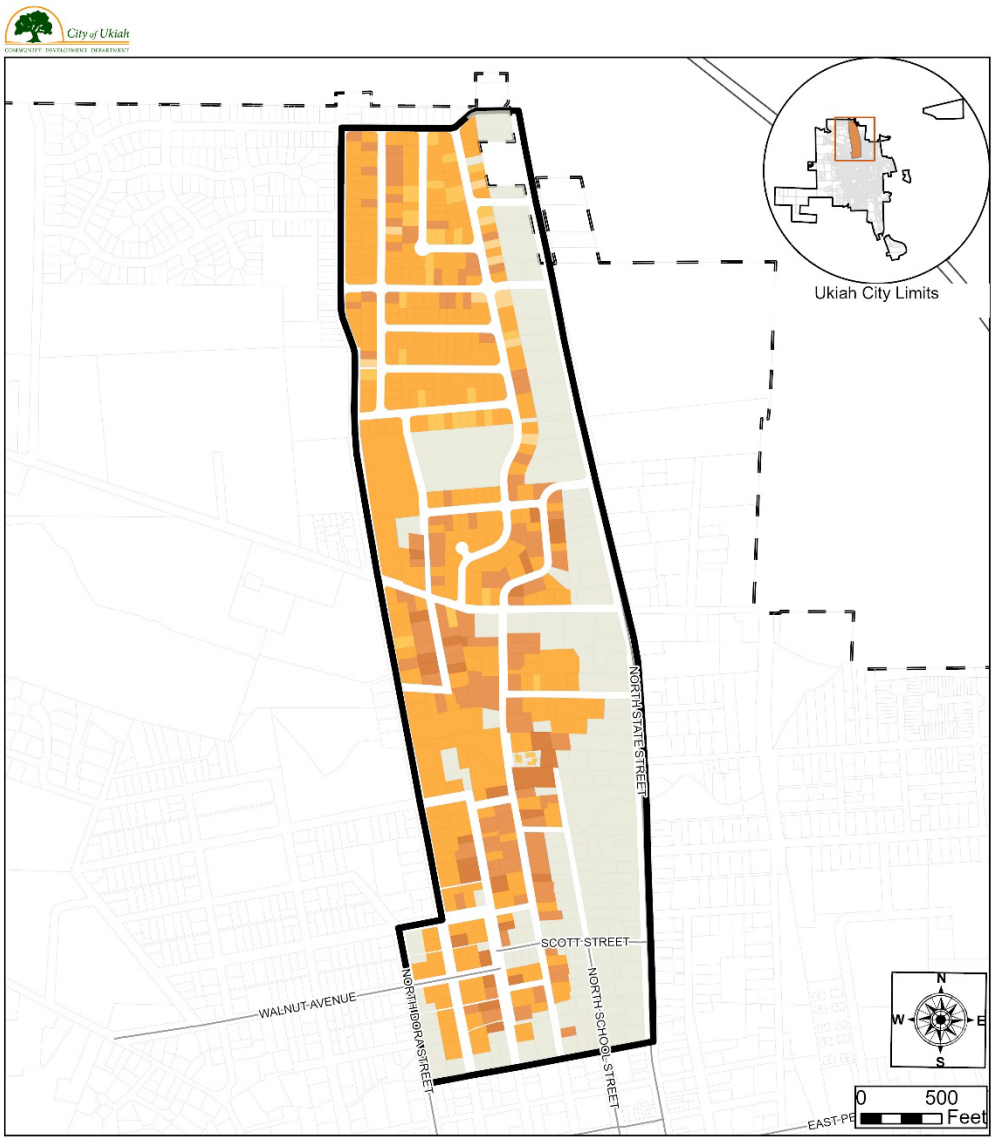
Census Tract Block Group 115.2



Housing Conditions Survey Map of CTBG 115.2

Ukiah Assessor Parcels	SOUND	MODERATE	DILAPIDATED
City of Ukiah City Limits	MINOR	SUBSTANTIAL	NON-RESIDENTIAL

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Location and Boundaries

Census Block Group 115.2 is located on the west side of central Ukiah. The block group is generally bounded by Empire Drive to the north, West Smith Street to the south, Bush Street to the west, and State Street to the east. This places the area immediately adjacent to the downtown core and within one of Ukiah's long-established residential neighborhoods.

Neighborhood Character

The area is characterized by a traditional grid street pattern, mature street trees, sidewalks, and smaller residential parcels. The western border of State Street is a commercial area that leads to the downtown area to the south. Its proximity to downtown supports walkability and access to commercial services, schools, parks, and civic facilities. Low Gap Road is a major street that runs through the center of this area, Mendocino County offices are located within this census block group, and the high school and recreational parks are located within close proximity to the west of this census block area.

The neighborhood contains a mix of single-family detached homes, duplexes, and small multi-family buildings. Residential density is moderate relative to more suburban areas of the city, reflecting incremental development over many decades. Rental and owner-occupied units are interspersed throughout the block group.

Housing Stock and Age

A significant portion of the housing stock in this area was constructed in the early to mid-20th century. Architectural styles and materials reflect these periods, including wood-frame construction, lap siding, stucco exteriors, and composition roofing. Due to the age of many structures, routine exterior maintenance plays an important role in preserving building integrity.

Survey Results and Summary of Findings

Census Block Group 115.2 includes 701 residential units surveyed. **Overall condition** ratings were: Sound: 11 (1.6%); Minor: 36 (5.0%); Moderate: 496 (70.8%); Substantial: 124 (17.7%); Dilapidated: 34 (4.9%).

Condition	115.2
Sound	11
Minor	36
Moderate	496
Substantial	124
Dilapidated	34
	701

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Foundation conditions were predominantly stable, with 4 units (0.6%) flagged for major foundation failure/no foundation. 605 units were classified as “aging in place” and 49 as “20+ years of age.”

Foundation Condition	115.2
New (Score 0-5)	45
Aging in Place (Score 6-10)	605
20+ Years of Age (Score 11-15)	49
No Foundation/Major Failure (Score 16-25)	2
	701

Roofing showed 175 units (25.0%) with visible conditions consistent with higher-level repair need (tarping/damaged sections, delamination/no spark arrester, or replacement).

Roof Condition	115.2
New (Score 0)	4
Weathered (Score 1-5)	374
Heavy Weathering (Score 6-10)	148
Tarped Damaged Section (Score 11-15)	122
No Spark Arrester, Delamination (Score 16-20)	43
Needs Replacement (Score 21-25)	10
	701

Siding/stucco conditions indicated 65 units (9.3%) with dry rot/separation or replacement-level deterioration.

Siding/Stucco	115.2
New (Score 0)	6
Light Weathering (Score 1-5)	416
Heavy Weathering (Score 6-10)	220
Dry Rot, Separation, Stucco Break (Score 11-15)	52
Needs Replacement (Score 16-20)	13
	701

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Window conditions indicated 213 units (30.4%) likely needing replacement; an additional 299 units (42.7%) showed older window systems.

Windows	**115.2**
New (Score 0)	3
Vinal Replacements (Score 1-4)	186
Old Aluminum/Original Wood Framing (Score 5-9)	299
Needs Replacement (Score 10)	213
	701

Electrical panel observations suggest 182 instances (26.8%) where meter panel replacement may be needed. (Note: electrical tallies are observation-based and may not equal total units in areas with multi-meter configurations.).

Electrical	**115.2**
New (Score 0)	7
Meter Face Unidentifiable (Score 1-5)	512
Replace Meter Panel (Score 6-10)	182
	701

Housing unit **Construction type included** 694 wood (99.0%) 3 masonry, 0 mobile, 2 modular, and 2 other.

Housing structure types were dominated by Single Family with Attached Garage (316 units; 45.1%), followed by Multi-Family (144 units; 20.5%).

Frontage improvements were generally present on most parcels (e.g., curbs/sidewalks/drainage/paved driveways present at 693 locations; 98.9%).

At the time of the curbside survey, 4 units were observed **vacant** and 3 units were posted **for sale**. 22 **garage conversions** and 10 **ADUs** were identified in the windshield survey of CTBG 115.2.

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Census Tract Block Group 115.4

Housing Conditions Survey Map of CTBG 115.4

Ukiah Assessor Parcels	SOUND	MODERATE	DILAPIDATED
City of Ukiah City Limits	MINOR	SUBSTANTIAL	NON-RESIDENTIAL

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Location and Boundaries

Census Block Group 115.4 is centrally located within the eastern portion of Ukiah, west of U.S. Highway 101 and generally south of Block Group 115.1. The block group extends eastward from the traditional downtown grid toward Perkins Street and adjacent residential corridors. Its location places it between the historic core of the city and the more highway-oriented commercial development patterns to the east.

Neighborhood Character

Block Group 115.4 reflects a predominantly residential character with moderate density. The street network follows a traditional grid pattern in the western portion, transitioning into more varied parcel configurations toward the eastern edges. Residential uses are the dominant land use; however, the block group benefits from proximity to major commercial corridors along Perkins Street and State Street.

Housing types include single-family detached homes, duplexes, and a meaningful concentration of multi-family residential developments. Compared to 115.1, this block group contains a higher proportion of multi-dwelling units, contributing to greater overall residential density.

Commercial and Mixed-Use Interface

While primarily residential, 115.4 is influenced by its adjacency to commercial areas along Perkins Street, one of Ukiah's primary east-west corridors. Retail, service businesses, and neighborhood-serving commercial uses are located near the northern and eastern edges of the block group. This proximity provides convenient access to goods and services but also introduces transitional land use patterns between residential and commercial parcels.

Civic and Community Features

Block Group 115.4 benefits from its central location and access to public facilities and community-serving institutions within short walking or driving distance. The area is situated near schools, neighborhood parks, and public infrastructure that support daily residential life. The established grid pattern and infrastructure (curbs, sidewalks, gutters in many segments) reflect its long-standing role within the city's developed core.

Housing Stock and Age

The housing stock in 115.4 is largely mid-century in origin, with significant construction occurring between the 1940s and 1970s, supplemented by later infill and apartment development. Exterior materials commonly include stucco, wood siding, and composition roofing typical of that era. The presence of multi-family housing introduces variations in building scale and maintenance cycles compared to predominantly single-family neighborhoods.

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The concentration of mid-century housing contributes to observable aging patterns in exterior finishes, roofing systems, and structural components, particularly where reinvestment has been incremental.

Survey Results and Summary of Findings

Census Block Group 115.4 includes 223 surveyed residential units. **Overall Condition** ratings were: Sound 0; Minor 0; Moderate: 99 (44.4%); Substantial 96 (43.0%); and Dilapidated 29 (13.0%).

Condition	115.4
Sound	0
Minor	0
Moderate	99
Substantial	96
Dilapidated	29
	224

Foundation conditions were predominantly stable, with 2 units (0.9%) flagged for major foundation failure/no foundation.

Foundation Condition	115.4
New (0-5)	1
Aging in Place (6-10)	173
20+ Years of Age (11-15)	48
No Foundation/Major Failure (16-25)	2
	224

Roofing condition showed 140 units (62.8%) with visible conditions consistent with higher-level repair need (tarping/damaged sections, delamination/no spark arrester, or replacement).

Roof Condition	115.4
New (Score 0)	2
Weathered (Score 1-5)	35
Heavy Weathering (Score 6-10)	47
Tarped/Damaged Section (Score 11-15)	38
No Spark Arrester, Delamination (Score 16-20)	68
Needs Replacement (21-25)	34
	224

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Siding/Stucco conditions indicated 49 units (22.0%) with dry rot/separation or replacement-level deterioration.

Siding/Stucco	115.4
New (Score 0)	0
Light Weathering (Score 1-5)	58
Heavy Weathering (Score 6-10)	117
Dry Rot, Separation, Stucco Break (Score 11-15)	27
Needs Replacement (Score 16-20)	22
	224

Window conditions indicated 53 units (23.8%) likely needing replacement; an additional 89 units (39.9%) showed older window systems.

Windows	115.4
New (Score 0)	0
Vinal Replacements (Score 1-4)	82
Old Aluminum/Original Wood Framing (Score 5-9)	89
Needs Replacement (Score 10)	53
	224

Electrical panel observations suggest 82 instances (36.8%) where meter panel replacement may be needed. (Note: electrical tallies are observation-based and may not equal total units in areas with multi-meter configurations.)

Electrical	115.4
New (Score 0)	0
Meter Face Unidentifiable (Score 1-5)	142
Replace Meter Panel (Score 6-10)	82
	224

Housing unit **Construction type included** 161 wood (71.9%) 0 masonry, 0 mobile, 63 (28.1%) modular, and 0 other.

Housing structure types were dominated by Single Family with Carport (72 units; 32.3%), followed by Single Family with Attached Garage (67 units; 30.0%).

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Frontage improvements were generally present on most parcels (e.g., curbs/sidewalks/gutters/paved driveways present at 222 locations; 99.6%).

At the time of the curbside survey, 0 units were observed **vacant** and 0 units were posted **for sale**. 0 **garage conversions** and 0 **ADUs** were identified in the windshield survey of CTBG 115.4.

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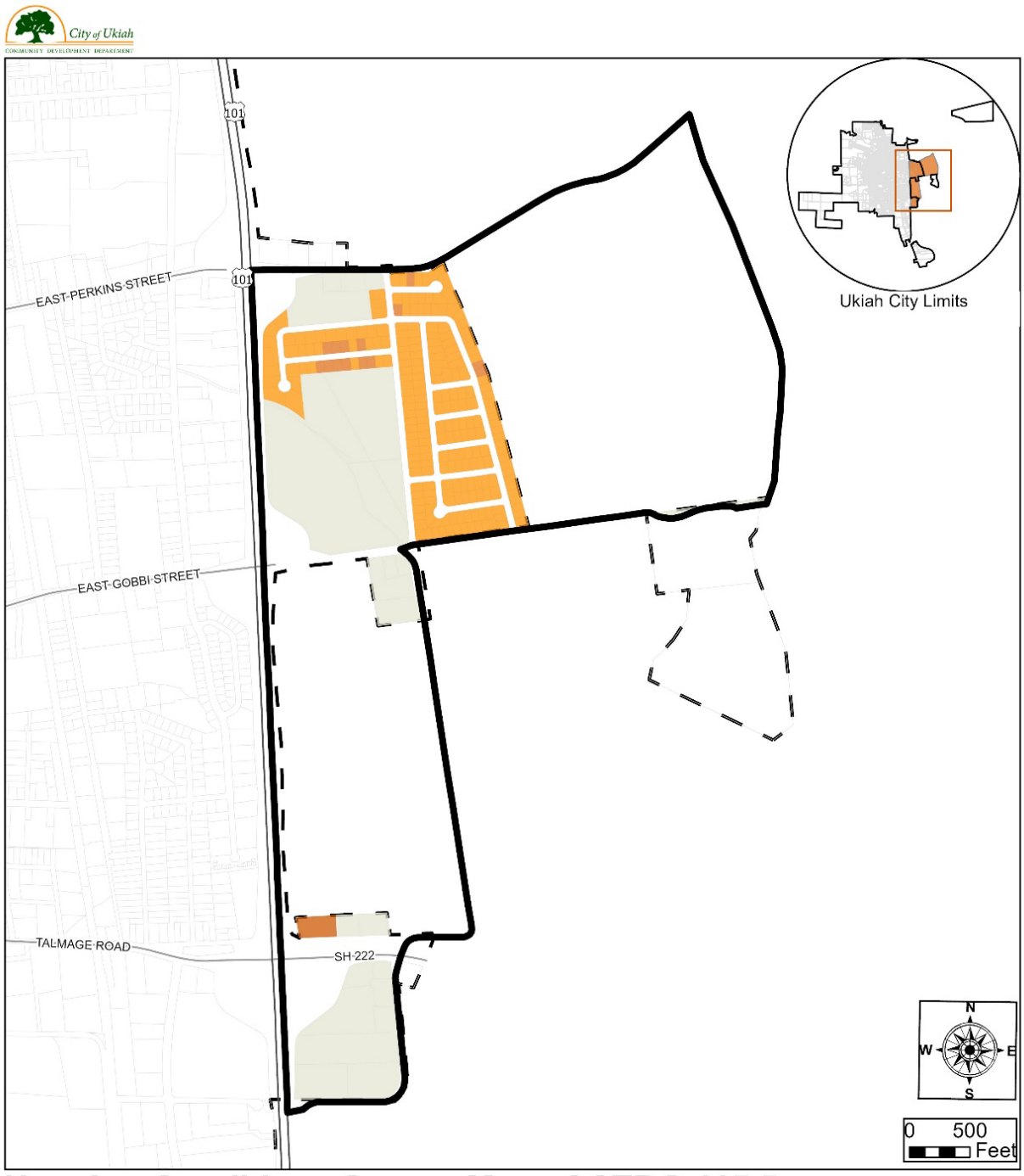
Census Tract Block Group 115.5



Housing Conditions Survey Map of CTBG 115.5

Ukiah Assessor Parcels	SOUND	MODERATE	DILAPIDATED
City of Ukiah City Limits	MINOR	SUBSTANTIAL	NON-RESIDENTIAL

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Location and Boundaries

Census Block Group 115.5 is located entirely east of the U.S. Highway 101 freeway, to the east of E. Perkins Street, E. Gobbi Street, and Talmadge Road. Most of the Block Group is actually outside of the Ukiah city limits. Those neighborhoods in CTBG 115.5 that are inside the city limits are in the Oak Manor neighborhood, east of Highway 101, south of E. Perkins Street, north of E. Gobbi Street, and west of Washo Drive (and including those houses on the eastern side of Washo Drive). Two additional pockets of CTBG 115.5 that are inside the city limits are just south of E. Gobbi Street and south of Talmadge Road. Those pockets are commercial and industrial areas with little or no housing units. According to the new September 2025 FEMA flood maps, most of the Oak Manor neighborhood is in the 100-year floodplain (zone AE on the FEMA map).

