CITY OF HEALDSBURG
CITY COUNCIL/REDEVELOPMENT SUCCESSOR AGENCY
REGULAR MEETING AGENDA

Meeting Date: June 15, 2026
Time: 06:00 PM
City Hall Council Chamber
401 Grove Street
Healdsburg, CA 95448

To join by computer, tablet, or mobile device:
Go to https://zoom.us/join and type in the Webinar ID: 815 8894 3494 or follow this link: healdsburg.gov/zoom (Pre-registration for the meeting is not required.)

To view the agenda online, visit healdsburg.gov/agendas. To view the Council Meeting PowerPoint presentations or correspondence received after the agenda packet has been posted, visit healdsburg.gov/agendas. To electronically submit correspondence regarding an item on the agenda, please email citycouncil@healdsburg.gov. Documents and correspondence received 72 hours prior to the meeting will be posted by 10:00 a.m. the following business day.

Interpretation Services
Interpretation services are available on-site during City Council meetings. To utilize this service, please see the interpreter located in the back of the Council Chamber.

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1. **CALL TO ORDER/ROLL CALL**

   1.a **Pledge of Allegiance**

   1.b **Approval of Agenda**

2. **REPORT ON CLOSED SESSION(S)**

3. **ANNOUNCEMENTS/PRESENTATIONS**

   3.a **Proclamation Declaring July 2026 as Parks Make Life Better Month**

   3.b **Proclamation Declaring June 22-28, 2026 as Pollinator Week**

4. **CITY MANAGER REPORTS**

5. PUBLIC COMMENTS ON ITEMS ON THE CONSENT CALENDAR AND NON AGENDA ITEMS

This time is set aside to receive comments from the public on any item of interest to the public within the subject matter jurisdiction of the Council, other than scheduled agenda items. Pursuant to the Brown Act, however, the City Council cannot consider any issues or take action on any requests during this comment period. Public comment on non-agenda items is limited to thirty (30) minutes total for all speakers, with each speaker given no more than three (3) minutes. If there are more than ten (10) audience/public comment speakers, the Mayor may reduce each speaker's time from three (3) minutes so that all speakers have an equal time to speak. At the Mayor's discretion, the public comment period may be extended past 30 minutes. Members from the public wishing to speak on a Consent Agenda item should notify the Mayor during Public Comments.

6. CONSENT CALENDAR

The following items listed on the Consent Calendar are considered routine in nature or have been previously reviewed by the Council and require little or no further discussion by the Council, public, or applicant and action will be taken by the City Council by a single motion. A Councilmember may request that an item be removed from the Consent Calendar and action taken separately. Consent by a majority of the Councilmembers present will be required in order to remove the item. In the event an item is removed, the matter will be considered immediately following the adoption of the Consent Calendar.

6.a Resolution Consolidating the General Municipal Election with the Statewide General Election

Adopt a Resolution (1) calling and giving notice of a general municipal election to be held on November 3, 2026 for the election of two City Council Members; (2) requesting the Board of Supervisors of the County of Sonoma to consolidate a general municipal election to be held on November 3, 2026, with the Statewide General Election pursuant to Section 10403 of the Elections Code; (3) authorizing the City Manager to reimburse the County of Sonoma for the costs to conduct the election; and (4) approving guidelines for conducting said election.

6.b Professional Services Agreement with the Humane Society of Sonoma County for Animal Care and Control Services

Adopt a Resolution approving a Professional Services Agreement with the Humane Society of Sonoma County for animal care and control services for an amount not-to-exceed $266,609 annually and authorizing the City Manager to execute the original contract and execute amendments to extend an additional year for a total contract amount of $533,218.

6.c Professional Services Agreement with Child Parent Institute for Juvenile

Diversion Services

Adopt a Resolution approving an amendment to a Professional Services Agreement with Child Parent Institute to provide for youth diversion services through its School-Based Services Juvenile Diversion Program (JDP) for an amount not-to-exceed $40,000 per year for a three year period and authorizing the City Manager to execute the agreement.

6.d Axon Contract Consolidation and Renewal

Adopt a Resolution approving a five-year agreement with Axon Enterprises in an amount not-to-exceed $573,808.05 over a five-year period and authorizing the City Manager to execute the agreement on behalf of the City.

6.e Amendment to Villa Chanticleer Modernization Project Agreement with Axia Architects for Design, Bidding, and Construction Administration Services

Adopt a Resolution approving an amendment to the Professional Services Agreement with Axia Architects for design, bidding support, and construction administration services for the Villa Chanticleer Modernization Project increasing the not-to-exceed amount by $102,737 for a total not-to-exceed amount of $136,442 and authorizing the City Manager to execute the amendment and change orders up to 10% of the amended agreement amount.

6.f Extension of Memorandum of Understanding with Magical Bridge Foundation

Adopt a Resolution approving an amendment to the Memorandum of Understanding with Magical Bridge Foundation extending the term of the agreement and authorizing the City Manager to execute the amendment.

6.g Amendment No. 1 to Project Agreement No. 3 – Transmission Agency of Northern California

Adopt a Resolution approving the execution of Amendment No. 1 to Project Agreement No. 3 by and among the Transmission Agency of Northern California (TANC) and its Members, the Cities of Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Roseville, Santa Clara, and Ukiah, the Sacramento Municipal Utility District, the Modesto Irrigation District, the Turlock Irrigation District, and the Plumas-Sierra Rural Electric Cooperative (the “Members”).

6.h Amendment to Agreement with NV5

Adopt a Resolution authorizing the City Manager to approve Amendment No. 1 to a Professional Services Agreement for Electrical Engineering support services with NV5 increasing the not to exceed amount by $51,000 for a total not-to-exceed

amount of $100,000.

6.i Physical Security Plan for City Electric Facilities as Required by CPUC Decision 19-01-018

Adopt a Resolution approving the Physical Security Plan as compliant with California Public Utilities Commission (CPUC).

6.j 2025 Urban Water Management Plan

Adopt a Resolution adopting the City of Healdsburg's 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan and authorize staff to submit the UMWP and Water Shortage Contingency Plan to the State.

6.k Water Waste Prohibitions and Water Shortage Contingency Plan

Pass an Ordinance by title only and waiving further reading of the text, an Ordinance of the City of Healdsburg Adding Section 13.12.210, Water Waste Prohibitions, to the Municipal Code and amending Section 13.12.220, Water Shortage Contingency Plan, of the Municipal Code.

6.l Healdsburg Swim Center Joint Use Agreement Amendment

Adopt a Resolution approving an amendment to the Joint Use Agreement between the City of Healdsburg and the Healdsburg Unified School District for the Healdsburg Swim Center specifying reimbursement to the District for operation and maintenance costs and authorizing the City Manager to execute the amendment.

6.m Conditional Award of the Traffic Signal Maintenance Contract to DC Electric Group, Inc.

Adopt a Resolution conditionally awarding a contract to DC Electric Group, Inc. to provide Traffic Signal Maintenance for an initial one-year term with an annual amount not-to-exceed $75,000 and authorizing the City Manager to execute the contract and up to four (4) one-year amendments extending the contract on behalf of the City, thereby approving a total five (5) year contract amount not-to-exceed $375,000.

6.n Fire Protection Services Agreement with Northern Sonoma County Fire Protection District

Adopt a Resolution approving an agreement with Northern Sonoma County Fire Protection District relating to fire protection services and authorizing the City Manager to execute the agreement.

6.o Acceptance of the Victory Apartments Rehabilitation Project as Complete and Authorization to File a Notice of Completion

Adopt a Resolution accepting the Victory Apartments Rehabilitation Project at 306/308 East Street as complete and authorizing staff to file a Notice of Completion with the Sonoma County Recorder's Office.

6.p L&M Village Quarterly Report

Receive the L&M Village Quarterly Update.

6.q Amendment to the Lease, Funding, and Service Agreement with Reach for Home for the L&M Village and Approval of Fiscal Year 2026-27 Terms of Service

Adopt a Resolution approving the Fifth Amendment to the Lease, Funding, and Service Agreement with Reach for Home for operation of the L&M Village, approving the Fiscal Year 2026-27 Terms of Service, and authorizing the City Manager to execute any documents necessary to effectuate the transaction.

6.r Professional Services Agreement with Reach for Home for Street Outreach and Prevention Services

Adopt a Resolution approving a Professional Services Agreement with Reach for Home for services to individuals experiencing homelessness and those at risk of becoming homeless, for an initial one-year term ending June 30, 2027, with up to two additional one-year renewals, and authorizing the City Manager to execute said agreement.

6.s Approval of Minutes

Approve the June 1, 2026 Regular Meeting Minutes.

7. PUBLIC HEARINGS

7.a Landscaping and Lighting Assessment District

1. Hold a public hearing and receive public comments or protests on the Annual Engineer's Report, the proposed budget, and proposed annual assessments for the Healdsburg Landscaping and Lighting Assessment District (Assessment District); and
2. Adopt a Resolution accepting the Annual Engineer's Report, confirming the assessment diagram and annual assessment amounts, and the levying and collection of assessments for FY 2026-27 for the Assessment District.

8. BUSINESS ITEMS

8.a Railroad Quiet Zone Analysis

Adopt a Resolution authorizing the City Manager to execute a Professional Services Agreement with RailPros in the not-to-exceed amount of $148,909 to perform a quiet zone feasibility analysis and risk calculations as well as prepare documentation to issue a notice of intent and notice of establishment of a quiet zone in accordance with Federal Rail Administration requirements. This action also includes authorizing a budget amendment in the not-to-exceed amount of $148,909 to amend the Fiscal Year 2026-27 budget as shown in Exhibit A to the resolution for this item.

8.b Abel De Luna Community Center Multicultural Center and Resilience Hub Tier 1 Painting Contract Award

Adopt a Resolution conditionally awarding the contract for the Abel De Luna Community Center Multicultural Center and Resilience Hub Tier 1 Painting project to Affordable Quality Painting, Inc. in an amount not-to-exceed $156,200; authorizing the City Manager to execute the contract; and authorizing the City Manager to negotiate and approve contract change orders up to 12% of the original amount.

8.c Breathless Wines Request to Operate Pedicab

Adopt a Resolution authorizing Breathless Sparkling Wines, LLC to operate a six-passenger electric pedal-assist pedicab business within the City of Healdsburg, subject to route approval by the Healdsburg Police Department, and subject to the conditions previously established by the City Council for pedicab operations, including the prohibition on consumption of alcoholic beverages on board the pedicab and the prohibition on the use of amplified sound.

8.d Sonoma County Library Commission Appointment

Appoint a Healdsburg Representative to the Sonoma County Library Commission for a term of four years due to expire August 1, 2030.

8.e Appointment of a new Planning Commissioner

By motion, appoint three applicants to the Planning Commission for a term of four years due to expire June 30, 2030.

9. COUNCIL REPORTS ON MATTERS OF INTEREST OCCURRING SINCE PREVIOUS REGULAR MEETING/EXPENSE REIMBURSEMENT REPORTS

10. WRITTEN COMMUNICATIONS

10.a Written Communication from Community Services Director Themig regarding Parks and Recreation Commission actions taken on May 13, 2026

No action required.

10.b Written Communication from Community Services Director Themig regarding Arts and Culture Commission actions taken on May 27, 2026

No action required.

10.c Written Communication from Community Development Director Scott Duiven regarding Station Area Specific Plan Community Advisory Committee actions taken on June 3, 2026

No action required.

10.d Written Communication from Community Development Director Scott Duiven regarding Planning Commission actions taken on June 9, 2026

No action required.

11. ADJOURN CITY COUNCIL/RSA MEETING

12. FUTURE AGENDA ITEMS

12.a Future Agenda Items for 2026

SB 343 - DOCUMENTS RELATED TO OPEN SESSION AGENDAS: *Any writings or documents provided to a majority of the City Council/Redevelopment Successor Agency Board regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure, will be made available for public review in the City Clerk's Office located at City Hall, 401 Grove Street, Healdsburg, during normal business hours. If supplemental materials are made available to the members of the City Council/Redevelopment Successor Agency Board at the meeting, a copy will be available for public review at the City Hall Council Chambers, 401 Grove Street, Healdsburg, CA 95448.*

***These writings will be made available in** appropriate alternative formats upon request by a person with a disability, as required by the Americans with Disabilities Act.*

***DISABLED ACCOMMODATIONS:** The City of Healdsburg will make reasonable accommodations for persons having special needs due to disabilities. Please contact Raina Allan, City Clerk, at Healdsburg City Hall, 401 Grove Street, Healdsburg, California, 431-3317, at least 72 hours prior to the meeting, to ensure the necessary accommodations are made.*

CITY OF HEALDSBURG

PROCLAMATION

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG RECOGNIZING JULY 2026 AS PARKS MAKE LIFE BETTER MONTH IN THE CITY OF HEALDSBURG

WHEREAS, Healdsburg Parks and Recreation, also known as the Community Services Department, creates memorable experiences through youth sports and enrichment activities, a robust senior center, adult fitness, education, and enrichment programs, free community-focused events, arts and cultural celebrations, and so much more; and

WHEREAS, Healdsburg Community Services supports human development and endless learning opportunities that foster social, intellectual, physical, and emotional growth in people of all ages and abilities; and

WHEREAS, Healdsburg Community Services play a significant role in enhancing the quality of life in communities, while providing open space for people to engage in recreational activities, and gather and interact with others; and

WHEREAS, Parks, such as Badger Park, Giorgi Park, Barbieri Park, Laura Fish Somersal Park, Recreation Park, the Healdsburg Ridge, and Fitch Mountain provide access to outdoor spaces for all ages and ability levels to enjoy; and support the economic vitality of our community by hosting events, creating jobs, and enhancing property values; and

WHEREAS, Healdsburg Community Services sustains and stewards our natural resources by protecting habitats and open space, connecting people to nature, and promoting the ecological function of parkland; and

WHEREAS, Healdsburg Community Services play a significant role in enhancing the quality of life in communities. The Healdsburg Community Services Department and volunteers help to build a stronger, more vibrant community by offering extensive recreational programming while providing open space for people to engage in recreational activities, to gather, connect, and interact with one another.

NOW THEREFORE BE IT PROCLAIMED that the City Council of the City of Healdsburg does hereby proclaim July 2026 as Parks Make Life Better Month and encourages all residents to celebrate our local parks, utilize our recreation programs.

DATED: June 15, 2026

SO ORDERED:

_____

J. Chris Herrod, Mayor

CITY OF HEALDSBURG

PROCLAMATION

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG DECLARING JUNE 22-28, 2026 AS POLLINATOR WEEK IN THE CITY OF HEALDSBURG

WHEREAS, pollinator species such as birds, bats, bees, butterflies, moths, beetles, and other insects are essential partners in our ecosystem, playing a critical role in the reproduction of native vegetation and the health of our natural landscapes; and

WHEREAS, pollination is vital to agricultural production, supporting the cultivation of fruits, vegetables, and nuts that contribute significantly to our local economy and food security; and

WHEREAS, the 2026 National Pollinator Week theme, "Life on a Leaf: Celebrating Caterpillars and Host Plants," highlights the critical relationship between native vegetation and the early life stages of approximately 11,000 species of moths and 750 species of butterflies in the United States; and

WHEREAS, a healthy pollinator population requires robust habitat, including native host plants and nectar-producing flowers, which face ongoing challenges from habitat loss, fragmentation, and environmental changes; and

WHEREAS, municipalities, community organizations, and residents can play an active role in pollinator conservation by planting native species, establishing community gardens, and participating in global community science efforts like the Pollinator Week BioBlitz.

NOW, THEREFORE, BE IT PROCLAIMED, the City Council of the City of Healdsburg hereby declares the week of June 22-28, 2026 as Pollinator Week in the City of Healdsburg.

DATED: June 15, 2026

SO ORDERED:

_____

J. Chris Herrod, Mayor

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Resolution Consolidating the General Municipal Election with the Statewide General Election

PREPARED BY: Raina Allan, City Clerk

STRATEGIC INITIATIVE(S):
Effective & Efficient Government
Provide Effective Governance

RECOMMENDED ACTION(S):
Adopt a Resolution (1) calling and giving notice of a general municipal election to be held on November 3, 2026 for the election of two City Council Members; (2) requesting the Board of Supervisors of the County of Sonoma to consolidate a general municipal election to be held on November 3, 2026, with the Statewide General Election pursuant to Section 10403 of the Elections Code; (3) authorizing the City Manager to reimburse the County of Sonoma for the costs to conduct the election; and (4) approving guidelines for conducting said election.

COMMUNITY ENGAGEMENT/OUTREACH:
Not applicable.

BACKGROUND:
Elections for two City Council districts are scheduled to take place in November 2026. These elections, for districts 2 and 4, will be Healdsburg's first City Council election since the establishment of a district-based election system last year. Pursuant to City Council Ordinance No. 797, the City of Healdsburg must hold its General Municipal Election the same day as the Statewide General Election. The City of Healdsburg has entered into an agreement with the County of Sonoma for the County Registrar of Voters Office to assist the City in conducting its municipal elections. The cost to the City is its pro-rata share of the expenses incurred by the County on a per voter basis plus direct costs for such items as publication of legal notices, typesetting and mailing of the sample ballot.

DISCUSSION/ANALYSIS:
Attached, for the City Council's review and action, is a resolution: (1) calling for a General Municipal Election to be held November 3, 2026 for the purpose of electing two Council Members;

(2) requesting the Board of Supervisors of the County of Sonoma to consolidate the Municipal Election with the Statewide General Election pursuant to Section 10403 of the Elections Code; (3) authorizing the City Manager to reimburse the County of Sonoma for the costs to conduct the election; and (4) approving guidelines for conducting said election. The guidelines include the following provisions:

1. No fee for the filing of nomination papers by City Council candidates.
2. A limit of 200 words for an optional Candidate Statement of Qualifications. The cost will be the responsibility of the candidate. The estimated cost is still under review at the County level. The cost will be included is election information when it is distributed to each candidate. The candidate will be charged for the actual costs incurred in the typesetting and printing of the optional Statement of Qualifications in the Voter Information Pamphlet.
3. No other election campaign material other than the statement of qualifications shall be permitted to be sent in the mailing of sample ballots.
4. Campaign contributions will be limited as set forth in Ordinance Nos. 1009 and 1163.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:
The City Council could opt to direct staff to hold a stand-alone election. Under this option the City would have to perform all the tasks that have been outsourced to the Sonoma County Registrar of Voters, including preparing and printing all the election materials, hiring poll workers, and counting the ballots on election night. The cost of a stand-alone election would be significantly higher than consolidating with the County of Sonoma.

FISCAL IMPACT:
Funding has been included as part of the proposed Fiscal Year 2026-27 General Fund budget, and the total cost is estimated at $50,000.

