Airport Commission

Regular Meeting

AGENDA

Airport Administration ♦ 1403 S. State St. ♦ Ukiah, CA 95482 Join Zoom Meeting https://us06web.zoom.us/j/85790398417 Meeting ID: 857 9039 8417 +17193594580 ,85790398417# US

September 1, 2026 - 6:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.a. acm_07072026

Recommended Action:

Attachments:

1. acm_07072026

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Ukiah Airport Commission welcomes input from the audience. 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.

5. DISCUSSION / ACTION / REPORTS

5.a. Proposed Fuel Supply Agreement and Branding Agreement with World Fuel Services, Inc. – Replacement of QT Pod Self-Serve Card Reader

Recommended Action:

Attachments:

1. Proposed Fuel Supply Agreement and Branding Agreement with World Fuel Services

5.b. Determination of Luv Car Wash Location Relative to One Asterisk Zone

Recommended Action:

Attachments:

1. Determination of Luv Car Wash Location Relative to One Asterisk Zone

5.c. Airport Maintenance

Recommended Action:

Attachments:

1. Airport Maintenance

5.d. Airport Monthly Financial

Recommended Action:

Attachments:
1. Airport Monthly Financial
2. Fuel YTD 2009-2027
3. YTD 2026
4. YTD 2027
5. Balance sheet 2026
6. Balance sheet 2027

5.e. General Plan Amendment to Designate Infill Nonresidential Parcels under UKIALUCP

Recommended Action: Received Report

Attachments:
1. General Plan Amendme Infill Nonresidential Parcels under UKIALUCP

5.f. Cal Fire Ground Lease

Recommended Action: Recommend approval of ground lease

Attachments:
1. Cal Fire lease
2. Draft 2026 CDF Ukiah Airport Land Lease
3. Current Cal Fire lease

6. AGENDA ITEMS FOR NEXT MONTH

7. COMMISSIONER / STAFF COMMENTS

8. 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.

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 Municipal Airport, located at 1403 W. State St., Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

CITY OF UKIAH
AIRPORT COMMISSION MINUTES
Regular Meeting Via Zoom or In Person
Ukiah, CA 95482 July 7, 2026 6:00 p.m.

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1. ROLL CALL

The Ukiah Airport Commission Meeting met July 7, 2026, having been legally noticed on July 3, 2026. Chair Beckler called the meeting to order at 6:01 p.m. Roll was taken with the following **Commissioners Present**, Eric Crane, Gregory Andronaco Randy Beckler, and Mark Ashiku absent Don Albright **Staff Present:** Greg Owen, Airport Manager

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. APPROVAL OF MINUTES

acm_05052026 -approved.

4. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

None

5. CLOSED SESSION

6. DISCUSSION / ACTION / REPORTS

A. Proposed Fuel Supply Agreement and Branding Agreement with World Fuel Services, Inc. – Replacement of QT Pod Self-Serve Card Reader
Commission has requested more information before making recommendations

B. Luv's Carwash
Commission Still waiting on survey results
Report Received

C. Airport Maintenance
Report Received

D. Airport Monthly Financial
Report Received

E. Airport Day
Report Received

6. AGENDA ITEMS FOR NEXT MEETING

- **A.** Luv's Car Wash
- **B.** Airport Maintenance
- **C.** Monthly Financial
- **D.** Proposed Fuel Supply Agreement
- **E.** General Plan Amendment to Designate Infill Nonresidential Parcels under UKIALUCP

7. COMMISSIONER COMMENTS/STAFF COMMENTS

Commissioner Crane made comments about the airport policy ad hoc that he had attended in which the city was preparing to move forward with an infill policy as part of the ALUCP commissioner crane has requested that this be on the airport Commission agenda.

8. ADJOURNNMENT

There being no further business, the meeting adjourned at 6:48 p.m.

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Greg Owen, Recording Secretary

Proposed Fuel Supply Agreement and Branding Agreement with World Fuel Services, Inc. – Replacement of QT Pod Self-Serve Card Reader

Recommendation

Staff requests that the Airport Commission review the attached Fuel Supply Agreement and Branding Agreement with World Fuel Services, Inc. and provide a recommendation on whether to proceed with negotiations.

<u>Information requested for last month's meeting:</u>

Fuel Volume Analysis vs. Minimum Commitment

The proposed agreement requires a minimum of 495,000 gallons of combined aviation fuel (Jet A + Avgas) over the initial three-year term (average of ~165,000 gallons per year).

Using the Airport's recorded totals from the master charges spreadsheet:

Fiscal Year	Jet A Total	Avgas Total	Combined Gallons
2025/26	132,258	34,570	166,828
2024/25	175,601	33,877	209,478
2023/24	156,063	26,532	182,595
3-Year Total			558,900
3-Year Average			186,300

The most recent three fiscal years total approximately 558,900 gallons, which exceeds the 495,000-gallon minimum by roughly 64,000 gallons (about 13%).

The prior three-year period (2020/21–2022/23) was lower at ~463,000 gallons, but volumes have been stronger and more consistent recently. At current levels the minimum is comfortably achievable.

World Fuel's stated treatment of shortfalls

Per your discussion with them: if the minimum is not met, the contract simply extends until the volume commitment is satisfied.

Brief Description of Contract Fuel

Contract Fuel is a pre-negotiated discounted fuel price arrangement between World Fuel (the airport) and individual flight departments / operators.

The flight department contracts with World Fuel for a discounted price at participating FBOs/airports.

When the aircraft fuels at Ukiah, the Airport sells the fuel at the agreed contract price.

World Fuel then reimburses the Airport for the into-plane fee (plus applicable taxes and fees) that the Airport has pre-filed with them.

Reimbursement typically occurs within 48–72 business hours.

The Airport pays 0% processing fee on these transactions, and World Fuel carries the credit risk of the flight department.

In practical terms, participation means transient and based operators who already have World Fuel contract fuel accounts are incentivized to uplift at KUKI because they receive their contracted discount and earn World Fuel reward points. The Airport in turn receives prompt payment with no card-processing cost on those gallons and benefits from the additional marketing exposure to World Fuel's large network of flight departments.

This is the program referenced in the proposed agreement under which the Airport would continue to participate and provide the discounted pricing to World Fuel's customers.

Background

Our current self-serve Avgas credit card processing machine (QT Pod) has experienced ongoing technical issues and is in need of replacement. World Fuel Services, Inc. (our fuel supplier) has offered to provide a new QT Pod unit at no cost to the City in exchange for entering into a new three-year exclusive Fuel Supply Agreement and Branding Agreement.

The proposed agreements would make World Fuel the exclusive supplier of aviation gasoline and jet fuel at Ukiah Regional Airport (KUKI) for the term of the contract.

Summary of Key Terms

- Term: Initial three (3) years, with potential automatic renewals tied to minimum volume.

- Minimum Volume Commitment: 495,000 gallons of combined aviation fuel over the initial term.

- Incentive: $25,000 Business Development Funds toward the new QT Pod self-serve card reader.

- Exclusivity: The Airport must purchase all aviation fuel requirements exclusively from World Fuel.

- Contract Fuel Program: Participation in World Fuel's nationwide contract fuel program, with the Airport providing discounted pricing to World Fuel's customers.

Advantages and Disadvantages

Advantages

- Replacement of the problematic QT Pod at no direct cost to the City ($25,000 value).

- Continued participation in World Fuel's Contract Fuel Program, which brings in transient aircraft business.

- Access to World Fuel branding, signage, and marketing support.

- Potential eligibility for World Fuel's FBO insurance program.

Disadvantages / Risks

- Full exclusivity requirement — no ability to purchase fuel from other suppliers.

- Pricing is at World Fuel's discretion and can be increased with notice.

- The agreement is heavily weighted in favor of the supplier (Florida governing law and venue, broad limitation of liability, strict termination provisions).

- Operational and branding restrictions.

Next Steps

Staff is requesting the Commission's feedback and recommendation on whether to move forward with this proposal. If the Commission supports proceeding, staff will negotiate key terms with World Fuel, particularly the contract fuel pricing and minimum volume requirements, prior to bringing a final agreement back for approval.

Determination of Luv Car Wash Location Relative to One Asterisk Zone

Summary of Discussion:

At the April 2026 Airport Commission meeting, the Commission discussed the proximity of the Luv Car Wash to the runway end and the boundary of the One Asterisk area. The ad hoc committee had previously reviewed the site using a laser rangefinder, taking multiple measurements from the runway threshold. The final averaged result was 591 yards, with an equipment margin of error of ±18 inches. Google Earth data indicated the One Asterisk boundary begins at approximately 592 yards from the runway end.

The subcommittee noted limitations in both the rangefinder and Google Earth tools and concluded that, with the observed margin of error, the Luv Car Wash appears to fall outside the One Asterisk zone. However, they emphasized that neither method provides absolute certainty.

The Commission was initially reluctant to proceed with a professional survey. Commissioner Crane urged the Commission to have a formal survey performed. Following discussion, the Commission agreed to first seek quotes for a professional survey to determine the cost before making a final determination on proceeding.

Staff subsequently reached out to two surveying firms for quotes. As of the time of the April meeting agenda publication, responses had not yet been received. One firm indicated that a quote should be available early in the week of the Commission meeting, and staff planned to provide any available information at that time.

After the April meeting, Commissioner Crane independently arranged for a surveyor to visit the site and perform a survey on Saturday, April 25th. However, the survey results from that effort have not yet been provided to staff. Staff continues to wait for the final survey information to accurately determine the location of the Luv Car Wash relative to airport boundaries and protected zones.

Airport Maintenance

Staff will give a verbal report on Airport Maintenance

Airport Monthly Financial

Attached are the financial, fuel reports

2025/26	JET A	CalStar Jet A	Jet A total	Full Service Avgas	Self Service Avga	Avgas total	Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	11257	5141		1363	2408.5		$101,304.30	$32,131.25		-$2,571.41	$130,864.14
August	21259	4847		1411.4	2671.3		$172,473.76	$30,293.75		-$4,559.38	$198,208.13
September	10109	4789		112.5	1757		$87,816.75	$29,931.25		-$2,300.43	$115,447.57
October	4371	4815		1102.2	1509		$45,521.22	$30,093.75		-$1,319.20	$74,295.77
November	2702	3842		559.1	1745.3		$87,816.75	$29,931.25		-$2,300.43	$115,447.57
December	2344	2821		657	1196.7		$27,332.47	$17,631.25		-$956.61	$44,007.11
January	2342	4885		184.4	1875.8		$28,415.98	$30,531.25		-$817.53	$58,129.70
February	1662	4100		857.8	1547.8		$25,603.32	$25,625.00		-$725.66	$50,502.66
March	3095	3260		446.8	3014.8		$41,697.75	$20,375.00		-$1,222.34	$60,850.41
April	4103	3916			5038.6		$67,583.04	$28,725.00		-$1,845.59	$94,462.45
May	5082	4690			2673.5		$60,934.32	$36,347.50		-$2,014.80	$95,267.02
June	12046	4780			2437.8		$119,821.16	$37,045.00		-$3,254.87	$153,611.29
Totals	80372	51886	132,258	6694.2	27876.1	34,570	$866,320.82	$348,661.25		-$23,888.25	$1,191,093.82

2024/25	JET A	CalStar Jet A	Jet A total	Full Service Avgas	Self Service Avga	Avgas total	Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	38,958.00	4,722.00	**43,680.00**	861.50	2,953.60	**3,815.10**	$332,035.14	$27,286.52		-$7,755.40	$351,566.26
August	19,296.00	6,475.00	**25,771.00**	964.90	3,296.40	**4,261.30**	$165,553.66	$34,525.72		-$4,193.16	$195,886.22
September	14,783.00	5,065.00	**19,848.00**	855.30	2,765.69	**3,620.99**	$116,551.82	$26,147.50		-$3,112.85	$139,586.47
October	9,065.00	5,765.00	**14,830.00**	786.40	1,978.20	**2,764.60**	$75,705.58	$29,211.46		-$1,908.70	$103,008.34
November	5,729.00	4,460.00	**10,189.00**	431.10	1,408.70	**1,839.80**	$47,757.17	$24,739.09		-$1,417.34	$71,078.92
December	1,871.00	3,606.00	**5,477.00**	332.70	1,096.99	**1,429.69**	$20,378.60	$19,708.32		-$626.71	$39,460.21
January	1,630.00	5,235.00	**6,865.00**	1,009.10	1,784.40	**2,793.50**	$27,872.51	$28,530.70		-$846.55	$55,556.66
February	773.00	4,490.00	**5,263.00**	522.20	933.80	**1,456.00**	$12,467.62	$25,413.11		-$508.76	$37,371.97
March	1,930.00	4,495.00	**6,425.00**	743.10	1,476.10	**2,219.20**	$26,279.02	$26,970.00		-$846.44	$52,402.58
April	3,589.00	5,920.00	**9,509.00**	1,651.30	1,369.30	**3,020.60**	$42,516.33	$37,000.00		-$1,233.96	$78,282.37
May	8,541.00	3,555.00	**12,096.00**	1,417.60	1,834.70	**3,252.30**	$78,811.52	$24,885.00		-$3,662.42	$100,034.10
June	10,833.00	4,815.00	**15,648.00**	900.30	2,503.20	**3,403.50**	$95,627.31	$30,093.75		-$2,526.51	$123,194.55
Totals	116,998.00	58,603.00	**175,601.00**	10,475.50	23,401.08	**33,876.58**	$1,041,556.28	$334,511.17		-$28,638.80	$1,347,428.65

2023/24	**JET A**	**CalStar Jet A**	**Jet A total**	**Full Service Avgas**	**Self Service Avgas**	**Avgas total**	**Total Fuel Rev**	**Cal Star**	**Reach**	**Processing Fee**	**TOTAL**
July	11,761.00	5,760.00	17,521.00	790.20	3,147.40	3,937.60	$115,466.41	$33,578.39		-$3,033.84	$146,010.96
August	18,580.00	4,477.00	23,057.00	696.30	2,866.10	3,562.40	$165,416.55	$27,514.94		-$4,319.28	$188,612.21
September	10,053.00	5,885.00	15,938.00	684.90	2,305.90	2,990.80	$98,588.69	$39,837.81		-$2,520.24	$135,906.26
October	6,933.00	5,340.00	12,273.00	165.40	285.90	451.30	$57,888.41	$36,008.99		-$1,704.01	$92,193.39
November	5,587.00	4,460.00	10,047.00	766.50	1,046.90	1,813.40	$54,316.34	$27,892.88		-$1,662.85	$80,546.37
December	3,515.00	3,253.00	6,768.00	273.10	1,256.40	1,529.50	$36,144.30	$20,700.55		-$1,072.64	$55,772.21
January	1,332.00	3,310.00	4,642.00	247.00	1,523.60	1,770.60	$21,052.25	$20,690.25		-$556.98	$41,185.52
February	3,840.00	3,110.00	6,950.00	526.4	1,211.50	1,737.90	$38,968.55	$19,804.70		-$1,280.79	$57,492.46
March	3,074.00	1,520.00	4,594.00	276.00	708.90	984.90	$31,974.59	$8,887.15		-$922.57	$39,939.17
April	5,454.00	3,870.00	9,324.00	700.70	667.30	1,368.00	$56,181.98	$22,627.20		-$1,692.92	$77,116.26
May	14,074.00	4,459.00	18,533.00	1,202.70	248.50	1,451.20	$131,397.34	$26,284.74		-$3,474.97	$154,207.11
June	20,446.00	5,970.00	26,416.00	1,185.90	3,748.00	4,933.90	$194,310.39	$34,011.61		-$4,707.98	$223,614.02
Totals	**104,649.00**	**51,414.00**	**156,063.00**	**7,515.10**	**19,016.40**	**26,531.50**	**$1,001,705.80**	**$317,839.21**		**-$26,949.07**	**$1,292,595.94**