Neighborhood Character

The Oak Manor neighborhood in Block Group 115.5 reflects a predominantly residential character with moderate density. The street network follows a traditional grid pattern. Residential uses in Oak Manor are the dominant land use.

Housing types include single-family detached homes as well as some duplexes. Compared to 115.1, this block group contains a higher proportion of single family detached units, contributing to a generally lower level of residential density by overall local Ukiah standards.

Housing Stock and Age

The housing stock in 115.5 is largely 1970s to 1980s in origin. Exterior materials commonly include stucco, wood siding, and composition roofing typical of that era.

The concentration of late 20th century housing contributes to observable aging patterns in exterior finishes, roofing systems, and structural components, particularly where reinvestment has been incremental.

Survey Results and Summary of Findings

Census Block Group 115.5 includes 289 surveyed residential units. **Overall Condition** ratings were: Sound 0; Minor 0; Moderate 264 (91.3%); Substantial 24 (8.3%); and Dilapidated 1.

Condition	115.5
Sound	0
Minor	0
Moderate	264
Substantial	24
Dilapidated	1
	289

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Foundation conditions were predominantly stable, with 1 unit (0.3%) flagged for major foundation failure/no foundation.

Foundation Condition	115.5
New (0-5)	63
Aging in Place (6-10)	166
20+ Years of Age (11-15)	59
No Foundation/Major Failure (16-25)	1
	289

Roofing condition showed 2 units (0.6%) with visible conditions consistent with higher-level repair need (tarping/damaged sections, delamination/no spark arrester, or replacement).

Roof Condition	115.5
New (Score 0)	0
Weathered (Score 1-5)	114
Heavy Weathering (Score 6-10)	173
Tarped/Damaged Section (Score 11-15)	0
No Spark Arrester, Delamination (Score 16-20)	2
Needs Replacement (Score 21-25)	0
	289

Siding/Stucco conditions indicated 27 units (9.3%) with dry rot/separation or replacement-level deterioration.

Siding/Stucco	115.5
New (Score 0)	0
Light Weathering (Score 1-5)	138
Heavy Weathering (Score 6-10)	124
Dry Rot, Separation, Stucco Break (Score 11-15)	27
Needs Replacement (Score 16-20)	0
	289

Window conditions indicated 1 unit (0.3%) likely needing replacement; an additional 207 units (71.6%) showed older window systems.

Windows	115.5
New (Score 0)	0
Vinal Replacements (Score 1-4)	81
Old Aluminum/Original Wood Framing (Score 5-9)	207
Needs Replacement (Score 10)	1
	289

Electrical panel observations suggest 106 instances (36.7%) where meter panel replacement may be needed. (Note: electrical tallies are observation-based and may not equal total units in areas with multi-meter configurations.)

Electrical	**115.5**
New (Score 0)	0
Meter Face Unidentifiable (Score 1-5)	183
Replace Meter Panel (Score 6-10)	106
	289

Housing unit **Construction Type** included 289 wood (100%); 0 masonry; 0 mobile; 0 modular, and 0 other.

Housing Structure types were dominated by Single Family with Attached Garage (195 units; 67.5% followed by Duplex (65 units; 22.5%); Multi Family (23 units; 7.9%); Single Family with Detached Garage (3 units; 1.0%) and Single Family with No Garage (2 units; 0.6%).

Frontage improvements were present on almost all parcels (e.g., curbs/gutters/sidewalks/drainage/paved driveways were present at 284 locations; 98.2%).

At the time of the curbside survey, 0 units were observed **vacant** and 1 unit was posted **for sale**. 0 **garage conversions** and 0 **ADUs** were identified in the windshield survey of CTBG 115.5.

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Census Tract Block Group 116.1

Housing Conditions Survey Map of CTBG 116.1

Ukiah Assessor Parcels	SOUND	MODERATE	DILAPIDATED
City of Ukiah City Limits	MINOR	SUBSTANTIAL	NON-RESIDENTIAL

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Location and Boundaries

Census Block Group 116.1 is centrally located within Ukiah, positioned west of U.S. Highway 101 and generally south of Block Group 115.4. It encompasses a significant portion of the city's established residential neighborhoods and portions of the downtown core. The block group is generally bounded by East Perkins Street to the north (with a small segment extending north to Norton Avenue), East Gobbi Street to the south, Dora Street to the west, and Orchard Avenue to the east.

This location places 116.1 within the heart of Ukiah's urban fabric. While close to major north–south routes such as State Street and the Highway 101 corridor, much of the residential area remains buffered from direct highway frontage. The block group functions as an integral component of the city's central residential and downtown environment.

Neighborhood Character

Block Group 116.1 is predominantly residential, with moderate to moderately high residential density relative to neighborhoods along the city's western edge. The street layout reflects the traditional grid pattern characteristic of central Ukiah, with smaller block sizes, established sidewalks in many segments, and long-standing public infrastructure.

The housing mix includes single-family detached homes, duplexes, and a notable concentration of multi-family residential buildings. Compared to lower-density peripheral areas, 116.1 contains a higher proportion of rental housing and attached or clustered residential development, contributing to its more compact urban character.

The area is highly walkable due to its grid pattern, proximity to commercial corridors, and close access to civic amenities.

Downtown Core and Historic Railroad Area

A significant portion of 116.1 includes the downtown business district and adjacent historically significant areas. The block group contains portions of the former railroad yard between Perkins Street and Clay Street, extending toward Leslie Street and the railroad tracks to the west. This area has historically served as a commercial and transportation hub and continues to evolve through redevelopment and civic investment.

The downtown core contains a concentration of historic commercial structures, local businesses, and community-serving enterprises that contribute to Ukiah's economic and cultural identity.

The former railroad property within this block group is also the future site of the Mendocino County Superior Court facility, representing a major civic investment in the area. Adjacent to this corridor is an access point for the Ukiah segment of the Great Redwood Trail, further reinforcing the area's pedestrian and connectivity features.

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Commercial and Civic Corridors

Perkins Street and Gobbi Street function as key east–west commercial corridors extending from Highway 101 into the downtown core.

Perkins Street includes retail and service uses as well as civic facilities such as the Mendocino County Library (Main Branch). This corridor provides an important connection between residential neighborhoods and downtown.

Gobbi Street contains a mix of affordable housing developments, neighborhood-serving grocery stores, and nearby county support service offices. The presence of both commercial and institutional uses along Gobbi contributes to the area's role as a service-oriented corridor within the city.

Together, these corridors support strong walkability, access to employment, and proximity to public services.

Civic and Community Features

Due to its central location, 116.1 benefits from exceptional access to public amenities, including:

- The downtown commercial district
- The Mendocino County Library (Main Branch)
- Future Mendocino County Superior Court facility
- The rail trail corridor
- Public transit routes
- Established parks and recreational spaces nearby
- County support and service facilities

The concentration of civic and institutional uses contributes to daytime activity and reinforces the block group's role as a mixed residential and civic district.

Housing Stock and Age

Housing stock in 116.1 primarily reflects mid-century construction, with many homes built between the 1940s and 1970s. Earlier 20th-century homes are present in portions closer to the downtown grid, while later infill and apartment development occurred in subsequent decades.

Exterior materials commonly include stucco, wood siding, and composition roofing typical of the era. Multi-family structures vary in scale, ranging from smaller duplexes to larger apartment complexes and affordable housing developments.

Given the age profile of the housing stock, observed exterior conditions often reflect cumulative aging of roofing systems, siding, and windows, particularly where preventative maintenance has

been deferred. The higher density and multi-family presence also influence the concentration of exterior condition observations within the block group.

Survey Results and Summary of Findings

Census Block Group 116.1 includes 632 surveyed residential units. **Overall Condition** ratings were: Sound: 6 (0.9%); Minor: 1 (0.2%); Moderate: 256 (40.5%); Substantial: 346 (54.7%); Dilapidated: 23 (3.6%).

Condition	116.1
Sound	6
Minor	1
Moderate	256
Substantial	346
Dilapidated	23
	632

Foundations were largely classified as "Aging in Place" (539 units; 85.3%), with 34 units (5.4%) rated "New."

Foundation Condition	116.1
New (Score 0-5)	34
Aging in Place (Score 6-10)	539
20+ Years of Age (Score 11-15)	59
No Foundation/Major Failure (Score 16-25)	0
	632

Roofing showed 211 units (33.4%) with visible conditions consistent with higher-level repair need (tarping/damaged sections, delamination/no spark arrester, or replacement).

Roof Condition	116.1
New (Score 0)	2
Weathered (Score 1-5)	146
Heavy Weathering (Score 6-10)	273
Tarped/Damaged Section (Score 11-15)	76
No Spark Arrester, Delamination (Score 16-20)	124
Needs Replacement (Score 21-25)	11
	632

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Siding/Stucco conditions indicated 34 units (5.4%) with dry rot/separation or replacement-level deterioration.

Siding/Stucco	116.1
New (Score 0)	2
Light Weathering (Score 1-5)	224
Heavy Weathering (Score 6-10)	372
Dry Rot, Separation, Stucco Break (Score 11-15)	32
Needs Replacement (Score 16-20)	2
	632

Window conditions indicated 278 units (44.0%) likely needing replacement; an additional 152 units (24.1%) showed older window systems.

Windows	116.1
New (Score 0)	45
Vinal Replacements (Score 1-4)	157
Old Aluminum/Original Wood Framing (Score 5-9)	152
Needs Replacement (Score 10)	278
	632

Electrical panel observations suggest 259 units (41.0%) where meter panel replacement may be needed.

Electrical	116.1
New (Score 0)	12
Meter Face Unidentifiable (Score 1-5)	361
Replace Meter Panel (Score 6-10)	259
	632

Housing unit **Construction Type** included 512 wood (100%); 4 masonry (0.6%); 2 mobile (0.3%); 114 modular (18.0%), and 0 other.

Housing Structure types were dominated by Multi-Family (391 units; 61.9%), followed by Single Family with Detached Garage (101 units; 16.0%), then Single Family with Attached Garage (81 units: 12.8%), Single Family with No Garage (44 units; 6.9%), Single Family with Carport (9 units), and Duplexes (6 units).

Frontage Improvements were generally present on most parcels (e.g., curbs/gutters/drainage/sidewalks/paved driveways present at 554 locations; 87.7%).

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At the time of the curbside survey, 5 units were observed **vacant** and 1 unit was posted **for sale**. 3 **garage conversions** and 1 **ADU** were observed during the windshield survey of CTBG 116.1.

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Census Tract Block Group 116.2

Housing Conditions Survey Map of CTBG 116.2

Ukiah Assessor Parcels	SOUND	MODERATE	DILAPIDATED
City of Ukiah City Limits	MINOR	SUBSTANTIAL	NON-RESIDENTIAL

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Location and Boundaries

Census Tract Block Group 116.2 is located in the south-central portion of Ukiah. The block group is generally bounded by East Gobbi Street to the north, extends south toward Talmage Road, is bordered by State Street to the west, and U.S. Highway 101 to the east.

This positioning places 116.2 along an important transitional zone between central residential neighborhoods and the Highway 101 corridor. Its eastern edge is directly influenced by highway proximity, while its western edge connects to established residential streets and neighborhood-serving commercial uses along State Street.

Neighborhood Character

Block Group 116.2 is predominantly residential, with moderate to higher residential density compared to neighborhoods farther west. The street layout reflects a combination of traditional grid patterns near State Street and more varied configurations closer to the highway corridor.

The housing mix includes:

- Single-family detached homes
- Duplexes and smaller multi-unit buildings
- Larger apartment complexes
- Affordable housing developments

Relative to other central block groups, 116.2 contains a notable concentration of multi-family residential properties and rental housing, contributing to a more compact residential environment.

The area remains highly accessible due to its proximity to major corridors, though portions nearer Highway 101 experience greater exposure to traffic-related activity.

Commercial and Corridor Influence

The block group benefits from adjacency to two major north–south transportation corridors:

- State Street, which serves as a mixed commercial and residential corridor with neighborhood-serving retail and service uses.
- U.S. Highway 101, which forms the eastern boundary and introduces highway-oriented development influences, including commercial uses and higher traffic volumes.

In addition, Gobbi Street provides an east–west commercial connection linking residential areas to Highway 101 and downtown. Along and near Gobbi Street are grocery stores, retail services, affordable housing developments, and nearby county support services.

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The intersection of these corridors reinforces the area's connectivity and walkability, particularly near commercial nodes.

Civic and Community Features

Due to its central-south location, 116.2 benefits from access to:

- Neighborhood-serving retail and grocery stores
- County support and service offices in the vicinity
- Public transit routes along major corridors
- Established infrastructure including sidewalks, curbs, and gutters in many segments
- Connections northward to the downtown core

While primarily residential, the block group's proximity to key corridors enhances access to civic and institutional services.

Housing Stock and Age

Housing stock within 116.2 primarily reflects mid-century development, with significant construction occurring between the 1950s and 1970s. Subsequent decades introduced additional apartment complexes and infill development, increasing overall residential density.

Exterior materials commonly include stucco, wood siding, and composition roofing typical of that era. Multi-family buildings vary in scale and design, and their maintenance cycles differ from single-family properties.

Given the age of many structures and the concentration of rental housing, exterior condition observations often reflect cumulative aging of roofing systems, siding materials, windows, and exterior finishes. Proximity to highway and commercial corridors may also influence wear patterns on structures located along higher-traffic streets.