ENVIRONMENTAL ANALYSIS:
Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA") Guidelines, approval of this resolution is an administrative activity of the City and will not result in direct or indirect physical changes in the environment and is therefore not a project for purposes of CEQA.

ATTACHMENT(S):
Resolution

CITY OF HEALDSBURG

RESOLUTION NO. -2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG, CALIFORNIA (1) CALLING AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026 FOR THE ELECTION OF TWO CITY COUNCIL MEMBERS; (2) REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA TO CONSOLIDATE THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026 WITH THE STATEWIDE GENERAL ELECTION PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE AND TO PERMIT THE SONOMA COUNTY DEPARTMENT OF ELECTIONS TO CONDUCT SAID ELECTION; (3) AUTHORIZING THE CITY MANAGER TO REIMBURSE THE COUNTY OF SONOMA FOR THE COSTS TO CONDUCT THE ELECTION; AND (4) APPROVING GUIDELINES FOR CONDUCTING SAID ELECTION

WHEREAS, pursuant to Healdsburg Municipal Code section 2.40.010, the general municipal election of the City shall be held on the same day as the statewide general election; and

WHEREAS, the City of Healdsburg will hold a General Municipal election on Tuesday, November 3, 2026 for two out of five City of Healdsburg City Council District seats for the following terms:

Election of one (1) City Council member to District Two for a full term of four years, to expire in 2030; and
Election of one (1) City Council member to District Four for a full term of four years, to expire in 2030.

WHEREAS, the County of Sonoma will be conducting a statewide general election in Healdsburg on November 3, 2026; and

WHEREAS, it is in the best interest of the City of Healdsburg to consolidate the City election with the County election to be conducted on November 3, 2026; and

WHEREAS, pursuant to Elections Code Section 10002, the governing body of any city may by resolution request the Board of Supervisors of the county to permit the county elections official to render specified services to the City or district relating to the conduct of an election, subject to the City reimbursing the County in full for the services performed upon presentation of a bill to the City; and

WHEREAS, pursuant to Elections Code Section 10400, whenever two or more elections are called to be held on the same day, in the same territory, or in territory that is in part the same, they may be consolidated upon the order of the governing body or bodies or officer or officers calling the elections; and

WHEREAS, pursuant to Elections Code Section 10403, whenever an election called by a city for the submission of any office to be filled is to be consolidated with a statewide election, and the office to be filled is to appear upon the same ballot as that provided for that statewide election, the city shall, at least 88 days prior to the date of the election, file with the board of supervisors, and a copy with the elections official, a resolution of its governing board requesting the consolidation, and setting forth the exact form of any office to be voted upon at the election, as it is to appear on the ballot; and

WHEREAS, the City Council of the City of Healdsburg hereby requests the County Clerk of Sonoma County provide election services that are normally provided to the City of Healdsburg.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg does resolve, declare, determine and order as follows:

Section 1. The City Council hereby calls for and orders an election to be held in the City of Healdsburg, California on Tuesday, November 3, 2026, a General Municipal Election for the purpose of electing the following:

(1) Electing one Councilmember to District Two for a full term of four years, to expire in 2030;
(2) Electing one Councilmember to District Four for a full term of four years, to expire in 2030.

Section 2. That the ballots to be used at the election shall be in the form and content as required by law.

Section 3. Pursuant to Elections Code Sections 10400 and 10403, the City Council hereby orders an election be called and consolidated with any and all elections also called to be held on November 3, 2026, within the same territory. Further, pursuant to Elections Code Section 10002, the City Council hereby requests the Board of Supervisors of the County of Sonoma to consolidate the election for the above referenced two City Council District seats with the November 3, 2026, general election and to permit the Sonoma County Elections Department to provide any and all services necessary for conducting the election. The County of Sonoma and its staff are authorized and instructed to procure and furnish any and all official ballots, notices, printed matter and all supplies and equipment and other necessary items in order to properly and lawfully conduct the election; the County of Sonoma is authorized to canvass the returns of the election, which shall be held in all respects as if there were only one election, and only one form of ballot shall be used; and the City Council recognizes that additional cost will be incurred by the County of Sonoma by reason of the consolidation of the election with the Statewide election and agrees to reimburse the County of Sonoma for any costs that are not reimbursed by the State, and the City Council hereby authorizes the City Manager to pay the County of Sonoma for said services in full.

Section 4. The City Council hereby directs the City Clerk to (i) publish a notice of elections, including all information required by Elections Code Section 12101; (ii) take necessary actions to ensure the placement of each of the abovementioned vacant City Council seats on the November 3, 2026 ballot; and (iii) coordinate with the County of Sonoma and take all necessary actions to oversee and certify the November 3, 2026 election process as required by the Elections Code.

Section 5. The attached Exhibit A, "Guidelines for Conducting the November 3, 2026, Election," including polling hours is hereby approved and incorporated herein as set forth in full.

Section 6. The notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election, in time, form and manner as required by law.

Section 7. The City Council acknowledges that the consolidated election will be held and conducted in the manner prescribed in Elections Code section 10418.

Section 8. For purposes of the California Environmental Quality Act (Public Resources Code Section 21000, et seq.), a "project" is defined in State CEQA Guidelines Section 15378 (a) as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment". The City Council hereby finds that the proposed Ordinance will not result in any change in the environment and thus is not a project subject to the requirements of CEQA.

Section 9. That the City Clerk is hereby directed to file a certified copy of this resolution with the Sonoma County Board of Supervisors and the Registrar of Voters of the County of Sonoma. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used.

Section 10. In all particulars not recited in this resolution, the election shall be held and conducted as provided by State law for holding municipal elections.

Section 11. This Resolution shall take effect upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Healdsburg, this 15th day of June 2026 by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

EXHIBIT A

CITY OF HEALDSBURG
POLICY FOR CONDUCTING THE NOVEMBER 3, 2026 ELECTION

1. NOMINATION PAPERS - No fee will be charged for the filing of nomination papers.

2. CANDIDATE'S STATEMENT OF QUALIFICATIONS - The number of words contained in a Candidate's Statement of Qualifications will be limited to 200 words. The candidate will be charged for the costs incurred in the printing of the optional Statement of Qualifications in the Voter Information Pamphlet. The candidate will be required to pay the estimated cost provided by the County of Sonoma at the time that the Nomination Papers are filed, which includes the cost of translation of all Candidate's Statements into Spanish. Sonoma County was designated by the U.S. Department of Justice as a "bilingual county" in late 2021. The estimated cost is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements.

   After the election, the City will reimburse any excess money collected and/or will bill the candidate for any amount due.

3. ADDITIONAL MATERIAL - No other election campaign material other than the statement of qualifications shall be permitted to be sent in the mailing of sample ballots.

4. CAMPAIGN CONTRIBUTIONS - Campaign contributions will be limited as set forth in Ordinance Nos. 1009 and 1163 and as regulated by the Fair Political Practices Commission.

5. POLLING PLACE - The election polls shall remain open between the hours of 7:00 A.M. and 8:00 P.M.

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Professional Services Agreement with the Humane Society of Sonoma County for Animal Care and Control Services

PREPARED BY: Matt Jenkins, Chief of Police

STRATEGIC INITIATIVE(S):
Maintain and Enhance Public Safety

RECOMMENDED ACTION(S):
Adopt a Resolution approving a Professional Services Agreement with the Humane Society of Sonoma County for animal care and control services for an amount not-to-exceed $266,609 annually and authorizing the City Manager to execute the original contract and execute amendments to extend an additional year for a total contract amount of $533,218.

COMMUNITY ENGAGEMENT/OUTREACH:
The initial awarding of this contract in 2014 had extensive public outreach, including a request for proposal and a citizen review panel. Subsequent contract renewals have not resulted in additional public outreach.

BACKGROUND:
In April 2014, the Humane Society of Sonoma County (HSSC) entered into a professional services agreement with the City to provide animal care and control services following a request for proposal and an extensive evaluation process. The initial period was for three years and was renewed in 2017, 2020, and 2023 for additional periods. The current agreement is set to expire on June 30, 2026.

HSSC has been providing complete animal care and control services in accordance with Healdsburg Municipal Code Section 6.04 and California law under the terms of the agreement. City staff has had a positive working relationship with HSSC staff and the City has received positive feedback about the levels of service they provide.

HSSC operates under a no-kill philosophy, which means that animals are euthanized only when their suffering cannot be remedied, or their behavior poses a danger to people or other animals.

DISCUSSION/ANALYSIS:
Staff has been in discussions with HSSC leadership about the renewal of the current animal care and control services agreement. As a result of those discussions, HSSC has proposed an annual price of $266,609, which represents a 5% increase from the current contract amount of $253,800. This increase allows HSSC to maintain current service levels and account for ongoing increases in operating costs including personnel, veterinary care, utilities, and contracted services.

Under the current and proposed agreements, HSSC provides animal regulation and sheltering services. For animal regulation services, HSSC subcontracts with Sonoma County Animal Services to provide in-field animal control services within the City boundaries. This arrangement changed approximately one year ago from the previous subcontractor, Northbay Animal Services. Field services include, but are not limited to: response to requests for service from the Healdsburg Police Department; citizen complaints; license compliance; barking dogs; dangerous or vicious animals; bite investigations; routine patrol and investigations; removal of dead animals from City streets; patrol and response to calls in Healdsburg dog parks; and emergency services.
For sheltering, HSSC will provide full shelter services to all persons residing within the Healdsburg City limits, including, but not limited to: sheltering abandoned, unwanted or stray animals; adoptions; pre-adoption spays and neuters; animal licensing; and euthanasia.

The services provided under the attached proposal mirror the current agreement, and the attached scope of work outlines all services that HSSC will provide.

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a PSA with HSSC for a two-year period.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:
The City Council may choose not to renew the contract with HSSC and direct staff to issue a request for proposal. Doing so would result in a significant delay, making it unlikely that a new contract would be in place prior to the expiration of the current contract.

FISCAL IMPACT:
The adopted Fiscal Year FY 2026-27 budget includes $266,609 in the Police Department contracted services account designated for animal care and control services. No additional appropriations will be necessary. Animal control fees will be collected directly by HSSC and/or the County of Sonoma Animal Services in accordance with the City adopted fee schedule and are not reported as revenues of the City. The fees collected supplement City contributions to support the animal care and control services.

ENVIRONMENTAL ANALYSIS:
The proposed action is not subject to the provisions of the California Environmental Quality Act ("CEQA") because it is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

ATTACHMENT(S):
Resolution

CITY OF HEALDSBURG

RESOLUTION NO. __-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE HUMANE SOCIETY OF SONOMA COUNTY FOR ANIMAL CARE AND CONTROL SERVICES FOR AN AMOUNT NOT TO EXCEED $266,609 ANNUALLY AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE ORIGINAL CONTRACT AND EXECUTE AMENDMENTS TO EXTEND AN ADDITIONAL YEAR FOR A TOTAL CONTRACT AMOUNT OF $533,218

WHEREAS, the City contracts for the provision of animal care and control services with the Humane Society of Sonoma County (HSSC); and

WHEREAS, the City's current contract with HSSC ends on June 30, 2026; and

WHEREAS, HSSC provided a proposal to continue offering complete animal care and control services for the amount of $266,609 per year for a 2-year term; and

WHEREAS, staff procured partial funding for the replacement of radios through the State Homeland Security Grant Program; and

WHEREAS, the FY 2026-27 budget allocates funding in the amount of $266,609 to animal care and control services; and

WHEREAS, the proposed action is not subject to the provisions of the California Environmental Quality Act ("CEQA") because it is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby authorizes the City Manager or designee to execute a Professional Services Agreement with Humane Society of Sonoma County for an expenditure amount not to exceed $266,609 per year for two years.

PASSED, APPROVED and ADOPTED this 15th day of June 2026, by the following vote:

SO ORDERED: ATTEST:

_____ _____

J. Chris Herrod, Mayor
Raina Allan, City Clerk

Exhibit A

to

Subcontractor Agreement - Humane Society of Sonoma County

EXHIBIT A

Subcontractor Agreement

of

Humane Society of Sonoma County

SCOPE OF SERVICES

A. Shelter Services

HSSC shall provide full shelter services to all people residing within the Healdsburg city limits. These services will include, but are not limited to sheltering abandoned, unwanted or stray animals, adoptions, pre-adoption spays and neuters, and euthanasia. HSSC will provide the following services:

1. Acceptance of stray animals from the City of Healdsburg;
2. Pet Adoptions;
3. Spay and Neuter of all unaltered animals prior to adoption;
4. Euthanasia of animals who are irremediably suffering or which pose a danger to the community; and
5. Acceptance of owner surrenders for City residents by appointment and as space allows.
6. Interior drop-off kennels will be available to the Healdsburg Police Department at all hours.

Animal Control Field services sub contractor shall be provided office space and access to HSSC's shelter within the scope of its obligations of this Agreement.

Healdsburg Shelter Business Hours: HSSC will maintain a shelter open to the public from 9:00 a.m. to 5:30 p.m. Monday through Saturday, excluding City recognized holidays. HSSC may change the hours of operation with 30 days written notice to City.

Housing of Animals: While at its shelter, HSSC shall be solely responsible for the costs associated with the care and feeding of animals for any time periods beyond the minimum impoundment periods established in the Healdsburg Municipal Code.

B. Animal Regulation Services

HSSC will subcontract with a qualified animal control provider ("Contractor") to ensure continuous, quality animal control services to City.

Contractor will provide animal control and licensing services for the City of Healdsburg.

Field Services

Contractor will provide animal control regulation (field) services to the City of Healdsburg as outlined in the subsequent paragraphs.

Regular Field Service Hours: Animal Control field hours are 7:30 a.m. – 5:30 p.m. seven days a week. On county/city-observed holidays, the on-call ACO is available by telephone. The ACO working the holiday will contact Healdsburg Police Department's dispatchers to provide his or her contact information. Animal related complaints received by the City or the police department outside of regular service hours may be forwarded to Contractor for follow-up.

Response Time During Regular Service Hours: No specific response time can be guaranteed. To accommodate the level of service required by the City of Healdsburg, an ACO will be assigned specifically to the City and surrounding areas during regular field service hours.

Emergency: We will provide response to injured or sick animals and other emergencies involving danger to humans as priority calls during normal business hours within 30mins or less and within 90 minutes or less outside of normal operating hours.

Non-Emergency: Contractor will respond to non-emergency calls as soon as possible based on appropriately prioritizing pending calls for service.

Veterinary Care and Treatment: HSSC will provide veterinary care for the majority of health care services during normal hours of operation. After hours and on recognized City/County holidays injured animals will be transported to local emergency animal hospitals for treatment if an owner isn't present or identified.

Routine Patrol: Animal Control Officers currently provide proactive patrols in all areas within the jurisdiction. Contractor ACOs increase patrols in areas that pose known challenges, such as parks, to improve compliance with local leash law ordinances.

Investigation and Response to the Following:

Animal Bites: Contractor takes all reported potential rabies exposures from local hospitals, veterinarians, municipal agencies, or directly from members of the community.

Upon receiving the report of a potential exposure, Animal Control Officers will immediately conduct an investigation, either in person or by phone, concerning the nature of the exposure and will take the appropriate measure based on CA H&S Code 120210 thru 121640 as well as the local municipal codes. Quarantine and/or testing will be conducted as required by law.

Animal Cruelty, Abuse, and Neglect: Contractor will collaborate with HSSC and City to ensure animal abuse cases are prosecuted. Officers will respond at any time day or night to investigate allegations of animal cruelty. Animals that are seized will be provided proper veterinary care or transported to a local veterinary partner for examination and treatment. Evidence will be collected and reports are submitted to the district attorney's office to prosecute the case.

Nuisance Animal Complaints: Animal Control Officers will respond to and process nuisance animal complaints in a timely manner. Response times will be consistent with those outlined in Field Service Hours section.

Impoundment of Animals:

Pick-up: ACOs will exercise the authority to impound domestic animals under the following circumstances:

a) If the ACO has a reasonable suspicion that the animal is a stray dog in violation of the leash law

b) If the ACO has a reasonable suspicion that the animal is livestock in violation of any applicable prohibition of livestock at large.

c) If the ACO has a reasonable suspicion that the animal poses an immediate threat to public safety and welfare

d) If the person in care and control of the animal has been arrested, hospitalized, or is otherwise incapable of caring for the animal's immediate needs.

e) If the ACO has a reasonable suspicion that the animal is subject to rabies quarantine under CA CCR 2606. If an animal is subject to rabies quarantine, the ACO shall make a determination if the quarantine will be done in the home of the animal owner or if the animal shall be impounded and quarantined at the HSSC shelter.

Impounded domestic animals may be kept in the ACO's vehicle for an extended period of time while the ACO investigates the incident, attempts to locate the owner of the animal, or handles other calls for service. Live animals will not be kept in the vehicle for any period that may negatively affect the animal's health due to the animal's condition, environmental factors, or any other reason.

Return: ACOs will encourage the return of any lost/stray animal (impounded by field personnel) to the rightful owner in the field. Currently, ACOs do not collect impound fees in the field. If an ACO returns an animal to its owner, they will check to see if the dog is licensed, and, if not, a citation will be issued.

Enforcement- Issuance of Warnings and Citations: Contractor will enforce all appropriate animal control and care related provisions of the City of Healdsburg Municipal Code including the issuance of warning notices or citations as necessary for violations of the provisions of the Municipal Code or State law.

Emergency Services: After Hours Animal Control: Contractor will provide "on call" emergency response to any situation involving animal medical emergencies or danger to humans, upon being requested by the Healdsburg Police Department (HPD.) HPD should be prepared to respond to any animal control calls to protect the public until an ACO arrives. The ACO will be available to respond to Healdsburg "Priority Calls" defined as:

- Dangerous/aggressive domestic animal at large: The animal presents a clear threat to public safety and is currently at large or able to go at large at will. This may also include capturing a rabies-suspect animal in order to quarantine and test it.
- Sick or injured domestic animal: The animal is in immediate need of emergency medical care or euthanasia and the person in care and control of the animal is not present or able to provide care for the animal. Domestic animals with minor injuries or illnesses, which do not present an immediate threat to the animal's safety and welfare, do not constitute an emergency. Sick or injured animals will be transported for emergency veterinary care by the ACO.
- Sick or injured livestock: In the case of sick or injured livestock, where possible, ACOs will contact a large-animal vet to respond and assess.
- Loose livestock: Livestock that is large enough to be a risk to public safety while at large. This does not include loose small livestock such as chickens or rabbits.
- Agency assist: Law enforcement officers from Healdsburg may request that Contractor pick up a stray animal impounded by HPD due to risk to public safety. This is a special circumstances approach that should not be used to address standard stray dog issues.

• Owner arrest: An animal's owner is arrested, and the owner cannot arrange for friends or family to care for the animal.