2022/23	**JET A**	**CalStar Jet A**	**Jet A total**	**Full Service Avgas**	**Self Service Avgas**	**Avgas total**	**Total Fuel Rev**	**Cal Star**	**Reach**	**Processing Fee**	**TOTAL**
July	10,398.00	3,785.00		881.80	1,892.40		$104,022.31	$28,488.01		-$2,781.97	$129,728.35
August	9,671.00	4,400.00		669.90	1,189.90		$91,191.16	$29,855.16		-$2,540.00	$118,506.32
September	11,275.00	4,175.00		401.10	1,337.20		$97,301.92	$28,144.05		-$2,504.29	$122,941.68
October	5,718.00	4,010.00		608.80	1,823.50		$59,496.89	$27,970.22		-$1,906.14	$85,560.97
December	2,316.00	2,280.00		474.7	848.5		$26,315.12	$14,066.09		-$866.11	$39,515.10

January	3,063.00	2,499.00		333	818		$29,751.66	$16,160.67	-$1,082.86	$44,829.47
February	1,991.00	3,340.00		279.60	1,031.66		$24,174.22	$22,656.08	-$720.31	$46,109.99
March	2,787.00	2,035.00	4,822.00	605.80	999.28		$30,907.78	$12,476.96	-$917.01	$42,467.73
April	1,694.00	4,065.00	5,759.00	657.70	2,000.80		$29,210.32	$23,959.04	-$1,683.53	$51,485.83
May	5,007.00	5,126.00	10,133.00	673.30	2,400.20		$54,845.42	$27,921.31	-$1,683.53	$81,083.20
June	10,058.00	4,630.00	14,688.00	911.30	1,585.41		$83,104.07	$25,968.64	-$2,211.74	$106,860.97
Totals	**63,978.00**	**40,345.00**	**104,323.00**	**6,497.00**	**15,926.85**	**22,423.85**	**$630,320.87**	**$257,666.23**	**-$18,897.49**	**$869,089.61**

2021/22	JET A	CalStar Jet A	Jet A total	Full Service Avgas	Self Service Avgas	Avgas total	Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	13,868.00	5,040.00		1,791.00	1,930.00		$96,222.82	$25,358.97		-$2,284.70	$119,297.09
August	17,240.00	4,525.00		1,167.00	2,084.50		$110,631.93	$22,927.79		-$2,924.62	$130,635.10
September	13,910.00	2,590.00		1,132.00	1,707.30		$91,254.33	$13,045.65		-$2,265.72	$102,034.26
October	5,899.00	3,545.00		838.60	1,496.50		$44,934.48	$17,938.15		-$1,219.29	$61,653.34
November	5,878.00	1,875.00		1,028.00	1,970.20		$48,570.35	$14,335.67		-$1,126.00	$61,780.02
December	4,050.00	2,135.00		494.9	767.8		$29,271.32	$11,355.98		-$832.69	$39,794.61
January	2,013.00	3,680.00		794	1,801.60		$25,338.77	$18,607.26		-$761.79	$43,184.24
February	2,378.00	2,770.00		927.10	1,269.90		$25,000.90	$15,507.51		-$719.76	$39,788.65
March	4,063.00	3,690.00	7,753.00	871.40	1,386.50		$39,111.32	$21,072.50		-$1,165.07	$59,018.75
April	2,826.00	3,765.00	6,591.00	539.30	874.90		$31,028.41	$27,615.46		-$975.96	$57,667.91
May	4,715.00	5,030.00	9,745.00	511.20	2,469.40		$54,852.32	$36,602.68		-$1,668.47	$89,786.53
June	8,856.00	4,230.00	13,086.00	713.20	2,798.40		$93,280.75	$31,664.69		-$2,385.82	$122,559.62
Totals	**85,696.00**	**42,875.00**	**128,571.00**	**10,807.70**	**20,557.00**	**31,364.70**	**$689,497.70**	**$256,032.31**		**-$18,329.89**	**$927,200.12**

2020/21	JET A	CalStar Jet A	Jet A total	Full Service Avgas	Self Service Avgas	Avgas total	Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	19,202.00	4,775.00		1,231.00	2,826.20		$101,054.54	$19,941.90		-$2,897.85	$118,098.59
August	29,466.00	3,525.00		984.00	1,750.00		$138,808.79	$14,736.16		-$4,032.03	$149,512.92
September	40,844.00	3,355.00		590.00	1,565.00		$186,159.91	$13,516.08		-$5,001.23	$194,674.76
October	20,114.00	3,900.00		1,112.00	1,882.90		$100,275.42	$15,803.95		-$2,715.03	$113,364.34
November	2,515.00	3,975.00		959.6	2,002.80		$24,278.17	$16,712.02		-$711.55	$40,278.64
December	3,717.00	2,850.00		1,153.00	1,807.80		$29,403.64	$12,116.74			$41,520.38
January	2,580.00	2,650.00		783.5	1,442.00		$20,427.62	$11,496.83		-$595.92	$31,328.53
February	1,543.00	2,738.00		805.40	1,581.30		$17,243.48	$11,934.43		-$478.67	$28,699.24
March	2,064.00	4,550.00		1,340.00	1,776.60		$27,017.98	$20,792.82		-$717.01	$47,093.79
April	8,171.00	4,935.00		1,098.00	1,138.50		$52,565.90	$23,381.27		-$1,327.66	$74,619.51
May	8,465.00	5,855.00		989.7	1,442.90		$55,095.16	$28,075.50		-$1,578.94	$81,591.72
June	10,437.00	4,530.00		1,223.00	1,395.90		$67,466.30	$21,949.70		-$1,906.90	$87,509.10
Totals	**118,438.00**	**25,030.00**	**143,468.00**	**12,269.20**	**20,611.90**	**32,881.10**	**$819,796.91**	**$210,457.40**		**-$21,962.79**	**$1,008,291.52**

2019/20	JET A	CalStar Jet A	Jet A total	Full Service Avgas	Self Service Avgas		Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	15,626.00	3,590.00		2,600.00	2,731.50		$110,300.01	$17,765.02		-$3,340.44	$124,724.59
August	18,877.00	3,890.00		1,520.00	2,503.20		$120,149.08	$19,326.01		-$3,465.93	$136,009.16
September	40,844.00	3,355.00		590.00	1,565.00		$186,159.91	$13,516.08		-$5,001.23	$194,674.76
October	25,965.00	4,460.00		1,844.00	1,809.50		$168,722.10	$22,565.27		-$4,656.52	$186,630.85
November	4,027.00	4,595.00		1,286.00	1,283.00		$37,111.27	$23,868.86		-$1,079.81	$59,900.32
Decemeber	1,187.00	2,641.00		584.1	582.8		$13,580.78	$14,837.92		-$419.29	$27,999.41
January	547	2,868.00		603.5	450.3		$9,782.31	$14,716.16		-$271.43	$24,227.04
February	2,046.00	4,585.00		1,252.00	1,954.00		$26,876.80	$23,262.50		-$797.15	$49,342.15
March	866	3,105.00	3971	646.7	741.5		$11,728.15	$15,504.67		-$335.81	$26,897.01
April	1,629.00	4,140.00	5,769.00	669.5	933		$16,380.73	$18,789.92		-$438.09	$34,732.56
May	1,289.00	3,410.00	4,699.00	201.6	426.4		$9,627.13	$11,777.56		-$278.03	$21,126.66
June	3,494.00	4,420.00	7,914.00	125.2	599.9		$17,516.49	$16,809.63		-$565.69	$33,760.43
Totals	**107,073.00**	**25,399.00**	**132,472.00**	**11,922.60**	**15,580.10**	**27,502.70**	**$727,934.76**	**$212,739.60**		**-$20,649.42**	**$920,024.94**

2018/19	JET A	CalStar Jet A	Jet A total	Full Service Avgas	Self Service Avgas		Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	42,034.00	3,550.00		1,982.00	1,835.00		$240,512.25	$18,743.23		-$6,351.04	$252,904.44
August	55,722.00	3,615.00		1,294.00	1,532.60		$301,719.70	$18,889.49		-$10,749.36	$309,859.83
September	14,143.00	4,535.00		2,080.20	1,730.80		$94,604.07	$24,140.53		-$2,742.36	$116,002.24
October	7,407.00	2,960.00		2,753.20	1,773.60		$63,023.38	$12,719.78		-$1,831.36	$73,911.80
November	5,242.00	2,220.00		981.1	1,394.70		$39,707.25	$11,873.81		-$1,133.39	$50,447.67
December	781	2,975.00		1,212.30	1,215.50		$16,986.61	$15,351.14		-$465.33	$31,872.42
January	2,422.00	1,355.00		2,750.90	1,312.30		$35,412.27	$6,416.18		-$857.60	$40,970.85
February	2,938.00	1,280.00		464.2	429.1		$20,493.25	$9,022.85		-$560.91	$28,955.19
March	2,126.00	2,390.00		1,291.00	775.6		$22,909.36	$12,032.02		-$644.86	$34,296.52
April	2,536.00	4,939.00		1,564.00	2,115.00		$32,740.06	$25,345.21		-$880.09	$57,205.18
May	4,916.00	1,995.00		892.1	2,465.00		$43,232.27	$10,520.14		-$979.88	$52,772.53
June	14,204.00	1,795.00		1,832.00	2,547.70		$98,609.69	$8,708.89		-$2,414.24	$104,904.34
Totals	**127,751.00**	**21,210.00**	**148,961.00**	**19,097.00**	**19,126.90**	**38,223.90**	**$1,009,950.16**	**$173,763.27**		**-$29,610.42**	**$1,154,103.01**

2017/18	JET A	CalStar Jet A	Jet A total	Full Service Avgas	Self Service Avgas		Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	18,491.00	3,830.00		5,006.30			$111,862.73	$14,609.29		-$3,341.37	$123,130.65
August	14,160.00	2,895.00		4,442.10	734.40		$92,912.07	$11,577.98		-$2,639.62	$101,850.43
September	13,098.00	3,490.00		2,933.30	989.80		$82,743.74	$14,847.64		-$2,411.23	$95,180.15
October	31,418.00	4,228.00		2,678.40	1,037.60		$170,042.07	$18,330.54		-$4,391.86	$183,980.75
November	2,398.00	2,055.00		1,387.80	741.7		$21,942.87	$9,098.01		-$619.76	$30,421.12
December	2,697.00	3,470.00		1,368.20	1,884.00		$28,306.95	$16,732.75		-$742.56	$44,297.14
January	863	1,640.00		1,608.40	805		$15,416.91	$7,926.56		-$443.57	$22,899.90
February	2,734.00	3,530.00		1,831.10	1,889.30		$33,365.60	$17,853.96		-$1,000.16	$50,219.40
March	3,093.00	2,260.00		937.3	633.9		$24,547.20	$11,489.19		-$761.50	$35,274.89
April	3,523.00	3,620.00		985	777.1		$27,807.39	$17,693.55		-$865.02	$44,635.92
May	3,178.00	4,680.00		1,895.50	1,222.70		$34,182.88	$24,384.77		-$1,071.34	$57,496.31
June	23,695.00	4,003.00		2,446.60	1,869.90		$146,538.97	$20,925.70		-$4,264.41	$163,200.26
Totals	**83,125.00**	**21,608.00**	**104,733.00**	**19,424.50**	**6,192.50**	**25,617.00**	**$789,669.38**	**$185,469.94**		**-$22,552.40**	**$952,586.92**

2016/17	JET A	CalStar Jet A	Jet A total	Full Service Avgas	Self Service Avgas	Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	14,100.00	3,789.00		5,604.70		$95,674.93	$14,367.68		-$2,891.81	$107,150.80
August	22,626.00	3,988.00		5,706.20		$120,555.11	$14,773.33		-$3,900.16	$131,428.28
September	15,331.00	3,355.00		5,379.60		$98,333.53	$13,209.22		-$2,802.59	$108,740.16
October	3,460.00	2,530.00		2,657.10		$29,321.66	$9,310.71		-$806.88	$37,825.49
November	1,067.00	1,820.00		2,713.60		$17,483.60	$7,038.69		-$484.40	$24,037.89
December	2,919.00	2,165.00		2,186.90		$23,798.20	$8,372.95		-$745.33	$31,425.82
January	1,523.00	1,976.00		1,659.30		$15,009.35	$7,622.98		-$474.97	$22,157.36
February	1,876.00	1,200.00		1,413.20		$15,410.15	$4,629.35		-$500.67	$19,538.83
March	4,070.00	3,300.00		3,131.10		$33,616.72	$12,730.72		-$969.39	$45,378.05
April	5,700.00	2,665.00		3,832.10		$44,687.36	$10,281.05		-$1,921.26	$53,047.15
May	6,521.00	3,215.00		3,993.80		$49,353.41	$12,402.81		-$1,717.32	$60,038.90
June	9,994.00	3,230.00		4,461.50		$66,301.55	$12,460.68		-$1,989.58	$76,772.65
Totals	**61,026.00**	**19,623.00**	**80,649.00**	**25,907.40**		**$609,545.57**	**$127,200.17**		**-$19,204.36**	**$717,541.38**

2015/16	JET A	CalStar Jet A	Jet A total	Avgas	Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	20,173.00	3,770.00		5,268.80	$132,734.24	$16,376.73	$900.96	-$3,873.03	
August	28,643.00	3,310.00		5,198.90	$175,206.10	$13,461.77		-$5,300.85	
September	18,693.00	4,035.00		4,279.30	$114,379.39	$15,846.39		-$3,036.16	
October	3,844.00	2,905.00		3,444.20	$33,684.92	$11,088.52		-$994.20	
November	2,648.00	2,548.00		3,270.50	$27,803.75	$9,650.14		-$827.09	
December	1,378.00	1,560.00		1,244.40	$12,279.70	$5,882.73		-$365.43	
January	1,402.00	1,560.00		1,455.00	$13,399.14	$5,651.92		-$415.87	
February	1,883.00	2,350.00		2,706.70	$21,000.08	$8,054.57		-$621.83	
March	3,631.00	2,445.00		1,881.50	$26,013.26	$8,380.17		-$820.59	
April	2,749.00	2,135.00		3,177.60	$27,399.12	$7,317.65		-$825.19	
May	2,861.00	1,630.00		3,079.70	$26,955.21	$5,586.78		-$831.86	
June	11,015.00	3,115.00		4,169.90	$70,771.78	$11,690.21		-$2,094.29	
Totals	**98,920.00**	**31,363.00**	**130,283.00**	**39,176.50**	**$681,626.69**	**$118,987.58**	**$900.96**	**-$20,006.39**	**$781,508.84**