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Survey Results and Summary of Findings

Census Tract Block Group 116.2 includes 472 surveyed residential units. **Overall condition** ratings were: Sound: 0 (0.0%); Minor: 1 (0.2%); Moderate: 251 (53.2%); Substantial: 211 (44.7%); Dilapidated: 9 (1.9%).

Condition	116.2
Sound	0
Minor	1
Moderate	251
Substantial	211
Dilapidated	9
	472

Foundation conditions showed that the majority of units, 378 were aging in place (80.0%) and 86 units (18.2%) were in the new category.

Foundation Condition	116.2
New (0-5)	86
Aging in Place (6-10)	378
20+ Years of Age (11-15)	8
No Foundation/Major Failure (16-25)	0
	472

Roofing showed 121 units (25.6%) with visible conditions consistent with higher-level repair need (tarping/damaged sections, delamination/no spark arrester, or replacement).

Roof Condition	116.2
New (Score 0)	1
Weathered (Score 1-5)	203
Heavy Weathering (Score 6-10)	147
Tarped/Damaged Section (Score 11-15)	76
No Spark Arrester, Delamination (Score 16-20)	45
Needs Replacement (21-25)	0
	472

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Siding/stucco conditions indicated 40 units (8.5%) with dry rot/separation or replacement-level deterioration.

Siding/Stucco	116.2
New (Score 0)	2
Light Weathering (Score 1-5)	232
Heavy Weathering (Score 6-10)	198
Dry Rot, Separation, Stucco Break (Score 11-15)	37
Needs Replacement (Score 16-20)	3
	472

Window conditions indicated 119 units (25.2%) likely needing replacement; an additional 184 units (39.0%) showed older window systems.

Windows	116.2
New (Score 0)	2
Vinal Replacements (Score 1-4)	167
Old Aluminum/Original Wood Framing (Score 5-9)	184
Needs Replacement (Score 10)	119
	472

Electrical panel observations suggest 70 units (14.8%) where meter panel replacement may be needed.

Electrical	16.2
New (Score 0)	1
Meter Face Unidentifiable (Score 1-5)	401
Replace Meter Panel (Score 6-10)	70
	472

Construction type included 469 units with wood frames, 1 masonry, 2 mobile, 0 modular, and 0 other.

Housing **structure types** were dominated by Multi-Family (221 units; 46.8%), followed by Single Family with Attached Garage (137 units; 29.0%).

Frontage improvements were generally present on most parcels (e.g., curbs/gutters/drainage/paved driveways present at 365 locations; 77.3%).

At the time of the curbside survey, 3 units were observed **vacant** and 4 units were posted **for sale**. 0 **Garage conversions** and 2 **ADUs** were observed in the windshield survey of CTBG 116.2

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Census Tract Block Group 116.3

Housing Conditions Survey Map of CTBG 116.3

Ukiah Assessor Parcels	SOUND	MODERATE	DILAPIDATED
City of Ukiah City Limits	MINOR	SUBSTANTIAL	NON-RESIDENTIAL

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Location and Boundaries

Census Block Group 116.3 occupies the southernmost portion of the City of Ukiah. The block group lies south of Talmage Road and extends toward the southern city limits. It is generally bordered by U.S. Highway 101 to the east, with residential neighborhoods extending westward toward established local streets and transitional edges of the city.

This positioning places 116.3 at the interface between developed residential neighborhoods and more commercially oriented and transitional land uses along the city's southern boundary. Its proximity to Highway 101 strongly influences circulation patterns, land use configuration, and development intensity within the block group.

Neighborhood Character

Block Group 116.3 reflects a mixed character, combining residential neighborhoods with significant commercial, business park, and light industrial uses. While residential parcels remain concentrated in the northern portions of the block group, the southern and western segments transition into larger-scale commercial and employment-generating uses.

Residential density is moderate and includes:

- Single-family detached homes
- Duplexes and small multi-unit structures
- Select multi-family apartment complexes

Compared to Block Groups 116.1 and 116.2, 116.3 reflects less downtown influence and a stronger presence of business and commercial land uses. Residential pockets are interspersed among light industrial and commercial properties, particularly near corridor edges.

A dominant feature within this census block group is the Ukiah Municipal Airport, which occupies much of the southwestern portion of the block group. The airport significantly shapes surrounding land use patterns and limits residential development intensity in adjacent areas.

Another major feature is the Redwood Business Park in the southeastern portion of the block group. This area contains large-format retail establishments and regional commercial uses, including major retailers such as Costco, Walmart, FoodMaxx, and associated commercial businesses. These uses contribute to employment opportunities and regional shopping activity but also create distinct commercial concentrations separate from the residential neighborhoods to the north.

The City's completion of Phase 4 of the Rail Trail has extended an off-street multi-use path through portions of this block group, improving pedestrian and bicycle access between residential areas,

commercial centers, and business park uses. This infrastructure investment enhances connectivity and provides alternative transportation access within an otherwise corridor-dominated environment.

Corridor and Access Influence

The eastern boundary along Highway 101 provides strong regional accessibility but also introduces corridor-related influences, including:

- Increased traffic volumes along adjacent streets
- Highway-oriented commercial development near interchange areas
- Transitional land uses between residential neighborhoods and transportation infrastructure

Talmage Road and other east–west connectors provide important access between central Ukiah and southern commercial and employment areas. The combination of highway frontage and commercial nodes reinforces the block group's role as a regional gateway area within the city.

Civic and Community Features

While less directly embedded within the downtown core than Block Group 116.1, 116.3 benefits from:

- Proximity to grocery stores and large-format retail
- Employment opportunities within the Redwood Business Park
- Public transit routes along major corridors
- The Rail Trail extension improving multimodal connectivity
- Established infrastructure in many residential segments

The block group serves both residential households and regional commercial activity, creating a blended residential–employment district within the city's southern boundary.

Housing Stock and Age

Housing within 116.3 reflects a mix of mid-century development and later infill construction. A significant portion of the housing stock was constructed between the 1950s and 1980s, with additional apartment development occurring in subsequent decades.

Exterior materials commonly include stucco and wood siding, with composition roofing typical of the era. Compared to older central neighborhoods, some housing in 116.3 reflects later-era subdivision or corridor-adjacent development patterns.

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Given the age distribution of the housing stock, observed exterior conditions often reflect gradual weathering of roofing systems, siding materials, windows, and exterior trim. Properties located near major corridors or commercial nodes may exhibit additional wear associated with traffic exposure and environmental factors.

Survey Results and Summary of findings

Census Block Group 116.3 includes 489 surveyed residential units. **Overall Condition** ratings were: Sound: 97 (20.6%); Minor: 13 (2.7%); Moderate: 255 (54.2%); Substantial: 101 (21.5%); Dilapidated: 4 (0.8%).

Condition	116.3
Sound	97
Minor	13
Moderate	255
Substantial	101
Dilapidated	4
	470

The **Foundation** Condition data showed that the foundations of the majority of units in CTBG 116.3 (458 units or 97.4%) were in relatively good condition and 0 with no foundation or major failure.

Foundation Condition	116.3
New (Score 0-5)	256
Aging in Place (Score 6-10)	202
20+ Years of Age (Score 11-15)	12
No Foundation/Major Failure (Score 16-25)	0
	470

Roofing showed 8 units (1.7%) with visible conditions consistent with higher-level repair need (tarping/damaged sections, delamination/no spark arrester, or replacement).

Roof Condition	116.3
New (Score 0)	64
Weathered (Score 1-5)	312
Heavy Weathering (Score 6-10)	86
Tarped Damaged Section (Score 11-15)	4
No Spark Arrester, Delamination (Score 16-20)	2
Needs Replacement (Score 21-25)	2
	470

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Siding/stucco conditions indicated 11 units (2.3%) with dry rot/separation or replacement-level deterioration.

Siding/Stucco	116.3
New (Score 0)	64
Light Weathering (Score 1-5)	359
Heavy Weathering (Score 6-10)	36
Dry Rot, Separation, Stucco Break (Score 11-15)	6
Needs Replacement (Score 16-20)	5
	470

Window conditions indicated 116 units (24.7%) likely needing replacement; an additional 208 units (44.3%) showed older window systems.

Windows	116.3
New (Score 0)	64
Vinal Replacements (Score 1-4)	82
Old Aluminum/Original Wood Framing (Score 5-9)	208
Needs Replacement (Score 10)	116
	470

Electrical panel observations suggest 58 units (12.3%) where meter panel replacement may be needed.

Electrical	116.3
New (Score 0)	64
Meter Face Unidentifiable (Score 1-5)	348
Replace Meter Panel (Score 6-10)	58
	470

Housing unit **Construction type** included 470 wood, 0 masonry, 0 mobile, 0 modular and 0 other.

Housing **Structure types** were dominated by Multi-Family (345 units; 73.4%), followed by Single Family with No Garage (62 units; 12.9%).

Frontage improvements were generally present on most parcels (e.g., curbs/gutters/drainage/paved driveways present at 462 locations; 98.3%).

At the time of the curbside survey, 5 units were observed **vacant** and 0 units were posted **for sale**. 2 **garage conversions** and 2 **ADUs** were observed in the windshield survey of CTBG 116.3.

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7. Comparative Analysis

Compared to the 2008 Housing Condition Survey, the 2026 findings reflect more moderate and substantial condition ratings within designated low- to moderate-income census block groups rather than broadly distributed conditions across citywide zones. While many neighborhoods continue to exhibit routine aging consistent with the natural lifecycle of residential structures, the cumulative effects of deferred maintenance over the past 18 years—combined with economic constraints, rising costs of construction materials, and increased demand and pricing for skilled labor needed to perform preventative maintenance—have contributed to more pronounced deterioration. Weathering (i.e. sun exposure, heat, storms) has further accelerated material aging in older housing stock.

Some differences between the 2008 and 2026 findings may also be attributed to updates in survey standards and methodology. The 2026 survey incorporated HCD-approved modifications designed to provide clearer, more practical tools for field surveyors and to improve consistency and objectivity in exterior scoring.

A further distinction is the survey approach. The 2008 study evaluated housing conditions citywide using a sampling method within each geographic zone. In contrast, the 2026 survey conducted a comprehensive curbside assessment of every residential unit within the designated low- to moderate-income census block groups. This shift from sample-based analysis to full population surveying provides a more precise and data-driven understanding of housing conditions in LMI neighborhoods.

One recommendation of this report is to expand the comprehensive survey methodology to the remaining areas of the City, should funding allow. Conducting a citywide assessment would provide a more complete understanding of overall housing conditions, strengthen neighborhood-level comparisons, and support broader long-term housing policy, rehabilitation prioritization, and application of resources to improve housing conditions citywide.

8. Priority Identification Framework

Based on the structural scoring analysis and block group-level condition data, Census Track Block Groups were categorized according to overall condition trends, concentration of moderate-to-substantial deterioration, and presence of aging housing stock.

Priority classifications are intended to guide strategic deployment of available funding sources, including Community Development Block Grant (CDBG) programs and other state or federal housing rehabilitation resources.

High Priority

Census Block Groups identified as High Priority demonstrate:

- Higher average structural scores
- Greater concentration of Moderate, Substantial, or Dilapidated units
- Aging housing stock with deferred maintenance patterns
- Concentrations of multi-family or rental housing with observable exterior deterioration

Recommended Funding Sources to Assist with Needed Improvements

These areas would benefit from targeted CDBG-funded rehabilitation programs, including:

- Owner-occupied rehabilitation assistance
- Emergency repair programs
- Accessibility and aging-in-place modifications
- Façade or exterior improvement initiatives
- Potential leveraging of HOME, CalHome, or state housing preservation funds

Strategic, block group-level targeting may allow for visible neighborhood improvement and more efficient deployment of limited funding resources.

Moderate Priority

Moderate Priority areas demonstrate:

- Generally stable housing stock
- Concentrations of minor to moderate deterioration
- Aging materials approaching replacement thresholds

These neighborhoods are at risk of gradual decline if preventative maintenance is deferred.

Recommended Funding Alignment:

- Preventative maintenance assistance programs
- Small repair grants or low-interest rehabilitation loans
- Energy-efficiency upgrades
- Educational outreach on maintenance and modernization

Proactive intervention in Moderate Priority areas can prevent progression into higher-cost rehabilitation categories.

Stable / Low Priority

Stable or Low Priority areas reflect:

- Lower average structural scores
- Higher proportion of Sound or Minor classifications
- Evidence of ongoing maintenance and reinvestment

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While these areas may not require concentrated intervention, they should remain eligible for citywide housing programs on an as-needed basis.

Recommended Funding Alignment:

- Continued citywide eligibility for rehabilitation programs
- Monitoring through future survey cycles
- Inclusion in infrastructure or neighborhood improvement planning

9. Key Findings

The 2026 Housing Condition Survey indicates that Ukiah's housing stock within the designated low- to moderate-income Census Tract Block Groups remains largely functional but exhibits varying levels of age-related deterioration.

Findings suggests:

- Structural scores are most influenced by roofing age, siding deterioration, and window modernization status.
- Mid-century housing (1940s–1970s) constitutes the majority of surveyed units, contributing to consistent aging patterns across multiple block groups.
- Areas with higher concentrations of multi-family housing demonstrate more clustered moderate-to-substantial exterior deterioration.
- Highway-adjacent and corridor-influenced areas show slightly elevated exterior wear patterns consistent with age and environmental exposure.

10. Recommendations

Based on the findings of the 2026 Housing Condition Survey, the following recommendations are proposed:

Target Rehabilitation Funding in High Priority Areas

Direct CDBG and related housing rehabilitation resources toward Census Block Groups with the highest concentration of Moderate and Substantial deterioration. Targeted investment will allow the City to:

- Address the most pressing structural deficiencies
- Prevent further deterioration
- Stabilize neighborhoods with aging housing stock

Block group-level targeting may increase program efficiency and measurable impact.

Promote Preventative Maintenance in Moderate Areas

Implement preventative maintenance programs in Moderate Priority areas to slow progression of deterioration. This may include:

- Minor repair grants
- Low-interest loan programs
- Roof replacement assistance
- Energy-efficiency modernization support

Early intervention reduces long-term rehabilitation costs.

Conduct Housing Condition Assessments at Regular Intervals

Continue conducting comprehensive housing condition surveys at ten to 15-year intervals.

Regular assessments allow the City of Ukiah to:

- Track long-term condition trends
- Measure the impact of rehabilitation investments
- Identify emerging deterioration patterns
- Strengthen funding applications with current data

If funding allows, expanding future surveys citywide (beyond LMI block groups) would provide a more comprehensive understanding of overall housing conditions.

Make use of the data in this 2026 report in the implementation of future updates of the City's Housing Element.

Use Block Group-Level Data to Guide Strategic Funding Applications

Leverage detailed census block data to:

- Support competitive grant applications
- Align rehabilitation programs with demonstrated need
- Strengthen compliance with Housing Element objectives
- Improve program design and outcome tracking

Data-driven planning enhances transparency, defensibility, and funding competitiveness.