Trapping: Contractor will provide trapping services to the residents of the City of Healdsburg involving domestic animals. Trapped, injured or sick wildlife can be transported to a California Fish and Wildlife licensed rehabilitation center during normal business hours. Response in these cases are not considered an emergency and will only be responded to during normal business hours. It is illegal for all California residents including Contractor ACOs to become involved in the trapping, taking, transportation, or rehabilitation of healthy wildlife for any reason except for the purpose of rabies control as allowed under the California Code of Regulations and the Health and Safety Code.

Dead Animals: Contractor will accept delivery from the City of the remains of domestic and small wild animals for disposal without a fee. City staff may, during normal business hours, drop off dead animals at the HSSC shelter at 555 Westside Road, Healdsburg. Contractor facilities cannot accommodate large, deceased animals. Deceased large animals or wildlife are to be transported to the Petaluma Livestock auction for disposal. Hauling for these animals is offered through a private company. Contractor ACOs will not respond to complaints or calls for dead animal pickup within the City limits. Contractor will refer callers to the designated service.

Wildlife Calls: ACOs will exercise the authority to impound wild animals only if the ACO has a reasonable suspicion that there is a possibility that the wild animal has exposed a human or domestic animal to rabies or if the wild animal is sick or injured and can be transported to a CA State licensed wildlife rehabilitation center.

Rabies Control

Vaccination: It is the responsibility of owners to make sure their animals are vaccinated. By law, a current rabies vaccination is required for a dog license to be valid. When a stray dog does not have a current rabies vaccination and/or license, the owner may receive a citation from an ACO. Per the Superior Court of California, only ACOs are authorized to issue citations. Animals (including dogs, cats, and livestock) that have bitten people or have been bitten by wild animals are quarantined based on California Department of Public Health policy.

The length of time an animal remains in quarantine is based on whether the domestic animal has a current rabies vaccination and the type of bite.

Microchip: As California law mandates, all dogs and cats that come to the shelter are microchipped prior to leaving the facility. We also offer microchipping for a small fee to walk-in customers.

Animal Impoundment: Animals with no identification are impounded for a minimum of 5 days. If a dog has a microchip, is wearing a tag on its collar, or otherwise comes to us with owner identification, it is held for ten days in accordance with Sonoma County law. If there are holiday closures during this period, the hold time is extended to account for those days. If a dog comes to us with illness/injuries severe enough to cause suffering, and vet care will not alleviate the distress, the dog is humanely euthanized.

Cats are free to roam and not subject to "at large" ordinances.

***SCAS Shelter Business Hours:** Our shelter at 1247 Century Court is open to the public as described below. We reserve the right to reasonably change the business hours from time to time as deemed necessary. We will continue to work with contracted jurisdictions to identify those hours of operation that best meet community needs and expectations within available resources.

Sunday – Monday Closed Tuesday-Saturday Phone calls: 9:00 a.m. – 5:30 p.m.

Walk-in Counter service: 10:00 a.m. – 5:00 p.m.

Adoptions and Redemptions: 12:00 p.m. – 4:30 p.m.

County Holidays Closed

Customer Service/Complaints: All Contractor staff focus on providing excellent customer service.

Contractor will collaborate with the City to designate a primary and alternate contact person for the purpose of addressing complaints. All complaints received by the City that require a response from Contractor will be made by telephone and/or electronic mail to the designated contact persons for the two parties. Contractor will provide an electronic mail response within two (2) business days as to the resolution or ongoing response on the matter.

State Mandated Bite Reports: Sonoma County Animal Services is responsible for submission of the annual State Mandated Bite Report to the California Department of Public Health (CDPH) for the entire county and completes this annually. Any reporting requested by the City can be provided as soon as available.

Staff Training: While operating its shelter and providing animal control services, Contractor assigns personnel that are trained, qualified, and authorized to administer and/or enforce all laws, rules and regulations; operate all necessary equipment, have the ability to recognize animal breeds, diseases, and injuries, and are competent to administer first aid to animals in the field. Contractor will ensure that any employee serving the City of Healdsburg is trained and currently certified, or will be certified within 60 days, in accordance with state standards. Contractor will ensure that personnel maintain required certifications and maintain that status through the required continuing education.

Regulation

Enforcement: Sonoma County Animal Services sends all criminal cases, including violations of State anti-cruelty laws, to the District Attorney's office. The ACO investigating the case, the Supervising Animal Control Officer, and the Operations Manager all work closely with the attorney assigned to the case. Warrants are also filed with superior court judges to conduct investigations.

Licenses & Fees for Dogs: SCAS provides full dog-licensing services, including license enforcement activity, for the Unincorporated County and the City of Santa Rosa. In late 2013, we implemented online licensing services, in both English and Spanish. The City of Healdsburg license and other fees correlate with the County and City of Santa Rosa fees.

C. Statistical and Narrative Information

HSSC will collaborate with Contractor to provide quarterly reports to the City via Chief of Police. This information will include community comments, statistical information that reflects a compliant culture within the City, the staff, and supporting agencies, and other information reasonably requested by the Chief.

Quarterly reporting shall include the following, in addition to those items required by the underlying Agreement:

- Animal intakes
- License compliance rates

- Number of licenses sold with names, addresses and license number
- Disposition of complaints regarding animals
- Dangerous or potentially dangerous animals and dog-bite incidents
- License compliance and records of licenses sold with names, addresses and license numbers
- Fees collected
- Description of each animal, including its breed, color, size, sex and disposition
- Who brought in the animal (name and address of resident or officer), date animal was brought in, where and how the animal was obtained

HSSC Healdsburg Shelter Budget

The total annual budget of **$266,609** reflects the continued cost of providing comprehensive shelter and animal control services to the City of Healdsburg under the existing agreement. These costs support ongoing operations that ensure public safety, regulatory compliance, and humane care of animals, consistent with the established scope of services. The budget aligns with historical operating needs, service demand, and contractual obligations, and supports delivery of reliable services to the community.

To maintain current service levels and account for ongoing increases in operating costs including personnel, veterinary care, utilities, and contracted services, HSSC requests a 5% annual adjustment for the term of the agreement. This adjustment will help ensure cost stability and sustain service quality and response levels over time.

While the City has expressed interest in a longer-term agreement, a two-year contract term is requested at this time. This shorter term allows both parties to evaluate service levels, cost structures, and operational needs in a changing environment, while still providing near-term stability and continuity of service. It also ensures that any future long-term agreement can be based on current data, performance metrics, and evolving community needs. Together, the requested adjustment and term length are intended to sustain the current level of service in a predictable and cost-effective manner for the City, while maintaining appropriate flexibility for future planning.

Position	FTE	Hourly	Annual Cost
Site Manager	0.2	$36	$14,976
Animal/Customer Service Associates	1	$22	$45,760
Animal Care Associate	0.3	$21	$13,104
Behavior specialist	0.1	$28	$5,824
Part-time/on-call Veterinarian	0.1	$67	$14,000
Total			$93,664
Benefits 15% - Taxes/WC/Benefits			$14,050
Personnel Total			$107,714
Operations			
Software/IT			$1,500
Cleaning Supplies			$1,000
Janitorial Services			$2,000
Medical Costs (supplies/s/n/Koefran)			$3,000
Utilities			$7,000
Office Supplies and printers			$500
Animal Care (food, supplies, aftercare)			$6,000
Insurance			$5,000
Mileage and transportation			$500
Operations Total			$26,500
SCAS field Services			$119,700
Personnel and Operations Subtotal			$253,914
Indirect	5%		$12,696
Total			$266,609

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Professional Services Agreement with Child Parent Institute for Juvenile Diversion Services

PREPARED BY: Matt Jenkins, Chief of Police

STRATEGIC INITIATIVE(S):
Provide Effective Governance
Maintain and Enhance Public Health and Safety

RECOMMENDED ACTION(S):
Adopt a Resolution approving an amendment to a Professional Services Agreement with Child Parent Institute to provide for youth diversion services through its School-Based Services Juvenile Diversion Program (JDP) for an amount not-to-exceed $40,000 per year for a three year period and authorizing the City Manager to execute the agreement.

COMMUNITY ENGAGEMENT/OUTREACH:
Not applicable.

BACKGROUND:
The Healdsburg Police Department provides a juvenile diversion program as an alternative to the juvenile justice system for youth offenders, which is considered a best practice as it keeps juveniles out of the juvenile justice system. The program was initially run by the police department by a full-time staff member and was later provided through contracts with local non-profit organizations. The Healdsburg Police Department has been contracting with Child Parent Institute (CPI) since 2024, when CPI acquired SOS Community Counseling who had been providing these services through its Healdsburg Youth and Family Services (HYFS) program since 2017.

DISCUSSION/ANALYSIS:
The School-Based Services Juvenile Diversion Program (JDP) aims at bring youth closer to their decisions and empowering them to make better decisions. This program provides counseling & diversion services to youth cited for misdemeanor and/or disciplinary offenses. Youth referrals engage in 8+ individual sessions that focus on topics such as: positive behavior, healthy choices, and coping skills in response to stressors. JDP also includes parenting support that aims to increase parental awareness of the challenges that their youth may be experiencing, as well as strengthen

communication channels between the youth and their family members. Additionally, JDP contains a community services element that requires youth to complete 10+ hours of volunteer service, as well as develop and complete a restitution project as part of the program's requirements. Once all components are completed, the referring agency determines a possible expungement of the original offense.

Officers can refer youth offenders into the program for violations such as possession of marijuana on school grounds, being under the influence of a controlled substance, consuming alcohol on or off school grounds, possessing a knife on school grounds, vandalism, and assault and battery. As part of the program, administrators from the Healdsburg Unified School District may make direct referrals to the program. This reduces the amount of Police Department staff time in responding to lower-level juvenile complaints.

Staff has met with CPI to renew the agreement for the upcoming fiscal year. Increases in personnel costs and other associated expenses have resulted in an increase in the per session fees in the contract; however, based on past utilization, the overall cost of the contract has been lowered.

As with the past contract, the Scope of Work also includes up to two offerings per year of parent education workshops during the school year and to four parent education workshops during the summer. These workshops provide parents skills and information about resources and other support available in the community. Parents/caregivers learn and practice skills such as appropriate ways to discipline; preventing or stopping alcohol, drug, and tobacco use; improving communication skills; and improving grades and school attendance.

The proposed agreement would extend the agreement term for three years to June 30, 2029, at a cost not-to-exceed $40,000 per year.

Staff is recommending that Council approve the agreement with CPI and authorize the City Manager to execute the Amendment on behalf of the City.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:
The City Council may choose not to approve the amendment which would remove the option for officers to use diversion services for juveniles and instead result in juvenile offenders being cited into the juvenile justice system.

FISCAL IMPACT:
The cost of this agreement is accounted for in the adopted Fiscal Year 2026-27 & Fiscal Year 2027-28 biennial budget and is funded with the use of Opioid settlement funds.

ENVIRONMENTAL ANALYSIS:
Pursuant to Title 14, the California Code of Regulations, Section 15378(b)(4)(5) of the California Environmental Quality Act ("CEQA") guidelines, the proposed action is an administrative activity

of the City that will not result in direct or indirect physical changes to the environment; and therefore, is not a project for purposes of CEQA.

ATTACHMENT(S):
Resolution
Scope of Work

CITY OF HEALDSBURG

RESOLUTION NO. __-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH CHILD PARENT INSTITUTE TO PROVIDE FOR YOUTH DIVERSION SERVICES THROUGH ITS SCHOOL-BASED SERVICES JUVENILE DIVERSION PROGRAM FOR AN AMOUNT NOT-TO-EXCEED $120,000 FOR A THREE-YEAR TERM AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the Healdsburg Police Department has offered juvenile diversion services as a best practice for keeping juveniles out of the juvenile justice system; and

WHEREAS, the Healdsburg Police Department has utilized Child Parent Institute for juvenile diversion services since 2024 through its School-Based Services Juvenile Diversion Program; and

WHEREAS, the School-Based Services Juvenile Diversion Program aims at bringing youth closer to their decisions and empowering them to make better decisions; and

WHEREAS, the current Professional Services Agreement (PSA) with Child Parent Institute is set to expire on June 30, 2026; and

WHEREAS, Child Parent Institute has provided a proposal to continue offering juvenile diversion services for an amount not-to-exceed $120,000 over a term of three years; and

WHEREAS, staff recommends that Council approve the PSA with Child Parent Institute, and authorize the City Manager to execute the agreement on behalf of the City; and

WHEREAS, pursuant to Title 14, the California Code of Regulations, Section 15378(b)(4)(5) of the California Environmental Quality Act ("CEQA") guidelines, the proposed action is an administrative activity of the City that will not result in direct or indirect physical changes to the environment; and therefore, is not a project for purposes of CEQA.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Approves a Professional Services Agreement with SOS Community Counseling to provide youth diversion services in an amount not-to-exceed $40,000 annually, authorizing the City Manager to execute the original contract and execute amendments to extend two additional one-year terms for a total contract amount not-to-exceed $120,000.

PASSED, APPROVED and ADOPTED this 15th day of June, 2026, by the following vote:

SO ORDERED: ATTEST:

_____
J. Chris Herrod, Mayor

_____
Raina Allan, City Clerk

Exhibit A
Healdsburg Juvenile Diversion Program Scope of work

l. Description of Services or Scope of Work.

1.1 Contractor's Specified Services**.** Contractor shall perform the following services within the times or by the dates provided below:

a. Contractor (California Parenting Institute dba Child Parent Institute – CPI) shall provide youth services through its School-Based Services Juvenile Diversion Program (JDP) program including low-risk citation diversion, drug and alcohol citation diversion, anger management, bullying prevention, truancy prevention, gang prevention education, and general diversion counseling according to the needs of the juvenile. Short-term individual, family, group therapy and parent education workshops will also be offered as part of this program component.

b. Referrals to Healdsburg Juvenile Diversion Program (HJDP) will originate from Healdsburg Police Department (HPD) then referred to a CPI School-Based Services Program Manager. If capacity allows, the local schools within the Healdsburg Unified School District may utilize this program by making a referral to CPI and HPD. Contractor shall contact referred families to develop a plan for diversion services based on the nature of the referral.

c. Program can also utilize referrals given from Healdsburg High School Administration and Healdsburg Middle School Administration; as well any youth members whom the District deems as "High Risk," in order to mitigate youth members of the City of Healdsburg entering into the juvenile justice system.

d. Contractor shall conduct two parent education workshops during the regular school year, in addition to four parent education workshops during the summer.

e. Contractor shall provide details including initials of participants and staff, dates and locations of service, for each group, session, or class performed through monthly invoices.

Contractor shall provide biannual impact reports that include: number of referrals, juveniles served, number of therapy sessions, number of completers, and total number of community service hours facilitated.

1.2 Cooperation With the City. Contractor shall cooperate with the City and City staff in the performance of all work hereunder.

1.3 Performance Standard. Contractor shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in Contractor's profession. The City has relied upon the professional ability and training of the Contractor as a material inducement to enter into this Agreement. Contractor hereby agrees to provide all services under this Agreement in accordance with generally accepted professional practices and standards of care, as well as the requirements of applicable federal, state and

local laws, it being understood that acceptance of Contractor's work by City shall not operate as a waiver or release. If City determines that any of Contractor's work is not in accordance with such level of competency and standard of care, City, in its sole discretion, shall have the right to do any or all of the following: (a) require Contractor to meet with City to review the quality of the work and resolve matters of concern; (b) require Contractor to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 4; or (d) pursue any and all other remedies at law or in equity.

1.4 Assigned Personnel.

a. Contractor shall assign only competent personnel to perform work hereunder. In the event that at any time City, in its sole discretion, desires the removal of any person or persons assigned by Contractor to perform work hereunder, Contractor shall remove such person or persons immediately upon receiving written notice from City.

b. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by City to be key personnel whose services were a material inducement to City to enter into this Agreement, and without whose services City would not have entered into this Agreement. Contractor shall not remove, replace, substitute, or otherwise change any key personnel without the prior consent of the City.

c. In the event that any of Contractor's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness or other factors outside of Contractor's control, Contractor shall be responsible for timely provision of adequately qualified replacements.

d. All persons who have direct contact with targeted youth must pass a background check performed by the Healdsburg Police Department before performing any services under this Agreement. Such persons shall follow the background check procedure set forth in **Exhibit A.1**, attached hereto and incorporated herein by this reference.

2. Payment. For all services and incidental costs required hereunder, Contractor shall be paid on a time and material/expense basis in accordance with the budget set forth in Exhibit A.2, attached hereto and incorporated herein by this reference, provided, however, that total payments to Contractor shall not exceed forty-thousand dollars annually ($40,000), without the prior written approval of City, between July 1, 2026 to June 30, 2029. Contractor shall submit its bills in arrears on a monthly basis in a form approved by the City's Finance Department. The bills shall show or include: (i) the task(s) performed; (ii) the time in quarter hours devoted to the task(s); (iii) the hourly rate or rates of the persons performing the task(s); and (iv) copies of receipts for reimbursable materials/expenses, if any. Expenses not expressly authorized by the Agreement shall not be reimbursed.

Unless otherwise noted in this agreement, payments shall be made within the normal course of City business after presentation of an invoice in a form approved by the City for services performed. Payments shall be made only upon the satisfactory completion of the services as determined by the City.

3. Term of Agreement. The term of this Agreement shall be from July 1, 2026 to June 30, 2029 unless terminated earlier in accordance with the provisions of Article 4 below.

4. Status of Contractor. The parties intend that the Contractor, in performing the services specified herein, shall act as an independent contractor and shall control the work and the manner in which it is performed. Contractor is not to be considered an agent or employee of City and is not entitled to participate in any pension plan, worker's compensation plan, insurance, bonus, or similar benefits City provides its employees

5. Records Maintenance. The Contractor shall keep and maintain full and complete documentation and accounting records concerning all services performed that are compensable under this Agreement and shall make documents directly related to the program available to the City for inspection at any reasonable time. Otherwise, the Contractor shall maintain such records for a period of four (4) years. This does not pertain to client files, which are property of the Contractor, and are kept and managed according to the Board of Behavioral Sciences regulations.

Exhibit A.1
Background Procedure

All persons who have direct contact with targeted youth must pass a background investigation performed by the Healdsburg Police Department before performing any services under this Agreement. Such persons shall follow the background procedure below:

1. Call the Police Technician at 707-431-3103 or 707-431-3377 to make an appointment to schedule your Live Scan.

2. During the scheduled appointment, be prepared to provide personal data for the Live Scan including: Name, AKAs, Address, Place of Birth, Sex, Date of Birth, Social Security #, Height, Weight, Eye Color, Hair Color.

3. During the scheduled appointment, be prepared to be photographed by the Police Department.

Exhibit A.2
Proposed Budget and Expense
Fee Schedule

Direct Services: Fee-for-Service

Direct Service	Detail
Individual Service	Hourly rate for individual meetings as well as one-on-one counseling and services provided to youth.
Family Service/Parent Education	Hourly rate for counseling services and meeting with families.
Group Service	Hourly rate for group counseling or meeting.