2014/15	JET A	CalStar Jet A	Reach Jet A	Avgas	Total Fuel Rev	Cal Star	Reach	Processing Fee	TOTAL
July	24,489.00	3,851.00		3,950.80	$176,072.32	$21,890.87			
August	51,109.00	3,270.00		4,735.70	$342,396.00	$18,491.11			
September	9,313.00	6,030.00		3,429.60	$79,138.56	$20,585.69			
October	3,966.00	3,410.00		4,381.20	$49,148.65	$23,623.31			
November	3,161.00	4,065.00		3,024.40	$36,185.91	$17,824.96			
December	2,881.00	5,132.00		2,997.90	$34,422.61	$21,299.44			
January	2,097.00	3,640.00	1,220.00	3,195.00	$29,451.51	$18,730.08	$6,263.15		
February	1,969.00	2,610.00	1,627.00	3,197.60	$24,558.26	$10,507.16	$6,537.99		
March	2,229.00	4,200.00	2,735.00	4,330.10	$30,426.19	$17,968.37	$11,728.88		
April	1,030.00	3,530.00	3,107.00	4,382.80	$25,125.28	$14,546.55	$12,773.86	-$741.09	
May	4,890.00	3,635.00	4,311.00	4,597.40	$44,545.85	$14,979.25	$17,723.86	-$1,330.17	
June	13,415.00	3,130.00	4,933.00	5,765.20	$96,233.14	$14,699.87	$22,814.92	-$2,785.99	
Totals	**120,549.00**	**46,503.00**	**17,933.00**	**47,987.70**	**$967,704.28**	**$215,146.66**	**$77,842.66**	**-$4,857.25**	**$1,255,836.35**

2013/14	JET A	CalStar Jet A	Jet A total	Avgas	Total Fuel Rev	Cal Star	TOTAL
July	11,487.00	3,980.00		4,421.10	$93,677.15	$20,288.01	
August	16,416.00	4,810.00		5,747.70	$130,383.57	$25,314.75	
September	7,428.00	4,430.00		4,221.80	$68,825.26	$25,313.72	
October	3,966.00	3,410.00		4,381.20	$49,148.65	$23,623.31	
November	3,161.00	4,065.00		3,024.40	$36,185.91	$17,824.96	
December	2,881.00	5,132.00		2,997.90	$34,422.61	$21,299.44	
January	649	5,249.00		3,348.60	$23,599.11	$26,603.02	
February	2,374.00	2,741.00		1967.6	$24,811.87	$14,359.74	
March	971	2,825.00		2,751.30	$21,512.89	$14,832.25	
April	850	4,450.00		3,006.50	$22,406.21	$24,948.53	
May	9,946.00	4,575.00		3,394.40	$79,613.99	$20,290.66	
June	11,155.00	4,980.00		3,604.10	$90,994.27	$28,265.41	
Totals	**71,284.00**	**50,647.00**	**121,931.00**	**42,866.60**	**$675,581.49**	**$262,963.80**	**$938,545.29**

2012/13	JET A	CalStar Jet A		Avgas	Total Fuel Rev	Cal Star	TOTAL
July	20,174.00	5,215.00		4,958.00	$141,711.81	$18,621.86	
August	57,719.00	5,660.00		7,197.00	$387,364.68	$18,621.86	
September	33,943.00	4,383.00		5,682.50	$234,477.89	$18,621.86	
October	7,230.00	4,803.00		3,131.60	$63,740.21	$18,621.86	
November	3,161.00	4,065.00		3,024.40	$36,185.91	$17,824.96	
December	2,881.00	5,132.00		2,997.90	$34,422.61	$21,299.44	
January	2,070.00	4,865.00		2,892.30	$29,175.63	$18,621.86	
February	578	3,258.00		4,152.10	$26,749.14	$18,621.86	
March	2,995.00	3,075.00		3,238.80	$37,275.54	$18,621.86	
April	3,482.00	5,430.00		3,477.90	$41,987.18	$18,621.86	
May	7,405.00	3,795.00		5,230.00	$74,614.99	$18,621.86	
June	10,546.00	2,885.00		4,172.80	$84,611.54	$18,621.86	
Totals	**152,184.00**	**52,566.00**	**204,750.00**	**50,155.30**	**$1,192,317.13**	**$225,343.00**	**$1,417,660.13**

2011/12	JET A	CalStar Jet A		Avgas	Total Fuel Rev	Cal Star	TOTAL
July	24,601.00	4,021.00		8,388.40	$194,171.35	$20,011.89	
August	19,282.00	4,275.00		6,965.70	$150,813.57	$20,162.25	
September	10,061.00	4,555.00		4,243.00	$82,009.94	$22,039.30	
October	3,273.00	3,535.00		4,124.50	$42,170.15	$16,592.20	
November	2,077.10	2,465.00		2,465.00	$21,226.81	$11,794.87	
December	869	3,936.00		4,220.00	$28,657.31	$18,634.44	
January	3,020.70	3,210.00		3,020.70	$22,092.95	$14,813.91	
February	2,710.10	3,982.00		2,710.10	$40,219.69	$19,206.21	
March	1,434.00	3,575.00		1,434.00	$20,594.36	$17,812.94	
April	3,239.40	2,750.00		3,239.40	$23,752.38	$13,717.39	
May	4,171.30	6,306.00		4,171.30	$41,447.18	$31,606.71	
June	7,909.70	4,621.00		7,909.70	$129,203.64	$21,569.39	
Totals	**82,648.30**	**47,231.00**	**129,879.30**	**52,891.80**	**$796,359.33**	**$227,961.50**	**$1,024,320.83**

2010/11	JET A	CalStar Jet A		Avgas	Total Fuel Rev	Cal Star	TOTAL
July	14,070.00	4,140.00		5,589.70	$94,956.56	$14,506.67	
August	15,925.00	4,740.00		5,548.10	$104,388.97	$17,204.84	
September	9,325.00	4,285.00		5,128.20	$69,762.89	$15,240.46	
October	4,680.00	3,195.00		3,953.60	$41,399.03	$11,073.69	
November	2,432.00	3,300.00		3,152.10	$27,023.56	$12,444.63	
December	1,629.00	2,150.00		927.9	$11,996.39	$8,130.44	
January	1,122.00	2,860.00		2,860.20	$19,180.76	$11,392.58	
February	1,592.00	1,626.00		2,145.50	$18,666.16	$6,478.24	
March	2,113.00	1,750.00		2,293.50	$22,332.00	$7,453.01	
April	3,047.00	3,530.00		2,799.70	$32,305.95	$16,197.40	
May	6,892.00	3,672.00		3,462.50	$62,537.51	$18,947.38	
June	12,013.00	4,379.00		7,735.80	$117,287.39	$21,607.53	
Totals	**74,840.00**	**39,627.00**	**114,467.00**	**45,596.80**	**$621,837.17**	**$160,676.87**	**$782,514.04**

2009/10	JET A	CalStar Jet A		Avgas	Total Fuel Rev	Cal Star	TOTAL
July	14,283.00	5,623.00		6,950.20	$88,546.81	$16,266.91	
August	14,742.00	4,980.00		7,042.10	$94,634.09	$15,096.98	
September	10,061.00	4,555.00		4,243.00	$82,009.94	$22,039.30	
October	6,720.00	2,565.00		5,142.10	$53,331.10	$7,455.86	
November	1,145.00	2,150.00		3,491.60	$20,851.17	$6,891.46	
December	1,089.00	2,220.00		2,609.40	$16,619.29	$7,155.85	
January	1,122.00	2,860.00		2,860.20	$19,180.76	$11,392.58	
February	1,592.00	1,626.00		2,145.50	$18,666.16	$6,478.24	
March	1,887.00	4,435.00		3,423.90	$23,771.39	$14,217.79	
April	2,603.00	2,835.00		2,837.70	$24,668.31	$9,665.08	
May	4,239.00	4,495.00		3,651.70	$37,966.99	$16,470.54	
June	13,244.00	4,205.00		8,018.60	$100,926.38	$14,684.68	
Totals	**72,727.00**	**42,549.00**	**115,276.00**	**52,416.00**	**$581,172.39**	**$147,815.27**	**$728,987.66**

FROM 2026 01 TO 2026 13

ACCOUNTS FOR: 777 AIRPORT FUND	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
77700000 AIRPORT FUND						
43173 CALTRANS	-10,000	0	-10,000	.00	-10,000.00	.0%
44201 AIRPORT GAS & OIL SALES	-1,053,750	-200,000	-1,253,750	-919,142.33	-334,607.67	73.3%
44202 AIRPORT OPERATION FEES	-8,500	0	-8,500	-7,130.75	-1,369.25	83.9%
44203 AIRPORT MISC. SALES	0	0	0	.00	.00	.0%
44204 AIRPORT LANDING FEES	-20,000	0	-20,000	.00	-20,000.00	.0%
46110 INTEREST ON INVESTMENTS	-3,234	0	-3,234	-2,507.24	-726.76	77.5%
46116 MISCELLANEOUS INCOME	-3,300	0	-3,300	-2,838.00	-462.00	86.0%
46801 AIRPORT GROUND RENT	-244,000	0	-244,000	-249,747.32	5,747.32	102.4%
46802 AIRPORT ADMIN BLDG RENT	-14,400	0	-14,400	-15,621.12	1,221.12	108.5%
46803 AIRPORT HANGAR RENT	-188,000	0	-188,000	-202,813.00	14,813.00	107.9%
46804 FAA BUILDING	-15,000	0	-15,000	-10,157.69	-4,842.31	67.7%
46805 CORPORATION YARD LAND RENTAL	-86,814	0	-86,814	-57,371.13	-29,442.87	66.1%
46806 COMMISSION ON HANGAR RENTAL	-2,500	0	-2,500	.00	-2,500.00	.0%
48110 MISCELLANEOUS RECEIPTS	-600	0	-600	-652.08	52.08	108.7%
51213 CONTRA UAL	-79,622	0	-79,622	-79,622.00	.00	100.0%
51230 WORKERS COMP	-6,766	0	-6,766	.00	-6,765.55	.0%
54700 FINES & PENALTIES	0	0	0	117.00	-117.00	.0%
61300 BILLING & COLLECTION ALLOCATIO	18,905	0	18,905	14,225.87	4,679.13	75.2%
62100 ADMIN & OVERHEAD ALLOCATION	277	0	277	233.60	43.40	84.3%
70102 BOND INTEREST EXPENSE	44,341	0	44,341	33,625.00	10,716.00	75.8%
70202 BOND PRINCIPAL PAYMENTS	35,281	0	35,281	35,281.00	.00	100.0%
94403 DEBT PRINCIPAL ACCRUAL OFFSET	0	0	0	-35,281.00	35,281.00	.0%
95778 TRANSFER TO AIRPORT CAP IMP	35,684	0	35,684	.00	35,684.00	.0%
95779 TRANSFER TO SPECIAL AVIATION F	14,375	0	14,375	.00	14,375.00	.0%
TOTAL AIRPORT FUND	-1,587,623	-200,000	-1,787,623	-1,499,401.19	-288,221.36	83.9%
77714000 CITY ATTORNEY						
52150 LEGAL SERVICES/EXPENSES	4,000	0	4,000	1,509.76	2,490.24	37.7%
61200 PURCHASING ALLOCATION	340	0	340	161.51	178.49	47.5%
61500 INSURANCE ALLOCATION	45	0	45	42.89	2.11	95.3%
62100 ADMIN & OVERHEAD ALLOCATION	254	0	254	214.60	39.40	84.5%
TOTAL CITY ATTORNEY	4,639	0	4,639	1,928.76	2,710.24	41.6%
77725200 AIRPORT OPERATIONS						

FROM 2026 01 TO 2026 13

ACCOUNTS FOR: 777 AIRPORT FUND	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
51110 REGULAR SALARIES & WAGES	326,697	9,873	336,570	345,752.66	-9,182.41	102.7%
51130 OVERTIME SALARIES & WAGES	1,277	0	1,277	4,110.05	-2,833.05	321.9%
51210 RETIREMENT (PERS)	37,493	1,161	38,654	39,560.43	-906.28	102.3%
51211 PERS UNFUNDED LIABILITY	103,034	0	103,034	103,034.00	.00	100.0%
51220 INSURANCE	84,386	0	84,386	93,507.11	-9,121.11	110.8%
51230 WORKERS COMP	23,320	700	24,020	24,505.53	-485.78	102.0%
51240 MEDICARE	4,602	141	4,743	4,878.55	-136.05	102.9%
51250 UNEMPLOYMENT	0	0	0	.00	.00	.0%
51260 FICA	0	0	0	.00	.00	.0%
51290 CELL PHONE STIPEND	768	0	768	770.29	-2.29	100.3%
52100 CONTRACTUAL SERVICES	18,015	3,500	21,515	22,270.26	-755.26	103.5%
52528 LIABILITY INSURANCE	8,100	0	8,100	7,200.00	900.00	88.9%
54100 SUPPLIES	16,200	0	16,200	10,395.35	5,804.65	64.2%
54101 POSTAGE	400	0	400	64.60	335.40	16.2%
54102 SMALL TOOLS	5,270	0	5,270	5,724.72	-454.72	108.6%
55100 TELEPHONE	3,500	0	3,500	1,409.33	2,090.67	40.3%
55210 UTILITIES	68,866	0	68,866	53,584.15	15,281.85	77.8%
56110 CITY GARAGE - PARTS	0	0	0	.00	.00	.0%
56111 CITY GARAGE - LABOR	0	0	0	.00	.00	.0%
56120 EQUIPMENT MAINTENANCE & REPAIR	7,000	0	7,000	379.80	6,620.20	5.4%
56130 EXTERNAL SERVICES	12,446	0	12,446	2,470.06	9,975.94	19.8%
56210 FUEL & FLUIDS	2,000	0	2,000	1,704.90	295.10	85.2%
56300 BUILDING MAINT. & REPAIR	10,000	8,500	18,500	15,284.27	3,215.73	82.6%
56600 AIRFIELD MAINTENANCE & REPAIR	35,000	0	35,000	11,488.01	23,511.99	32.8%
57100 LEARNING AND DEVELOPMENT	7,000	0	7,000	450.00	6,550.00	6.4%
57300 MEMBERSHIPS & SUBSCRIPTIONS	2,730	0	2,730	2,000.00	730.00	73.3%
58401 AVIATION FUEL	519,850	188,000	707,850	637,814.43	70,035.57	90.1%
59100 PROPERTY TAXES PAID	1,300	0	1,300	.00	1,300.00	.0%
59101 FEES	400	0	400	3,053.92	-2,653.92	763.5%
59108 BANK FEES	20,000	0	20,000	17,190.69	2,809.31	86.0%
61100 GENERAL GOVERNMENT ALLOCATION	0	0	0	.00	.00	.0%
61200 PURCHASING ALLOCATION	2,910	0	2,910	1,381.84	1,528.16	47.5%
61300 BILLING & COLLECTION ALLOCATIO	0	0	0	.00	.00	.0%
61422 IT ALLOCATION	32,098	0	32,098	31,574.17	523.83	98.4%
61500 INSURANCE ALLOCATION	76,725	0	76,725	73,387.86	3,337.14	95.7%
61600 GARAGE ALLOCATION	21,273	0	21,273	20,505.06	767.94	96.4%
62100 ADMIN & OVERHEAD ALLOCATION	81,884	0	81,884	69,176.96	12,707.04	84.5%
63209 INTERFUND SERVICES - IT	0	0	0	3,656.04	-3,656.04	.0%
80100 MACHINERY & EQUIPMENT	0	0	0	.00	.00	.0%
TOTAL AIRPORT OPERATIONS	1,534,544	211,875	1,746,419	1,608,285.04	138,133.61	92.1%
TOTAL AIRPORT FUND	-48,440	11,875	-36,565	110,812.61	-147,377.51	-303.1%
TOTAL REVENUES	-1,650,098	-200,000	-1,850,098	-1,467,980.66	-382,117.34	
TOTAL EXPENSES	1,601,658	211,875	1,813,533	1,578,793.27	234,739.83	