11. Appendices

- Appendix I – Housing Conditions Survey Instrument Form

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Appendix 1

HOUSING CONDITION SURVEY

Address: _____ *City:* **UKIAH**

For Sale: Yes___ No ___ ***Vacant : Yes___ No ____***

CONSTRUCTION TYPE:
Wood Frame _____ *Masonry:* _____
Mobile: _____ *Modular:* _____
Stucco: _____
Other _____

STRUCTURE TYPE:
Single Family w/ No Garage _____
Single Family w/ Detached Garage _____
Single Family w/ Attached Garage _____
Duplex _____ *Other* _____
Multi-Family _____*# of Units* _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:

Curbs	Yes __ No ___	Sidewalks	Yes ___No ____
Street	Yes __ No ____	Driveway	Yes ___No ____
Gutter	Yes___ No ___	Site Drainage	Yes ___No ____

Pavement: Good (G)_____ Missing (M)_____ Poor(P)_____

Sidewalk: Good /ADA compliant_____Missing_____Poor/ non-compliant_____

#1 - FOUNDATION:
0-5 NEW
6-10 Aging in place
11-15 20+ years of age
16-25 No foundation/ major failure

#2 - ROOFING:
0 NEW
1-5 Weathered
6-10 Heavy weathering
11-15 Tarped, damage, section
16-20 No spark arrester, delamination
21-25 Need replacement

#3 - SIDING/STUCCO:
0 NEW.
1-5 Light weathering
6-10 Heavy weathering/ sign of rot.
11-15 Dry rot, separation, stucco break
16-20 Needs replacement

#4 - WINDOWS:
0 NEW
1-4 Vinal replacements
5-9 Old Aluminum/ Original wood framing
10 In need of replacement/Single-pane

#5 ELECTRICAL:
0 NEW
1-5 Meter face/ unidentifiable
6-10 Replace main panel

DILAPIDATED UNIT
56 *Building appears structurally unsound & maintenance is nonexistent, not fit for human habitation in current condition, may be considered for demolition or at a minimum major rehabilitation.*

STRUCTURAL SCORING CRITERIA

Sound: 9 or less ***Minor: 10 – 15*** **Moderate: 16 – 39** **Substantial: 40 – 55** **Dilapidated: 56**

	#1 Foundation	*#2 Roofing*	*#3 Siding*	*#4 Windows*	*#5 Electrical*	*TOTAL POINTS*
SCORING						

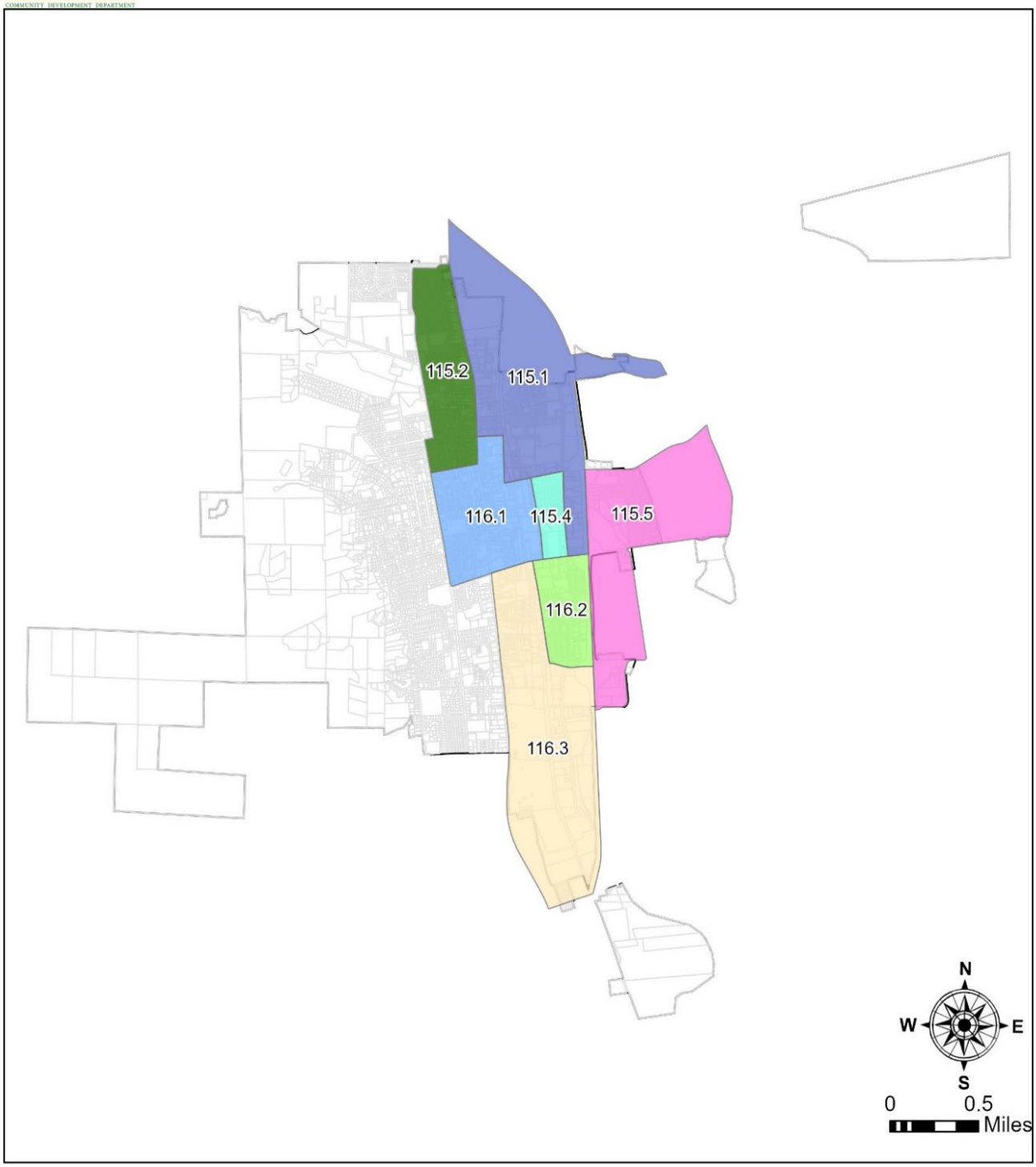
Comments:_____

Surveyor:_____ Date: _____

City of Ukiah

2026

CITY OF UKIAH HOUSING CONDITIONS SURVEY REPORT



Project Area Census Tract Block Groups Map

Ukiah Assessor Parcels

City of Ukiah City Limits

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HOUSING CONDITION SURVEY

Address: _____ *City:* **UKIAH**

For Sale: Yes___ No ___ ***Vacant : Yes___ No ____***

CONSTRUCTION TYPE:
Wood Frame _____ Masonry: _____
Mobile: _____ Modular: _____
Stucco: _____
Other _____

STRUCTURE TYPE:
Single Family w/ No Garage _____
Single Family w/ Detached Garage _____
Single Family w/ Attached Garage _____
Duplex _____ Other _____
Multi-Family _____# of Units _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:

Curbs	Yes __ No ___	Sidewalks	Yes ___No ____
Street	Yes __ No ____	Driveway	Yes ___No ____
Gutter	Yes___ No ___	Site Drainage	Yes ___No ____

Pavement: Good (G)_____ Missing (M)_____ Poor(P)_____

Sidewalk: Good /ADA compliant_____Missing_____Poor/ non-compliant_____

#1 - FOUNDATION:
0-5 NEW
6-10 Aging in place
11-15 20+ years of age
16-25 No foundation/ major failure

#2 - ROOFING:
0 NEW
1-5 Weathered
6-10 Heavy weathering
11-15 Tarped, damage, section
16-20 No spark arrester, delamination
21-25 Need replacement

#3 - SIDING/STUCCO:
0 NEW.
1-5 Light weathering
6-10 Heavy weathering/ sign of rot.
11-15 Dry rot, separation, stucco break
16-20 Needs replacement

#4 - WINDOWS:
0 NEW
1-4 Vinal replacements
5-9 Old Aluminum/ Original wood framing
10 In need of replacement/Single-pane

#5 ELECTRICAL:
0 NEW
1-5 Meter face/ unidentifiable
6-10 Replace main panel

DILAPIDATED UNIT
56 *Building appears structurally unsound & maintenance is nonexistent, not fit for human habitation in current condition, may be considered for demolition or at a minimum major rehabilitation.*

STRUCTURAL SCORING CRITERIA

Sound: 9 or less ***Minor: 10 – 15*** **Moderate: 16 – 39** **Substantial: 40 – 55** **Dilapidated: 56**

SCORING	*#1 Foundation*	*#2 Roofing*	*#3 Siding*	*#4 Windows*	*#5 Electrical*	*TOTAL POINTS*

Comments:_____

Surveyor:_____ Date: _____

Table 1
Summary of Census Tract Block Group Average Scores

Census Block ID	Units Surveyed	Total Score	Average Score	Condition
115.1	414	12,403	29.88	Moderate Deterioration
115.2	701	25102	35.68	Moderate Deterioration
115.4	223	10,308	46.22	Substantial Deterioration
115.5	289	9,351	32.36	Moderate Deterioration
116.1	632	26,668	42.20	Substantial Deterioration
116.2	472	15,195	32.19	Moderate Deterioration
116.3	470	11,792	25.09	Moderate Deterioration

Examples of Housing Units in Sound Condition

Example of a Housing Unit in a Condition of Minor Deterioration

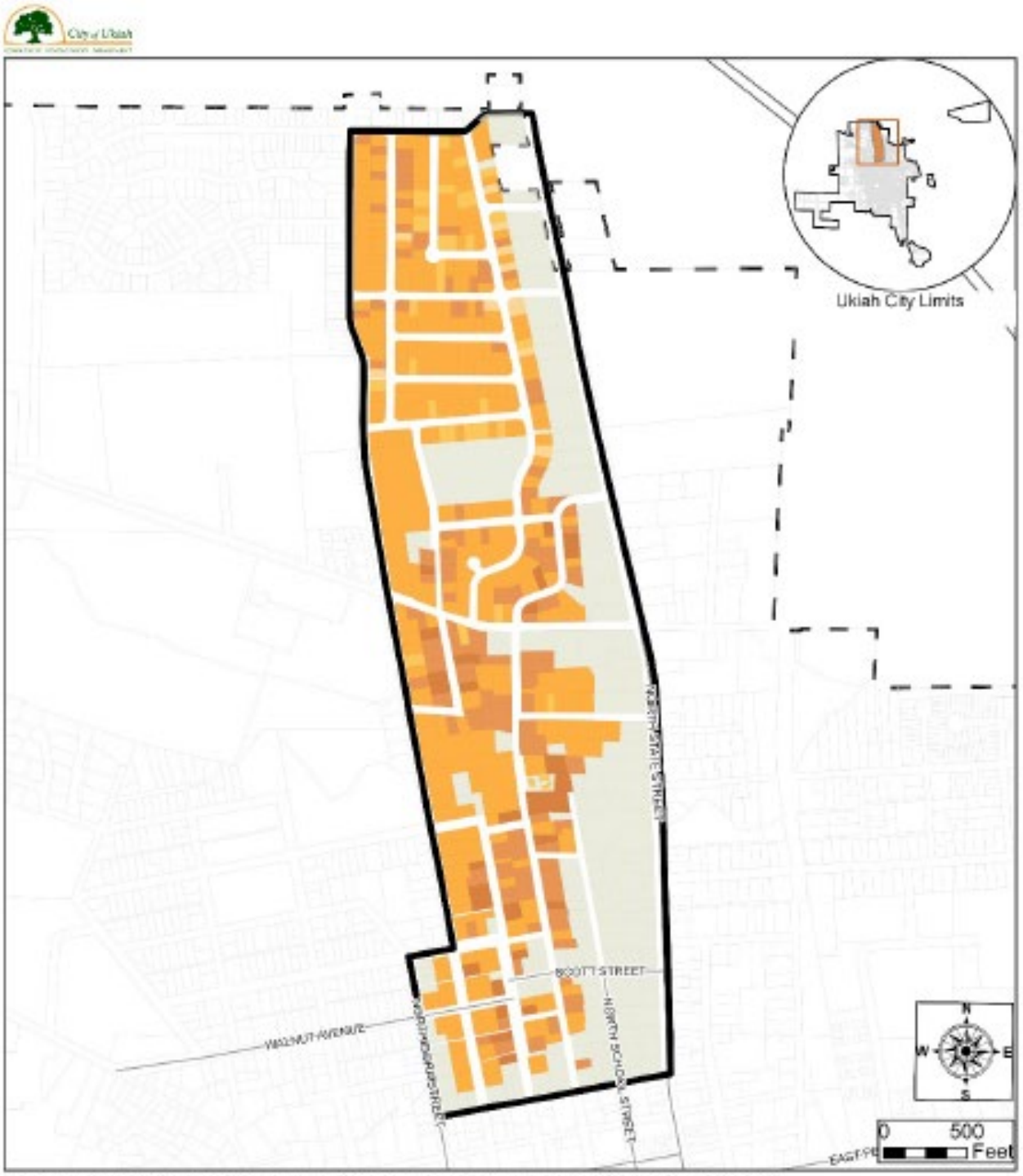
Example of a Housing Unit in a Condition of Moderate Deterioration

Example of a Housing Unit in a Condition of Substantial Deterioration

Example of a Housing Unit in Dilapidated Condition

Example of Mapping by Census Tract Block Group

Census Tract Block Group 115.2



Housing Conditions Survey Map of CTBG 115.2

Ukiah Assessor Parcels
City of Ukiah City Limits
SOUND
MINOR
MODERATE
SUBSTANTIAL
DILAPIDATED
NON-RESIDENTIAL

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.

Thank you!

Jim Robbins
Housing and Grants Manager
jrobbins@cityofukiah.com

Andrea Trincado
Project and Grant Administrator
atrincado@cityofukiah.com

Agenda Item No: 14.d.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-840

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Requesting Approval for the Acquisition of Real Property at 701 South Orchard Ave and Authorization for the City Manager to Negotiate and Execute a Purchase Agreement to Benefit the Electric Utility Department in the Amount of $329,000, Plus Closing Costs and Find the Project Categorically Exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines § 15301 (Existing Facilities).

DEPARTMENT: City Manager / Admin

PREPARED BY: Maya Simerson, Senior Management Analyst, Cindy Sauers, Electric Utility Director, Darcy Vaughn, Assistant City Attorney

PRESENTER: Maya Simerson, Senior Management Analyst and Cindy Sauers, Electric Utility Director

ATTACHMENTS:

1. Prelim 701 S Orchard Ave
2. Hull Orchard Gobbi Draft Purchase Agreement
3. 701 South Orchard Avenue Ukiah CA_CEQA NOE_05.20.26
4. Presentation Given

Summary: Council will consider approving the acquisition of real property at 701 South Orchard Avenue to benefit the Electric Utility Department and authorizing City Manager to negotiate and execute a Purchase Agreement for the property in the amount of $329,000, plus closing costs. Council will also consider finding that the acquisition of the property is exempt from environmental review under CEQA Guidelines §15301(b), Class 1 (Existing Facilities).

Background: This parcel, located at 701 South Orchard Avenue in Ukiah, was the site of the City's old electrical substation and is currently burdened with extensive public utility easements that support the City's electrical facilities, including a public utility easement that burdens the parcel and that protects and supports the only transmission feed into the City of Ukiah's new substation located across the street. The parcel is approximately 0.66 acres, or 28,560 square feet in size.

In 2020, the City of Ukiah, which owned the parcel at the time, had the parcel appraised. In 2022, the City leveraged the value of the property as part of an Exchange and Development Agreement between the City and D & J Investments, facilitating the acquisition of the Western Hills Annexation Area.

Since being in private ownership, the parcel has not been developed and there were no adverse impacts to the Electric Utility facilities near or on the parcel during this time. The attached preliminary title report details the property location and associated information (Attachment #1).

Discussion: When the current owner approached the Community Development Department with a preliminary site development plan for the parcel, it was determined that the original surveyor made an error in the legal description of the public utility easement burdening the parcel and is intended to protect the City's transmission feed. As a result, the recorded easement does not properly center the transmission line in the forty-foot wide easement, nor does it allow for the needed clearances on either side of the line for maintenance and other necessary work.