All meetings, preparation time, phone calls, follow-up, assessments, and operating costs are included in the hourly rates for individual, family, and group services.

Consultant shall provide details, including names of participants and staff and dates and locations of service for each group or session performed.

The following hourly rates shall apply for the term of this Agreement. Hourly rates do not include Consultant's administrative costs for programmatic and operating expenditures, such as contract negotiations, Human Resource processes and staff management, budget development/oversight, and community liaison responsibilities. Administrative costs will be billed separately at a rate of $3,333.33 annually and shall not exceed $10,000 for the term of the Agreement.

CPI/HJDP Fee Schedule 2026-2029					
	Maximum Annual Direct (Session Fee and Operational) Cost	**Individual fee per session**	**Family/Parent Edu. fee per session**	**Group fee per session**	**Indirect Annual Agency Cost for administrative costs**
July 1, 2026 - June 30, 2027	$40,000	$132.83	$169.36	$158.44	$3,333.33
July 1, 2027 - June 30, 2028	$40,000	$139.47	$177.83	$166.36	$3,333.33
July 1, 2028 - June 30, 2029	$40,000	$146.44	$186.72	$174.68	$3,333.33

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

CHILD PARENT INSTITUTE	CITY OF HEALDSBURG
By: _____ Authorized Representative	By: _____ Authorized Representative
Date: _____	Date: _____ _____

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Axon Contract Consolidation and Renewal

PREPARED BY: Luis Rodriguez, Lieutenant

STRATEGIC INITIATIVE(S):
Maintain and Enhance Public Safety
Provide Effective Governance

RECOMMENDED ACTION(S):
Adopt a Resolution approving a five-year agreement with Axon Enterprises in an amount not-to-exceed $573,808.05 over a five-year period and authorizing the City Manager to execute the agreement on behalf of the City.

COMMUNITY ENGAGEMENT/OUTREACH:
Not applicable.

BACKGROUND:
The Police Department has utilized products from Axon Enterprises (Axon) since 2005, when the Department purchased its first set of Taser electronic control devices. Since then, Axon has expanded the product line it supplies and in 2014, the Department contracted with Axon for the addition of Body Worn Cameras (BWC). In 2021, the City Council approved a five-year contract with Axon for approximately $268,097, which provided BWCs for all patrol and field staff, including parking enforcement and Code Enforcement Officers, along with *Taser 7* devices and *Fleet 2* in-car camera systems. Under the current terms of the contract, the Police Department is due for an upgrade to the BWC through the Technology Assurance Plan (TAP). The Department is currently maintaining multiple agreements with Axon Enterprises, including agreements for BWCs and interview room camera systems. These will be terminated effective September 1, 2026, to consolidate services under this proposed agreement. This consolidation will streamline administration and maximize cost savings.

DISCUSSION/ANALYSIS:
With the contract coming to an end, staff met with Axon representatives to discuss its renewal. In those conversations, representatives recommended the Department evaluate an enhanced equipment package that includes the latest technology solutions and replace deteriorating

technology and equipment as recommend by best practice. The proposed five-year agreement would provide upgrades to existing deteriorating equipment, including upgraded *Taser 10* devices for all officers, body worn cameras for all officers and public facing non-sworn support staff, and upgraded *Fleet 3* in-car cameras for all patrol vehicles with upgraded ALPR capabilities.

This agreement introduces new technology, including Virtual Reality (VR) training and advanced robotics capabilities to enhance operational effectiveness and officer safety. These robotics consist of camera system devices capable of being deployed both as aerial observation tools via sUAS (Small Unmanned Aircraft System) drones and on the ground capable of being deployed on wheels or via a pole. These aerial and ground robotics systems provide critical capabilities for high-risk situations, allowing officers to assess threats remotely before committing personnel and allow for further versatility in deploying observation tools in diverse situations and terrains. The drones are particularly valuable for:

- Search and rescue operations
- Perimeter security during critical incidents
- Tactical reconnaissance
- Crime scene documentation from aerial perspectives

The acquisition of this technology is required to have City Council authorization under AB 481 (Military Equipment Act) and the Healdsburg Municipal Code. City Council previously authorized this at the March 2, 2026, meeting with the annual AB 481 report and re-authorization. These devices are included in this contract at no cost.

The VR training component (Axon VR) includes a HTC Focus Vision headset, *Taser 10* controller, and tactical bag for enhanced officer training. Through this technology, officers face complex real-world scenarios through immersive content and state-of-the-art technology, enabling them to train anytime, anywhere. Axon VR follows a structured progression that builds critical skills—from observation and de-escalation to tactical decision-making and weapons proficiency. This immersive approach is designed to build confidence and prepare officers for split-second decisions in the field.

The proposed five-year agreement with Axon consolidates several existing contracts into a single agreement while upgrading key police technologies including *Taser 10* devices, body-worn cameras, and in-car camera systems. The contract also adds VR training, drone and robotic observation capabilities, AI-assisted report writing, live Spanish translation tools to improve communication with Spanish-speaking community member, and interview room system maintenance storage, improving operational effectiveness, officer safety, and administrative efficiency.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:

City Council could choose not to approve the proposed contract. The Police Department would continue with the current contracts with Axon and would receive a BWC refresh through the existing TAP program. However, the Police Department would not be able to take advantage of:

- Upgraded *Taser 10* technology with enhanced safety features
- *Fleet 3* Advanced in-car cameras with ALPR capability
- Aerial and ground robotics systems
- Consolidated contract administration and cost savings
- Enhanced training equipment and VR systems

Additionally, the current Taser devices would remain out of warranty and outside the protection of Axon's $10 million liability insurance policy. Staff does not recommend this alternative.

FISCAL IMPACT:
Axon presented a five-year contract (Quote Number Q-813905-46169AS) with the following financial structure. The total cost of the contract will be $573,808.05. The annual cost will be $105,198.32 for year 1 and $113,459.58 for the following four years. The cost for this proposed agreement has been accounted for in the FY 2026-27 and FY 2027-28 budgets that were adopted by City Council on June 1, 2026.

The pricing structure under the proposed contract represents savings of $283,495.33 over the unbundled cost of the products if they were purchased separately. This significant discount is achieved through the comprehensive package approach and the long-term contract.

Approximately $6,000 of the contract cost each year provide for live in-field translation for staff and will be paid using opioid settlement funds.

ENVIRONMENTAL ANALYSIS:
This project involves the replacement and upgrade of existing equipment within the Police Department. As such, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Title 14 Section 15302(c) of the California Code of Regulations.

ATTACHMENT(S):
Resolution
Axon Renewal Quote

CITY OF HEALDSBURG

RESOLUTION NO. __-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG AUTHORIZING THE CITY MANAGER TO EXECUTE A FIVE-YEAR AGREEMENT ON BEHALF OF THE CITY WITH AXON ENTERPRISES FOR BODY WORN CAMERAS, TASER ELECTRONIC CONTROL DEVICES, FLEET 3 IN-CAR CAMERAS, AERIAL AND GROUND ROBOTICS SYSTEMS, AXON INTERVIEW ROOM SERVICES, AND AI-ASSISTED SOFTWARE SERVICES IN AN AMOUNT NOT-TO-EXCEED $573,808.05

WHEREAS, the Healdsburg Police Department has utilized Axon Enterprises products since 2005, expanding in 2014 to include body worn cameras (BWC), and in 2021 the City Council approved a five-year, $268,096.57 contract providing BWCs, Taser 7 devices, and Fleet 2 in-car cameras; and

WHEREAS, the City recognizes Body Worn Cameras as an industry standard for evidentiary recording and Department transparency, and the Department's existing equipment is due for upgrade or replacement under its Technology Assurance Plan (TAP); and

WHEREAS, existing Axon agreements for BWCs and interview room systems will be terminated effective September 1, 2026, and consolidated under this new agreement to streamline administration and maximize cost savings; and

WHEREAS, the current Taser devices are approximately 5 years old, will no longer under manufacturer warranty or Axon's $10 million liability insurance policy, and upgrading to Taser 10 devices will enhance transparency and accountability; and

WHEREAS, the project upgrades BWCs to Axon Body 4, replaces Tasers with Taser 10 devices, upgrades Fleet 2 to Fleet 3 Advanced in-car cameras with Automated License Plate Reader (ALPR) capability, and adds aerial and ground robotics systems for enhanced operational capability and officer safety; and

WHEREAS, the robotics technology, included in this contract at no cost, was previously authorized by Council under Assembly Bill 481 at the March 2nd Council Meeting in conjunction with the annual AB 481 report; and

WHEREAS, the bundled pricing structure represents $283,495.33 in savings over unbundled costs; and

WHEREAS, the 5-year agreement shall not exceed $573,808.05 (including estimated tax), with $105,198.32 in year one and $113,459.58 annually thereafter, from September 1, 2026 through August 31, 2031; and

WHEREAS, costs are included in the FY 2026-2027 and FY 2027-2028 biennial budget adopted June 1, 2026, with subsequent years allocated through each respective fiscal year budget; and

WHEREAS, pursuant to Section 15302(c) of Title 14 of the California Code of Regulations, this Project is exempt from the California Environmental Quality Act ("CEQA") as it involves replacement and upgrade of existing equipment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Healdsburg as follows:

1. Approves the 5-year Agreement with Axon Enterprises (Quote Number Q-813905-46169AS) in an amount not to exceed $573,808.05 (including estimated tax) and authorizes the City Manager to execute the agreement on behalf of the City.

2. Finds that this Project is exempt from CEQA pursuant to Section 15302(c) of the California Code of Regulations, Title 14.

3. Authorizes the termination of existing Axon Enterprises agreements effective September 1, 2026, in order to consolidate services under the new agreement.

PASSED, APPROVED and ADOPTED this 15th day of June 2026, by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

Q-813905-46169AS

Issued: 05/27/2026

Quote Expiration: 07/31/2026

Estimated Contract Start Date: 09/01/2026

Account Number: 115742

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO
Healdsburg Police Dept. - CA 238 Center St Healdsburg, CA 95448-4402 USA	Healdsburg Police Dept. - CA 401 Grove St Healdsburg CA 95448-4723 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Adam Smith Phone: 602-751-1798 Email: asmith@axon.com Fax: (480) 463-2201	Luis Rodriguez Phone: 7074313164 Email: lrodriguez@healdsburg.gov Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	$559,036.64
ESTIMATED TOTAL W/ TAX	$573,808.05

Discount Summary

Average Savings Per Year	$56,699.07
TOTAL SAVINGS	$283,495.33

Payment Summary

Date	Subtotal	Tax	Total
Aug 2026	$105,198.32	$1,816.95	$107,015.27
Aug 2027	$113,459.58	$3,238.63	$116,698.21
Aug 2028	$113,459.58	$3,238.63	$116,698.21
Aug 2029	$113,459.58	$3,238.63	$116,698.21
Aug 2030	$113,459.58	$3,238.57	$116,698.15
Total	**$559,036.64**	**$14,771.41**	**$573,808.05**

Quote Unbundled Price:	**$821,102.15**
Quote List Price:	**~~$687,408.35~~**
Quote Subtotal:	**$559,036.64**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100552	TRANSFER BALANCE - GOODS	1			$1.00	($14,581.30)	($14,581.30)	($1,421.68)	($16,002.98)
100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1			$1.00	$6,320.06	$6,320.06	$0.00	$6,320.06
M00049	OFFICER SAFETY PLAN T10	18	60	$306.05	$238.32	$238.32	$257,386.91	$11,205.03	$268,591.94
B00088	OSP-UNLIMITED (NO VR)	6	60	$189.96	$167.91	$167.91	$60,447.89	$1,646.89	$62,094.78
A00038	PREMIUM ROBOTICS PLAN	1	60	$1,559.72	$972.33	$0.00	$0.00	$0.00	$0.00
Fleet3A	Fleet 3 Advanced	1	60	$313.70	$258.90	$258.90	$15,534.00	$651.39	$16,185.39
Fleet3ARe	Fleet 3 Advanced Renewal	6	60	$228.67	$189.57	$189.57	$68,245.20	$1,483.02	$69,728.22
A la Carte Hardware									
72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	6			$2,695.00	$0.00	$0.00	$0.00	$0.00
101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	6			$149.00	$149.00	$894.00	$87.14	$981.14
103346	AXON FLEET - ERICSSON R980-5GD-A+5YR NETCLOUD	6			$1,899.00	$1,899.00	$11,394.00	$1,110.88	$12,504.88
H00002	AB4 Multi Bay Dock Bundle	3			$1,638.90	$0.00	$0.00	$0.00	$0.00
H00001	AB4 Camera Bundle	24			$899.00	$0.00	$0.00	$0.00	$0.00
A00031	AXON AIR R10 TEAM KIT BUNDLE	1	60		$12,858.45	$0.00	$0.00	$0.00	$0.00
A la Carte Software									
50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	60		$32.98	$32.98	$3,957.60	$0.00	$3,957.60
50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	1	60		$111.75	$111.75	$6,705.00	$0.00	$6,705.00
73682	AXON EVIDENCE - AUTO TAGGING LICENSE	24	60		$10.85	$10.85	$15,624.00	$0.00	$15,624.00
85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	16	60		$27.12	$25.76	$24,733.44	$0.00	$24,733.44
102011	AXON AI ASSISTANT	16	60		$32.55	$30.92	$29,685.60	$0.00	$29,685.60
101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	16	60		$70.52	$66.99	$64,314.24	$0.00	$64,314.24
A la Carte Services									
100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	6			$15.00	$15.00	$90.00	$8.74	$98.74
102618	SKY-HERO INSTRUCTOR CERTIFICATION COURSE (2-DAY -5 STUDENTS)	1			$1,500.00	$1,500.00	$1,500.00	$0.00	$1,500.00
85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1			$6,786.00	$6,786.00	$6,786.00	$0.00	$6,786.00
Total							**$559,036.64**	**$14,771.41**	**$573,808.05**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	24	1	08/01/2026
AB4 Camera Bundle	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	27	1	08/01/2026
AB4 Camera Bundle	100775	AXON BODY 4 - MAGNETIC DISCONNECT CABLE	27	1	08/01/2026
AB4 Camera Bundle	74020	AXON BODY - MOUNT - MAGNET FLEXIBLE RAPIDLOCK	27	1	08/01/2026
AB4 Multi Bay Dock Bundle	100206	AXON BODY 4 - 8 BAY DOCK	3	1	08/01/2026
AB4 Multi Bay Dock Bundle	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	3	1	08/01/2026
AB4 Multi Bay Dock Bundle	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	3	1	08/01/2026
Fleet 3 Advanced	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	1	1	08/01/2026
Fleet 3 Advanced	103346	AXON FLEET - ERICSSON R980-5GD-A+5YR NETCLOUD	1	1	08/01/2026
Fleet 3 Advanced	70112	AXON SIGNAL - VEHICLE	1	1	08/01/2026
Fleet 3 Advanced	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	1	1	08/01/2026
OFFICER SAFETY PLAN T10	100122	AXON VR - HEADSET - BATTERY	1	1	08/01/2026
OFFICER SAFETY PLAN T10	100126	AXON VR - TACTICAL BAG	1	1	08/01/2026
OFFICER SAFETY PLAN T10	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	18	2	08/01/2026
OFFICER SAFETY PLAN T10	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	4	1	08/01/2026
OFFICER SAFETY PLAN T10	100396	AXON TASER 10 - MAGAZINE - INERT RED	18	1	08/01/2026
OFFICER SAFETY PLAN T10	100399	AXON TASER 10 - CARTRIDGE - LIVE	270	1	08/01/2026
OFFICER SAFETY PLAN T10	100400	AXON TASER 10 - CARTRIDGE - HALT	130	1	08/01/2026
OFFICER SAFETY PLAN T10	100401	AXON TASER 10 - CARTRIDGE - INERT	180	1	08/01/2026
OFFICER SAFETY PLAN T10	100591	AXON TASER - CLEANING KIT	1	1	08/01/2026
OFFICER SAFETY PLAN T10	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	18	1	08/01/2026
OFFICER SAFETY PLAN T10	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	1	1	08/01/2026
OFFICER SAFETY PLAN T10	100748	AXON VR - CONTROLLER - TASER 10	1	1	08/01/2026
OFFICER SAFETY PLAN T10	101122	AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH	2	1	08/01/2026
OFFICER SAFETY PLAN T10	101455	AXON TASER 10 - REPLACEMENT TOOL KIT - INTERPOSER BUCKET	1	1	08/01/2026
OFFICER SAFETY PLAN T10	101456	AXON TASER 10 - REPLACEMENT INTERPOSER BUCKET	1	1	08/01/2026
OFFICER SAFETY PLAN T10	101751	AXON VR - HEADSET - HTC FOCUS VISION	1	1	08/01/2026
OFFICER SAFETY PLAN T10	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	18	1	08/01/2026
OFFICER SAFETY PLAN T10	101757	AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE V2	18	1	08/01/2026
OFFICER SAFETY PLAN T10	101886	SIGNAL SENSOR	18	1	08/01/2026
OFFICER SAFETY PLAN T10	101889	AXON SIGNAL - BATTERY - CR2032	18	1	08/01/2026
OFFICER SAFETY PLAN T10	20018	AXON TASER - BATTERY PACK - TACTICAL	2	1	08/01/2026
OFFICER SAFETY PLAN T10	20018	AXON TASER - BATTERY PACK - TACTICAL	18	1	08/01/2026
OFFICER SAFETY PLAN T10	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	08/01/2026
OFFICER SAFETY PLAN T10	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	08/01/2026
OFFICER SAFETY PLAN T10	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	08/01/2026
OFFICER SAFETY PLAN T10	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	1	1	08/01/2026
OFFICER SAFETY PLAN T10	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	1	1	08/01/2026
OSP-UNLIMITED (NO VR)	101886	SIGNAL SENSOR	6	1	08/01/2026
OSP-UNLIMITED (NO VR)	101889	AXON SIGNAL - BATTERY - CR2032	6	1	08/01/2026
PREMIUM ROBOTICS PLAN	100880	AXON SKY-HERO LOKI 2 PAYLOAD ATTACHMENT SYSTEM	2	1	08/01/2026
PREMIUM ROBOTICS PLAN	100881	AXON SKY-HERO LOKI 2 DRONE STARTER KIT	2	1	08/01/2026
PREMIUM ROBOTICS PLAN	100882	AXON SKY-HERO SIGYN GROUND ROBOT STARTER KIT	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100883	AXON SKY-HERO NARFI POLE CAMERA STARTER KIT	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100884	AXON SKY-HERO GROUND CONTROL SYSTEM STARTER KIT	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100887	AXON SKY-HERO LED PAYLOAD	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100889	AXON SKY-HERO SIGYN SPARE PARTS KIT	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100890	AXON SKY-HERO FIRMWARE UPDATE KIT	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100891	AXON SKY-HERO LOKI 2 INSERT DUCT SET (4 PCS)	2	1	08/01/2026