FROM 2026 01 TO 2026 13

	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
GRAND TOTAL	-48,440	11,875	-36,565	110,812.61	-147,377.51	-303.1%

REPORT OPTIONS

	Field #	Total	Page Break
Sequence 1	1	Y	Y
Sequence 2	9	Y	N
Sequence 3	11	Y	N
Sequence 4	0	N	N

Report title:

2026
EXPENSE
Includes accounts exceeding 0% of budget.
Print Full or Short description: F
Print full GL account: N
Sort by full GL account: N
Print Revenues-Version headings: Y
Print revenue as credit: Y
Print revenue budgets as zero: N

From Yr/Per: 2026/ 1
To Yr/Per: 2026/13
Budget Year: 2026
Print totals only: Y
Format type: 1
Double space: N
Suppress zero bal accts: Y
Amounts/totals exceed 999 million dollars: N
Roll projects to object: N
Print journal detail: N
From Yr/Per: 2014/ 1
To Yr/Per: 2014/ 2
Include budget entries: Y
Incl encumb/liq entries: Y
Sort by JE # or PO #: J
Detail format option: 1
Multiyear view: D

FROM 2027 01 TO 2027 01

ACCOUNTS FOR: 777 AIRPORT FUND	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
77700000 AIRPORT FUND						
43173 CALTRANS	-10,000	0	-10,000	.00	-10,000.00	.0%
44201 AIRPORT GAS & OIL SALES	-1,677,442	0	-1,677,442	.00	-1,677,442.00	.0%
44202 AIRPORT OPERATION FEES	-8,500	0	-8,500	-617.60	-7,882.40	7.3%
44203 AIRPORT MISC. SALES	0	0	0	.00	.00	.0%
44204 AIRPORT LANDING FEES	-20,000	0	-20,000	.00	-20,000.00	.0%
46110 INTEREST ON INVESTMENTS	-3,234	0	-3,234	.00	-3,234.00	.0%
46116 MISCELLANEOUS INCOME	-3,300	0	-3,300	-129.00	-3,171.00	3.9%
46801 AIRPORT GROUND RENT	-260,000	0	-260,000	-20,281.32	-239,718.68	7.8%
46802 AIRPORT ADMIN BLDG RENT	-14,400	0	-14,400	-1,313.64	-13,086.36	9.1%
46803 AIRPORT HANGAR RENT	-210,000	0	-210,000	-17,925.00	-192,075.00	8.5%
46804 FAA BUILDING	-15,000	0	-15,000	-2,533.38	-12,466.62	16.9%
46805 CORPORATION YARD LAND RENTAL	-86,814	0	-86,814	.00	-86,814.00	.0%
46806 COMMISSION ON HANGAR RENTAL	-2,500	0	-2,500	.00	-2,500.00	.0%
48110 MISCELLANEOUS RECEIPTS	-400	0	-400	-281.54	-118.46	70.4%
51213 CONTRA UAL	-79,528	0	-79,528	.00	-79,528.00	.0%
61300 BILLING & COLLECTION ALLOCATIO	21,373	0	21,373	.00	21,373.00	.0%
62100 ADMIN & OVERHEAD ALLOCATION	326	0	326	.00	326.00	.0%
70102 BOND INTEREST EXPENSE	43,481	0	43,481	.00	43,481.00	.0%
70202 BOND PRINCIPAL PAYMENTS	36,047	0	36,047	.00	36,047.00	.0%
95778 TRANSFER TO AIRPORT CAP IMP	53,000	0	53,000	.00	53,000.00	.0%
95779 TRANSFER TO SPECIAL AVIATION F	14,375	0	14,375	.00	14,375.00	.0%
TOTAL AIRPORT FUND	-2,222,516	0	-2,222,516	-43,081.48	-2,179,434.52	1.9%
77714000 CITY ATTORNEY						
52150 LEGAL SERVICES/EXPENSES	4,000	0	4,000	.00	4,000.00	.0%
61200 PURCHASING ALLOCATION	229	0	229	.00	229.00	.0%
61500 INSURANCE ALLOCATION	54	0	54	.00	54.00	.0%
62100 ADMIN & OVERHEAD ALLOCATION	296	0	296	.00	296.00	.0%
TOTAL CITY ATTORNEY	4,579	0	4,579	.00	4,579.00	.0%
77725200 AIRPORT OPERATIONS						

FROM 2027 01 TO 2027 01

ACCOUNTS FOR: 777 AIRPORT FUND	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
51110 REGULAR SALARIES & WAGES	345,710	0	345,710	26,703.48	319,006.52	7.7%
51130 OVERTIME SALARIES & WAGES	2,500	0	2,500	381.91	2,118.09	15.3%
51210 RETIREMENT (PERS)	40,589	0	40,589	3,135.01	37,453.99	7.7%
51211 PERS UNFUNDED LIABILITY	117,511	0	117,511	.00	117,511.00	.0%
51220 INSURANCE	103,904	0	103,904	8,780.78	95,123.22	8.5%
51230 WORKERS COMP	25,089	0	25,089	1,915.82	23,173.18	7.6%
51240 MEDICARE	4,819	0	4,819	372.96	4,446.04	7.7%
51250 UNEMPLOYMENT	0	0	0	.00	.00	.0%
51260 FICA	0	0	0	.00	.00	.0%
51290 CELL PHONE STIPEND	1,537	0	1,537	64.00	1,473.00	4.2%
52100 CONTRACTUAL SERVICES	18,000	0	18,000	5,054.75	12,945.25	28.1%
52528 LIABILITY INSURANCE	16,200	0	16,200	8,400.00	7,800.00	51.9%
54100 SUPPLIES	15,500	0	15,500	-73.15	15,573.15	-.5%
54101 POSTAGE	120	0	120	.00	120.00	.0%
54102 SMALL TOOLS	2,500	0	2,500	.00	2,500.00	.0%
54110 SMALL VEHICLES AND EQUIPMENT	1,000	0	1,000	.00	1,000.00	.0%
54330 COMPUTER AND TECHNOLOGY	2,500	0	2,500	.00	2,500.00	.0%
55100 TELEPHONE	1,700	0	1,700	.00	1,700.00	.0%
55210 UTILITIES	61,000	0	61,000	.00	61,000.00	.0%
56110 CITY GARAGE - PARTS	0	0	0	.00	.00	.0%
56111 CITY GARAGE - LABOR	0	0	0	.00	.00	.0%
56120 EQUIPMENT MAINTENANCE & REPAIR	8,000	0	8,000	.00	8,000.00	.0%
56130 EXTERNAL SERVICES	12,500	0	12,500	.00	12,500.00	.0%
56210 FUEL & FLUIDS	2,000	0	2,000	.00	2,000.00	.0%
56300 BUILDING MAINT. & REPAIR	23,500	0	23,500	.00	23,500.00	.0%
56600 AIRFIELD MAINTENANCE & REPAIR	17,000	0	17,000	.00	17,000.00	.0%
57100 LEARNING AND DEVELOPMENT	6,500	0	6,500	.00	6,500.00	.0%
57300 MEMBERSHIPS & SUBSCRIPTIONS	2,330	0	2,330	.00	2,330.00	.0%
58401 AVIATION FUEL	1,041,505	0	1,041,505	68,897.96	972,607.04	6.6%
59100 PROPERTY TAXES PAID	1,300	0	1,300	.00	1,300.00	.0%
59101 FEES	400	0	400	.00	400.00	.0%
59108 BANK FEES	28,000	0	28,000	.00	28,000.00	.0%
61100 GENERAL GOVERNMENT ALLOCATION	0	0	0	.00	.00	.0%
61200 PURCHASING ALLOCATION	2,062	0	2,062	.00	2,062.00	.0%
61300 BILLING & COLLECTION ALLOCATIO	0	0	0	.00	.00	.0%
61422 IT ALLOCATION	29,653	0	29,653	.00	29,653.00	.0%
61500 INSURANCE ALLOCATION	99,888	0	99,888	.00	99,888.00	.0%
61600 GARAGE ALLOCATION	25,322	0	25,322	.00	25,322.00	.0%
62100 ADMIN & OVERHEAD ALLOCATION	112,098	0	112,098	.00	112,098.00	.0%
80100 MACHINERY & EQUIPMENT	25,000	0	25,000	.00	25,000.00	.0%
TOTAL AIRPORT OPERATIONS	2,197,237	0	2,197,237	123,633.52	2,073,603.48	5.6%

FROM 2027 01 TO 2027 01

ACCOUNTS FOR: 777 AIRPORT FUND		ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
TOTAL AIRPORT FUND		-20,700	0	-20,700	80,552.04	-101,252.04	-389.1%
	TOTAL REVENUES	-2,311,590	0	-2,311,590	-43,081.48	-2,268,508.52	
	TOTAL EXPENSES	2,290,890	0	2,290,890	123,633.52	2,167,256.48	

FROM 2027 01 TO 2027 01

	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
GRAND TOTAL	-20,700	0	-20,700	80,552.04	-101,252.04	-389.1%

REPORT OPTIONS

	Field #	Total	Page Break
Sequence 1	1	Y	Y
Sequence 2	9	Y	N
Sequence 3	11	Y	N
Sequence 4	0	N	N

Report title:

2027
EXPENSE
Includes accounts exceeding 0% of budget.
Print Full or Short description: F
Print full GL account: N
Sort by full GL account: N
Print Revenues-Version headings: Y
Print revenue as credit: Y
Print revenue budgets as zero: N

From Yr/Per: 2027/ 1
To Yr/Per: 2027/ 1
Budget Year: 2027
Print totals only: Y
Format type: 1
Double space: N
Suppress zero bal accts: Y
Amounts/totals exceed 999 million dollars: N
Roll projects to object: N
Print journal detail: N
From Yr/Per: 2014/ 1
To Yr/Per: 2014/ 2
Include budget entries: Y
Incl encumb/liq entries: Y
Sort by JE # or PO #: J
Detail format option: 1
Multiyear view: D

BALANCE SHEET FOR 2026 13

FUND: 777 AIRPORT FUND		NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS			
77700000 10101	POOLED CASH	.00	149,194.33
77700000 10298	MARKET VALUE ADJUSTMENT	.00	-1,434.09
77700000 10410	ACCOUNTS RECEIVABLE	.00	40,935.34
77700000 10600	ALLOWANCE FOR BAD DEBT	.00	-125.00
77700000 19010	LAND	.00	271,957.47
77700000 19015	INFRASTRUCTURE	.00	1,055,147.91
77700000 19020	LAND IMPROVEMENTS	.00	1,290,900.17
77700000 19040	BUILDINGS	.00	360,924.81
77700000 19080	ROLLING EQUIPMENT	.00	203,558.44
77700000 19090	MACHINERY	.00	36,856.46
77700000 19260	DEFERRED OUTFLOWS - AGENT	.00	164,832.00
77700000 19515	ACCUM DEP - INFRASTRUCTURE	.00	-1,055,147.91
77700000 19520	ACCUM DEP - LAND IMPROVEMENTS	.00	-1,225,871.83
77700000 19540	ACCUM DEP - BUILDINGS	.00	-290,223.03
77700000 19580	ACCUM DEP - ROLLING EQUIPMENT	.00	-150,510.51
77700000 19590	ACCUM DEP - MACHINERY	.00	-36,856.78
TOTAL ASSETS		.00	814,137.78
LIABILITIES			
77700000 20100	ACCOUNTS PAYABLE	.00	-67,372.19
77700000 20550	ACCRUED PAYROLL	.00	-15,150.15
77700000 20560	COMPENSATED ABSENCES	.00	-38,944.91
77700000 21035	BONDS PAYABLE, SERIES 2020B	.00	-1,123,482.09
77700000 21110	CUSTOMER DEPOSITS	.00	-4,261.50
77700000 22200	NET PENSION LIABILITY - AGENT	.00	-333,038.37
77700000 22211	DEFERRED INFLOWS - AGENT	.00	-3,396.00
TOTAL LIABILITIES		.00	-1,585,645.21
FUND BALANCE			
77700000 30004	APPROPRIATIONS	.00	-1,813,533.10
77700000 30005	REVENUE CONTROL	.00	-1,467,980.66
77700000 30006	EXPENDITURE CONTROL	.00	1,578,793.27
77700000 30007	FUND BALANCE	.00	1,686,258.48
77700000 30009	ESTIMATED REVENUE	.00	1,850,098.00
77700000 30010	BUDGETARY FUND BALANCE UNRESER	.00	-36,564.90
77700000 31009	INVESTMENT IN FIXED ASSETS	.00	-1,011,686.66
77700000 37003	UAL DEBT SERVICE RESERVE	.00	-13,877.00
TOTAL FUND BALANCE		.00	771,507.43
TOTAL LIABILITIES + FUND BALANCE		.00	-814,137.78

** END OF REPORT - Generated by Greg Owen **

BALANCE SHEET FOR 2027 1

FUND: 777 AIRPORT FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
	77700000 10101	POOLED CASH	-109,282.25	39,912.08
	77700000 10298	MARKET VALUE ADJUSTMENT	.00	-1,434.09
	77700000 10410	ACCOUNTS RECEIVABLE	-38,541.98	2,393.36
	77700000 10600	ALLOWANCE FOR BAD DEBT	.00	-125.00
	77700000 19010	LAND	.00	271,957.47
	77700000 19015	INFRASTRUCTURE	.00	1,055,147.91
	77700000 19020	LAND IMPROVEMENTS	.00	1,290,900.17
	77700000 19040	BUILDINGS	.00	360,924.81
	77700000 19080	ROLLING EQUIPMENT	.00	203,558.44
	77700000 19090	MACHINERY	.00	36,856.46
	77700000 19260	DEFERRED OUTFLOWS - AGENT	.00	164,832.00
	77700000 19515	ACCUM DEP - INFRASTRUCTURE	.00	-1,055,147.91
	77700000 19520	ACCUM DEP - LAND IMPROVEMENTS	.00	-1,225,871.83
	77700000 19540	ACCUM DEP - BUILDINGS	.00	-290,223.03
	77700000 19580	ACCUM DEP - ROLLING EQUIPMENT	.00	-150,510.51
	77700000 19590	ACCUM DEP - MACHINERY	.00	-36,856.78
	TOTAL ASSETS		-147,824.23	666,313.55
LIABILITIES				
	77700000 20100	ACCOUNTS PAYABLE	67,372.19	.00
	77700000 20550	ACCRUED PAYROLL	.00	-15,150.15
	77700000 20560	COMPENSATED ABSENCES	.00	-38,944.91
	77700000 21035	BONDS PAYABLE, SERIES 2020B	.00	-1,123,482.09
	77700000 21110	CUSTOMER DEPOSITS	-100.00	-4,361.50
	77700000 22200	NET PENSION LIABILITY - AGENT	.00	-333,038.37
	77700000 22211	DEFERRED INFLOWS - AGENT	.00	-3,396.00
	TOTAL LIABILITIES		67,272.19	-1,518,373.02
FUND BALANCE				
	77700000 30005	REVENUE CONTROL	-43,081.48	-43,081.48
	77700000 30006	EXPENDITURE CONTROL	123,633.52	123,633.52
	77700000 30007	FUND BALANCE	.00	1,797,071.09
	77700000 31009	INVESTMENT IN FIXED ASSETS	.00	-1,011,686.66
	77700000 37003	UAL DEBT SERVICE RESERVE	.00	-13,877.00
	TOTAL FUND BALANCE		80,552.04	852,059.47
	TOTAL LIABILITIES + FUND BALANCE		147,824.23	-666,313.55

** END OF REPORT - Generated by Greg Owen **

Staff is coordinating with the City Council Ad Hoc "Airport Policy" Committee. A joint meeting between the Airport Commission and the Ad Hoc Committee is planned.