The Utility further reviewed the public utility easement, with the support of our City Attorney's office, and it was

noted that the potential impacts to the electrical system, should there be significant development to the parcel, could be extremely burdensome. The potential development included, but was not limited to, plans for underground conduit to be placed in the public utility easement for on-site electric, water, and sewer. Additionally, a major point of concern was a one-way driveway that was identified inside the footprint of the entire public utility easement that could restrict the Electric Utility from placing any future facilities or poles in the easement area.

The Electric Utility then analyzed the potential for the highest and best use for the property to benefit the City and protect the main transmission feed. They reached the conclusion that by acquiring the parcel, the City could secure unrestricted access, provide a location for potential future electric utility needs, and, in the short term, could fulfill the immediate need for a pole storage yard by utilizing the parcel.

For these reasons, the Electric Utility is proposing to purchase this parcel at the last listed price of $329,000, plus associated closing costs. The seller has indicated their approval of this offer. The draft Purchased Agreement can be reviewed in Attachment #2 and the associated draft Notice of Exemption under CEQA is available for review in Attachment #3.

CEQA: Staff has reviewed the project and determined that it is exempt from CEQA under Guidelines § 15301, Class 1 (Existing Facilities), particularly subsection (b), which applies to existing public utility facilities used for a continued purpose. The parcel is the former site of a City-owned electrical substation and remains encumbered by multiple recorded electrical easements, including the easement that contains the sole transmission line feed serving the City's primary substation located at 724 South Orchard Avenue. Following acquisition, the parcel will continue to function as a utility-support site associated with existing electrical infrastructure. Near-term use will consist of low-intensity utility activities such as pole storage, equipment staging, and routine operational support. Long-term use will support the continued operation, repair, maintenance, and minor alteration of the existing electrical facilities located across the City. The City has reviewed the exceptions to categorical exemptions set forth in CEQA Guidelines § 15300.2 and finds that none apply. For these reasons, Council should find the project categorically exempt pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Recommended Action: Find that the acquisition of real property at 701 South Orchard Ave is categorically exempt from CEQA pursuant to Guidelines §15301(b), Class 1 (Existing Facilities). Approve the acquisition of real property at 701 South Orchard Ave and authorize the City Manager to negotiate and execute a Purchase Agreement with D&J Investments Inc. in the amount of $329,000, plus closing costs, and approve the corresponding budget amendment.

BUDGET AMENDMENT REQUIRED: Yes

CURRENT BUDGET AMOUNT: 80126100.80210.18525; $0

PROPOSED BUDGET AMOUNT: 80126100.80210.18525; $400,000

FINANCING SOURCE: 800 Fund

REVENUE: No GRANT: No

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Cindy Sauers, Electric Utility Director, Darcy Vaughn, Deputy City Attorney & Sage Sangiacomo, City 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

Redwood Empire Title Company of Mendocino County

405 S. Orchard Avenue, P. O. Box 238
Ukiah, CA 95482
Phone: (707)462-8666 • Fax: (707)462-5010

Our No.: 20250912RB
Your No.:
Seller: D&J Investments, LLC, a California limited liability company
Buyer: City of Ukiah, a Municipal Corporation

When replying Please Contact:
ESCROW OFFICER: Rosanne Burlesci
rburlesci@redwoodtitle.com

UPDATED PRELIMINARY REPORT

Property Address: **701 South Orchard Avenue, Ukiah, CA 95482**

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of April 22, 2026 at 07:30 AM.

Steve Burlesci
Chief Title Officer

sburlesci@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:
2021 ALTA Loan Policy (07/01/21)
2022 CLTA Standard Owners Policy
Underwritten by Old Republic National Title Insurance Company

SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:

   a Fee

2. Title to said estate or interest at the date hereof is vested in:

   D&J Investments, LLC, a California limited liability company

3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

   Tract One:

   Parcel 1, as numbered and designated upon the Parcel Map of Minor Subdivision No. 84-6 filed for record July 26, 1984 in Map Case 2, Drawer 42, Page 2, Mendocino County Records.

   APN: 003-181-01

   Tract Two:

   A 5 foot wide public utility easement, as reserved in the Grant Deed executed by City of Ukiah recorded July 16, 1985 in Book 1514, Page 244 of Official Records.

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2026 - 2027, a lien not yet due or ascertainable.

2. Taxes and assessments, general and special, for the fiscal year 2025 - 2026, as follows
Assessor's Parcel No.: 003-181-01-00
Code No.: 003-003
1st Installment: $1,998.21, Paid
2nd Installment: $1,998.21, Delinquent + $219.82 Penalties

3. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows
Assessor's Parcel No.: 003-181-01-00
Code No.: 003-003
1st Installment: $6,907.36, Unpaid

   a. Election has been made to pay in 5 annual installments.

4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.

5. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the Highway/Freeway adjoining said property, as contained in the deed to the State of California, recorded November 13, 1962 in Book 611, Page 82 of Official Records.

6. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed April 29, 1981 in Map Case 2, Drawer 37, Page 87 Mendocino County Records.

7. Easements, building setback lines, notations and/or recitals as shown or provided for on the map referred to in the legal description.

8. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
Recorded: July 12, 2022 as 2022-08455 of Official Records
In Favor of: The City of Ukiah, a municipal corporation
For: public utilities

   a. Terms and provisions contained in the document above referred to.

9. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,
Amount : $375,000.00
Trustor/Borrower : D&J Investments, LLC, a California limited liabi.lity company
Trustee: Savings Bank of Mendocino County
Beneficiary/Lender: Savings Bank of Mendocino County
Dated: June 4, 2024
Recorded: June 7, 2024 as 2024-04650 of Official Records

   Also affects other property

10. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed April 28, 2025 in Maps, Drawer 92, Page 16 Mendocino County Records.

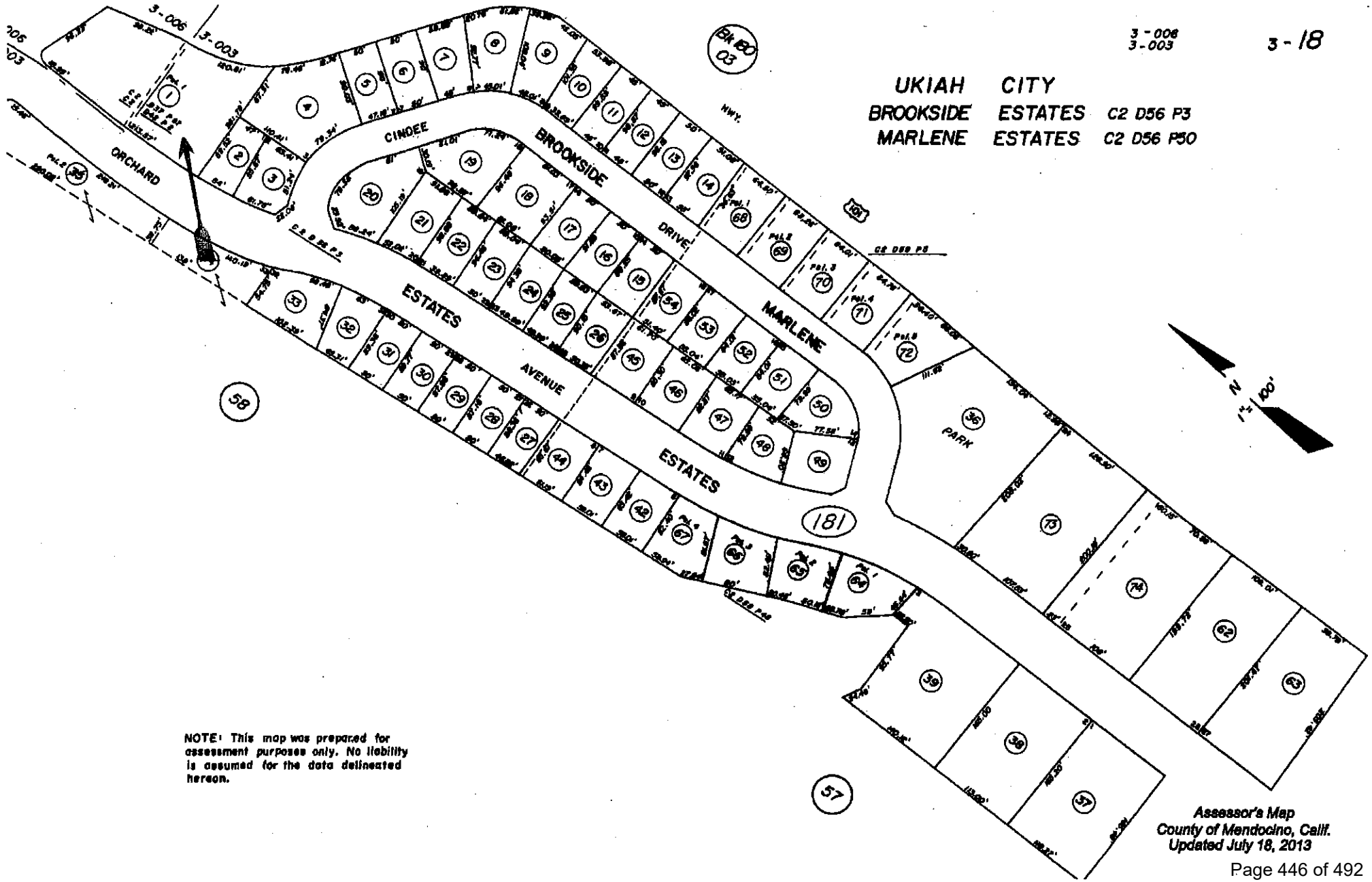
11. Prior to the issuance of any policy of title insurance, the Company will require the following with respect to D&J Investments, LLC, a California limited liability company, a California Limited Liability Company:
a. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
b. A certified copy of its Articles of Organization (LLC-1), any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10).
c. Recording a certified copy of said LLC-1 and any “amendments thereto”.

END OF SCHEDULE B

INFORMATIONAL NOTES:

1. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows: NONE

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."



CLTA PRELIMINARY REPORT FORM (EXHIBIT A) (01-01-08)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

      (i) the occupancy, use, or enjoyment of the Land;

      (ii) the character, dimensions, or location of any improvement erected on the Land;

      (iii) the subdivision of land; or

      (iv) environmental protection;

      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters:

   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

   (c) resulting in no loss or damage to the Insured Claimant;

   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is

   (a) a fraudulent conveyance or fraudulent transfer, or

   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;

   (ii) the character, dimensions, or location of any improvement erected on the Land;

   (iii) the subdivision of land; or

   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters:

   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

   (c) resulting in no loss or damage to the Insured Claimant;

   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or

   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

   (a) a fraudulent conveyance or fraudulent transfer; or

   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Privacy Statement
July 1, 2001

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by us, our affiliates, or others;
- From our Internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement providers. We may also disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested.
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We may also disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Redwood Empire Title Company
P.O. Box 238
Ukiah, CA 95482

Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

PROPERTY PURCHASE SALE AGREEMENT

AND JOINT ESCROW INSTRUCTIONS

This Agreement is made and entered in Ukiah, California, on _____, 2026, ("Effective Date") by and between the City of Ukiah, a California general law municipal corporation ("City") and David J. Hull, individually and as Trustee of the David J. Hull Living Trust, and D&J Investments, LLC, a California limited liability company (collectively "Hull"). City and Hull are at times collectively referred to herein as the "Parties."

RECITALS:

1. Hull recently acquired from the City title to 0.66 acres of real property generally shown and identified as Mendocino County Assessor Parcel No. ("APN") 003-181-01 on **Exhibit 1** hereto and more fully described in the attached **Exhibit 2** ("the Property").

2. On the terms and conditions stated in this Agreement: the City desires to reacquire title to the Property from Hull and Hull desires to convey the Property to the City.

3. By this Agreement, the Parties, among other things, agree to cooperate in and facilitate their mutual and respective goals and benefits. Acquisition of the Property, which is currently burdened with extensive electrical easements that support the City's electrical facilities, by the City will further the City's goal to protect and support the only transmission feed, which bisects the Property, into the City of Ukiah's new substation.

Ex. 1. AP Map showing the "Property," APN 003-181-01.

Ex. 2. Legal Description of the "Property."

AGREEMENT:

Based on the foregoing recitals which are incorporated into this Agreement and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Hull and the City hereby agree as follows.

1. Purchase and Sale of the Property. Hull agrees to sell the Property to the City and the City agrees to purchase the Property from Hull in accordance with the

following:

a. Purchase Price. The purchase price for the Property shall be Three Hundred Twenty-Nine Thousand Dollars ($329,000.00) ("Purchase Price"). City shall pay the Purchase Price as provided in subsection b.

b. Establishment of Escrow; Deposit; Payment of Balance. By ____, 2026, the Parties shall open an escrow with Redwood Empire Title Company of Mendocino County ("Escrow Agent" or "Title Company") in Ukiah, California, for the sale and purchase of the Property. Upon opening escrow, the City shall deposit with the Escrow Agent Thirty Thousand Dollars ($32,900.00) ("Deposit") representing 10% of the Purchase Price, which shall be applied to the Purchase Price on the date escrow closes, which shall be on or before the date that is thirty (30) days from the Effective Date ("Closing Date" or "Close of Escrow") absent the Parties' written agreement to extend it. The balance of the Purchase Price ($296,100.00) shall be deposited by City into escrow with the Escrow Agent on or before the Closing Date.

c. Title Report and Objections. Hull shall promptly cause Title Company to prepare and deliver to City a current preliminary title report on the Property ("Report"), together with copies of all recorded title exceptions shown on the Report. City shall have until _____, 2026 to notify Hull in writing of any objections to matters disclosed in the Report. Failure to give such timely notice to Hull shall waive any objections by City to the condition of title to the Property. If City provides timely written notice of objections to matters disclosed in the title report or any other objections to title within the same time frame, and Hull is unwilling or unable to remedy any such objectionable item, City may terminate this Agreement by written notice to Hull, in which event this Agreement shall terminate without default by or either party incurring any liability to the other, and Escrow Agent shall promptly refund the deposit to City. In that event, if any escrow fees are due Title Company, each party shall pay one-half of those fees.

2**. Condition of Property**.

a. Deliveries & Investigation. By _____, 2026, Hull shall deliver to the City copies of all documents, if any, containing, defining, describing or necessary to an understanding of the nature and extent of property tax bills, insurance claims, inspection reports, licenses, permits or approvals of governmental authorities, material correspondence with governmental authorities, and other documents,

materials and information material to the use and occupancy of the Property ("Relevant Materials"), which are in Hull's possession or control or, except for publicly available Relevant Materials, known to and accessible by Hull. If Hull has actual knowledge of Relevant Materials that are not in his possession or control, including information, documents and materials maintained by the County of Mendocino within this same time period, Hull shall notify the City of their existence and possible location. The City shall until _____, 2026 to review the Relevant Materials and to give written notice to Hull of any unacceptable conditions or information contained therein. Throughout the term of this Agreement until the Closing Date, Hull shall also deliver to City such other documents, materials and information relating to the Property Hull is obligated to deliver to City under applicable law. If Relevant Materials are discovered or generated after the required delivery date for such materials prescribed above, Hull shall promptly deliver the after-discovered or generated material to City, which shall have two (2) business days from the date of delivery to review it and give written notice to Hull of any unacceptable conditions. The City shall be deemed to have waived, and thereby approved, any matter reflected in the Relevant Materials unless it has given Hull written notice otherwise within the time periods described in this section 2.a.

b. Inspection of the Property.