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
PREMIUM ROBOTICS PLAN	100892	AXON SKY-HERO LOKI 2 PROPELLER SET (4 PCS)	2	1	08/01/2026
PREMIUM ROBOTICS PLAN	100893	AXON SKY-HERO LOKI 2 MOTOR SET (4 PCS)	2	1	08/01/2026
PREMIUM ROBOTICS PLAN	100894	AXON SKY-HERO LOKI 2 SPARE PARTS KIT	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100901	AXON SKY-HERO P7 SIGYN LEG SHROUD	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100902	AXON SKY-HERO P7 GCS HOLDER	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100907	AXON SKY-HERO P7 TACTICAL BAG KIT	1	1	08/01/2026
PREMIUM ROBOTICS PLAN	100909	AXON SKY-HERO TACTICAL SCREEN STARTER KIT	2	1	08/01/2026
PREMIUM ROBOTICS PLAN	100910	AXON SKY-HERO SIGYN PAYLOAD ATTACHMENT SYSTEM	1	1	08/01/2026
A la Carte	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	6	1	08/01/2026
A la Carte	103346	AXON FLEET - ERICSSON R980-5GD-A+5YR NETCLOUD	6	1	08/01/2026
A la Carte	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	6	1	08/01/2026
AXON AIR R10 TEAM KIT BUNDLE	102465	AXON AIR - SKYDIO R10 TEAM HW KIT	1	1	09/30/2026
OFFICER SAFETY PLAN T10	100400	AXON TASER 10 - CARTRIDGE - HALT	90	1	08/01/2027
OFFICER SAFETY PLAN T10	100400	AXON TASER 10 - CARTRIDGE - HALT	90	1	08/01/2028
OFFICER SAFETY PLAN T10	101012	AXON VR - TAP REFRESH 1 - TASER CONTROLLER	1	1	02/01/2029
OFFICER SAFETY PLAN T10	20373	AXON VR - TAP REFRESH 1 - HEADSET	1	1	02/01/2029
OFFICER SAFETY PLAN T10	73309	AXON BODY - TAP REFRESH 1 - CAMERA	18	1	02/01/2029
OFFICER SAFETY PLAN T10	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	2	1	02/01/2029
OSP-UNLIMITED (NO VR)	73309	AXON BODY - TAP REFRESH 1 - CAMERA	6	1	02/01/2029
OSP-UNLIMITED (NO VR)	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	1	1	02/01/2029
PREMIUM ROBOTICS PLAN	101892	AXON SKY-HERO TAP REFRESH GCS	1	1	02/01/2029
PREMIUM ROBOTICS PLAN	101895	AXON SKY-HERO TAP REFRESH UAV	2	1	02/01/2029
PREMIUM ROBOTICS PLAN	101899	AXON SKY-HERO TAP REFRESH POLE	1	1	02/01/2029
PREMIUM ROBOTICS PLAN	101903	AXON SKY-HERO TAP REFRESH UGV	1	1	02/01/2029
OFFICER SAFETY PLAN T10	100400	AXON TASER 10 - CARTRIDGE - HALT	90	1	08/01/2029
OFFICER SAFETY PLAN T10	100400	AXON TASER 10 - CARTRIDGE - HALT	90	1	08/01/2030
Fleet 3 Advanced	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	1	1	08/01/2031
Fleet 3 Advanced Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	6	1	08/01/2031
OFFICER SAFETY PLAN T10	73310	AXON BODY - TAP REFRESH 2 - CAMERA	18	1	08/01/2031
OFFICER SAFETY PLAN T10	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	2	1	08/01/2031
OSP-UNLIMITED (NO VR)	73310	AXON BODY - TAP REFRESH 2 - CAMERA	6	1	08/01/2031
OSP-UNLIMITED (NO VR)	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	1	1	08/01/2031

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
AXON AIR R10 TEAM KIT BUNDLE	102467	AXON AIR - SKYDIO R10 SUBSCRIPTION PLAN	1	09/01/2026	08/31/2031
AXON AIR R10 TEAM KIT BUNDLE	102656	AXON AIR - AXON EVIDENCE UNLIMITED DATA STORAGE PER DRONE	1	09/01/2026	08/31/2031
Fleet 3 Advanced	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	1	09/01/2026	08/31/2031
Fleet 3 Advanced	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	1	09/01/2026	08/31/2031
Fleet 3 Advanced	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	1	09/01/2026	08/31/2031
Fleet 3 Advanced	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	2	09/01/2026	08/31/2031
Fleet 3 Advanced Renewal	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	6	09/01/2026	08/31/2031
Fleet 3 Advanced Renewal	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	6	09/01/2026	08/31/2031
Fleet 3 Advanced Renewal	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	6	09/01/2026	08/31/2031
Fleet 3 Advanced Renewal	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	12	09/01/2026	08/31/2031
OFFICER SAFETY PLAN T10	101180	AXON TASER - DATA SCIENCE PROGRAM	18	09/01/2026	08/31/2031
OFFICER SAFETY PLAN T10	101703	AXON VR - USER ACCESS - TASER SKILLS	18	09/01/2026	08/31/2031
OFFICER SAFETY PLAN T10	20248	AXON TASER - EVIDENCE.COM LICENSE	18	09/01/2026	08/31/2031

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
OFFICER SAFETY PLAN T10	20248	AXON TASER - EVIDENCE.COM LICENSE	1	09/01/2026	08/31/2031
OFFICER SAFETY PLAN T10	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	18	09/01/2026	08/31/2031
OFFICER SAFETY PLAN T10	73638	AXON STANDARDS - LICENSE	18	09/01/2026	08/31/2031
OFFICER SAFETY PLAN T10	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	180	09/01/2026	08/31/2031
OFFICER SAFETY PLAN T10	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	18	09/01/2026	08/31/2031
OFFICER SAFETY PLAN T10	73746	AXON EVIDENCE - ECOM LICENSE - PRO	18	09/01/2026	08/31/2031
OSP-UNLIMITED (NO VR)	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	6	09/01/2026	08/31/2031
OSP-UNLIMITED (NO VR)	73638	AXON STANDARDS - LICENSE	6	09/01/2026	08/31/2031
OSP-UNLIMITED (NO VR)	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	60	09/01/2026	08/31/2031
OSP-UNLIMITED (NO VR)	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	6	09/01/2026	08/31/2031
OSP-UNLIMITED (NO VR)	73746	AXON EVIDENCE - ECOM LICENSE - PRO	6	09/01/2026	08/31/2031
PREMIUM ROBOTICS PLAN	102566	SKY HERO - EVIDENCE LICENSE - 1 DEVICE UNLIMITED STORAGE	5	09/01/2026	08/31/2031
A la Carte	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	16	09/01/2026	08/31/2031
A la Carte	102011	AXON AI ASSISTANT	16	09/01/2026	08/31/2031
A la Carte	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	09/01/2026	08/31/2031
A la Carte	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	1	09/01/2026	08/31/2031
A la Carte	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	24	09/01/2026	08/31/2031
A la Carte	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	16	09/01/2026	08/31/2031

Services

Bundle	Item	Description	QTY
AXON AIR R10 TEAM KIT BUNDLE	12021	AXON AIR - PROFESSIONAL IMPLEMENTATION	1
Fleet 3 Advanced	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	1
Fleet 3 Advanced	73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED	1
Fleet 3 Advanced Renewal	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	6
OFFICER SAFETY PLAN T10	100751	AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	18
OFFICER SAFETY PLAN T10	101193	AXON TASER - ON DEMAND CERTIFICATION	18
A la Carte	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	6
A la Carte	102618	SKY-HERO INSTRUCTOR CERTIFICATION COURSE (2-DAY -5 STUDENTS)	1
A la Carte	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
PREMIUM ROBOTICS PLAN	101917	AXON SKY-HERO WARRANTY UAV	2		
PREMIUM ROBOTICS PLAN	101918	AXON SKY-HERO WARRANTY UGV	1		
PREMIUM ROBOTICS PLAN	101919	AXON SKY-HERO WARRANTY POLE	1		
PREMIUM ROBOTICS PLAN	101920	AXON SKY-HERO - WARRANTY GCS	1		
Fleet 3 Advanced	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	1	08/01/2027	08/31/2031
Fleet 3 Advanced	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	1	08/01/2027	08/31/2031
Fleet 3 Advanced Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	6	08/01/2027	08/31/2031
OFFICER SAFETY PLAN T10	100197	AXON VR - EXT WARRANTY - HEADSET	1	08/01/2027	08/31/2031
OFFICER SAFETY PLAN T10	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	18	08/01/2027	08/31/2031
OFFICER SAFETY PLAN T10	101007	AXON VR - EXT WARRANTY - TASER CONTROLLER	1	08/01/2027	08/31/2031
OFFICER SAFETY PLAN T10	101686	AXON SIGNAL - EXT WARRANTY - SIGNAL SENSOR	18	08/01/2027	08/31/2031
OFFICER SAFETY PLAN T10	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	2	08/01/2027	08/31/2031
OFFICER SAFETY PLAN T10	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	18	08/01/2027	08/31/2031
OFFICER SAFETY PLAN T10	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	08/01/2027	08/31/2031

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
OFFICER SAFETY PLAN T10	80464	AXON BODY - TAP WARRANTY - CAMERA	18	08/01/2027	08/31/2031
OFFICER SAFETY PLAN T10	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	2	08/01/2027	08/31/2031
OSP-UNLIMITED (NO VR)	101686	AXON SIGNAL - EXT WARRANTY - SIGNAL SENSOR	6	08/01/2027	08/31/2031
OSP-UNLIMITED (NO VR)	80464	AXON BODY - TAP WARRANTY - CAMERA	6	08/01/2027	08/31/2031
OSP-UNLIMITED (NO VR)	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	1	08/01/2027	08/31/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	238 Center St	Healdsburg	CA	95448-4402	USA
2	238 Center St	Healdsburg	CA	95448-4402	USA

Payment Details

Aug 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Transfer Value	100552	TRANSFER BALANCE - GOODS	1	($14,581.30)	($1,421.68)	($16,002.98)
Transfer Value	100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1	$6,320.06	$0.00	$6,320.06
Year 1	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	6	$18.00	$1.75	$19.75
Year 1	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	16	$12,862.85	$0.00	$12,862.85
Year 1	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	6	$178.80	$17.43	$196.23
Year 1	102011	AXON AI ASSISTANT	16	$5,937.12	$0.00	$5,937.12
Year 1	102618	SKY-HERO INSTRUCTOR CERTIFICATION COURSE (2-DAY -5 STUDENTS)	1	$300.00	$0.00	$300.00
Year 1	103346	AXON FLEET - ERICSSON R980-5GD-A+5YR NETCLOUD	6	$2,278.80	$222.18	$2,500.98
Year 1	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$791.52	$0.00	$791.52
Year 1	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	1	$1,341.00	$0.00	$1,341.00
Year 1	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	6	$0.00	$0.00	$0.00
Year 1	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	24	$3,124.80	$0.00	$3,124.80
Year 1	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$1,357.20	$0.00	$1,357.20
Year 1	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	16	$4,946.69	$0.00	$4,946.69
Year 1	A00031	AXON AIR R10 TEAM KIT BUNDLE	1	$0.00	$0.00	$0.00
Year 1	A00038	PREMIUM ROBOTICS PLAN	1	$0.00	$0.00	$0.00
Year 1	B00088	OSP-UNLIMITED (NO VR)	6	$12,089.57	$329.39	$12,418.96
Year 1	Fleet3A	Fleet 3 Advanced	1	$3,106.80	$130.27	$3,237.07
Year 1	Fleet3ARe	Fleet 3 Advanced Renewal	6	$13,649.03	$296.60	$13,945.63
Year 1	H00001	AB4 Camera Bundle	24	$0.00	$0.00	$0.00
Year 1	H00002	AB4 Multi Bay Dock Bundle	3	$0.00	$0.00	$0.00
Year 1	M00049	OFFICER SAFETY PLAN T10	18	$51,477.38	$2,241.01	$53,718.39
Invoice Upon Fulfillment	A00031	AXON AIR R10 TEAM KIT BUNDLE	1	$0.00	$0.00	$0.00
Total				**$105,198.32**	**$1,816.95**	**$107,015.27**

Sep 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	A00038	PREMIUM ROBOTICS PLAN	1	$0.00	$0.00	$0.00
Invoice Upon Fulfillment	B00088	OSP-UNLIMITED (NO VR)	6	$0.00	$0.00	$0.00
Invoice Upon Fulfillment	Fleet3ARe	Fleet 3 Advanced Renewal	6	$0.00	$0.00	$0.00
Invoice Upon Fulfillment	M00049	OFFICER SAFETY PLAN T10	18	$0.00	$0.00	$0.00
Total				**$0.00**	**$0.00**	**$0.00**

Aug 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	6	$18.00	$1.75	$19.75
Year 2	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	16	$12,862.87	$0.00	$12,862.87
Year 2	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	6	$178.80	$17.43	$196.23
Year 2	102011	AXON AI ASSISTANT	16	$5,937.12	$0.00	$5,937.12

Aug 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	102618	SKY-HERO INSTRUCTOR CERTIFICATION COURSE (2-DAY -5 STUDENTS)	1	$300.00	$0.00	$300.00
Year 2	103346	AXON FLEET - ERICSSON R980-5GD-A+5YR NETCLOUD	6	$2,278.80	$222.18	$2,500.98
Year 2	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$791.52	$0.00	$791.52
Year 2	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	1	$1,341.00	$0.00	$1,341.00
Year 2	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	6	$0.00	$0.00	$0.00
Year 2	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	24	$3,124.80	$0.00	$3,124.80
Year 2	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$1,357.20	$0.00	$1,357.20
Year 2	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	16	$4,946.69	$0.00	$4,946.69
Year 2	A00031	AXON AIR R10 TEAM KIT BUNDLE	1	$0.00	$0.00	$0.00
Year 2	A00038	PREMIUM ROBOTICS PLAN	1	$0.00	$0.00	$0.00
Year 2	B00088	OSP-UNLIMITED (NO VR)	6	$12,089.57	$329.39	$12,418.96
Year 2	Fleet3A	Fleet 3 Advanced	1	$3,106.80	$130.27	$3,237.07
Year 2	Fleet3ARe	Fleet 3 Advanced Renewal	6	$13,649.03	$296.60	$13,945.63
Year 2	H00001	AB4 Camera Bundle	24	$0.00	$0.00	$0.00
Year 2	H00002	AB4 Multi Bay Dock Bundle	3	$0.00	$0.00	$0.00
Year 2	M00049	OFFICER SAFETY PLAN T10	18	$51,477.38	$2,241.01	$53,718.39
Total				**$113,459.58**	**$3,238.63**	**$116,698.21**

Aug 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	6	$18.00	$1.75	$19.75
Year 3	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	16	$12,862.87	$0.00	$12,862.87
Year 3	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	6	$178.80	$17.43	$196.23
Year 3	102011	AXON AI ASSISTANT	16	$5,937.12	$0.00	$5,937.12
Year 3	102618	SKY-HERO INSTRUCTOR CERTIFICATION COURSE (2-DAY -5 STUDENTS)	1	$300.00	$0.00	$300.00
Year 3	103346	AXON FLEET - ERICSSON R980-5GD-A+5YR NETCLOUD	6	$2,278.80	$222.18	$2,500.98
Year 3	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$791.52	$0.00	$791.52
Year 3	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	1	$1,341.00	$0.00	$1,341.00
Year 3	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	6	$0.00	$0.00	$0.00
Year 3	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	24	$3,124.80	$0.00	$3,124.80
Year 3	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$1,357.20	$0.00	$1,357.20
Year 3	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	16	$4,946.69	$0.00	$4,946.69
Year 3	A00031	AXON AIR R10 TEAM KIT BUNDLE	1	$0.00	$0.00	$0.00
Year 3	A00038	PREMIUM ROBOTICS PLAN	1	$0.00	$0.00	$0.00
Year 3	B00088	OSP-UNLIMITED (NO VR)	6	$12,089.57	$329.39	$12,418.96
Year 3	Fleet3A	Fleet 3 Advanced	1	$3,106.80	$130.27	$3,237.07
Year 3	Fleet3ARe	Fleet 3 Advanced Renewal	6	$13,649.03	$296.60	$13,945.63
Year 3	H00001	AB4 Camera Bundle	24	$0.00	$0.00	$0.00
Year 3	H00002	AB4 Multi Bay Dock Bundle	3	$0.00	$0.00	$0.00
Year 3	M00049	OFFICER SAFETY PLAN T10	18	$51,477.38	$2,241.01	$53,718.39
Total				**$113,459.58**	**$3,238.63**	**$116,698.21**

Aug 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	6	$18.00	$1.75	$19.75
Year 4	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	16	$12,862.87	$0.00	$12,862.87
Year 4	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	6	$178.80	$17.43	$196.23
Year 4	102011	AXON AI ASSISTANT	16	$5,937.12	$0.00	$5,937.12
Year 4	102618	SKY-HERO INSTRUCTOR CERTIFICATION COURSE (2-DAY -5 STUDENTS)	1	$300.00	$0.00	$300.00
Year 4	103346	AXON FLEET - ERICSSON R980-5GD-A+5YR NETCLOUD	6	$2,278.80	$222.18	$2,500.98
Year 4	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$791.52	$0.00	$791.52

Aug 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	1	$1,341.00	$0.00	$1,341.00
Year 4	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	6	$0.00	$0.00	$0.00
Year 4	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	24	$3,124.80	$0.00	$3,124.80
Year 4	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$1,357.20	$0.00	$1,357.20
Year 4	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	16	$4,946.69	$0.00	$4,946.69
Year 4	A00031	AXON AIR R10 TEAM KIT BUNDLE	1	$0.00	$0.00	$0.00
Year 4	A00038	PREMIUM ROBOTICS PLAN	1	$0.00	$0.00	$0.00
Year 4	B00088	OSP-UNLIMITED (NO VR)	6	$12,089.57	$329.39	$12,418.96
Year 4	Fleet3A	Fleet 3 Advanced	1	$3,106.80	$130.27	$3,237.07
Year 4	Fleet3ARe	Fleet 3 Advanced Renewal	6	$13,649.03	$296.60	$13,945.63
Year 4	H00001	AB4 Camera Bundle	24	$0.00	$0.00	$0.00
Year 4	H00002	AB4 Multi Bay Dock Bundle	3	$0.00	$0.00	$0.00
Year 4	M00049	OFFICER SAFETY PLAN T10	18	$51,477.38	$2,241.01	$53,718.39
Total				**$113,459.58**	**$3,238.63**	**$116,698.21**

Aug 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	6	$18.00	$1.74	$19.74
Year 5	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	16	$12,862.87	$0.00	$12,862.87
Year 5	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	6	$178.80	$17.42	$196.22
Year 5	102011	AXON AI ASSISTANT	16	$5,937.12	$0.00	$5,937.12
Year 5	102618	SKY-HERO INSTRUCTOR CERTIFICATION COURSE (2-DAY -5 STUDENTS)	1	$300.00	$0.00	$300.00
Year 5	103346	AXON FLEET - ERICSSON R980-5GD-A+5YR NETCLOUD	6	$2,278.80	$222.16	$2,500.96
Year 5	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$791.52	$0.00	$791.52
Year 5	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	1	$1,341.00	$0.00	$1,341.00
Year 5	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	6	$0.00	$0.00	$0.00
Year 5	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	24	$3,124.80	$0.00	$3,124.80
Year 5	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$1,357.20	$0.00	$1,357.20
Year 5	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	16	$4,946.69	$0.00	$4,946.69
Year 5	A00031	AXON AIR R10 TEAM KIT BUNDLE	1	$0.00	$0.00	$0.00
Year 5	A00038	PREMIUM ROBOTICS PLAN	1	$0.00	$0.00	$0.00
Year 5	B00088	OSP-UNLIMITED (NO VR)	6	$12,089.57	$329.33	$12,418.90
Year 5	Fleet3A	Fleet 3 Advanced	1	$3,106.80	$130.31	$3,237.11
Year 5	Fleet3ARe	Fleet 3 Advanced Renewal	6	$13,649.03	$296.62	$13,945.65
Year 5	H00001	AB4 Camera Bundle	24	$0.00	$0.00	$0.00
Year 5	H00002	AB4 Multi Bay Dock Bundle	3	$0.00	$0.00	$0.00
Year 5	M00049	OFFICER SAFETY PLAN T10	18	$51,477.38	$2,240.99	$53,718.37
Total				**$113,459.58**	**$3,238.57**	**$116,698.15**

Sky-hero products are manufactured in European Union and are classified as military grade, transfer and re-export is strictly prohibited.