Staff will prepare materials for the meeting. It is anticipated to occur in September, or a special joint meeting may be scheduled.

Additional details will be provided once the date and agenda are confirmed.

I. Purpose

This memorandum presents the proposed Standard Land Lease (DGS Project No. 16458, draft dated April 2, 2026) and recommends that Council authorize execution. The lease continues CAL FIRE's long-standing air-attack occupancy at Ukiah Regional Airport for a new ten-year term beginning July 1, 2027.

II. Background

The City owns and operates Ukiah Regional Airport. CAL FIRE occupies approximately 1.54 acres on the field for air-attack and related support functions. That presence is a core part of the Airport's emergency-response mission and supports wildfire aviation for Mendocino and Lake Counties.

The instrument is the State Department of General Services Real Estate Services Division Standard Land Lease form (Rev. 7/22). Tenant agency is the California Department of Forestry and Fire Protection. Lessor is the City of Ukiah. Upon acceptance and occupancy, the new lease supersedes the existing lease for the same premises at 1475 South State Street.

The State shall have access to and use of the leased premises 24 hours per day, seven days per week, with no exceptions.

STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION

STANDARD LAND LEASE FORM

LEASE COVERING PREMISES LOCATED AT Ukiah Regional Airport 1475 S State Street Ukiah, CA COUNTY AND APN: Mendocino County, APN: 003-310-08-00
LESSOR'S FED. TAX. I.D. NO. OR SOCIAL SECURITY NO.
TENANT AGENCY California Department of Forestry and Fire Protection

Lease File No.: 3436-001
Project No.: 16458

Preamble THIS LEASE, made and entered into this 2nd day of April 2026 by and between

THE CITY OF UKIAH, A MUNICIPAL CORPORATION

hereinafter called the Lessor, without distinction as to number or gender, and the State of California, acting by and through the Director of the Department of General Services, hereinafter called the State.

WITNESSETH

Description 1. The Lessor hereby leases unto the State and the State hereby hires from the Lessor those certain premises with appurtenances situated in the City of Ukiah, County of Mendocino, State of California, and more particularly described as follows:

A land area of approximately 1.54 acres of land hereinafter referred to as the premises as outlined on the attached map labeled Exhibit "A" and more particularly described as Assessor Parcel Number(s): ; . The State shall have access to and use of the leased premises 24 hours per day, seven (7) days per week with no exceptions.

Term 2. The term of this lease shall commence on July 1, 2026, and shall end on June 30, 2036, with such rights of termination as may be hereinafter expressly set forth.

Early Termination 3. The State may terminate this lease at any time effective on or after June 30, 2030, by giving written notice to the Lessor at least thirty (30) days prior to the date when such termination shall become effective. If the State fails to complete its move out within the notice period and remains in the premises, additional rent shall be paid and prorated on a thirty (30) day month, based on the actual number of days the State occupies the premises following the effective date of termination.

Rent 4. Rental payments shall be paid by the State, from legally available funds and subject to the California Constitution, in arrears on the last day of each month during said term as follows:

TWO THOUSAND THREE HUNDRED FIFTY AND 49/100 DOLLARS
(2,350.49) from July 1, 2026 through June 30, 2030; and thereafter

Rental payable hereunder for any period of time less than one month shall be determined by prorating the monthly rental herein specified based on the actual number of days in the month.

Rental shall be paid to Lessor at the address specified in Paragraph 5 or to such other address as the Lessor may designate by a notice in writing. If the premises are not complete pursuant to Paragraph 6 by the date shown in Paragraph 2, it is understood and agreed by and between the parties that, at the State's sole option, the dates shown in Paragraphs 2 and 3 and the dates and dollar amounts shown in Paragraph 4 may be adjusted to the first of the month following the State's acceptance of the completed premises, such acceptance shall not unreasonably be withheld. If the State exercises this option, it is agreed the State will complete unilaterally an amendment to the lease to revise the herein above stated dates. Any accrued rents for the period of time prior to the unilaterally adjusted commencement date will be paid in accordance with Paragraph 8. Additionally, it is understood and agreed between the parties that, at the State's option, the dates shown in the "CPI Escalator Operating Expenses" paragraph, if incorporated herein, shall be adjusted to reflect the time delay between lease commencement and the first of the month following the actual acceptance date. In the event this lease agreement contains a provision granting the State an Option to Purchase the premises, it is further agreed herein by the parties that, notwithstanding the provision of the Option to Purchase paragraph herein, the effective dates and corresponding purchase option prices of said Option to Purchase shall be adjusted consistent with any adjustment to the lease commencement date. Said "adjusted" purchase option dates shall be established consistent herewith and incorporated into said lease with a unilateral amendment by the State.

Landing Fees for State Aircraft

Landing fees for aircraft landing at the airport shall be as follows for the duration of the lease:

Plane Type	Landing Fee
OV 10	$15.00
S2T	$35.00
King A	$15.00

Payment for landing fees will be remitted annually at the end of each fiscal year upon receipt of an invoice.

Self-Fueling and Fuel Flowage Fees

This lease in no way permits the operations of self-fueling. State must obtain a self-fueling permit as per City Ordinance # 1123. Fuel Flowage Fees are as set per Council resolution.

Notices

5. All notices and correspondence herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and either: 1) deposited in the United States Mail, certified and postage prepaid; or 2) sent via an alternate commercial overnight delivery service (i.e. FedEx or similar) with receiver's signature required; and addressed as follows:

To the Lessor: City of Ukiah
Attn: City Manager
300 Seminary Ave.
Ukiah, CA 95482
Phone No.: (707) 467-2855
FAX No.: (707) 467-2853
Email: gowen@cityofukiah.com

To the State:
DEPARTMENT OF GENERAL SERVICES,
REAL ESTATE SERVICES DIVISION
LEASE MANAGEMENT A 3436-001
707 THIRD STREET, SUITE 5-305
WEST SACRAMENTO, CA 95605
Phone No. (916) 375-4172
FAX No. (916) 375-4029
Email: leasemanagement@dgs.ca.gov

ALL NOTICES AND CORRESPONDENCE MUST REFERENCE
TENANT AGENCY AND PREMISES ADDRESS

Rental warrants shall be made payable to: City of Ukiah

and mailed to: Attn: City Manager
300 Seminary Ave.
Ukiah, CA 95482

Nothing herein contained shall preclude the giving of any such written notice by personal service. The address to which notices and correspondence shall be mailed to either party may be changed by giving written notice to the other party.

Completion and Compliance with Plans and Specifications

6. Lessor agrees that, prior to July 1, 2026, and at Lessor's sole cost and expense, all required construction, improvements and/or alterations, if any, shall be completed and the leased premises made ready for State's occupancy in full compliance with Exhibit "A", consisting of 1 sheets titled, "Site Plan , Project No. " dated .

Notice of Completion and Access to Premises during Construction

7. Lessor shall notify the State in writing by certified mail of the date the leased premises will be completed and ready for occupancy at least thirty (30) days prior thereto. Such notice shall be a condition precedent to the accrual of rental hereunder, except however, that if the State occupies the premises prior to the receipt of such notice or prior to the expiration of the notice period of such notice, rental shall commence to accrue as of the date of occupancy.

Following execution of this lease, and not more than sixty days (60) prior to completion of construction and occupancy under this lease, State or its contractors or other representatives shall have the right to have access to the premises for the purpose of installing certain equipment.

State agrees to indemnify and hold Lessor harmless from and against any claims, damages, or other injury suffered by Lessor as a result of the work to be performed pursuant to this right to access the premises prior to State's acceptance and occupancy of the premises. Lessor agrees to indemnify and hold State and its agents, contractors, or other representatives harmless from and against any claims, damages, injury, or other harm suffered by reason of the negligence or other wrongful act of Lessor or any of Lessor's agents, contractors, or other representatives.

In no event shall the exercise of this right of access be construed so as to cause an acceleration of the occupancy date of this lease or the obligation of the State to pay rent.

Lessor and State shall each make all reasonable efforts to ensure that the respective construction and installation work is scheduled in such a manner so as to not interfere with or delay the other.

In the event that one or the other party causes a delay in the other party's work, such injured party shall be compensated in the following manner:

Delays caused by the Lessor:
Credit the State a compensating day of delay in the occupancy date and corresponding day of delay in payment of rent.

Delays caused by the State:
Credit the Lessor a compensating day of payment of rent from the actual date of occupancy.

Compensation will be in one day increments.

The parties agree that this shall be the sole remedy for delay, in that the calculation of damages in any other manner is too uncertain and not susceptible of accurate determination.

Early Occupancy

8. Lessor agrees that if the leased premises are ready for occupancy prior to the completion date specified above in Paragraph 6, State may elect to occupy the premises on the earliest date practical after its receipt of the herein required completion notice. The rent payable for any such early occupancy by the State shall be at the rate of $ per month and shall be prorated on a daily basis for any partial month.

Time limit and Prior Tenancy

9. No rental shall accrue under this lease, nor shall the State have any obligation to perform the covenants or observe the conditions herein contained until the leased premises have been made ready for occupancy in accordance with the provisions hereof. It is specifically agreed that in the event the leased premises are not completed and ready for occupancy by the State on or before , then and in that event the State may, at its option and in addition to any other remedies it may have, terminate this lease and be relieved of any further obligations hereunder, providing that a fair and reasonable allowance for the following delays shall be added to said time for completion:

A. Acts of the State, its agents or employees, or those claiming under agreement with or grant from the State; or by
B. The acts of God which Lessor could not reasonably have foreseen or guarded against; or by
C. Any strikes, boycotts or like obstructive actions by employees or labor organizations and which are beyond control of Lessor, and which cannot be reasonably overcome; or by
D. Restrictive regulations by the Federal Government which are enforced in connection with a National Emergency.

In the event that the State elects to occupy premises before the work on the premises specified in Exhibit “A”, and “B”, the State will provide the Lessor with a punch list of work remaining to be completed (referenced as the State’s “Punch List”). Lessor agrees that Lessor shall complete the remaining work no later than 14 calendar days from the date of receipt of said Punch List. If said Punch List is not completed within the specified 14-day period, Lessor agrees that, beginning on the first day after said 14-day period following occupancy of premises by the State, rent may at the State’s sole option be reduced to $ which is seventy percent (70%) of the base rent specified in paragraph 4 herein (excluding any amortization payments) until such time that the Punch List work is completed in full and that such completion of work is inspected and accepted by the State. The portion of the rent specified for amortization of tenant improvements, if any shall continue to be paid in full without interruption.

It is understood and agreed that the rent reduction specified above does not relieve Lessor of its obligation to complete said work and the State shall maintain all other remedies specified in the Lease.

It is understood by all parties hereto that it shall be the Lessor’s responsibility to remove any prior tenant.

Conformity to Exhibits

10. Occupancy of the leased premises by the State shall not relieve Lessor in any respect from full compliance at all times with aforesaid Exhibits "A" and “B”. It is further understood and agreed that any installation not in conformity with said Exhibits "A" shall be immediately corrected by the Lessor at Lessor's sole cost and expense. In the event Lessor shall, after notice in writing from the State requiring the Lessor to comply with the requirements of this paragraph in regard to a specified condition, fail, refuse or neglect to remedy such condition, State may terminate this lease without further obligation, or as to such specified condition, at its option and in addition to any other remedy the State may have, withhold rent due and bring the leased premises into conformity with said Exhibits at its own cost including State's Administrative costs, if any, and deduct the amount thereof from the rent that may then be or thereafter become due hereunder.

Asbestos 11. Lessor hereby warrants and guarantees that the premises leased to the State will be operated and maintained free of hazard from Asbestos Containing Materials (ACM) and agrees to the conditions for survey, testing, and abatement of ACM as applicable. Lessor specifically agrees that, in the event the State elects to exercise its rights under the provisions of Paragraph 16 of this lease, any costs related to abatement or hazard from asbestos shall be the Lessor's responsibility.

Services, Utilities, and Supplies ~~12. Lessor, at Lessor's sole cost and expense, during the term of this lease shall furnish the following services, utilities, and supplies to the Premises:~~

~~A. Electricity and/or gas, as necessary, as needed for State's operations.~~

~~In the event of failure by the Lessor to furnish any of the above services or supplies in a satisfactory manner, the State may furnish the same at its own cost; and, in addition to any other remedy the State may have, may deduct the amount thereof, including State's administrative costs, from the rent that may then be, or thereafter become due hereunder.~~

Repair and Maintenance 13. During the lease term, ~~Lessor~~ State shall maintain the leased premises together with appurtenances, rights, privileges, and easements belonging or appertaining thereto, in good repair and tenantable condition, ~~except in case of damage arising from the negligence of State's agents, invitees or employees.~~ STATE shall make no changes and/or alterations to the leased premises without the prior written consent of the Lessor, with the exception of routine repairs to the premises. It is understood maintenance and repair of the entire lease premises is the State's responsibility.

~~Lessor agrees that in no event shall STATE be required to perform any maintenance on or make repairs or alterations to the leased Premises of any nature whatsoever. Lessor agrees at Lessor's sole cost and expense, to repair and to maintain in good operating condition any fencing, watering facilities, water pumps, including waterlines, barns, roads, buildings, equipment, or other improvements existing on the Premises.~~

Change Orders and Alterations 14. The State shall have the right during the existence of this lease to make change orders and alterations; attach fixtures; and erect additions, structures, or signs upon the leased premises. Such fixtures, additions, structures, or signs so placed upon or attached to the premises under this lease or any extension hereof shall be and remain the property of the State and may be removed therefrom by the State prior to the termination or expiration of this lease or any renewal or extension hereof, or within a reasonable time thereafter.

~~In the event alterations, fixtures, additions, structures, or signs upon the leased premises are desired by State and State elects not to perform the work, any such work, when authorized in writing by the State shall be performed by the Lessor in accordance with plans and specifications provided by State. Lessor agrees to obtain competitive bids from at least three licensed contractors and to contract with the lowest bidder. Lessor further agrees that the overhead and profit for the work shall not exceed fifteen percent (15%) total for Lessor and any general contractor combined. Within forty-five (45) days after receiving Lessor's notice of completion of the requested work and an invoice requesting payment therefor, together with a complete detailed accounting of all costs for each trade, State agrees to reimburse Lessor by a single total payment for the cost of such work.~~

Assignment and Subletting 15. The State shall not assign this lease without prior written consent of the Lessor, which shall not be unreasonably withheld, but shall in any event have the right to sublet the leased premises.

Quiet Possession 16. The Lessor agrees that the State, while keeping and performing the covenants herein contained, shall at all times during the existence of this lease, peaceably and quietly have, hold, and enjoy the leased premises without suit, trouble, or hindrance from the Lessor or any person claiming under Lessor.

Inspection 17. The Lessor reserves the right to enter and inspect the leased premises at reasonable times, and to render services and make any necessary repairs to the premises.