(1) Inspection. As of the Effective Date, Hull shall afford City and its agents, consultants and representatives, access to the Property at all reasonable times for the purpose of allowing the City to inspect and conduct studies thereof. City and Hull shall reasonably cooperate with each other to facilitate entries onto, and inspections and studies of the Property.

(a) The City shall indemnify and hold Hull harmless from any claims, demands, liabilities, costs, damages, or expenses based on injuries to persons, including death, and damage to real or tangible personal property, caused by the City's inspections, investigations, studies, and testing of the Property. Said indemnification shall include the costs of defense, including attorney's fees and litigation expenses. For the time the City has access to and a right to inspect the Property, upon request by Hull the City shall furnish Hull with a copy of the currently effective Memorandum of Coverage ("MOC") from California Intergovernmental Risk Authority ("CIRA"), and shall also provide an endorsement or equivalent document, which shall name Hull as an additional insured (or similar designation) under the MOC.

(b) The City shall have fourteen (14) days from the receipt of information and documents required by Section 2.a to (i) conduct physical inspections of the Property as provided herein, as well as any non-physical inspections and examinations of and into the Property.

(2) Waiver of Objections. The City shall be deemed to have waived, and thereby approved, any disapproval or objection to the condition of the Property, unless it has given Hull written notice of those disapprovals or objections within the time periods described in this Section 2.b. If City disapproves or objects to a condition within the applicable time periods prescribed by this Agreement, Hull may elect, but is not required, to remedy the disapproved or objectionable condition to the City's satisfaction prior to the Close of Escrow in which case any such condition shall be deemed satisfied upon City's written approval of the remedy or remedies performed by Hull; otherwise, the City's sole remedy shall be to (a) waive the condition or (b) terminate this Agreement, which shall, in that event, be deemed without default by either party.

3. **Warranties or Representations**.

a. Hull.

(1) Hull represents and warrants that he has full power and authority to enter this Agreement and all proceedings required to be taken by or on Hull's behalf to make, deliver, and carry out this Agreement's terms have been duly and properly taken, including conveying to City by grant deed all right, title and interest in and to the Property on the Close of Escrow in accordance with this Agreement. No further consent of any person or entity is required related to Hull's performance under this Agreement.

(2) Hull represents and warrants that, to the best of Hull's knowledge:

(a) On the Close of Escrow, and except as provided in this Agreement, no parties will possess any option to purchase or lease, or any right of first refusal to purchase or lease the Property or any portion thereof; except as provided herein or disclosed by Hull under Section 2, there are no unrecorded leases, occupancy agreements, easements, rights-of-way, restrictive covenants, liens, encumbrances, claims or other adverse rights affecting the Property or any portion thereof; and there are no unrecorded agreements or obligations relating to

the Property which will be binding upon City following the Closing Date, except as provided in this Agreement.

(b) Without having conducted any investigation, the Property is not a site or location for the use, generation, production, manufacture, treatment, storage, disposal, discharge, release or transportation of Hazardous Materials (as defined in this Agreement); the Property is in full compliance with all Hazardous Materials Laws (as defined in this Agreement); there are no existing or former agreements or pending or threatened proceedings regarding Hazardous Materials on the property; there are, and have been, no underground or above ground storage tanks installed on or under, or removed from, the Property containing or having contained Hazardous Materials; and, Hull has no knowledge that any property adjoining the Property contains or may contain Hazardous Materials. For the purposes of this Agreement, "Hazardous Materials" shall mean any oil or petroleum products, flammable explosives, asbestos, urea formaldehyde insulation, radioactive materials or other hazardous or toxic substances, material or waste which is or becomes regulated by any federal, state or local governmental authority; and "Hazardous Materials Laws" means all federal, state and local statutes, ordinances, rules and regulations relating to Hazardous Materials, including those pertaining to health, safety, industrial hygiene or the environment, such as, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, the Resource Conservation and Recovery Act of 1976, as amended, and any similar state laws.

(c) The Property is not located in a special flood hazard area or flood plain, and there are no wetlands located on the Property.

(d) There is no litigation pending in any court or, to the best of Hull's knowledge, threatened with respect to the Property or the transaction contemplated by this Agreement.

(e) Except as may be reflected in County of Mendocino files and records associated with the Property, no other notices of violation of any ordinance, rule or regulation relating to the Property have been issued to, served upon, received by or entered against Hull.

(f) The Property complies or will comply prior to Closing with the California Subdivision Map Act (Government Code Section 664 l 0, et seq), if and to the extent it is applicable, and any applicable local City or County codes

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and ordinances and other legal requirements, except as may be reflected in County of Mendocino files and records associated with the Property, provided that Hull is required to disclose to City any such files or records Hull knows to exist.

Other than the representations and warranties contained in this Agreement, Hull makes no warranty or representation, express or implied, including but not limited to implied warranties of merchantability and fitness for a particular purpose. City acknowledges it is acquiring the Property "**AS IS**."

b. City. City, including the undersigned representative of it, represents and warrants that it has full power and authority to enter this Agreement and all proceedings required to be taken by or on City's behalf to authorize City (and the undersigned representative of it) to make, deliver, and carry out this Agreement's terms have been duly and properly taken, including, but not limited to, the authority to accept from Hull, subject to the terms and conditions of this Agreement, the conveyance by grant deed of all right, title and interest in and to the Property at the Close of Escrow. City shall provide Hull and Escrow Agent any consent or resolution authorizing City to consummate the transaction(s) contemplated by this Agreement as may be reasonably required.

c. Mutual. The Parties each represent that neither of them engaged or otherwise dealt with a finder or real estate broker or salesperson with regard to the transaction(s) contemplated by this Agreement. In the event a contrary claim is made by such a person/entity, the party for whom such services were allegedly provided shall indemnify, defend, and hold the other party harmless from and against any and all losses, claims, demands, expenses, damages, liabilities or causes of action, however any of the same may be characterized, related to said person/entity.

d. General Disclosures. Each party makes and acknowledges the following disclosures.

(1) **Notice Regarding Advisability of Title Insurance:**
IMPORTANT: IN A PURHCASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANE SHOULD BE OBTAINED IN ORDER TO INSURE YOUR INTEREST IN THE PROPERTY THAT IS BEING ACQUIRED.

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4. **Conditions Precedent**.

a. Conditions precedent to City's Obligations. The obligations of City under this Agreement are expressly conditioned upon the satisfaction of the following on or before the Closing Date:

(1) On the Closing Date, the Title Company shall be prepared to issue to City as of the Closing Date any policy of title insurance (CLTA or ALTA at City's option) reasonably requested by City with total liability in the amount of $329,000, insuring City that title is vested in City, subject to the standard printed exceptions and those particular exceptions otherwise appearing on the Report, as may be amended, and approved by the City (the "City Title Policy"), upon payment of its regularly scheduled premium therefor;

(2) All of Hull's representations and warranties contained in this Agreement shall be true and correct in all material respects as of the Closing Date;

(3) City has waived or been deemed to have waived any disapproval of and objections to the condition of title to the Property;

(4) City's approval or waiver (or deemed waiver) of Relevant Materials associated with, and inspections, investigations, and examinations of and into, the Property in accordance with this Agreement; and

(5) Hull shall have deposited all documents with the Escrow Agent and performed each and every covenant required by or contained in this Agreement to be performed by Hull on or prior to the Closing Date.

b. Condition to Hull's Obligations. The obligations of Hull under this Agreement are expressly conditioned upon the satisfaction of the following conditions precedent on or before the Closing Date:

(1) All of City's representations and warranties contained in this Agreement shall be true and correct in all material respects as of the Closing Date: and

(2) The City shall have deposited with Escrow Agent all funds and documents it is required to deposit prior to Close of Escrow and performed each and every covenant required by or contained in this Agreement to be performed by City on or prior to the Closing Date.

c. Conditions precedent to both the City's and Hull's Obligations: The Parties

shall make good faith and diligent efforts to cooperate with one another, the Escrow Agent, and others involved in the transaction(s) contemplated by, and to satisfy their respective obligations and the conditions precedent specified in, this Agreement, inclusive of executing further escrow instructions and other forms consistent with and reasonably necessary to implement the terms of this Agreement.

5. **Closing; Title and Escrow Costs**.

a. Closing: After the City has deposited the balance of the Purchase Price, Hull has deposited a Grant Deed to the Property, and all other conditions to close escrow have been satisfied, and Escrow Agent is prepared to cause the Title Company to issue the City Title Policy, Escrow Agent shall:

(1) Record the Grant Deed in the Official Records of Mendocino County, California, and instruct the County Recorder to deliver such instruments after recording the deed to the City and Hull;

(2) Deliver to City the FIRPTA Certificate and the State Affidavit; and,

(3) Cause the Title Company to issue the City Title Policy.

b. Title & Escrow Costs. City shall pay the entire premium and endorsement charges for the City Title Policy, all state, county and/or local documentary transfer taxes and any other real property transfer or conveyance taxes payable with respect to the deed conveying the Property. The Parties shall equally pay all other escrow fees and expenses charged by Escrow Agent for services rendered prior to Close of Escrow. The Parties shall deposit with Escrow Agent all monetary sums and documents necessary to consummate all transactions pursuant to this Agreement. Each party shall bear their own attorney's fees and costs incurred in connection with drafting this Agreement.

6. **Prorations**. Prorations shall be made as of the Close of Escrow. All prorations shall be made on the basis of a thirty (30) day month and shall be paid in cash to Hull if it is entitled thereto or shall be credited against the balance of the Purchase Price due from City, if City is entitled thereto. Such prorations shall be made by Escrow Agent on the basis of a statement(s) approved by City and Hull and deposited into the escrow prior to the Close of Escrow. The date used for prorations is hereinafter referred to as the "Proration Date." All real estate taxes and all personal property taxes due and owing as of the Proration Date, and all penalties and interest thereon, shall be paid by the transferring party. Current real

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estate taxes, special assessments and personal property taxes which are not yet due and owing shall be prorated based upon the most recent tax bill, so that the portion of current taxes allocable to the period from the beginning of such tax year through the Proration Date shall be charged to and paid by the transferring party and the portion of the current taxes allocable to the portion of such tax year from the Proration Date to the end of such tax year shall be attributed to and paid by the grantee. Proration of taxes and assessments shall be final as of the Proration Date, regardless of the amount of taxes or assessments that are due.

7. **Miscellaneous**.

a. Notices. All notices and any other communications permitted or required under this Agreement must be in writing and will be effective (a) immediately upon delivery in person or by facsimile, or upon delivery to the recipient if attached to an email communication; (b) on the date of delivery, as evidenced by the records of the courier, if deposited with a nationally-recognized commercial courier for overnight delivery, provided delivery is made during regular business hours or receipt is acknowledged by a person reasonably believed by the delivering party to be employed by the recipient; or (c) on the date indicated on the return receipt, if deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid. Any notice to be given by any party hereto may be given by the counsel for such party. All notices must be properly addressed and delivered to the parties at the addresses set forth below, or at such other addresses as either party may subsequently designate by written notice given in the manner provided in this section and a copy of all notices and other communications shall be delivered by email:

Hull: David J. Hull
2590 South Main St
Lakeport, CA 95453
Email: dave.diamondmountain@gmail.com

With copy to: James & McMullen, LLP
Attn: Donald J. McMullen
445 North State St.
Ukiah, CA 95482
Email: donald@james-mcmullen.com; and
lawoffice@james-mcmullen.com

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City: City of Ukiah
Attention: Sage Sangiacomo, City Manager
Ukiah Civic Center
300 Seminary Ave
Ukiah, CA. 95482
Fax: 707-463-6204
Email: ssangiacomo@cityofukiah.com

With copy to: David J. Rapport, City Attorney
405 West Perkins Street
Ukiah, CA 95482
Email: drapport@cityofukiah.com

b. Cooperation. The Parties agree to execute such other documents and to perform such other acts as reasonably necessary or desirable to carry out the purpose of this Agreement, both before and after the Closing Date.

c. Binding Effect & Assignment. This Agreement shall be binding on and inure to the benefit of the Parties respective heirs, successors, and permitted assignees.

d. Surviving Close of Escrow. All terms, rights, and obligations of the Parties to occur subsequent to the Close of Escrow shall survive that event.

e. Partial Invalidity. If any term, covenant or condition of this Agreement or its application to any person or circumstances shall be held to be illegal, invalid or unenforceable, the remainder of this Agreement or the application of such term or provisions to other persons or circumstances shall not be affected, and each term hereof shall be legal, valid and enforceable to the fullest extent permitted by law, unless an essential purpose, or substantial portion of the consideration, of this Agreement would be defeated by the loss of the illegal, unenforceable, or invalid provision. In the event of such partial invalidity, the Parties shall seek in good faith to agree on replacing any such legally invalid provisions with valid provisions which, in effect, will, from an economic viewpoint, most nearly and fairly approach the effect of the invalid provision and the intent of the Parties in entering into this Agreement; provided, however, such replacement provision shall not require any payment by the City in addition to the $329,000 Purchase Price.

f. No Waiver. No consent or waiver by either party to or of any breach or non- performance of any representation, condition, covenant or warranty shall be enforceable unless in a writing signed by the party entitled to enforce performance,

and such signed consent or waiver shall not be construed as a consent to or waiver of any other breach or non-performance of the same or any other representation, condition, covenant, or warranty.

g. Time is of the Essence. Time is of the essence in the Parties' performance of their respective obligations under this Agreement and each and every provision hereof.

h. Governing Law. This Agreement is entered into and shall be governed by, and construed and enforced in accordance with, the laws of the State of California (without giving effect to its choice of law principles). The parties agree to the jurisdiction of the California state courts and to venue in the state courts in Mendocino County.

i. Construction. The Parties are each represented by counsel and jointly participated in preparing this Agreement; it shall be deemed drafted and prepared by both parties, and any rule of construction that serves to resolve ambiguities or other interpret language against the drafting party shall not be employed in relation to this Agreement.

j. Counterparts. This Agreement may be executed in counterparts, all together which shall be deemed an original, single, instrument. Electronic signatures shall be deemed original.

WHEREFORE, this Agreement is effective on the Effective Date.

SIGNATURES ON NEXT PAGE

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CITY OF UKIAH

DAVID J. HULL, Individually, as

By: _____
Sage Sangiacomo,
City Manager

Trustee of the DAVID J. HULL LIVING TRUST, and as managing member of D&J Investments

_____
David J. Hull

ATTEST:

_____
Kristine Lawler, City Clerk

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City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF CEQA EXEMPTION

TO: **X** Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X County Clerk
500 Low Gap Road
Ukiah, CA, 95482

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

PROJECT TITLE: Acquisition of real property by the City of Ukiah for use by the Electric Utility Department. The parcel is the former site of a City-owned electrical substation and remains encumbered by multiple existing electrical easements, including a critical access to a primary transmission line. Access and public use for electrical equipment storage is essential to maintaining reliable electrical service to Ukiah residents.

PROJECT LOCATION: 701 South Orchard Avenue, Ukiah, CA; APN 003-181-01

PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT: City of Ukiah, City Council

DATE OF APPROVAL: May 20,2026

NAME OF PROJECT APPLICANT: City of Ukiah, Electric Utility Department

TO: **X** Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X Mendocino County Clerk- Recorder
501 Low Gap Road
Ukiah, CA 95482

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

CEQA EXEMPTION STATUS:

- ☐ **Ministerial**
- ☐ **Declared Emergency**
- X **Categorical Exemption:** Article 19, Class 1, Section 15301 (Existing Facilities) (b), Public Utility Facilities.
- ☐ **Statutory Exemption Section**

PROJECT DESCRIPTION: The City of Ukiah proposes to re-acquire a ±0.~~67~~ 66 acre parcel located at 701 South Orchard Avenue, Ukiah, CA (APN 003-181-01) for use by the City of Ukiah Electric Utility Department. The parcel is the former site of a City-owned electrical substation and remains encumbered by multiple recorded electrical easements, including the easement that contains the sole transmission line feed serving the City's primary substation located at 724 South Orchard Avenue.