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):

Q-328447, Q-423910, Q-446470, Q-581346, Q-595403, Q-726418, Q-727236,

Agency is terminating those contracts effective 9/1/2026. Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Transfer Balance of -$8,261.24

100% discounted body-worn camera and docking station hardware contained in this quote reflects a TAP replacement for hardware purchased under existing quotes aforementioned above. All TAP obligations from this contract will be considered fulfilled upon execution of this quote.

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

Date Signed

5/27/2026



CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Amendment to Villa Chanticleer Modernization Project Agreement with Axia Architects for Design, Bidding, and Construction Administration Services

PREPARED BY: Tom Campbell, Project Manager

STRATEGIC INITIATIVE(S):
Maintain and Improve Infrastructure and Facilities
Provide Resident-Driven Community Services

RECOMMENDED ACTION(S):
Adopt a Resolution approving an amendment to the Professional Services Agreement with Axia Architects for design, bidding support, and construction administration services for the Villa Chanticleer Modernization Project increasing the not-to-exceed amount by $102,737 for a total not-to-exceed amount of $136,442 and authorizing the City Manager to execute the amendment and change orders up to 10% of the amended agreement amount.

COMMUNITY ENGAGEMENT/OUTREACH:
Not applicable.

BACKGROUND:
In March 2025, the City Council approved the acceptance of acceptance of $1,500,000 in General Fund Grant funds from the State of California Natural Resources Agency for the Villa Chanticleer Modernization Project (the Project), approved the associated Project Information Package required by the State for said grant funds, authorized the City Manager to execute a Grant Agreement and all grant related documents on behalf of the City, and amended the Fiscal Year 2025-1026 budget.

On April 29, 2026, the City Manager executed a professional services agreement with Axia Architects for schematic design services for modernization improvements to the Villa Chanticleer's kitchen and bar and required ADA access compliance improvements at the building's main entrance. The total initial contract not-to-exceed amount is $33,705.

DISCUSSION/ANALYSIS:
Staff propose increasing the not-to-exceed amount for Axia Architect's contract by $102,737 for

a total contract not-to-exceed amount of $136,442. This contract amendment is necessary so that Axia Architects can begin design development work this summer. Staff also propose that the City Council authorize the City Manager to approve contract amendments up to 10% of the contract amount, or $13,645. Staff anticipates that design work will be completed in September 2026.

ENVIRONMENTAL STEWARDSHIP:
New kitchen and bar appliances will be energy efficient.

ALTERNATIVES:
The City Council could choose not to adopt a resolution amending the professional services agreement with Axia Architects and provide further direction to staff.

FISCAL IMPACT:
The adopted budget for the Villa Chanticleer Modernization Project CS007 is $1,500,000, funded entirely by a grant from the California Natural Resources Agency. The current design contract totals $33,705. Staff are proposing to amend the contract, increasing the total by $102,737, and authorizing a 10% contract contingency of $13,645 for a total authorized a not-to-exceed amount of $150,087.

ENVIRONMENTAL ANALYSIS:
Modernization improvements to the Villa Chanticleer are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA CCR Title 14, Section 15301 (exemption for existing facilities) because the improvements consist of the maintenance and minor alteration of an existing public facility, involving negligible or no expansion of existing or former use.

ATTACHMENT(S):
Resolution
Axia Architects Proposal

CITY OF HEALDSBURG

RESOLUTION NO. -2026

ADOPT A RESOLUTION APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH AXIA ARCHITECTS FOR DESIGN, BIDDING SUPPORT, AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE VILLA CHANTICLEER MODERNIZATION PROJECT INCREASING THE NOT-TO-EXCEED AMOUNT BY $102,737 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $136,442 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT AND CONTRACT CHANGE ORDERS UP TO 10% OF THE AMENDED AGREEMENT AMOUNT

WHEREAS, in March 2025, the City Council approved the acceptance of acceptance of $1,500,000 in General Fund Grant funds from the State of California Natural Resources Agency for the Villa Chanticleer Modernization Project (the Project), approved the associated Project Information Package required by the State for said grant funds, authorized the City Manager to execute a Grant Agreement and all grant related documents on behalf of the City, and amended the Fiscal Year 2025-2026 budget; and

WHEREAS, on April 29, 2026, the City Manager executed a professional services agreement with Axia Architects for schematic design services for the Project. The total initial contract not-to-exceed amount is $33,705; and

WHEREAS, staff recommends that the City Council approve an amendment increasing the not-to-exceed amount by $102,737 to $136,442 for design, bidding support, and construction administrative services for modernization improvements to the Villa Chanticleer's kitchen and bar and required ADA access compliance improvements at the building's main entrance; and

WHEREAS, staff are also recommending Council authorize the City Manager to execute the amendment on behalf of the City and change orders up to 10% of the amended agreement amount; and

WHEREAS, City Council's approval of an amendment to a Professional Services Agreement is not subject to the provisions of the California Environmental Quality Act (CEQA) because approving an amendment to a Professional Services Agreement is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Approves an amendment to the professional services contract with Axia Architects, increasing the not-to-exceed amount by $102,737 to $136,442.

2. Authorizes the City Manager to execute the amendment on behalf of the City and change orders up to 10% of the amended contract amount.

3. Determines that improvements to the Villa Chanticleer are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA CCR Title 14, Section 15301 (exemption for existing facilities) because the improvements consist of the maintenance and minor alteration of an existing public facility, involving negligible or no expansion of existing or former use.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Healdsburg this 15th day of June 2026, by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

AXIA ARCHITECTS

PO BOX 1000
SANTA ROSA, CA 95402

540 MENDOCINO AVE
SANTA ROSA, CA 95401

May 25, 2026

Tom Campbell, Project Manager
Community Services Department
City of Healdsburg (Client)
1557 Healdsburg Ave.
Healdsburg, CA 95448

Re: Architectural Services for Villa Chanticleer Remodel Project
1248 North Fitch Mountain Road, Healdsburg

Dear Tom,

AXIA Architects enthusiastically submits this proposal for Architectural Services to support the remodel of the Villa Chanticleer facility at 1248 North Fitch Mountain Road in Healdsburg, California. Based on our site discussions together, we understand the scope of this project is focused on the kitchen, the bar, and required accessible upgrades to the extent allowed by the City's budget. A rough estimated breakdown of the City's initial budget is attached in Exhibit A. This Phase 2 proposal is for Design Development, Construction Documents, assistance with the city's bidding process, and Construction Administration based on the scope described below:

SCOPE SUMMARY – PHASE 2:

1. Kitchen and Bar Remodel Priorities: The Phase 2 design services shall be limited to the improvements identified in the Phase 1 Client-approved Schematic Design.
2. This proposal includes services for architecture, mechanical, plumbing, food service, and electrical engineering (lighting and power only) as described above in Item 1.
3. Mechanical design shall be limited to a ductless split system for kitchen cooling. The Client has requested reuse of the existing exhaust hood. Due to budget limitations, make-up air units shall not be part of this scope.
4. Access Compliance in the scope is limited to barrier removal design for the parking adjacent to the building, kitchen handwash station and circulation, and accessible seating at the bar and restroom upgrades up to 20% of the construction budget as defined in the City of Healdsburg Unreasonable Hardship form. Additional access barrier removal items may be observed that require addressing. These items would be reviewed with the Client and, upon approval, be incorporated into the project as Additional Services.
5. Up to three (3) design meetings with the Client.
6. The Architect shall prepare the following Design Development documents for the Client's approval:
    a. Code Summary
    b. Site Plan
    c. Demolition Plan
    d. Floor Plan

e. Interior Elevations of Kitchen and Bar
f. Control Details
g. Draft Project Manual
h. Detailed Cost Estimate for Building Improvements.
i. Any recommendations by the Architect to help adjust the design scope to better align, if necessary, with the Client's budget.

7. Based on the Client's approved Design Development Documents, including any identified adjustments to help align budget, the Architect shall prepare Construction Documents for building permit submission. The Client and Architect acknowledge that, in order to perform the Work, the Contractor shall be responsible for providing additional information including but not limited to shop drawings and similar materials requested by the Architect in the Construction Documents.
8. The Architect shall assist the Client in the bidding process by responding to questions, reviewing product substitutions in accordance with the terms of the Construction Documents, and issuing any Addenda to the Construction Documents.
9. The Architect shall provide administrative support between the Client (Owner) and the Contractor during construction as identified in the AIA A201-2017, General Conditions of the Contract for Construction. The Architect shall not have control over, charge of, or responsibility for the construction methods, techniques, means, safety precautions or protocols of the General Contractor, nor shall the Architect be responsible for the Contractor's failure to perform the work in accordance with the requirements of the Construction Documents.

ADDITONAL NOTES:

1. Cost of Work: AXIA Architects intends to render its services in accordance with generally accepted professional practices and makes no warranty either expressed or implied. An opinion of probable cost by the Architect represents his best judgement as a design professional and is supplied for general guidance. It is recognized, however, that neither the Architect nor Client have any control over the General Contractor's methods of determining bid prices or over variable market conditions. Thus, the Architect cannot guarantee the accuracy of such opinions as compared to actual costs. In preparation of cost estimates, the Architect shall be permitted to include contingencies. The Architect may also make recommendations for reasonable adjustments to the project scope to help better align with the Client's budget. The Client shall cooperate with the Architect in making such adjustments by either accepting the scope adjustments or increasing the budget accordingly. Should the lowest Contractor's bid exceed the Client's budget by more than 10%, the Architect shall modify the Construction Documents without additional compensation. The Architect's modifications to the Construction Documents shall be the limit of the Architect's responsibility to the Cost of Work.

OWNER RESPONSIBILITIES:

1. The Client shall provide timely information requested for the project.
2. Investigations on existing site and facilities including Geotechnical reports, Hazardous material reports, building inspections, as-builts, site surveys, and other studies as requested.
3. Permit Fees
4. Adjust the budget or project scope based on recommendations by the Architect.
5. Bidding

6. Contracts, General Conditions, and other legal documents between the Client and the General Contractor.
7. Third party testing during construction as required.

EXCLUDED SERVICES:

- Surveys of any kind (boundary, topography, utilities, accessibility audits, as-builts, etc.)
- Civil engineering, structural engineering, low voltage design, or engineering of any kind other than those described in Item 2 above under Scope Summary – Phase 2.
- Upgrades to existing utility capacity to the site (electrical, water, sewer, etc.)
- Fire sprinkler or fire suppression design
- Hazardous materials testing and abatement
- As-built surveys or CAD files of As-built Conditions
- CASp or Accessibility Surveys
- Commissioning
- Environmental or CEQA related studies or services.
- Landscape design.
- Acoustical engineering
- Title 24 if a non-prescriptive method is required.
- Replacement of existing exterior patio cover trellis
- All services associated with Entitlements
- Emergency generator, photovoltaics, battery energy storage, security, and AV system designs.
- Design services related to grease traps or grease interceptors.
- Design services related to fire alarm upgrades or replacement of existing systems.
- Building Inspections (example: pest, dry rot, mold, roof, etc.)
- Energy modeling, Life Cycle analysis, or green building programs.
- Regulatory fees of any kind.
- Interior Fixtures, furnishings, and equipment (FF&E)
- Upgrades to the existing structure or other portions of the building required by the governing authorities or by code that were not originally anticipated in the Scope of Services are not included in the above-mentioned Services and shall be addressed as Additional Services.
- Upgrades to the existing structure or other portions of the building beyond the initial budget in Exhibit A are not included in the above-mentioned Services and shall be addressed as Additional Services.

Should any of the Excluded Services be required, the Architect shall be entitled to additional compensation as Additional Services.

The fee for Phase 2 Architectural Basic Services (architectural, mechanical, plumbing, and electrical engineering) for the above-mentioned scope shall be billed on an hourly basis not-to-exceed $102,737.00 (One hundred two thousand seven hundred thirty-seven dollars) plus Reimbursable Expenses in accordance with the attached Schedule of Fees and Terms of Agreement. This fee includes an Allowance of $6,000 for an DD-Level Cost Estimate.

ALLOWANCES: Allowances are listed based on an assumed amount of time. Should the actual time needed be more or less than the Allowance, the fee for services will be adjusted accordingly after review with the Client.

AXIA ARCHITECTS

ADDITIONAL SERVICES
Additional Services, if required, shall be billed on an hourly basis plus Reimbursable Expenses in accordance with the attached 2026 Schedule of Fees.

Sincerely,

Douglas Hilberman
President

Encl: Exhibit A: Estimated Rough Budget Breakdown
2026 Fee Schedule
Terms of Agreement

AXIA ARCHITECTS

PO BOX 1900
SANTA ROSA,

540 MENDOC
SANTA ROSA,

PRELIMINARY ROUGH ESTIMATED COST

Project:	**Owner:**	**Contractor:**	**Date:**
Kitchen and Bar Remodel	City of Healdsburg		May 24, 2026
Villa Chanticleer	Community Service Dept.		**Arch Job #**
900 Chanticleer Way	Tom Campbell, Project Manager		1241
Healdsburg, CA	1557 Healdsburg Ave.		
	Healdburg, CA 95448		

Hard Costs:

			Conceptual Level
Kitchen and Bar Improvements		$	600,000
Accessible Upgrades Budget (20%)		$	120,000
Subtotal Rough Hard Cost Estimate:		$	720,000
Contingency	10%	$	72,000
TOTAL ROUGH EST. HARD COSTS:		**$**	**792,000**

Soft Costs - Phase 2:

Architectural Basic Services		$	72,000
Mechanical / Plumbing Engineering		$	8,625
Electrical Engineering		$	13,225
Food Service Design		$	3,887
Cost Estimating (DD Phase only)		$	6,000
Fire Sprinkler		$	-
Title 24 Energy Calcs and CALGreen		$	5,000
Civil Engineering		$	-
Landscape Architecture		$	-
Geotechnical Study		$	-
Building and Health Dept Permit Fees		$	40,000
Testing and Inspections		$	6,000
Reimbursable Expenses (Printing, Mileage, Mail, Etc.)		$	2,500
Contingency	10%	$	15,724
TOTAL EST. SOFT COSTS-PHASE 2:		$	172,961
Phase 1 Schematic Design Cost		$	33,705

Estimated Rough Project Cost

$ 998,666

Other Costs

Owner FF&E & Move in (Provided by Owner)	$	-

Please Note: These numbers are an early stage approximation and may not include all costs and other expenses.

AXIA ARCHITECTS

TERMS OF AGREEMENT BETWEEN CLIENT AND ARCHITECT

I. INVOICING AND PAYMENT POLICIES

In contracting with AXIA Architects for professional services Client warrants that funds are available to compensate AXIA Architects for the total amount of services and expenses contracted for and that these funds are neither encumbered nor contingent upon subsequent granting of approvals, permits or financial commitments by lending institutions or other third parties.

Statements for the work will be rendered monthly in proportion to the amount of work completed. All accounts are due and payable upon receipt. If any invoice is not paid within 30 days, AXIA Architects may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services. Accounts not paid within 30 days after the invoice date may have a service charge added at the rate of 1.5% per month on the unpaid balance. Any costs incurred in the collection of overdue accounts, including reasonable legal fees, will be added to the amount due.

II. COST ESTIMATES

AXIA Architects intends to render its services in accordance with generally accepted professional practices and makes no warranty either expressed or implied. An opinion of probable cost by the Architect represents his best judgement as a design professional and is supplied for general guidance. It is recognized, however, that neither the Architect nor Client have any control over the Contractor's methods of determining bid prices or over variable market conditions. Thus, the Architect cannot guarantee the accuracy of such opinions as compared to actual costs.

III. OWNERSHIP OF DOCUMENTS

As instruments of service all documents, including drawings and specifications, are and shall remain the property of the Architect whether or not the project for which they are made is executed. Re-use of the project documents for extensions of the project, or for new projects, shall require written permission of the Architect and may entitle the Architect to appropriate compensation.

IV. COPY RIGHTS

The designs and drawings developed by AXIA Architects are copyrighted as created. They are protected under the 1990 Architectural Works Copyright Protection Act. The drawings and designs created under this agreement may not be reproduced or used without the expressed written permission of AXIA Architects.

_____ _____

Client Signature Date

AXIA ARCHITECTS

V. STANDARD OF CARE AND RISK ALLOCATION

AXIA Architects will perform the services under this Agreement with the care and skill ordinarily exercised by members of the profession practicing under similar conditions at the same or similar locality. In recognition of the relative risks and benefits of the project to both the Client and AXIA Architects, the risks have been allocated so that the client agrees that, to the fullest extent permitted by law, AXIA Architects' total liability to client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes including but not limited to design professional's negligence, errors, or omissions shall not exceed the total compensation to design professional under this agreement or $50,000 which ever is less.