Destruction 18. If the leased premises are totally destroyed by fire or other casualty, this lease shall terminate. If such casualty shall render ten percent (10%) or less of the leased premises unusable for the purpose intended, Lessor shall affect restoration of the premises as quickly as is reasonably possible, but in any event within thirty (30) days.

In the event such casualty shall render more than ten percent (10%) of the leased premises unusable but not constitute total destruction, Lessor shall forthwith give notice to State of the specific number of days required to repair the same. If Lessor under such circumstances shall not give such notice within fifteen (15) calendar days after such destruction, or if such notice shall specify that such repairs will require more than ninety (90) days to complete from date such notice is given, State, in either such event, at its option may terminate this lease or, upon notice to Lessor, may maintain occupancy and elect to undertake the repairs itself, deducting the cost thereof from the rental due or to become due under this lease and any other lease between Lessor and State.

In the event of any such destruction other than total, where the State has not terminated the lease as herein provided, or pursuant to the terms hereof has not elected to make the repairs itself, Lessor shall diligently prosecute the repair of said premises and, in any event, if said repairs are not completed within the period of thirty (30) days for destruction aggregating ten percent (10%) or less of the leased premises, or within the period specified in Lessor's notice in connection with partial destruction aggregating more than ten percent (10%), the State shall have the option to terminate this lease or complete the repairs itself, deducting the cost thereof from the rental due or to become due under this lease and any other lease between Lessor and State.

In the event the State remains in possession of said premises though partially damaged, the rental as herein provided shall be reduced by the same ratio as the net square feet the State is thus precluded from occupying bears to the total net square feet in the leased premises.

It is understood and agreed that the State or its agent has the right to enter its destroyed or partially destroyed leased premises no matter what the condition. At the State's request, the Lessor shall immediately identify an appropriate route through the property to access the State leased premises. If the Lessor cannot identify an appropriate access route, it is agreed that the State may use any and all means of access at its discretion in order to enter its leased premises.

Subrogation Waived 19. To the extent authorized by any fire and extended coverage insurance policy issued to Lessor on the herein leased premises, Lessor hereby waives the subrogation rights of the insurer, and releases the State from liability for any loss or damage covered by said insurance.

Prevailing Wage Provision 20. For those projects defined as "public works" pursuant to Labor Code §1720.2, the following shall apply:

A. Lessor/contractor shall comply with prevailing wage requirements and be subject to restrictions and penalties in accordance with §1770 et seq. of the Labor Code which requires prevailing wages be paid to appropriate work classifications in all bid specifications and subcontracts.
B. The Lessor/contractor shall furnish all subcontractors/employees a copy of the Department of Industrial Relations prevailing wage rates which Lessor will post at the job site. All prevailing wage rates shall be obtained by the Lessor/contractor from:

Department of Industrial Relations
Division of Labor Statistics and Research
455 Golden Gate Avenue, 8th Floor
San Francisco, California 94102
Phone: (415) 703-4774
Fax: (415) 703-4771

For further information on prevailing wage: http://www.dir.ca.gov/dlsr/statistics_research.html

C. Lessor/contractor shall comply with the payroll record keeping and availability requirement of §1776 of the Labor Code.
D. Lessor/contractor shall make travel and subsistence payments to workers needed for performance of work in accordance with the Labor Code.
E. Prior to commencement of work, Lessor/contractor shall contact the Division of Apprenticeship Standards and comply with §1777.5, §1777.6, and §1777.7 of the Labor Code and Applicable Regulations.

Fair Employment Practices

21. During the performance of this lease, the Lessor shall not deny benefits to any person on the basis of religion, color, ethnic group identification, sex, age, physical or mental disability, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, mental disability, medical condition, marital status, age, or sex. Lessor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination.

Lessor shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900 et seq.), the regulations promulgated thereunder (California Administrative Code, Title 2, Section 7285.0 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Government Code, Sections 11135-11139.5), and the regulations or standards adopted by the awarding State agency to implement such article.

DVBE Participation

22. The State of California supports the use of Disabled Veteran Business Enterprise (DVBE) and we encourage the Lessor to utilize DVBEs when contracting for tenant improvements and services. Lessor shall complete the attached Exhibit “B” titled “DVBE Program Certification Sheet (Form F)” prior to acceptance and occupancy of this lease. Lessor may refer to the following internet link for DVBE guidelines and instructions.

Disabled Veteran Business Enterprise (DVBE) Program Guidelines

Service Companies

23. ~~Within fifteen (15) days after occupancy of the leased premises by the State, Lessor shall provide the State with the name, address, and telephone number of an agency or person convenient to the State as a local source of service regarding the Lessor's responsibilities under this lease as to repairs, maintenance, and servicing of the premises and any or all related equipment, fixtures, and appurtenances.~~ State shall maintain the leased premises.

Holding Over

24. In the event the State remains in possession of the premises after the expiration of the lease term, or any extension or renewal thereof, this lease shall be automatically extended on a month-to-month basis, subject to thirty (30) days termination by either party, and otherwise on the terms and conditions herein specified, so far as applicable. If the last rental amount shown in Paragraph 4 included the amortization of a capital sum expended by Lessor for certain alterations and improvements, as described in a separate paragraph herein, and the capital sum has been fully amortized, the holdover rent shall be reduced by the amount of the monthly amortization. If the State fails to vacate the premises within the notice period and remains for an extended period, additional rent shall be paid and prorated on a thirty (30) day month, based on the actual number of days the State occupies the premises following the effective date of termination.

Surrender of Possession

25. Upon termination or expiration of this lease, the State will peacefully surrender to the Lessor the leased premises in as good order and condition as when received, except for reasonable use and wear thereof and damage by earthquake, fire, public calamity, the elements, acts of God, or circumstances over which State has no control or for which Lessor is responsible pursuant to this lease. The State shall have no duty to remove any improvements or fixtures placed by it on the premises or to restore any portion of the premises altered by it, save and except in the event State elects to remove any such improvements or fixtures and such removal causes damages or injury to the leased premises, and then only to the extent of any such damage or injury.

Time of Essence, Binding upon Successors

26. Time is of the essence of this lease, and the terms and provisions of this lease shall extend to and be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns to the respective parties hereto. All of the parties hereto shall be jointly and severally liable hereunder.

No Oral Agreements

27. It is mutually understood and agreed that no alterations or variations of the terms of this lease shall be valid unless made in writing and signed by the parties hereto, and that no oral understanding or agreement not incorporated herein, shall be binding on any of the parties hereto.

Construction-Related Accessibility Standard Compliancy Act

28. Pursuant to California Civil Code §1938, the Lessor states that the leased premises:

- ☒ have not undergone an inspection by a Certified Access Specialist (CASp). A CASp can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the premises, the Lessor may not prohibit the tenant from obtaining a CASp inspection of the premises for occupancy by the tenant, if requested by the tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.
- ☐ have undergone an inspection by a Certified Access Specialist (CASp) and it was determined that the leased premises met all applicable construction-related accessibility standards pursuant to California Civil Code §55.53 et seq. Lessor shall provide a copy of the current disability access inspection certificate and any inspection report to the State within seven days of the date of execution of the lease pursuant to subdivision (b).
- ☐ have undergone an inspection by a Certified Access Specialist (CASp) and it was determined that the leased premises did not meet all applicable construction-related accessibility standards pursuant to California Civil Code §55.53 et seq." Lessor shall provide a copy of any inspection report to the State prior to the execution of the Lease. If the report is not provided to the State at least 48 hours prior to execution of the lease, the State shall have the right to rescind the lease, based upon the information contained in the report, for 72 hours after execution of the lease.

Indemnification

29. The State agrees to indemnify and hold harmless the Lessor to the extent authorized by Government Code Section 14662.5 and agrees to repair or pay for any damage proximately caused by reason of the State's use of said premises during the term of this lease, except to the extent that any such damages suffered by Lessor are the result of Lessor's negligent or wrongful acts or the acts of any persons acting under or on behalf of the Lessor and/or where the State is found to have no liability by reason of any immunity arising by statute or common law in connection with the fulfillment of the State's constitutional and statutory public responsibilities.

Lessor agrees to indemnify and hold harmless the State in the event of any claim, demand, cause of action, judgments, obligations, or liabilities, and all reasonable expenses which State may suffer as direct and proximate result of the negligence or other wrongful act or violation of law by the Lessor, its employees, or any person or persons acting under the direct control and authority of the Lessor or its employees, in connection with the State's occupancy of said premises under and during the term of this lease except to the extent that any such damages or expenses suffered by State are the result of State's sole negligence.

Insurance 30. Lessor understands and agrees to the following:

In accordance with Government Code Section 11007.4, the State of California has elected to be self-insured for liability exposures. Under this form of insurance, the State and its employees acting in the course and scope of their employment are insured for tort liability arising out of official State business. All claims against the State of California based on tort liability should be presented as a government claim to the Government Claims Program, PO Box 989052 MS 414, West Sacramento, CA 95798-9052 (Gov. Code Section 900, et. seq.). Internet link:

https://www.dgs.ca.gov/ORIM/Services/Page-Content/Office-of-Risk-and-Insurance-Management-Services-List-Folder/File-a-Government-Claim

The State of California has also elected to be insured for its motor vehicle liability exposures through the State Motor Vehicle Liability Self-Insurance Program (VELSIP). This program provides liability coverage arising out of the operations of motor vehicles used by state employees for official state business (California Vehicle Code Sections 17000 and 17001). Motor vehicle liability claims against the State of California should be presented to the Office of Risk and Insurance Management, P.O. Box 989052 MS-403, West Sacramento, CA 95798-9052, (800) 900-3634, claims@dgs.ca.gov. If your motor vehicle liability claim is not resolved within six months from the date of loss, California law requires you to file a formal claim with the Government Claims Program, PO Box 989052 MS 414, West Sacramento, CA 95798-9052 (Gov. Code section 900, et. seq.).
Internet link:

https://www.dgs.ca.gov/ORIM/Services/Page-Content/Office-of-Risk-and-Insurance-Management-Services-List-Folder/File-a-Government-Claim

The State of California has a Master Agreement with the State Compensation Insurance Fund regarding workers' compensation benefits for all state employees, as required by the Labor Code.

Subordination 31. Lessor shall have the right to subordinate this lease to any ground lease, deed of trust, or mortgage encumbering the Property, any advances made on the security thereof and any renewals, modifications, consolidations, replacements, or extensions thereof, whenever made or recorded. However, State's right to quiet possession and quiet enjoyment of the Property during the lease term shall not be disturbed if State pays the rent and performs all of State's obligations under this lease and is not otherwise in default. If any ground lessor, beneficiary, or mortgagee elects to have this lease prior to the lien of its ground lease, deed of trust, or mortgage and gives written notice thereof to State, this lease shall be deemed prior to such ground lease, deed of trust, or mortgage whether this lease is dated prior or subsequent to the date of said ground lease, deed of trust, mortgage, or the date of recording thereof.

CPI Escalator Operating Expense 32. Beginning on July 1, 2026 and each July 1st thereafter during the term of this lease, the State will automatically increase or decrease the monthly rent payable under this lease. The amount of the monthly rental adjustment shall be determined by multiplying $2,350.49 by the percentage which the Consumer's Price Index** for the preceding April increased over or decreased under the same Index for the month of April 2026 which shall be the base period. Notwithstanding any other provisions contained herein, no CPI adjustments will accrue or be paid during any agreed periods of free rent.

In the event the above-mentioned Index is discontinued prior to the expiration of this lease, the State shall immediately request the Bureau of Labor Statistics of the U.S. Department of Labor to supply a formula for the conversion of the above-mentioned Index to a similar Index then available; and said formula shall thenceforth be the basis for computation.

**U.S. Bureau of Labor Statistics, U. S. City Average, All Items Series A (1982-1984=100), "Urban Wage Earners and Clerical Workers."

Hazardous Substance

33. State agrees that it will comply with all applicable laws existing during the term of this lease pertaining to the use, storage, transportation, and disposal of any hazardous substance as that term is defined in such applicable law. In the event Lessor or any of its affiliates, successors, principals, employees, or agents should incur any liability, cost, or expense, including attorney's fees and costs, as a result of the State's illegal or alleged illegal use, storage, transportation, or disposal of any hazardous substance, including any petroleum derivative, the State shall indemnify, defend, and hold harmless any of these individuals against such liability, to the extent authorized by Government Code section 14662.5. Where the State is found to be in breach of this provision due to the issuance or a government order directing the State to cease and desist any illegal action in connection with a hazardous substance, or to remediate a contaminated condition caused by the State or any person acting under State's direct control and authority, State shall be responsible for all costs and expenses of complying with such order, including any and all expenses imposed on or incurred by Lessor in connection with or in response to such government order, to the extent authorized by Government Code section 14662.5. In the event a government order is issued naming the State or the State incurs any liability during or after the term of the lease in connection with contamination which pre-existed the State's obligations and occupancy under this lease or which were not caused by the State, Lessor shall hold harmless, indemnify, and defend the State in connection therewith and shall be solely responsible as between State and Lessor for all efforts and expenses thereto.

Executive Order N-6-22 – Russia Sanctions

34. On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (EO) regarding Economic Sanctions against Russia and Russian entities and individuals. “Economic Sanctions” refers to sanctions imposed by the U.S. government in response to Russia’s actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

Superseding An Existing Lease

35. Effective upon acceptance and occupancy of this space hired herein, this lease supersedes and cancels that certain lease for premises located at 1475 South State Street, Ukiah, CA, more commonly known as the Ukiah Regional Airport, dated October 1, 2019, by and between The City Ukiah as Lessor, and the State of California by and through its Director of the Department of General Services.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, this lease has been executed by the parties hereto as of the dates written below

STATE OF CALIFORNIA

Approval Recommended

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
ASSET MANAGEMENT BRANCH

By ________________________________
Garret Fukuda, Real Estate Officer
Real Estate Leasing and Planning Section

Date __________________________

Approved

DIRECTOR OF THE DEPARTMENT
OF GENERAL SERVICES

By ________________________________
Mike Engeman, Leasing Manager
Real Estate Leasing and Planning Section

Date __________________________

LESSOR

CITY OF UKIAH

By ________________________________
,

Date __________________________

By ________________________________
,

Date __________________________

By ________________________________
,

Date __________________________

Coll No. 1718-235

STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION

STANDARD LAND LEASE FORM

LEASE COVERING PREMISES LOCATED AT Ukiah Regional Airport 1475 South State Street Ukiah, CA 95482
LESSOR'S FED. TAX. I.D., NO. OR SOCIAL SECURITY NO. **94-6000446**
TENANT AGENCY Department of Forestry and Fire Protection (CalFire)

Lease File No.: 3436-001
Project No.: 136719

Preamble

THIS LEASE, made and entered into this 1th day of July, 2018 by and between

THE CITY OF UKIAH, A MUNICIPAL CORPORATION

hereinafter called the Lessor, without distinction as to number or gender, and the State of California, acting by and through the Director of the Department of General Services, hereinafter called the State:

WITNESSETH

Description

1. The Lessor hereby leases unto the State and the State hereby hires from the Lessor those certain premises with appurtenances situated in the City of Ukiah, County of Mendocino, State of California, and more particularly described as follows:

> Approximately 1.54 acres of improved, fenced land area on the northeastern portion located at 1475 South State Street, more commonly known as the Ukiah Regional Airport, hereinafter referred to as the premises as outlined on the attached plan titled, Exhibit "A" and including eleven (11) nonexclusive unobstructed parking spaces contiguous to the subject premises, and unlimited use of the airport's common facilities including landing area. The State shall have access to and use of the leased premises twenty-four (24) hours per day, seven (7) days per week with no exceptions. The leased premises is made up of both airside and landside space.