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Following acquisition, the parcel will continue to function as a utility-support site associated with existing electrical infrastructure. Near-term use will consist of low-intensity utility activities such as pole storage, equipment staging, and routine operational support. Long-term use will support the continued operation, repair, maintenance, and minor alteration of the existing electrical facilities located across the City.

The project authorizes no construction, ground disturbance, grading, vegetation removal, or new permanent structures. Any future development that would exceed the scope of these exempt activities will be subject to separate discretionary review and independent CEQA analysis.

REASONS WHY PROJECT IS EXEMPT: The project is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities), particularly subsection (b), which applies to existing public utility facilities used for a continued purpose. The City has reviewed the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 and finds that none apply: The parcel is not located in a particularly sensitive environment. There is no reasonable possibility of cumulative impact from successive projects of the same type in the same place. There are no unusual circumstances, creating a reasonable possibility of a significant effect on the environment. The parcel is not located within view of an officially designated state scenic highway.

The project will not cause a substantial adverse change in the significance of a historical resource. The acquisition authorizes no physical change to the environment, other than temporary storage, which is the current use of the site. On a separate and independent basis, the project is also exempt under CEQA Guidelines Section 15061(b)(3) (common sense exemption), because it can be seen with certainty that there is no possibility the activity will have a significant effect on the environment.

Lead Agency Contact Person:	Maya Simerson, Project & Grants Manager
Phone Number:	(707) 467-5714
Email:	msimerson@cityofukiah.com

This is to certify that the Notice of Exemption and other project related documents are available to the General Public at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.

	05-20-2024	Project & Grants Manager
Signature (Public Agency)	(Date)	(Title)

701 South Orchard Ave

Acquisition

The parcel is the former site of a City-owned electrical substation and remains encumbered by multiple existing electrical easements, including a critical access to a primary transmission line.

701 S Orchard Ave

APN 003-181-01

0.66 Acres

PROTECTION

The line crossing the parcel is the sole transmission feed serving the City's primary substation located at 724 South Orchard Avenue.

Purchasing the lot will secure unrestricted access to the line for any needed maintenance or emergency work, protecting our power source.

USE

- Acquisition of the real property by the City of Ukiah for use by the Electric Utility Department will allow for the utility to better evaluate and plan for future electric needs.

- In the short term the location can fulfill the immediate need for a pole storage yard.

Market price in April of 2026 was listed at $329,000 and is the amount of the City's offer that was accepted by the seller.

Staff recommends approval of the acquisition to secure unrestricted access to the transmission line, provide a location for potential future electric needs, and in the short term fulfill the immediate need for a pole storage yard.

Questions?

Thank you

Agenda Item No: 14.e.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-841

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Presentation of the Fiscal Year 2026–27 Electric Utility Department Draft Budget and Five-Year Capital Improvement Plan.

DEPARTMENT: Finance

PREPARED BY: Oliver MacDonald, Senior Accountant

PRESENTER: Cindy Sauers, Electric Utility Director

ATTACHMENTS:

1. CIP -5 year-FYE 2027 - EUD - 4-11-26
2. EUD Vehicle Justification FY27
3. Presentation Given

Summary: The Council will receive a presentation of the proposed Fiscal Year 2026–27 Electric Utility Department budget and related five-year Capital Improvement Program (CIP) projects as part of the City's annual budget development process.

Background: Presented here is the proposed Fiscal Year 2026–27 budget for the Electric Utility Department (EUD)

As part of the annual budget process, the City Council will conduct a series of public budget workshops and departmental presentations to review the proposed budget prior to formal adoption. The May 20, 2026, meeting is dedicated specifically to the Electric Utility Department and provides Council and the community an opportunity to review EUD operations, major initiatives, and proposed capital investments in greater detail.

The proposed schedule for the FY 2026-27 budget review and adoption process is as follows:

- May 20, 2026 - Department Presentation for Electric Utility Department
- June 1, 2026 - Budget Workshop and Department Presentations.
- June 2, 2026 - Department Presentations for All Remaining Departments (if necessary)
- June 3, 2026 - Department Presentations for All Remaining Departments (if necessary)
- June 9, 2026 - Department Presentation for Ukiah Valley Fire Authority
- June 17, 2026 - Budget Adoption

The Electric Utility Department presentation will include an overview of department operations, major budget changes from the current fiscal year, utility infrastructure projects, fleet and equipment needs, technology initiatives, enterprise fund considerations, and proposed capital improvements included within the five-year CIP.

Discussion: As part of this packet, and in preparation of budget discussions with departments, the following are provided:

1. Budget unit pages (OpenGov stories). The Finance Department continues to enhance the usability and navigation of the budget document, turning to the OpenGov platform to deliver the budget document in its entirety. Budget units (departments and divisions) are presented in a standardized format in what are called

"stories." They are dynamic, navigable web pages designed to be read electronically through a web browser. They offer the reader drill down features so that data can be presented as generally or as granularly as desired.

The best way to access stories is by clicking this link and finding each subsequent link in the table of contents: 2025-26 Fiscal Year Budget Draft (html link): https://stories.opengov.com/ukiahca/published/oXNLMdUj9

The landing page from the link is the cover of the budget document (in draft), including a table of contents at the bottom. Each budget story can be accessed by clicking on its respective link in the table of contents. As the budget document is further developed, links will be activated for any reader to examine. If a link is inactive, the page is still in development, usually pending final council approval of the budget.

The OpenGov platform is best viewed through the Google Chrome web browser. It is a free application and can be found at the following link, complete with download and installation instructions: https://www.google.com/chrome/

2. Five-year capital improvement program schedule (Attachment 1)
3. Vehicle & Heavy Equipment Justifications (Attachment 2)

Recommended Action: Receive presentation of the proposed Fiscal Year 2026–27 Electric Utility Department budget and five-year Capital Improvement Program and provide direction as necessary.

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: Electric Utility Department

STRATEGIC PLAN (SP): N/A

GENERAL PLAN ELEMENTS (GP): N/A

Approved:
Sage Sangiacomo, City Manager

ATTACHMENT 1

FIVE YEAR CAPITAL IMPROVEMENT PLAN*
26/27 FISCAL YEAR
ELECTRIC UTILITY

FACILITIES/BUILDINGS/LAND

ELECTRIC UTILITY DEPARTMENT

Project Name	Project Description	Org/Obj	Project #	Allocation to Multi-funds	Project Location	Project Status	Funding Source	Funding Identified	Funding Source Add'l Comments	Costs to date	26/27	27/28	28/29	29/30	30/31	Totals	City Council Status	Shovel Ready
Renewable Resource Development - Solar	Renewable energy development for the Utility's resource portfolio in meeting the States green energy mandates. **Add'l Comments:** Rebudgeted to insure replacement roofing system meets building, solar and grading requirements. Moved $1.2 mil out of FYE 20, and moved into FYE 21. Increased FYE 22 and FYE 24 from $50k, reduced FYE 25 from $1 mil. Pushed to 22/23 fiscal year, and increased overall amount from $2,750,000 due to size of Hasting solar system. Moved out from FYE 23 due to budgetary constraints, and increased by $225k. Reduced FYE 25 from $2.2 M, added $2.5M to FYE 26, and $50k to FYE 27. Increased from $50,000 for FYE 27. $50,000 moved from FYE 27.	80126100.80220	ECC01	N/A	1350 Hasting Road	In Progress	Enterprise	Yes	Funded by Greenhouse Gas Funds	$ 55,000	~~$ 50,000~~ $ 2,500,000	$ 50,000				**$ 2,550,000**	Reviewed	X
Substation Site Development	Evaluate the need and sites available to construct a future electrical substation to serve future loads based on planning forecasts of the City's growth. **Add'l Comments:** $20k moved from FYE 21, and $300k from FYE 22 due to COVID-19. Moved to 23/24 due to heavy workload. Moved from FYE 24. Moved from FYE 25, increased from $300k, and changed funding source. Increased amount from $350k due to market prices. Moved from FYE 26 to FYE 27.	80126100.80230	18046	N/A	TBD	New	Enterprise	Yes	Rate Revenue				$ 500,000			**$ 500,000**	Reviewed	
~~**Pole Yard**~~	~~Secure property for pole yard~~ ~~**Additional Comments:** To be completed current FY.~~	~~80126100.80210~~	~~TBD~~	~~N/A~~	~~TBD~~	~~New~~	~~Enterprise~~	~~Yes~~	~~Rate Revenue~~		~~$ 400,000~~					~~**$ 400,000**~~	Reviewed	
									SUB-TOTAL:	**$ 55,000**	**$ 2,500,000**	**$ 50,000**	**$ 500,000**	**$ -**	**$ -**	**$ 3,050,000**		

Refer to last page of this document for definition of terms used.

FIVE YEAR CAPITAL IMPROVEMENT PLAN*
26/27 FISCAL YEAR
ELECTRIC UTILITY

INFRASTRUCTURE

ELECTRIC UTILITY DEPARTMENT

Project Name	Project Description	Org/Obj	Project #	Allocation to Multi-funds	Project Location	Project Status	Funding Source	Funding Identified	Funding Source Add'l Comments	Costs to date	26/27	27/28	28/29	29/30	30/31	Totals	City Council Status	Shovel Ready
Upgrade Fish Hatchery Pumps and Controls (Hydro)	Upgrade fish hatchery pumps and flow meters. **Add'l Comments:** Spec complete for pump replacement. Changed description to clarify scope. Moved from FYE 22, and added $60k. Approved for bidding on 2/1/23, budget amendment approved to match engineering estimate. Increased amount from $260k, and moved all into FYE 25. Changed from $432k for inflation, and changed funding source. Working out engineering issues that arose during original request for proposal process. Reduced FYE 25 amount from $450k, and added $500k to FYE 26. Working to find engineering consultant. Moved from FYE 26.	80126100.80230	18037	N/A	1229 Lake Mend. Dr	In Progress	Enterprise	Yes	Rate Revenue		$ 500,000					**$ 500,000**	Reviewed	**X**
Fairgrounds 4160 to 12,000 volt Conversion	Replaces existing low voltage (4160V) system with 12,000 Volt primary rated cable and transformers and secondary conductor. Fairgrounds to provide USERC specified metering and underground duct. Removes existing low voltage (4160V) system. **Add'l Comments:** Rebudgeted to reflect workforce scheduling allocation due to the Oak Manor Undergrounding project. Reduced amount for FYE 20 by $120k, and changed funding in FYE 22 & 23. Moved forward by 1 year, project completing 23/24. Pushed out one year, waiting on agreement with Fairgrounds. Budget increased due to inflation and inclusion of labor in construction costs. Moving project budget from starting in FYE 24. Moved from FYE 25 pending agreement with Fairgrounds on funding division.	80126100.80230	18041	N/A	Ukiah Electric Sys	In Progress	Enterprise	Yes		$ 12,551		$ 225,000				**$ 225,000**	Reviewed	

Refer to last page of this document for definition of terms used.

FIVE YEAR CAPITAL IMPROVEMENT PLAN*
26/27 FISCAL YEAR
ELECTRIC UTILITY

Replace Accumulators at Hydro for Tainter Operation	Replace accumulators for redundancy of tainter operation. **Add'l Comments:** Replace accumulators for redundancy of tainter valve operation. Tested redundancy and moving from FYE 24. Moved from FYE 25 for budgetary purposes. Moved from FYE26 due to workload and increased from $100,000.	8012610.80230	18489	N/A	1229 Lake Mend. Dr	New	Enterprise	Yes	Rate Revenue		$ 125,000					**$ 125,000**	Reviewed	
Underground Capital System Improvements (<$50,000 each)	Transformer replacement and upgrades, wood pole testing and replacement, system capacity improvements and protection, control, monitoring and communication enhancements. **Add'l Comments:** UG Capital Projects >$10,000 Added funding for FYE 26 and 27. Reduced FYE 24 from $235k. Added funding for FYE 28 and FYE 29, and changed funding source.	80126100.80230	18043	N/A	Ukiah Electric Sys	On-going	Enterprise	Yes	Rate Revenue	$ 1,128,680	$ 235,000	$ 235,000	$ 235,000			**$ 705,000**	Reviewed	**X**
Overhead Capital System Improvements (<$50,000 each)	Transformer replacement and upgrades, system capacity improvements and protection, control, monitoring and Communication enhancements. **Add'l Comments:** Reduced FYE 20 by $140k, and reduced all future years to $250k/yr. Increased FYE 21 from $250k. Added funding for FYE 26 and 27. Added funding for FYE 27. Reduced FYE 24 from $250k. Added funding for FYE 28 and FYE 29, and changed funding source.	80126100.80230	18044	N/A	Ukiah Electric Sys	On-going	Enterprise	Yes	Rate Revenue	$ 840,057	$ 250,000	$ 250,000	$ 250,000			**$ 750,000**	Reviewed	**X**
Governor Speed Control & Valve Upgrades (Hydro)	Upgrades to the governor sensing, controller and feedback transducers to improve performance and reliability. Existing governor controls frequently are out of service due to failure or adjustment. Add'l Comments: Moved from beginning FYE 21 due to COVID-19. Project was spread between FYE 22 and FYE 23. Combined into FYE 22 and reduced by $30k. Moved to 23/24-24/25 due to workload. Moved to FYE 25 and 26 due to workload. Revised FYE 25 from $20k (engineering costs). Added funding source. Working to procure engineering firm ($75k), contruction work pushed from FYE 26. Increased from $300,000.	80126100.80230	18047	N/A	1229 Lake Mend. Dr	Ongoing	Enterprise	Yes	Rate Revenue		$ 350,000					**$ 350,000**	Reviewed	**X**
Oak Manor Dr. Overhead to Underground Conversion	Install cable and associated equipment for replacing the overhead facilities. **Add'l Comments:** Reduced amount from $500k, moved from FYE 21. Moved from FYE 22. Increased amount from $200k. Funding from 2022 bonds, funding increased to include AT&T and Comcast for joint trench project, approx. 40% to be reimbursed by AT&T and Comcast. Per Council directive, undergrounding focus will be redirected to Talmage, the completion of Oak Manor is being pushed until adequate rate revenue is available. Moved from FYE 27.	80126100.80230	18121	N/A	Oak Manor Dr.	Ongoing	Enterprise	Yes	Rate Revenue			$ 800,000				**$ 800,000**	Reviewed	**X**

Refer to last page of this document for definition of terms used.