VI. VERIFICATION OF EXISTING CONDITIONS

The Client understands that the remodeling and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, and that some of these assumptions may not be verifiable without expending additional sums of money, or destroying otherwise adequate or serviceable portions of the building. Because of this it is probable that some changes will occur during the construction process and that a contingency should be maintained to cover any related cost increases.

VII. DESIGN CREDIT

Any work which is published or exhibited shall carry appropriate design credit on all reproductions.

VIII. DISPUTE RESOLUTION

Any claims or disputes made during design, construction or post-construction between the Client and AXIA Architects shall be submitted, first, to non-binding mediation. Client and Firm agree to include a similar mediation agreement with all contractors, subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

IX. TERMINATION OF AGREEMENT

The agreement shall be subject to termination upon a seven-day written notice at any time for good cause by either party. In the event of termination, full payment shall be made for services performed to termination date including reimbursable expenses then due and all terminal expenses including legal fees.

X. TERMS

This proposal is subject to re-negotiation if not accepted within 30 days. The fee schedule shall remain in effect until December 31 of each year and shall be subject to review at that time.

Client Signature _____ Date _____

AXIA ARCHITECTS

PO BOX 1000
SANTA ROSA, CA 95402

540 MENDOCINO AVE
SANTA ROSA, CA 95401

SCHEDULE OF FEES

Effective January 1, 2026

CONFIDENTIAL

I. TIME CHARGES

PRINCIPAL	$265
ASSOCIATE PRINCIPAL	$220 - $240
PROJECT ARCHITECT	$200 - $230
PROJECT MANAGER	$190 - $210
JOB CAPTAIN	$175 - $195
ARCHITECTURAL INTERN	$160 - $175
ADMINISTRATIVE	$145

The above billing rates are subject to adjustment annually.

II. REIMBURSABLE EXPENSES

Consultants:	Cost plus 15%
Travel:	Private Vehicle per current IRS Scheduled Rate. Commercial travel & related expenses at cost plus 15%.
Other Project Expenses:	Cost plus 15% Such as: printing, graphics, photography & reproduction, rental or purchase of special equipment and materials, long distance telephone, special shipping or delivery, models and renderings, lodging and subsistence.

Reimbursable Expenses are in addition to the fees for services and shall include actual expenditures made in the interest of the project such as transportation and living expenses when traveling in connection with the project.

III. ADDITIONAL SERVICES

Per the Schedule of Fees above.

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Extension of Memorandum of Understanding with Magical Bridge Foundation

PREPARED BY: Tom Campbell, Project Manager

STRATEGIC INITIATIVE(S):
Maintain and Improve Infrastructure and Facilities
Provide Resident Driven Community Services

RECOMMENDED ACTION(S):
Adopt a Resolution approving an amendment to the Memorandum of Understanding with Magical Bridge Foundation extending the term of the agreement and authorizing the City Manager to execute the amendment.

COMMUNITY ENGAGEMENT/OUTREACH:
The approved master plan for the redevelopment of Badger Park (the "Badger Park Redevelopment Master Plan" or "Master Plan") involved significant community outreach, engagement and input including:

- The Parks Design Team, a group of approximately 30 community members representing different demographics in the community, met 13 times throughout the planning process to guide the project.
- 11 focus group work sessions with park user groups, sports associations, partner organizations, outdoor recreation businesses, and City officials, and staff.
- Open house events (virtual and in-person) and an online survey.

Magical Bridge Foundation and City staff held a community engagement event called Magical Healdsburg Day on April 30, 2026, at Badger Park. Three drop-in sessions throughout the day and evening brought residents, park users, and stakeholders to the existing playground to provide feedback on a schematic design and play equipment options.

BACKGROUND:
In July 2019, the City launched a public process to develop a master plan for the redevelopment

of Badger Park. Fletcher Studio, a landscape architecture firm, led the process with a group of community members called the Parks Design Team who served as the steering team for the Master Plan. The resulting draft master plan is the outcome of numerous requests to install flush-toilet restrooms in the park, the desire to enhance river access for the community, and address aging infrastructure and components like the play structure. The park will be redeveloped in multiple phases due to cost and available funding.

In May 2024, the City Council directed that the Badger Park's first phase of redevelopment focus on river access improvements and flush toilet restrooms in accordance with the $1,000,000 matching grant the City was awarded from the Sonoma County Agriculture Preservation and Open Space District.

In June 2025, the City Council adopted its Fiscal Year 2025-26 goals, which included "Prioritize the creation of an inclusive 'Magical Bridge' playground for either Laura Fish Somersal Park or Badger Park."

In September 2025, the City Council approved a Memorandum of Understanding with Magical Bridge Foundation (the "Foundation") for feasibility/planning, fundraising, and schematic design work for a Magical Bridge Playground at Badger Park.

In November 2025, the City Council adopted the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Badger Park Redevelopment Master Plan project and approved the final Badger Park Redevelopment Master Plan.

In December 2025, the City Council approved the Foundation's fundraising framework as an addendum to the Memorandum of Understanding.

DISCUSSION/ANALYSIS:
Magical Bridge Foundation continues to raise funds for the playground project. A schematic design and feasibility study are nearly complete. Staff recommends the MOU with the Foundation, which expires on June 15, 2026, be extended through August 31, 2026, so the Foundation can complete its fundraising and schematic design work. Staff anticipates that an update on this work will be presented to the City Council in August 2026 along with a funding commitment from the Foundation and a Design and Construction Agreement.

ENVIRONMENTAL STEWARDSHIP:
The Badger Park Redevelopment Master Plan contemplates an overall approach towards low impact design. Implementation of this would be addressed during the detailed design development stage.

ALTERNATIVES:
City Council could direct the Magical Bridge Foundation to cease its fundraising efforts.

FISCAL IMPACT:
The Foundation agreed to conduct fundraising efforts to ensure that the playground project will be funded entirely by private donations with no fiscal impact to the City.

ENVIRONMENTAL ANALYSIS:
The playground project is addressed in the Badger Park Redevelopment Master Plan MND (State Clearinghouse No. 2025090049) which was certified by the Healdsburg City Council through the adoption of Resolution No. 99-2025. Amending the Memorandum of Understanding with Magical Bridge Foundation to extend the term of the agreement does not raise any new or more significant impacts that have not previously been analyzed. Thus, no additional CEQA analysis is required.

ATTACHMENT(S):
Resolution
First Amendment to Memorandum of Understanding
Memorandum of Understanding
First Addendum to Memorandum of Understanding

CITY OF HEALDSBURG

RESOLUTION NO. _____-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING A TIME-ONLY AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH MAGICAL BRIDGE FOUNDATION FOR FEASIBILITY/PLANNING, FUNDRAISING, AND SCHEMATIC DESIGN WORK FOR A MAGICAL BRIDGE PLAYGROUND AT BADGER PARK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS ON BEHALF OF THE CITY COUNCIL

WHEREAS, the City of Healdsburg adopted a park naming policy in 2002 to create a uniform way to name existing and future park and/or recreation facilities; and

WHEREAS, the City of Healdsburg (the "City") launched a master planning process in 2019 for the development of a Badger Park Redevelopment Master Plan; and

WHEREAS, in September 2021 the City Council received an update on the master planning process and directed staff to move forward with CEQA documentation for the Badger Park Redevelopment Master plan; and

WHEREAS, in August 2023, the City Council approved a Professional Services Agreement with Raney Planning & Management for CEQA work and an aquatic resources jurisdictional delineation for the Badger Park Redevelopment Master Plan project; and

WHEREAS, in May 2024, the City Council provided direction for the park's first phase of redevelopment to focus on river access improvements and flush toilet restrooms in accordance with the $1,000,000 matching grant that the City was awarded from the Sonoma County Agriculture Preservation and Open Space District; and

WHEREAS, In June 2025, the City Council adopted its Fiscal Year 2025-2026 goals, which included "Prioritize the creation of an inclusive 'Magical Bridge' playground for either Laura Fish Somersal Park or Badger Park."; and

WHEREAS, in September 2025, the City Council approved a Memorandum of Understanding (MOU) with Magical Bridge Foundation for feasibility/planning, fundraising, and schematic design work for a Magical Bridge Playground at Badger Park; and

WHEREAS, on November 3, the City Council adopted the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the Badger Park Redevelopment Master Plan project and approved the final Badger Park Redevelopment Master Plan; and

WHEREAS, in December 2025, the City Council approved the Magical Bridge

Foundation's fundraising framework as an addendum to the MOU; and

WHEREAS, the City Council's approval of time-only amendment the Memorandum of Understanding with Magical Bridge Foundation is not subject to the provisions of the California Environmental Quality Act (CEQA) because approval of a time-only amendment to a Memorandum of Understanding is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg does hereby:

1. Approves a time-only amendment to the Memorandum of Understanding between the City and Magical Bridge Foundation in the form attached hereto as Exhibit A extending the expiration date to August 31, 2026 and authorizes the City Manager to execute the amendment to the MOU in a form substantially similar to the form identified in Exhibit A.

2. Finds that approval of a time-only amendment to the Memorandum of Understanding with Magical Bridge Foundation is not subject to the provisions of the California Environmental Quality Act (CEQA) because approval of a time-only amendment to a Memorandum of Understanding is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Healdsburg this 15th day of June 2026 by the following vote:

AYES: Councilmembers: ( )

NOES: Councilmembers: ( )

ABSENT: Councilmembers: ( )

ABSTAINING: Councilmembers: ( )

SO ORDERED: ATTEST:

J. Chris Herrod, Mayor

Raina Allan, City Clerk

EXHIBIT A

FIRST AMENDMENT OF MEMORANDUM OF UNDERSTANDING

THIS FIRST AMENDMENT OF THE MEMORANDUM OF UNDERSTADING ("MOU") is made by and between Magical Bridge Foundation hereinafter, ("Foundation") and the CITY OF HEALDSBURG ("City"), and collectively referred to as ("Parties") and shall be effective as of June 15, 2026 for the purpose of amending that certain MOU ("Original Agreement"), between the Parties signed September 15, 2025 to provide feasibility/planning, fundraising, and schematic design services for the Project ("The Project").

WHEREAS, City and Consultant wish to amend Section 4: Term of the Original MOU to extend the termination date to August 31, 2026; and

WHEREAS, the legislative body of the City on June 15, 2026 by Resolution No. _____ authorized execution of this Amendment on behalf of the City in accordance with the City Municipal Code and/or other applicable law.

NOW THEREFORE, the Parties hereby agree to amend the Original Agreement as follows:

1. TERM - Section 4 is hereby amended to extend the termination date to August 31, 2026.

2. With respect to all other terms and conditions, the Original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment of the day and year first above written:

City of Healdsburg, a Municipal Corporation

_____
Jeffrey Kay, City Manager

Attest:

_____
Raina Allan, City Clerk

Magical Bridge Foundation

By: _____

Docusign Envelope ID: A6F913B9-07E1-4094-BFCB-A0CDE074F241

CHECK LIST

Item 6.f

Entity Name: Magical Bridge Foundation

Description of Services: Magical Bridge Playground at Badger Park

Department: Community Services Project Manager Tom Campbell Phone: 431-3152

Initial not-to-exceed amount: 0

Begin Date 10/15/2025 End date 9/15/2027

☐ Amendment #1- Amount $ _____ End Date_____

☐ Amendment #2- Amount $ _____ End Date_____

☐ Amendment #3- Amount $ _____ End Date_____

☐ Amendment #4- Amount $ _____ End Date_____

☐ Amendment #5- Amount $ _____ End Date_____

Total not-to-exceed Amount: 0

Department Head Approval: DocuSigned by: Mark Themig

Funding Source: N/A Budgeted: Yes ☒ No ☐

(Include Acct# and Project #)

Grant Funded?: Yes X No _____

Katie Edgar, Finance Director: DocuSigned by: Katie Edgar

Check all that apply: Certificate(s) of Insurance attached: GL ☐ Auto ☐ Excess ☐ W/C* ☐

Prof (E&O) ☐ *Workers' Comp Declaration ☐ Other _____

Tyler Kettmann, Risk Manager: DocuSigned by:

Business License No.: N/A Expiration Date: N/A ☒ W-9 (if new vendor)

DIR Number N/A City Council approval date 9/15/2025

Resolution No. _____

Docusign Envelope ID: A6F913B9-07E1-4094-BFCB-A0CDE074F241

Memorandum of Understanding for Badger Park Playground

This Memorandum of Understanding ("MOU") is made on September 15, 2025, by and between the Magical Bridge Foundation, a California non-profit public benefit corporation ("Foundation"), and the City of Healdsburg, a California municipal corporation ("City"). The Foundation and City are sometimes referred to herein individually as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, Badger Park is property owned by the City and located at 750 Heron Drive, Healdsburg, California, 95448 ("Property"); and

WHEREAS, the City is undertaking improvements to the Property in accordance with the Badger Park Redevelopment Master Plan, which was developed in 2021 and anticipated to be approved by the City Council on November 3, 2025; and

WHEREAS, the redevelopment improvements will be completed by the City in multiple phases due to cost and available funding with the first phase including improved river access and construction of a restroom building with flush toilets (the "Redevelopment"); and

WHEREAS, the Foundation has secured a five hundred thousand ($500,000.00) donation from an anonymous donor (the "Donation") committed to supporting the creation of a Magical Bridge Playground (the "Project"); and

WHEREAS, the City Council established a Fiscal Year 2025-2026 goal to prioritize the creation of an inclusive "Magical Bridge" playground for either Laura Fish Somersal Park or Badger Park; and

WHEREAS, the City and the Foundation have elected to focus efforts on Badger Park after determining that it presents the best opportunity for a Magical Bridge playground in the coming years due to the current availability of infrastructure and parking; and

WHEREAS, the Foundation wishes and is qualified to provide feasibility/planning, fundraising, and schematic design services (the "Work") for the Project.

AGREEMENT

I. Purpose. This MOU memorializes the Parties' agreement regarding the process of creating a Magical Bridge Playground at Badger Park. Under this MOU, the Foundation agrees to: (i) undertake a feasibility study, including analysis and evaluation of the site, playground size, location, and necessary support facilities; (ii) conduct fundraising efforts to ensure that the Project will be funded entirely by private donations with no fiscal impact to the City; and (iii) complete schematic design work, including cost estimates, to develop a vision and proposed playground concept with the community. This MOU does not address the terms and conditions related to the construction of the Project, which will be negotiated between the Parties and, if agreement is reached, memorialized in a Design Development and Construction Agreement.

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2. Intentions of the Parties. The Foundation intends to provide the City with planning/feasibility, fundraising, and schematic design services for the Project. The City intends to coordinate the Work with the Redevelopment, to the extent feasible. At this time, the City anticipates that schematic design for the Redevelopment will be complete six (6) months after the Effective Date and construction of the Redevelopment will commence twelve (12) months after the Effective Date. The Foundation intends to raise sufficient funding from private sources to fund the Project in its entirety with no fiscal impact to the City. Upon successful completion of planning/feasibility, fundraising, and schematic design by the Foundation, the City intends to enter into negotiations for a Design Development and Construction Agreement with the Foundation.

3. The Foundation's Scope of Services.

Planning/Feasibility: The Foundation shall complete a feasibility study that includes an analysis and evaluation of the Property, potential playground size and location, and a summary of the necessary support facilities.

Fundraising: The Foundation shall finalize the $500,000.00 donation from an anonymous donor and secure additional donations from private sources to fund the Project in its entirety with no fiscal impact to the City.

Schematic Design: The Foundation shall complete a schematic design for the playground including cost estimates and develop a vision and proposed playground concept with the Healdsburg community. This work shall include in-person and virtual/web based public engagement that introduces the concept of inclusive play, discusses and develops design approaches for the Project, and seeks feedback on a proposed design. The City agrees to work with the Foundation to develop and deliver the community outreach and engagement to ensure public awareness and feedback for the Project. The Foundation agrees to work collaboratively with the Redevelopment team including Fletcher Studio, the City's landscape architect consultants, and their subconsultants. The scope of the Project shall be determined collaboratively by the Foundation and the City, and the total Project budget shall not exceed the total donation amount secured by the Foundation. The schematic design shall be subject to review and approval by City staff, the Parks and Recreation Commission, and the City Council.

4. Term This MOU shall commence on the Effective Date and terminate twenty-four months thereafter. The foregoing notwithstanding, unless the Parties otherwise agree, the Term of this MOU shall terminate as follows: (a) nine (9) months after the Effective Date if the planning/feasibility and schematic design work are not complete or the feasibility study determines that the Project is not viable; or (b) fifteen (15) months after the Effective Date if the Foundation has not secured sufficient private funding to construct the Project.

5. Obligations of the Parties.

a. City agrees to work collaboratively on the Project, assist the Foundation with developing and delivering a community engagement and feedback process, and regularly update the Foundation on the status of the Redevelopment.
b. The City will coordinate scheduling and distribution of meeting materials and agendas for the City's Parks and Recreation Commission, City Council, and any other potential City reviews.

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c. The Foundation will pay all costs, fees and expenses related to the Work using the private donations that it secures through its own fundraising efforts. The Foundation agrees to work collaboratively with the City and the Redevelopment team.
d. If, for any reason, City declines to move forward with the Project during or after the Schematic Design process, the City shall be under no obligation to reimburse the Foundation for its costs, fees, or expenses related to the Work.
e. If the Foundation determines that the Project is not viable during or after the Schematic Design process, the Foundation shall be under no obligation to proceed with additional work.

6. Negotiation of Design Development and Construction Agreement. Once the Work has been completed, the Parties will commence discussion and negotiation of the Design Development and Construction Agreement for the Project, which shall address the creation of construction documentation and whether the City or the Foundation will undertake the construction of the Project and the terms and conditions thereof. Foundation acknowledges that, if it undertakes the construction of the Project; (i) it shall be required to comply with all applicable provisions of California Labor Code§§ 1720 *et. seq.* ("State Prevailing Wage Requirements") in connection with the construction of the Project; (ii) it shall pay all workers on the Project prevailing wages in compliance with State Prevailing Wage Requirements; and (iii) no public monies may be used for the construction of the Project.

7. Limitation on Effect of MOU. This MOU shall not obligate either the City or the Foundation to enter into a Design Development and Construction Agreement, but the Parties agree to undertake reasonable best efforts to move forward with the Project and enter into a Design Development and Construction Agreement. By execution of this MOU, neither party is committing itself to or agreeing to undertake any other act or activity requiring the subsequent independent exercise of discretion. The Parties acknowledge that any actions related to the Project, including construction of the Project, will be subject to a Design Development and Construction Agreement negotiated by the Parties, which shall become effective upon completion of the schematic design, documentation of sufficient funding from private sources to complete the Project, and approval of the Parties. This MOU does not limit in any way the discretion of the City in acting on any applications for required permits or approvals for the proposed Project or any portion thereof.