Term

2. The term of this lease shall commence on July 1, 2018, and shall end on June 30, 2027, with such rights of termination as may be hereinafter expressly set forth.

Early Termination

3. The State may terminate this lease at any time effective on or after June 30, 2021, by giving written notice to the Lessor at least ninety (90) days prior to the date when such termination shall become effective. If the State fails to complete its move out within the notice period and remains in the premises, additional rent shall be paid and prorated on a thirty (30) day month, based on the actual number of days the State occupies the premises following the effective date of termination.

Rent

4. Rental payments shall be paid by the State, from legally available funds and subject to the California Constitution, in arrears on the last day of each month during said term as follows:

   ONE THOUSAND ONE HUNDRED FIFTY EIGHT DOLLARS AND SIXTY NINE CENTS ($1,158.69) from July 1, 2018 through June 30, 2020; then

   ONE THOUSAND SIX HUNDRED EIGHTY EIGHT DOLLARS AND THIRTY EIGHT CENTS ($1,688.38) from July 1, 2020 through June 30, 2022; then

   TWO THOUSAND THREE HUNDRED FIFTY DOLLARS AND FORTY NINE CENTS ($2,350.49) from July 1, 2022 through June 30, 2024; and thereafter.

Rental payable hereunder for any period of time less than one month shall be determined by prorating the monthly rental herein specified based on the actual number of days in the month Rental shall be paid to Lessor at the address specified in Paragraph 5 or to such other address as the Lessor may designate by a notice in writing. If the premises are not complete pursuant to Paragraph 6 by the date shown in Paragraph 2, it is understood and agreed by and between the parties that, at the State's sole option, the dates shown in Paragraphs 2 and 3 and the dates and dollar amounts shown in Paragraph 4 may be adjusted to the first of the month following the State's acceptance of the completed premises, such acceptance shall not unreasonably be withheld. If the State exercises this option, it is agreed the State will complete unilaterally an amendment to the lease to revise the herein above stated dates. Any accrued rents for the period of time prior to the unilaterally adjusted commencement date will be paid in accordance with Paragraph 8. Additionally, it is understood and agreed between the parties that, at the State's option, the dates shown in the "CPI Escalator Operating Expenses" paragraph, if incorporated herein, shall be adjusted to reflect the time delay between lease commencement and the first of the month following the actual acceptance date. In the event this lease agreement contains a provision granting the State an Option to Purchase the premises, it is further agreed herein by the parties that, notwithstanding the provision of the Option to Purchase paragraph herein, the effective dates and corresponding purchase option prices of said Option to Purchase shall be adjusted consistent with any adjustment to the lease commencement date. Said "adjusted" purchase option dates shall be established consistent herewith and incorporated into said lease with a unilateral amendment by the State.

A. Landing Fees for State Aircraft

   Landing fees for aircraft landing at the airport shall be as follows for the duration of the lease:

Plane Type	Landing Fee
OV 10	$15.00
S2T	$35.00
King A	$15.00

   Payment for landing fees will be remitted annually at the end of each fiscal year upon receipt of an invoice.

B. Self-Fueling and Fuel Flowage Fees

   This lease in no way permits the operations of self-fueling. State must obtain a self-fueling permit as per City Ordinance #1123. Fuel Flowage Fees are as set per Council resolution.

Notices

5. All notices and correspondence herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and either: 1) deposited in the United States Mail, certified and postage prepaid: or 2) sent via an alternate commercial overnight delivery service (i.e. FedEx or similar) with receiver's signature required; and addressed as follows:

To the Lessor: **City of Ukiah**
Attn: City Manager
300 Seminary Avenue
Ukiah, CA 95482
Phone No. (707) 467-2855
FAX No. (707) 467-2853
Email: ssangiacomo@CityofUkiah.com

To the State: **DEPARTMENT OF GENERAL SERVICES,**
REAL ESTATE SERVICES DIVISION
LEASE MANAGEMENT 3436-001- A
707 THIRD STREET, SUITE 5-305
WEST SACRAMENTO, CA 95605
Phone No. (916) 375-4172
FAX No. (916) 375-4173

ALL NOTICES AND CORRESPONDENCE MUST REFERENCE
TENANT AGENCY AND PREMISES ADDRESS

Rental warrants shall be made payable to: City of Ukiah

and mailed to: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

Nothing herein contained shall preclude the giving of any such written notice by personal service. The address to which notices and correspondence shall be mailed to either party may be changed by giving written notice to the other party.

Completion and Compliance with Plans and Specifications

6. Lessor agrees that, prior to November 1, 2017, and at Lessor's sole cost and expense, all required construction, improvements and/or alterations, if any, shall be completed and the leased premises made ready for State's occupancy in full compliance with Exhibit "A", consisting of one (1) sheets titled, "Site Plan, Project No. 141000" dated April 11, 2017.

Notice of Completion and Access to Premises during Construction

7. Lessor shall notify the State in writing by certified mail of the date the leased premises will be completed and ready for occupancy at least thirty (30) days prior thereto. Such notice shall be a condition precedent to the accrual of rental hereunder, except however, that if the State occupies the premises prior to the receipt of such notice or prior to the expiration of the notice period of such notice, rental shall commence to accrue as of the date of occupancy.

Following execution of this lease, and not more than sixty days (60) prior to completion of construction and occupancy under this lease, State or its contractors or other representatives shall have the right to have access to the premises for the purpose of installing certain equipment.

State agrees to indemnify and hold Lessor harmless from and against any claims, damages, or other injury suffered by Lessor as a result of the work to be performed pursuant to this right to access the premises prior to State's acceptance and occupancy of the premises. Lessor agrees to indemnify and hold State and its agents, contractors or other representatives harmless from and against any claims, damages, injury or other harm suffered by reason of the negligence or other wrongful act of Lessor or any of Lessor's agents, contractors, or other representatives.

In no event shall the exercise of this right of access be construed so as to cause an acceleration of the occupancy date of this lease or the obligation of the State to pay rent.

Lessor and State shall each make all reasonable efforts to ensure that the respective construction and installation work is scheduled in such a manner so as to not interfere with or delay the other.

In the event that one or the other party causes a delay in the other party's work, such injured party shall be compensated in the following manner:

Delays caused by the Lessor:
Credit the State a compensating day of delay in the occupancy date and corresponding day of delay in payment of rent.

Delays caused by the State:
Credit the Lessor a compensating day of payment of rent from the actual date of occupancy.

Compensation will be in one day increments.

The parties agree that this shall be the sole remedy for delay, in that the calculation of damages in any other manner is too uncertain and not susceptible of accurate determination.

~~**Early Occupancy**~~ ~~Lessor agrees that if the leased premises are ready for occupancy prior to the completion date specified above in Paragraph 6, State may elect to occupy the premises on the earliest date practical after its receipt of the herein required completion notice. The rent payable for any such early occupancy by the State shall be at the rate of $ per month, and shall be prorated on a daily basis for any partial month.~~

Time limit and Prior Tenancy 8. No rental shall accrue under this lease, nor shall the State have any obligation to perform the covenants or observe the conditions herein contained until the leased premises have been made ready for occupancy in accordance with the provisions hereof. It is specifically agreed that in the event the leased premises are not completed and ready for occupancy by the State on or before November 1, 2017, then and in that event the State may, at its option and in addition to any other remedies it may have, terminate this lease and be relieved of any further obligations hereunder, providing that a fair and reasonable allowance for the following delays shall be added to said time for completion:

A. Acts of the State, its agents or employees, or those claiming under agreement with or grant from the State; or by
B. The acts of God which Lessor could not reasonably have foreseen or guarded against; or by
C. Any strikes, boycotts or like obstructive actions by employees or labor organizations and which are beyond control of Lessor, and which cannot be reasonably overcome; or by
D. Restrictive regulations by the Federal Government which are enforced in connection with a National Emergency.

In the event that the State elects to occupy premises before the work on the premises specified in Exhibit "A", and "B", the State will provide the Lessor with a punch list of work remaining to be completed (referenced as the State's "Punch List"). Lessor agrees that Lessor shall complete the remaining work no later than 14 calendar days from the date of receipt of said Punch List. If said Punch List is not completed within the specified 14-day period, Lessor agrees that, beginning on the first day after said 14-day period following occupancy of premises by the State, rent may at the State's sole option be reduced to $462.00 which is seventy percent (70%) of the base rent paid monthly specified in paragraph 4 herein (excluding any amortization payments) until such time that the Punch List work is completed in full and that such completion of work is inspected and accepted by the State. The portion of the rent specified for amortization of tenant improvements, if any shall continue to be paid in full without interruption.

It is understood and agreed that the rent reduction specified above does not relieve Lessor of its obligation to complete said work and the State shall maintain all other remedies specified in the Lease.

It is understood by all parties hereto that it shall be the Lessor's responsibility to remove any prior tenant.

Conformity to Exhibits

9. Occupancy of the leased premises by the State shall not relieve Lessor in any respect from full compliance at all times with aforesaid Exhibits "A". It is further understood and agreed that any installation not in conformity with said Exhibits "A" shall be immediately corrected by the Lessor at Lessor's sole cost and expense. In the event Lessor shall, after notice in writing from the State requiring the Lessor to comply with the requirements of this paragraph in regard to a specified condition, fail, refuse or neglect to remedy such condition, State may terminate this lease without further obligation, or as to such specified condition, at its option and in addition to any other remedy the State may have, withhold rent due and bring the leased premises into conformity with said Exhibits at its own cost including State's Administrative costs, if any, and deduct the amount thereof from the rent that may then be or thereafter become due hereunder.

Asbestos

10. Lessor hereby warrants and guarantees that the premises leased to the State will be operated and maintained free of hazard from Asbestos Containing Materials (ACM) and agrees to the conditions for survey, testing, and abatement of ACM as applicable. Lessor specifically agrees that, in the event the State elects to exercise its rights under the provisions of Paragraph 16 of this lease, any costs related to abatement or hazard from asbestos shall be the Lessor's responsibility.

~~Services, Utilities, and Supplies~~

11. ~~Lessor, at Lessor's sole cost and expense, during the term of this lease shall furnish the following services, utilities, and supplies to the Premises:~~

~~A. Electricity and/or gas, as necessary, as needed for State's operations.~~

~~In the event of failure by the Lessor to furnish any of the above services or supplies in a satisfactory manner, the State may furnish the same at its own cost; and, in addition to any other remedy the State may have, may deduct the amount thereof, including State's administrative costs, from the rent that may then be, or thereafter become due hereunder.~~

Repair and Maintenance

12. During the lease term, ~~Lessor~~ State shall maintain the leased premises together with appurtenances, rights, privileges, and easements belonging or appertaining thereto, in good repair and tenantable condition. ~~except in case of damage arising from the negligence of State's agents, invitees or employees.~~ State shall make changes and/or alterations to the leased premises with~~out~~ the prior written consent of the Lessor, with the exception of routine repairs to the premises. It is understood maintenance and repair of the entire lease premises is the State's responsibility.

~~Lessor agrees that in no event shall State be required to perform any maintenance on or make repairs or alterations to the leased Premises of any nature whatsoever. Lessor agrees at Lessor's sole cost and expense, to repair and to maintain in good operating condition any fencing, watering facilities, water pumps, including waterlines, barns, roads, buildings, equipment or other improvements existing on the Premises.~~

Change Orders and Alterations

13. The State shall have the right during the existence of this lease to make change orders and alterations; attach fixtures; and erect additions, structures, or signs upon the leased premises. Such fixtures, additions, structures, or signs so placed upon or attached to the premises under this lease or any extension hereof shall be and remain the property of the State and may be removed therefrom by the State prior to the termination or expiration of this lease or any renewal or extension hereof, or within a reasonable time thereafter.

~~In the event alterations, fixtures, additions, structures, or signs upon the leased premises are desired by State and State elects not to perform the work, any such work, when authorized in writing by the State shall be performed by the Lessor in accordance with plans and specifications provided by State. Lessor agrees to obtain competitive bids from at least three licensed contractors and to contract with the lowest bidder. Lessor further agrees that the overhead and profit for the work shall not exceed fifteen percent (15%) total for Lessor and any general contractor combined. Within forty-five (45) days after receiving Lessor's notice of completion of the requested work and an invoice requesting payment therefor, together with a complete detailed accounting of all costs for each trade, State agrees to reimburse Lessor by a single total payment for the cost of such work.~~

Assignment and Subletting

14. The State shall not assign this lease without prior written consent of the Lessor, which shall not be unreasonably withheld, but shall in any event have the right to sublet the leased premises.

Quiet Possession

15. The Lessor agrees that the State, while keeping and performing the covenants herein contained, shall at all times during the existence of this lease, peaceably and quietly have, hold, and enjoy the leased premises without suit, trouble, or hindrance from the Lessor or any person claiming under Lessor.

Inspection

16. The Lessor reserves the right to enter and inspect the leased premises at reasonable times, and to render services and make any necessary repairs to the premises.

Destruction

17. If the leased premises are totally destroyed by fire or other casualty, this lease shall terminate. If such casualty shall render ten percent (10%) or less of the leased premises unusable for the purpose intended, Lessor shall effect restoration of the premises as quickly as is reasonably possible, but in any event within thirty (30) days.

In the event such casualty shall render more than ten percent (10%) of the leased premises unusable but not constitute total destruction, Lessor shall forthwith give notice to State of the specific number of days required to repair the same. If Lessor under such circumstances shall not give such notice within fifteen (15) calendar days after such destruction, or if such notice shall specify that such repairs will require more than ninety (90) days to complete from date such notice is given, State, in either such event, at its option may terminate this lease or, upon notice to Lessor, may maintain occupancy and elect to undertake the repairs itself, deducting the cost thereof from the rental due or to become due under this lease and any other lease between Lessor and State.

In the event of any such destruction other than total, where the State has not terminated the lease as herein provided, or pursuant to the terms hereof has not elected to make the repairs itself, Lessor shall diligently prosecute the repair of said premises and, in any event, if said repairs are not completed within the period of thirty (30) days for destruction aggregating ten percent (10%) or less of the leased premises, or within the period specified in Lessor's notice in connection with partial destruction aggregating more than ten percent (10%), the State shall have the option to terminate this lease or complete the repairs itself, deducting the cost thereof from the rental due or to become due under this lease and any other lease between Lessor and State.

In the event the State remains in possession of said premises though partially damaged, the rental as herein provided shall be reduced by the same ratio as the net square feet the State is thus precluded from occupying bears to the total net square feet in the leased premises.

It is understood and agreed that the State or its agent has the right to enter its destroyed or partially destroyed leased premises no matter what the condition. At the State's request, the Lessor shall immediately identify an appropriate route through the property to access the State leased premises. If the Lessor cannot identify an appropriate access route, it is agreed that the State may use any and all means of access at its discretion in order to enter its leased premises.

Subrogation Waived

18. To the extent authorized by any fire and extended coverage insurance policy issued to Lessor on the herein leased premises, Lessor hereby waives the subrogation rights of the insurer, and releases the State from liability for any loss or damage covered by said insurance.