FIVE YEAR CAPITAL IMPROVEMENT PLAN*
26/27 FISCAL YEAR
ELECTRIC UTILITY

Hydroelectric Plant Transfer Trip Upgrade	Upgrade existing and provide redundancy for Hydro transfer trip circuit. **Add'l Comments:** Reduced amount for FYE 20 from $225k, and added funds to FYE 21. Moved from FYE 21. Moved budget from FYE 22, increased overall amount from $195k due to inflation, and added budget to subsequent years to include radio redundancy. Moved from beginning in FYE 23 in order to complete preliminary work that will be completed as part of Streetscape Phase 2 project. Revised FYE 24 from $275k, FYE 25 from $50k and changed funding source. Changed FYE 25 from $275k. County roundabout project has created a conflict. Redesigning North State Street facilities to accommodate changes - it will require an extra 700-1000' of undergrounding to avoid conflicts when the roundabout is completed in 2027-2028. Reduced FYE 25 from $375k, increased FYE 26 from $50k, and added $50k to FYE 27. Increased from $50,000 for FYE 27. $50,000 moved from FYE 27. Revenue offset of $125,000 from Vero and Middle Mile.	80126100.80230	18125	N/A	Hydro Plant	In Progress	Enterprise	Yes	CPUC Middle Mile Reimbursement and Vero Fiber Reimbursement	$ 25,806	~~$ 50,000~~ $ 500,000	$ 50,000				**$ 550,000**	Reviewed	**X**
Cherry Circuit (102) Extension Across 101	Extend Cherry Circuit (102) to back feed 303 Circuit to provide redundancy to southeast Ukiah. Add'l Comments: Moved from FYE 27.	80126100.80230	TBD	N/A	S.E. Ukiah	New	Enterprise	Yes					$ 800,000			**$ 800,000**	Reviewed	
Fiber Optic Cable Extension	Extend fiber optic to Electric Service Center for Substation Visibility and Hydroelectric Control. **Add'l Comments:** Moved from FYE 25 to correspond with Cherry circuit extension and added funding source. Moved from FYE 27.	80126100.80230	18490	N/A	1350 Hastings Road	Ongoing	Enterprise	Yes	Rate Revenue	$ 19,905			$ 500,000			**$ 500,000**	Reviewed	
Pole Replacement Project	Replace poles identified by the 10-year pole inspection. **Add'l Comments:** Increased from $850k due to inflation. Anticipate needing to replace 100 poles. Moved from FYE 24 due to budget constraints. Added funding source. Added $500,000 to FY26 and moved $1,000,000 from FY 25 to correspond with completion of pole testing.	80126100.80230	18440	N/A	Various	Ongoing	Enterprise	Yes	Rate Revenue		$ 1,000,000					**$ 1,000,000**	Reviewed	**X**
New Substation	Design and build new substation. **Add'l Comments:** Added funding source. Moved from starting FYE 26.	80126100.80230	TBD	N/A	TBD	In Progress	Enterprise	Yes	Rate Revenue		$ 200,000	$ 2,500,000	$ 12,500,000			**$ 15,200,000**	Reviewed	

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FIVE YEAR CAPITAL IMPROVEMENT PLAN*
26/27 FISCAL YEAR
ELECTRIC UTILITY

Talmage Underground	Underground all overhead power & communications between State & Airport Park Boulevard. **Add'l Comments:** $30k for design, $2.5M for construction. Moved to FYE 28 and FYE 29 due to funding and cooperation from other utilities.	80126100.80230	18422	N/A	Talmage Road	Ongoing	Enterprise	Yes				$ 30,000	$ 2,500,000			**$ 2,530,000**	Reviewed	
LED Street Light Conversion	Various locations for large SL replacement with LEDs **Add'l Comments:**	80126100.80230	18491	N/A	Various	New	Enterprise	Yes	Rate Revenue		$ 30,000	$ 30,000				**$ 60,000**	Reviewed	
Hydroelectric Padmount Switch	Install padmount switch to replace recloser and air switches. **Add'l Comments:** Moved from FYE 26.	80126100.80230	18492	N/A	Hydro Plant	New	Enterprise	Yes	Rate Revenue		$ 150,000					**$ 150,000**	Reviewed	
Hydroplant Battery Bank Replacement	Replace failing batteries for operations at hydro. **Additional Comments:**	80126100.80230	TBD	N/A	Hydro Plant	New	Enterprise	Yes	Rate Revenue		$ 50,000					**$ 50,000**	Reviewed	
									SUB-TOTAL:	**$ 2,026,999**	**$ 3,390,000**	**$ 4,120,000**	**$ 16,785,000**	**$ -**	**$ -**	**$ 24,295,000**		
									SUB-TOTAL:	**$ 2,026,999**	**$ 3,390,000**	**$ 4,120,000**	**$ 16,785,000**	**$ -**	**$ -**	**$ 24,295,000**		

Refer to last page of this document for definition of terms used.

FIVE YEAR CAPITAL IMPROVEMENT PLAN*
26/27 FISCAL YEAR
ELECTRIC UTILITY

VEHICLES, MACHINERY & EQUIPMENT

ELECTRIC UTILITY DEPARTMENT

Project Name	Project Description	Org/Obj	Project #	Allocation to Multi-funds	Project Location	Project Status	Funding Source	Funding Identified	Funding Source Add'l Comments	Costs to date	26/27	27/28	28/29	29/30	30/31	Totals	City Council Status	Shovel Ready
Electric Meter Replacements	Electric Meter Replacement and cloud based data management system improving customer access to outage information, usage data and provide customer selectable notifications. **Add'l Comments:** Currently in the planning stage. Moved from starting FYE 21. Eliminated $500k from FYE 22, and $2M from FYE 23. Added amounts to FYE 24 and 25. Looking for grant funds to assist with completing this project. Moved from starting FYE 24. Added funding to FYE 27. Many electric meters are at end of life and need replacement with an upgraded AMI. Increased FYE 27 from $2M.	80126100.80100	15080	N/A	Ukiah Electric System	In Progress	Enterprise	Yes	Seeking grant funding.	$ 27,436	$ 2,000,000	$ 2,500,000				**$ 4,500,000**	Reviewed	X
EV Chargers	Matching funds for EV charging grant for a Hub location, 4 DC fast chargers and 2-dualport Level 2 Chargers **Add'l Comments:** Project ongoing with Chargepoint partnership. Moved from FYE 24. Moved to FYE 26 due to ChargePoint delays in construction and added $25k for FYE 27 for any additional overlap between fiscal years. Funds will be covered by LCFS refund. Increased from $400,000 for FYE 27.	80126100.80100	18423	N/A	N/A	In Progress	Enterprise	Yes		$ 22,500	$ 750,000					**$ 750,000**	Reviewed	X
Forklift (CARB VW Mitigation Trust Grant)	Matching Funds for High Capacity EV Forklift **Additional Comments:** Rebudget for reimbursement. Increased from $35,000.	80126100.80100	TBD	N/A	N/A	New	Enterprise	Yes			~~$ 35,000~~ $ 211,770					**$ 211,770**	Reviewed	
									SUB-TOTAL:	**$ 49,936**	**$ 2,961,770**	**$ 2,500,000**	**$ -**	**$ -**	**$ -**	**$ 5,461,770**		

Refer to last page of this document for definition of terms used.

FIVE YEAR CAPITAL IMPROVEMENT PLAN*
26/27 FISCAL YEAR
ELECTRIC UTILITY

Definition of terms used:

Project Description	Provides a description and additional narrative to assist in the understanding of the need and value of the proposed project.
Org/Object	The proposed account code where the expense will be accounted for.
Project Number	The number assigned to track all expenses related to the project.
Allocation to Multi-funds	Indicates if the cost of the proposed cost is shared. In this case, here it will state what other funds are sharing the cost.
Project Status	This indicates whether the project is "NEW", "IN PROGRESS", "ONGOING", "DEFERRED", or "COMPLETED".
Funding Source	The Fund the actual expense will come out of.
Funding Identified	"Yes" indicating funding has been identified and will be available, "No" indicating funding has not yet been identified and is unavailable.
Funding Source Add'l Comments	To further explain, as necessary, the funding type used selected.
Costs to date	Costs spent on the project.
Estimated Costs per Fiscal Year	Costs estimated to be spent in each of the fiscal years.
Totals	The sum of the five year estimate for each project.
Comments	Additional information as needed.
City Council Status	"Not Reviewed"- First time that Council has been presented the project; "Reviewed" - Council has been presented the project during an agendized meeting; "Explore" - Council has reviewed and has asked staff to further explore; "Reviewed and Supported" - Council has reviewed and supports the placement of the project on the CIP Plan; "Budget Adopted" - Council has approved the project through the Council action that takes place through either the full budget adoption process, or through a specific agendized item brought to Council.
Shovel Ready	Project is ready to be sent out to bid.

Refer to last page of this document for definition of terms used.

City of Ukiah

Vehicle & Heavy Equipment Request & Justification

FOR FISCAL YEAR: 2025/2026

ITEM: Toyota EV Forklift Model 9FBZ80U 17,500lbs	ASSET USEFUL LIFE: 10-15 years	ESTIMATED COST 211,770
SUBMITTED BY: Dan Quarles		
NEW REQUEST OR REPLACEMENT OF EXISTING?: Replacement		

DEPARTMENT(S)	DIVISION(S)	PROJECT CODE	ORG & OBJECT ACCOUNT CODE	PROPOSED BUDGETED AMOUNT FOR EACH DEPT/DIV
Electric	Utility	E1721	80126100.80100	$211,770.00

EXISTING **VEHICLE OR EQUIPMENT REQUESTING TO BE REPLACED**

CITY EQUIPMENT #	YEAR	MODEL	VIN/SERIAL #
1720	????	G3P-150-CFS-158	J-008281

ESTIMATED LIFE IN MILEAGE/HOURS	CURRENT MILEAGE/HOURS	ORIGINAL PURCHASE PRICE	ESTIMATED SALVAGE/RESALE VALUE
	1107	???	$0.00

CURRENT CONDITION: Poor

MAINTENANCE COSTS TO DATE	ADDITIONAL NEEDED REPAIRS ESTIMATE (IF APPLICABLE)	MEET CARB STANDARDS?
$4,252.00	Brakes,Hyd. Pump	NO

ESTIMATED OUT-OF-SERVICE TIME	PARTS AVAILABLE
42	NO

PROPOSED **VEHICLE OR HEAVY EQUIPMENT**

PROPOSED EQUIPMENT SPECIFICATIONS (ATTACH ADDITIONAL DOCUMENTATION IF NECESSARY): Toyota EV Forklift Model 9FBZ80U 17,500lbs

EST. MILEAGE/HOURS PER YEAR	

JUSTIFICATION/USE/NEED: **The current large lift capacity forklift does not comply with OSHA forklift standards. This unit is used for heavy material handling including large electric distribution transformers.**

COST/BENEFIT ANALYSIS:

OTHER INDIRECT BENEFITS:

ALTERNATE SOLUTIONS EXPLORED: EV Forklift

ADDITIONAL COMMENTS: As part of the grant there is a required district destruction-inspection protocol for destroyed engine and equipment prior to disposal..

REVIEWED & APPROVED BY:	SIGNATURE	DATE
DEPARTMENT HEAD		
FLEET MAINTENANCE SUPERVISOR		

City of Ukiah
ELECTRIC UTILITY

ELECTRIC UTILITY DEPARTMENT OVERVIEW

BUDGET PRESENTATION, FY 2026-27

SERVICE | PROFESSIONALISM | SAFETY | TEAMWORK | INNOVATION

City of Ukiah
ELECTRIC UTILITY

ELECTRIC DISTRIBUTION

Core Function

Build, operate and maintain power distribution system and provide 24-hour emergency service.

Notable highlights

- Pole replacements continue – electric crew is replacing 5-6 poles/week
- Construction of new EV chargers set to begin this summer to support growing electrification needs
- Pole testing 60% complete

Significant budget changes from prior year

- Personnel: No significant changes
- Operations: No significant changes

City of Ukiah
ELECTRIC UTILITY

ELECTRIC DISTRIBUTION (con't.)

Capital Outlay

FACILITIES/BUILDINGS/LAND	
Project Name	26/27
Renewable Resource Development - Solar	$ 2,500,000

INFRASTRUCTURE	
Project Name	26/27
Upgrade Fish Hatchery Pumps and Controls (Hydro)	$ 500,000
Replace Accumulators at Hydro for Tainter Operation	$ 125,000
Underground Capital System Improvements (<$50,000 each)	$ 235,000
Overhead Capital System Improvements (<$50,000 each)	$ 250,000
Governor Speed Control & Valve Upgrades (Hydro)	$ 350,000
Hydroelectric Plant Transfer Trip Upgrade	$ 500,000
Pole Replacement Project	$ 1,000,000
New Substation	$ 200,000
LED Street Light Conversion	$ 30,000
Hydroelectric Padmount Switch	$ 150,000
Hydroplant Battery Bank Replacement	$ 50,000

VEHICLES, MACHINERY & EQUIPMENT	
Project Name	26/27
Electric Meter Replacements	$ 2,000,000
EV Chargers	$ 750,000
Forklift (CARB VW Mitigation Trust Grant)	$ 211,770

City of Ukiah
ELECTRIC UTILITY

TECHNICAL SERVICES

Core Function

Operation and maintenance of Grandi Substation, Lake Mendocino Hydroelectric Plant, and all metering, protection and control systems used for generation and distribution.

Notable highlights

- Significant maintenance on Substation Transformer T2 began 05/18/2026
- Advanced Metering Infrastructure Pilot completed; RFP in progress
- Hydroelectric relicensing process underway

Significant budget changes from prior year

- Personnel: No significant changes
- Operations: Increase in Contractual Services to continue relicensing efforts

City of Ukiah
ELECTRIC UTILITY

TECHNICAL SERVICES (con't.)

Capital Outlay

FACILITIES/BUILDINGS/LAND	
Project Name	26/27
Renewable Resource Development - Solar	$ 2,500,000

INFRASTRUCTURE	
Project Name	26/27
Upgrade Fish Hatchery Pumps and Controls (Hydro)	$ 500,000
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Hydroelectric Padmount Switch	$ 150,000
Hydroplant Battery Bank Replacement	$ 50,000

VEHICLES, MACHINERY & EQUIPMENT	
Project Name	26/27
Electric Meter Replacements	$ 2,000,000
EV Chargers	$ 750,000
Forklift (CARB VW Mitigation Trust Grant)	$ 211,770

City of Ukiah
ELECTRIC UTILITY

ELECTRIC ADMINISTRATION

Core Function

Provides engineering services, financial, and organizational oversight for the Utility.

Notable highlights

- EV Charger installation at Library parking lot, Anton Stadium, and Low Gap Park to begin June 2026
- Working with Purchasing to prepare Hastings Solar Project for advertisement
- Conduct ongoing rate and revenue analysis to ensure fair cost recovery and long-term financial stability

Significant budget changes from prior year

- Personnel: No significant changes
- Operations: No significant changes

City of Ukiah
ELECTRIC UTILITY

ELECTRIC ADMINISTRATION (con't.)

Capital Outlay

FACILITIES/BUILDINGS/LAND	
Project Name	26/27
Renewable Resource Development - Solar	$ 2,500,000

INFRASTRUCTURE	
Project Name	26/27
Upgrade Fish Hatchery Pumps and Controls (Hydro)	$ 500,000
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Hydroelectric Padmount Switch	$ 150,000
Hydroplant Battery Bank Replacement	$ 50,000

VEHICLES, MACHINERY & EQUIPMENT	
Project Name	26/27
Electric Meter Replacements	$ 2,000,000
EV Chargers	$ 750,000
Forklift (CARB VW Mitigation Trust Grant)	$ 211,770

City of Ukiah
ELECTRIC UTILITY

ELECTRIC ADMINISTRATION (con't.)

Geothermal SPRITE Well Program
Shallow Percolation for Reservoir Injection and Thermal Enhancement

- Long Term Drilling for Geothermal Energy
- 10-15MW of future generation – if proven life extension of the Geo
- $77 Million over 11 years
  - 1st two years are R&D
  - Budgeted through the Public Benefits Charge R&D
  - Ukiah's cost $336,870

City of Ukiah
ELECTRIC UTILITY

ELECTRIC ADMINISTRATION (con't.)

Ukiah's share $883,000

NCPA lobbied to get unspent proceeds from large EDU transferred to small POUs

Agenda Item No: 14.f.

MEETING DATE/TIME: 5/20/2026

ITEM NO: 2026-792

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.

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

BUDGET AMENDMENT REQUIRED: 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
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
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.