Prevailing Wage Provision

19. For those projects defined as "public works" pursuant to Labor Code §1720.2, the following shall apply:

A. Lessor/contractor shall comply with prevailing wage requirements and be subject to restrictions and penalties in accordance with §1770 et seq. of the Labor Code which requires prevailing wages be paid to appropriate work classifications in all bid specifications and subcontracts.

B. The Lessor/contractor shall furnish all subcontractors/employees a copy of the Department of Industrial Relations prevailing wage rates which Lessor will post at the job site. All prevailing wage rates shall be obtained by the Lessor/contractor from:

Department of Industrial Relations
Division of Labor Statistics and Research
455 Golden Gate Avenue, 8th Floor
San Francisco, California 94102
Phone: (415) 703-4774
Fax: (415) 703-4771

For further information on prevailing wage: http://www.dir.ca.gov/dlsr/statistics_research.html

C. Lessor/contractor shall comply with the payroll record keeping and availability requirement of §1776 of the Labor Code.

D. Lessor/contractor shall make travel and subsistence payments to workers needed for performance of work in accordance with the Labor Code.

E. Prior to commencement of work, Lessor/contractor shall contact the Division of Apprenticeship Standards and comply with §1777.5, §1777.6, and §1777.7 of the Labor Code and Applicable Regulations

Fair Employment Practices

20. During the performance of this lease, the Lessor shall not deny benefits to any person on the basis of religion, color, ethnic group identification, sex, age, physical or mental disability, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, mental disability, medical condition, marital status, age, or sex. Lessor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination.

Lessor shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900 et seq.), the regulations promulgated thereunder (California Administrative Code, Title 2, Section 7285.0 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Government Code, Sections 11135-11139.5), and the regulations or standards adopted by the awarding State agency to implement such article.

DVBE Participation

21. The State of California supports the use of Disabled Veteran Business Enterprise (DVBE) and we encourage the Lessor to utilize DVBEs when contracting for tenant improvements and services. Lessor shall complete the attached Exhibit "B" titled "DVBE Program Certification Sheet (Form F)" prior to acceptance and occupancy of this lease. Lessor may refer to the following internet link for DVBE guidelines and instructions. http://www.documents.dgs.ca.gov/RESD/RELPS/leaserequirements/DVBEGuidelines.pdf

Service Companies

22. ~~Lessor~~ State shall maintain the leased premises. ~~Within fifteen (15) days after occupancy of the leased premises by the State, Lessor shall provide the State with the name, address, and telephone number of an agency or person convenient to the State as a local source of service regarding the Lessor's responsibilities under this lease as to repairs, maintenance, and servicing of the premises and any or all related equipment, fixtures, and appurtenances.~~

Holding Over

23. In the event the State remains in possession of the premises after the expiration of the lease term, or any extension or renewal thereof, this lease shall be automatically extended on a month to month basis, subject to thirty (30) days termination by either party, and otherwise on the terms and conditions herein specified, so far as applicable. If the last rental amount shown in Paragraph 4 included the amortization of a capital sum expended by Lessor for certain alterations and improvements, as described in a separate paragraph herein, and the capital sum has been fully amortized, the holdover rent shall be reduced by the amount of the monthly amortization. If the State fails to vacate the premises within the notice period and remains for an extended period, additional rent shall be paid and prorated on a thirty (30) day month, based on the actual number of days the State occupies the premises following the effective date of termination.

Surrender of Possession

24. Upon termination or expiration of this lease, the State will peacefully surrender to the Lessor the leased premises in as good order and condition as when received, except for reasonable use and wear thereof and damage by earthquake, fire, public calamity, the elements, acts of God, or circumstances over which State has no control or for which Lessor is responsible pursuant to this lease. The State shall have no duty to remove any improvements or fixtures placed by it on the premises or to restore any portion of the premises altered by it, save and except in the event State elects to remove any such improvements or fixtures and such removal causes damages or injury to the leased premises, and then only to the extent of any such damage or injury.

Time of Essence, Binding upon Successors

25. Time is of the essence of this lease, and the terms and provisions of this lease shall extend to and be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns to the respective parties hereto. All of the parties hereto shall be jointly and severally liable hereunder.

No Oral Agreements

26. It is mutually understood and agreed that no alterations or variations of the terms of this lease shall be valid unless made in writing and signed by the parties hereto, and that no oral understanding or agreement not incorporated herein, shall be binding on any of the parties hereto.

Construction-Related Accessibility Standard Compliancy Act

27. Pursuant to California Civil Code §1938, the Lessor states that the leased premises:

☒ have not undergone an inspection by a Certified Access Specialist (CASp). A CASp can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the premises, the Lessor may not prohibit the tenant from obtaining a CASp inspection of the premises for occupancy by the tenant, if requested by the tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.

☐ have undergone an inspection by a Certified Access Specialist (CASp) and it was determined that the leased premises met all applicable construction-related accessibility standards pursuant to California Civil Code §55.53 et seq. Lessor shall provide a copy of the current disability access inspection certificate and any inspection report to the State within seven days of the date of execution of the lease pursuant to subdivision (b).

☐ have undergone an inspection by a Certified Access Specialist (CASp) and it was determined that the leased premises did not meet all applicable construction-related accessibility standards pursuant to California Civil Code §55.53 et seq." Lessor shall provide a copy of any inspection report to the State prior to the execution of the Lease. If the report is not provided to the State at least 48 hours prior to execution of the lease, the State shall have the right to rescind the lease, based upon the information contained in the report, for 72 hours after execution of the lease.

Indemnification

28. The State agrees to indemnify and hold harmless the Lessor to the extent authorized by Government Code Section 14662.5 and agrees to repair or pay for any damage proximately caused by reason of the State's use of said premises during the term of this lease, except to the extent that any such damages or expenses suffered by Lessor are the result of Lessor's <u>sole</u> negligent or wrongful acts or the acts of any persons acting under or on behalf of the Lessor and/or where the State is found to have no liability by reason of any immunity arising by statute or common law in connection with the fulfillment of the State's constitutional and statutory public responsibilities.

Lessor agrees to indemnify and hold harmless the State in the event of any claim, demand, cause of action, judgments, obligations, or liabilities, and all reasonable expenses which State may suffer as direct and proximate result of the negligence or other wrongful act or violation of law by the Lessor, its employees, or any person or persons acting under the direct control and authority of the Lessor or its employees, in connection with the State's occupancy of said premises under and during the term of this lease except to the extent that any such damages or expenses suffered by State are the result of State's sole negligence.

Insurance

29. In accordance with Government Code section 11007.4, the State of California has elected to be self-insured for liability exposures. Under this form of insurance, the State and its employees acting in the course and scope of their employment are insured for tort liability arising out of official State business. All claims against the State of California based on tort liability should be presented as a government claim to the Victim Compensation and Government Claims Board, P.O. Box 3035, Sacramento, CA 95812-3035. (Gov. Code Section 900, et seq.) Internet link www.vcgcb.ca.gov.

The State of California has also elected to be insured for its motor vehicle liability exposures through the State Motor Vehicle Liability Self-Insurance Program (VELSIP). This program provides liability coverage arising out of the operations of motor vehicles used by State employees for official business (California Vehicle Code Sections 17000 and 17001). Motor vehicle liability claims against the State of California should be presented to the Office of Risk and Insurance Management, PO Box 989052 MS-403, West Sacramento, CA 95798-9052, (800) 900-3634, claims@dgs.ca.gov. If your motor vehicles liability claim is not resolved within six months from the date of loss, California law requires you to file a formal claim with the Victim Compensation and Government Claims Board (Gov. Code section 900, et. seq.)

The State of California has a Master Agreement with the State Compensation Insurance Fund regarding workers' compensation benefits for all state employees, as required by Labor Code.

Subordination

30. Lessor shall have the right to subordinate this lease to any ground lease, deed of trust, or mortgage encumbering the Property, any advances made on the security thereof and any renewals, modifications, consolidations, replacements, or extensions thereof, whenever made or recorded. However, State's right to quiet possession of the Property during the

lease term shall not be disturbed if State pays the rent and performs all of State's obligations under this lease and is not otherwise in default. If any ground lessor, beneficiary, or mortgagee elects to have this lease prior to the lien of its ground lease, deed of trust, or mortgage and gives written notice thereof to State, this lease shall be deemed prior to such ground lease, deed of trust, or mortgage whether this lease is dated prior or subsequent to the date of said ground lease, deed of trust, mortgage, or the date of recording thereof.

CPI Escalator Operating Expense

31. Beginning on July 1, 2024, and each July 1st thereafter during the term of this lease, the State will automatically increase or decrease the monthly rent payable under this lease. The amount of the monthly rental adjustment shall be determined by multiplying $2,350.49 by the percentage which the Consumer's Price Index** for the preceding August increased over or decreased under the same Index for the month of August 2025, which shall be the base period. Notwithstanding any other provisions contained herein, no CPI adjustments will accrue or be paid during any agreed periods of free rent.

In the event the above-mentioned Index is discontinued prior to the expiration of this lease, the State shall immediately request the Bureau of Labor Statistics of the U.S. Department of Labor to supply a formula for the conversion of the above-mentioned Index to a similar Index then available; and, said formula shall thenceforth be the basis for computation.

**U.S. Bureau of Labor Statistics, U. S. City Average, All Items Series A (1982-1984=100), "Urban Wage Earners and Clerical Workers."

Hazardous Substance

32. State agrees that it will comply with all laws, either federal, State, or local, existing during the term of this lease pertaining to the use, storage, transportation, and disposal of any hazardous substance as that term is defined in such applicable law. In the event Lessor or any of its affiliates, successors, principals, employees, or agents should incur any liability, cost, or expense, including attorney's fees and costs, as a result of the State's illegal or alleged illegal use, storage, transportation, or disposal of any hazardous substance, including any petroleum derivative, the State shall indemnify, defend, and hold harmless any of these individuals against such liability. Where the State is found to be in breach of this provision due to the issuance or a government order directing the State to cease and desist any illegal action in connection with a hazardous substance, or to remediate a contaminated condition caused by the State or any person acting under State's direct control and authority, State shall be responsible for all costs and expenses of complying with such order, including any and all expenses imposed on or incurred by Lessor in connection with or in response to such government order. In the event a government order is issued naming the State or the State incurs any liability during or after the term of the lease in connection with contamination which pre-existed the State's obligations and occupancy under this lease or which were not caused by the State, Lessor shall hold harmless, indemnify, and defend the State in connection therewith and shall be solely responsible as between State and Lessor for all efforts and expenses thereto.

Superseding An Existing Lease

33. Effective upon acceptance and occupancy of this space hired herein, this lease supersedes and cancels that certain lease for premises located at 1475 South State Street in the city of Ukiah, dated April 1, 1975, as amended April 22, 1986, August 21, 1991, February 13, 2001, February 27, 2001, January 3, 2006, February 23, 2011, March 9, 2012, June 27, 2013 and March 20, 2015, by and between City of Ukiah as Lessor, and the State of California by and through its Director of the Department of General Services.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, this lease has been executed by the parties hereto as of the dates written below.

STATE OF CALIFORNIA
Approval Recommended

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION

By ______________________________
PATRICK MORRISON, Real Estate Officer
Real Estate Leasing and Planning Section

Date______________________

Approved

DIRECTOR OF THE DEPARTMENT
OF GENERAL SERVICES

By ______________________________
CHRIS BOOK , Leasing Manager
Real Estate Leasing and Planning Section

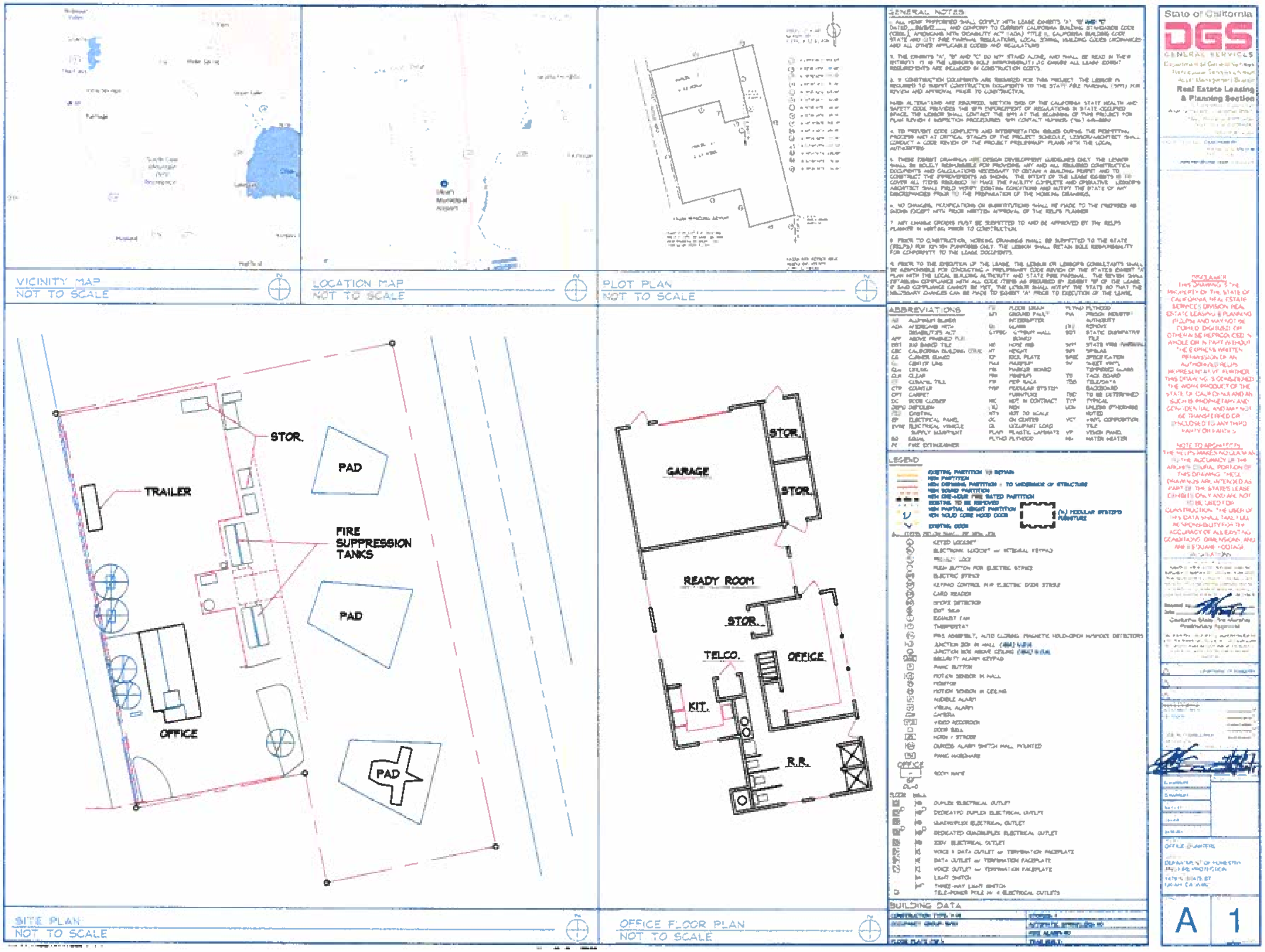
Date______________________

LESSOR

CITY OF UKIAH

By ______________________________
SAGE SANGIACOMO, City Manager
City of Ukiah

Date 8-7-18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