8. CEQA. The Parties acknowledge that compliance with CEQA will be required in connection with consideration of permits and approvals required for the proposed Project or any portion thereof, and the City shall retain the discretion in accordance with CEQA and other applicable law before taking action on any such permits or approvals to (1) adopt or certify an environmental analysis of the Project or any portion thereof, prepared in accordance with CEQA, (2) identify and impose mitigation measures to mitigate significant environmental impacts, nor limit the anticipated scope of any required public improvements, (3) select other feasible alternatives to avoid significant environmental impacts, including the "no project" alternative, (4) adopt a statement of overriding considerations in accordance with Public Resources Code Section 2108 l(b) relative to any significant environmental impacts of the Project or any portion thereof, or implementation of any required public improvements, prior to taking final action if such significant impacts cannot otherwise be avoided, or (5) determine not to proceed with the Project or any portion thereof.

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9. Notice. Any notice or communication required or permitted under this MOU shall be sufficiently given if delivered in person, by certified mail, return receipt requested, or by email if an email address is provided, with acknowledgment of receipt, to the address set forth below or to another such address as one party may have furnished to the other in writing

City: City of Healdsburg
401 Grove Street
Healdsburg, CA 95448
Attention: Jeff Kay, City Manager

Foundation: 959A Addison Avenue
Palo Alto, CA 94301
Attention: Olenka S. Villarreal
olenka@magicalbridge.org

10. Assignment. Neither Party may assign or transfer their responsibilities or obligations under this MOU without the prior written consent of the non-assigning party.

11. Amendment. This MOU may be amended or supplemented in writing signed by the Parties. The City Manager shall have authority to enter into amendments to this Agreement on behalf of the City.

12. Severability. If any provision of this MOU is found to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this MOU is invalid or unenforceable, but that by limiting such provision it would be valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

13. Understanding. The Parties agree to cooperate and communicate in good faith throughout the implementation of the Work, with the end goal of creating a space for the benefit of the community.

[signatures on following page]

Docusign Envelope ID: A6F913B9-07E1-4094-BFCB-A0CDE074F241

This MOU shall be effective as of the date of the last signature below ("Effective Date").

Signed by:
5A44430AC68245F...

Olenka S. Villarreal
Magical Bridge Foundation

Date: 10/10/2025

Signed by:
Jeffrey Kay
9059FF7A4EF8415...

Jeff Kay, City Manager
City of Healdsburg

Date: 10/15/2025

Certificate Of Completion

Envelope Id: A6F913B9-07E1-4094-BFCB-A0CDE074F241
Status: Completed
Subject: MOU - Magical Bridge Playground - City of Healdsburg - Version 2
Agreement Number:
Source Envelope:
Document Pages: 6
Signatures: 5
Envelope Originator:
Certificate Pages: 6
Initials: 0
Tyler Kettmann
AutoNav: Enabled
401 Grove St
EnvelopeId Stamping: Enabled
Healdsburg, CA 95448
Time Zone: (UTC-08:00) Pacific Time (US & Canada)
tkettmann@Healdsburg.gov
IP Address: 192.184.232.254

Record Tracking

Status: Original
10/10/2025 2:29:14 PM
Holder: Tyler Kettmann
tkettmann@Healdsburg.gov
Location: DocuSign
Security Appliance Status: Connected
Pool: StateLocal
Storage Appliance Status: Connected
Pool: City of Healdsburg
Location: Docusign

Signer Events	Signature	Timestamp
Olenka S. Villarreal olenka@magicalbridge.org CEO Security Level: Email, Account Authentication (None)	Signed by: 5A44430AC68245F... Signature Adoption: Drawn on Device Using IP Address: 2600:1010:b00b:f35e:d1d9:c204:878c:f443 Signed using mobile	Sent: 10/10/2025 2:31:34 PM Viewed: 10/10/2025 3:04:57 PM Signed: 10/10/2025 3:05:06 PM
Electronic Record and Signature Disclosure: Accepted: 10/10/2025 3:04:57 PM ID: 0328430e-20f5-4ff0-aece-cf53697283ca		
Mark Themig mthemig@healdsburg.gov Security Level: Email, Account Authentication (None)	DocuSigned by: Mark Themig 7CA869FE51234DC... Signature Adoption: Pre-selected Style Using IP Address: 2607:fb92:581:cdf0:747b:c2d1:bed2:375a	Sent: 10/10/2025 3:05:08 PM Viewed: 10/13/2025 8:12:58 AM Signed: 10/13/2025 8:13:18 AM
Electronic Record and Signature Disclosure: Accepted: 3/11/2024 12:54:12 PM ID: ed13e77f-6866-4b5a-a690-e723df70de7b		
Tyler contracts@healdsburg.gov Security Level: Email, Account Authentication (None)	**Completed** Using IP Address: 192.184.232.254	Sent: 10/13/2025 8:13:20 AM Viewed: 10/13/2025 8:35:15 AM Signed: 10/13/2025 8:35:27 AM
Electronic Record and Signature Disclosure: Accepted: 10/13/2025 8:35:15 AM ID: cfe5bd12-a2bc-4837-8b6c-4f5cdd804dc8		
Tyler Kettmann tkettmann@healdsburg.gov Security Level: Email, Account Authentication (None)	DocuSigned by: 43F7F9DFE581453... Signature Adoption: Pre-selected Style Using IP Address: 192.184.232.254	Sent: 10/13/2025 8:35:28 AM Viewed: 10/13/2025 8:35:43 AM Signed: 10/13/2025 8:35:47 AM

Signer Events	Signature	Timestamp
Electronic Record and Signature Disclosure: Accepted: 2/14/2025 9:42:23 AM ID: fab5cdd2-84bb-4e56-8bc4-2b38cecf4716		
Katie Edgar KEdgar@Healdsburg.gov Finance Director Security Level: Email, Account Authentication (None)	DocuSigned by: Katie Edgar C39D02E645924B6... Signature Adoption: Pre-selected Style Using IP Address: 192.184.232.254	Sent: 10/13/2025 8:35:49 AM Viewed: 10/15/2025 3:50:26 PM Signed: 10/15/2025 3:50:39 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Jeffrey Kay jkay@healdsburg.gov City Manager City of Healdsburg Security Level: Email, Account Authentication (None)	Signed by: Jeffrey Kay 9059FF7A4EF8415... Signature Adoption: Pre-selected Style Using IP Address: 135.180.254.177	Sent: 10/15/2025 3:50:42 PM Viewed: 10/15/2025 4:45:06 PM Signed: 10/15/2025 4:45:30 PM
Electronic Record and Signature Disclosure: Accepted: 10/15/2025 4:45:06 PM ID: db7e4050-0f0b-4972-8ba5-00929d0adc63		
Raina Allan rallan@healdsburg.gov Security Level: Email, Account Authentication (None)	**Completed** Using IP Address: 192.184.232.254	Sent: 10/15/2025 4:45:32 PM Viewed: 10/16/2025 12:09:20 PM Signed: 10/16/2025 12:09:55 PM
Electronic Record and Signature Disclosure: Accepted: 10/16/2025 12:09:20 PM ID: 6b10d781-8fee-4fd1-94af-1e216e00016f		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Tom Campbell tcampbell@healdsburg.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 10/16/2025 12:09:57 PM Viewed: 10/16/2025 2:03:45 PM
AP ap@Healdsburg.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 10/16/2025 12:09:58 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/10/2025 2:31:34 PM
Certified Delivered	Security Checked	10/16/2025 12:09:20 PM
Signing Complete	Security Checked	10/16/2025 12:09:55 PM
Completed	Security Checked	10/16/2025 12:09:58 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Healdsburg (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Healdsburg:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: tkettmann@ci.healdsburg.ca.us

To advise City of Healdsburg of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at tkettmann@ci.healdsburg.ca.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Healdsburg

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to tkettmann@ci.healdsburg.ca.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Healdsburg

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to tkettmann@ci.healdsburg.ca.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Healdsburg as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Healdsburg during the course of your relationship with City of Healdsburg.

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FIRST ADDENDUM TO MEMORANDUM OF UNDERSTANDING

THIS FIRST ADDENDUM TO THE MEMORANDUM OF UNDERSTADING ("MOU") is made by and between Magical Bridge Foundation hereinafter, ("Foundation") and the CITY OF HEALDSBURG ("City"), and collectively referred to as ("Parties") and shall be effective as of December 1, 2025 for the purpose of amending that certain MOU ("Original Agreement"), between the Parties signed September 15, 2025 to provide feasibility/planning, fundraising, and schematic design services for the Project ("The Project").

WHEREAS, City and Consultant wish to amend scope of work of the Original MOU to provide a fundraising framework; and

WHEREAS, the legislative body of the City on December 1, 2025 by Resolution No. 106-2025 authorized execution of this Amendment on behalf of the City in accordance with the City Municipal Code and/or other applicable law.

NOW THEREFORE, the Parties hereby agree to amend the Original Agreement as follows:

1. DESCRIPTION OF SERVICES/SCOPE WORK- Section 1 is hereby amended to include fundraising framework. The Services are further described in Foundation's proposal (the "Proposal"), which is attached to and made a part of this Addendum as Exhibit B.
2. With respect to all other terms and conditions, the Original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum of the day and year first above written:

City of Healdsburg, a Municipal Corporation

Signed by:
Jeffrey Kay
9059FF7A4EF8415...

Jeffrey Kay, City Manager

Attest:

Signed by:
Raina Allan
6252EB9F21F2474...

Raina Allan, City Clerk

Magical Bridge Foundation

By: Signed by:
5A44430AC68245F...

Its: Olenka Villarreal, CEO

Docusign Envelope ID: 3545CDD1-7B4D-4C33-9115-34E1205D3203

Magical Bridge Foundation Fundraising Framework for Badger Park Playground

- Press release and local press coverage - complete and ongoing

- Magical Bridge website and social media push - complete and ongoing
    - Downloadable custom Healdsburg marketing materials and many printed being distributed around town, in shops, libraries and schools
    - Community survey
    - Online invitation to become a “Project Ambassador”

- Project Ambassadors - like real pixie dust for project success!
  Local community enthusiasts with connections to make, time to give, ideas to share
    - 40 (and counting) Healdsburg individuals have signed up so far
    - Weekly zoom check-ins with Magical Bridge every Tuesday from 11AM-12PM

- Benevity corporate matches
    - Opportunities for a company to match an employee’s donations to the project and a wonderful way to double someone’s gift!

- Local speaking engagements and events
    - Sunrise Rotary presentation by Project Ambassador Emily Peterson 10/16
    - Magical Bridge will have a craft table on December 5th for Merry Healdsburg

- Targeted direct asks and introductions to potential key donors for gifts or pledges
    - Meeting with influential and invested community members
    - Olenka (Villarreal, founder and CEO) will be in Healdsburg November 13th and 14th with in-person presentations and meetings with key prospects

- Local events, community presence and school activities - for added awareness and enthusiasm

Project Recognition and Legacy Opportunities

In complete alignment with the Healdsburg naming policy for public spaces, Magical Bridge Foundation will work with larger donors to leave their lasting legacies with specific areas or zones in the playground. All gifts of $300 or more will enjoy placement on a beautifully custom donor wall which will celebrate the color palette selected by the community. All signage and donor recognition will be meticulously created to be as magical as can be and provided to city leadership for approval.

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CITY OF HEALDSBURG

RESOLUTION NO. 106-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AN ADDENDUM TO THE MEMORANDUM OF UNDERSTANDING WITH MAGICAL BRIDGE FOUNDATION FOR FEASIBILITY/PLANNING, FUNDRAISING, AND SCHEMATIC DESIGN WORK FOR A MAGICAL BRIDGE PLAYGROUND AT BADGER PARK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS ON BEHALF OF THE CITY COUNCIL

WHEREAS, the City of Healdsburg adopted a park naming policy in 2002 to create a uniform way to name existing and future park and/or recreation facilities; and

WHEREAS, the City of Healdsburg (the "City") launched a master planning process in 2019 for the development of a Badger Park Redevelopment Master Plan; and

WHEREAS, in September 2021, the City Council received an update on the master planning process and directed staff to move forward with CEQA documentation for the Badger Park Redevelopment Master plan; and

WHEREAS, in August 2023, the City Council approved a Professional Services Agreement with Raney Planning & Management for CEQA work and an aquatic resources jurisdictional delineation for the Badger Park Redevelopment Master Plan project; and

WHEREAS, in May 2024, the City Council provided direction for the park's first phase of redevelopment to focus on river access improvements and flush toilet restrooms in accordance with the $1,000,000 matching grant that the City was awarded from the Sonoma County Agriculture Preservation and Open Space District; and

WHEREAS, In June 2025, the City Council adopted its Fiscal Year 2025-2026 goals, which included "Prioritize the creation of an inclusive 'Magical Bridge' playground for either Laura Fish Somersal Park or Badger Park."; and

WHEREAS, in September 2025, the City Council approved a Memorandum of Understanding (MOU) with Magical Bridge Foundation for feasibility/planning, fundraising, and schematic design work for a Magical Bridge Playground at Badger Park; and

WHEREAS, on November 3, 2025, the City Council adopted the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the Badger Park Redevelopment Master Plan project and approved the final Badger Park Redevelopment Master Plan; and

WHEREAS, the Magical Bridge Foundation drafted a fundraising framework to

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demonstrate how its fundraising strategy aligns with the City of Healdsburg's existing park naming policy and said framework will be formalized as an addendum to the MOU; and

WHEREAS, the City Council's approval of an addendum to the Memorandum of Understanding with Magical Bridge Foundation is not subject to the provisions of the California Environmental Quality Act (CEQA) because approval of an addendum to the Memorandum of Understanding is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg does hereby:

1. Approves the fundraising framework as an addendum to the Memorandum of Understanding between the City and Magical Bridge Foundation in the form attached hereto as Exhibit A and authorizes the City Manager to execute the addendum to the MOU in a form substantially similar to the form identified in Exhibit A.

2. Finds that approval of an addendum to the Memorandum of Understanding with Magical Bridge Foundation is not subject to the provisions of the California Environmental Quality Act (CEQA) because approval of the Memorandum of Understanding is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Healdsburg this 1st day of December, 2025 by the following vote:

AYES:	Councilmembers: (5)	Edwards, Hagele, Kelley, Herrod and Mayor Mitchell
NOES:	Councilmembers: (0)	None
ABSENT:	Councilmembers: (0)	None
ABSTAINING:	Councilmembers: (0)	None

SO ORDERED:

Evelyn L. Mitchell, Mayor

ATTEST:

Raina Allan, City Clerk

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I, RAINA ALLAN, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 106-2025 adopted by the City Council of the City of Healdsburg on the 1st day of December 2025.

Raina Allan, City Clerk

Docusign Envelope ID: 3545CDD1-7B4D-4C33-9115-34E1205D3203

Magical Bridge Foundation Fundraising Framework for Badger Park Playground

- Press release and local press coverage - complete and ongoing

- Magical Bridge website and social media push - complete and ongoing
    - Downloadable custom Healdsburg marketing materials and many printed being distributed around town, in shops, libraries and schools
    - Community survey
    - Online invitation to become a “Project Ambassador”

- Project Ambassadors - like real pixie dust for project success!
  Local community enthusiasts with connections to make, time to give, ideas to share
    - 40 (and counting) Healdsburg individuals have signed up so far
    - Weekly zoom check-ins with Magical Bridge every Tuesday from 11AM-12PM

- Benevity corporate matches
    - Opportunities for a company to match an employee’s donations to the project and a wonderful way to double someone’s gift!

- Local speaking engagements and events
    - Sunrise Rotary presentation by Project Ambassador Emily Peterson 10/16
    - Magical Bridge will have a craft table on December 5th for Merry Healdsburg

- Targeted direct asks and introductions to potential key donors for gifts or pledges
    - Meeting with influential and invested community members
    - Olenka (Villarreal, founder and CEO) will be in Healdsburg November 13th and 14th with in-person presentations and meetings with key prospects

- Local events, community presence and school activities - for added awareness and enthusiasm

Project Recognition and Legacy Opportunities

In complete alignment with the Healdsburg naming policy for public spaces, Magical Bridge Foundation will work with larger donors to leave their lasting legacies with specific areas or zones in the playground. All gifts of $300 or more will enjoy placement on a beautifully custom donor wall which will celebrate the color palette selected by the community. All signage and donor recognition will be meticulously created to be as magical as can be and provided to city leadership for approval.

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Amendment No. 1 to Project Agreement No. 3 – Transmission Agency of Northern California

PREPARED BY: April Mitts, Assistant City Manager

STRATEGIC INITIATIVE(S):
- Environmental Stewardship
- Effective Governance

RECOMMENDED ACTION(S):
Adopt a Resolution approving the execution of Amendment No. 1 to Project Agreement No. 3 by and among the Transmission Agency of Northern California (TANC) and its Members, the Cities of Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Roseville, Santa Clara, and Ukiah, the Sacramento Municipal Utility District, the Modesto Irrigation District, the Turlock Irrigation District, and the Plumas-Sierra Rural Electric Cooperative (the "Members").

COMMUNITY ENGAGEMENT/OUTREACH:
The proposed amendment will be heard during a Regular City Council meeting wherein a forum for public comment and participation is provided.

BACKGROUND:
The Transmission Agency of Northern California (TANC) is a joint powers agency established by a group of California publicly-owned utilities in 1984 to allow its member utilities to plan and develop transmission facilities in a coordinated manner.

TANC's initial purpose was to plan, design, and construct the California-Oregon Transmission Project (COTP), a 340-mile long, 500-kilovolt (kV) alternating current (AC) transmission line between the California-Oregon border and Central California. The COTP was completed and energized in 1993.

In 1990, the TANC Commission passed Resolution 1990-18 which approved Project Agreement Number 3 (PA3). PA3 set for the TANC Members' rights and obligations with respect to TANC's entitlement to Transfer Capacity in the COTP. It authorizes TANC to act on behalf of the Cities of Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Roseville, Santa Clara, and Ukiah,

the Sacramento Municipal Utility District, the Modesto Irrigation District, the Turlock Irrigation District, and the Plumas-Sierra Rural Electric Cooperative (the "Members") in activities related to the development and operations of the COTP, which consists of electric transmission facilities between California and the Pacific Northwest (the "Project"), acting as Project Manager on behalf of the Members.

DISCUSSION/ANALYSIS:
For the past year, TANC Counsel, TANC Special Counsel, and the TANC General Manager have been working with TANC Members and their legal counsels to prepare Amendment No. 1 to PA3.

TANC and its Members now propose to adopt Amendment No. 1 to modify certain provisions of the PA3 to ensure the agreement is consistent with current business practices. Amendment No. 1: (i) will clarify that changes to Transfer Capability may be made without formally amending PA3 to ensure efficient and timely updates to Project entitlement shares, (ii) includes minor technical, typographical and other non-substantive ministerial changes, and (iii) updates and adds certain appendices to clarify project entitlements. Amendment No. 1 will allow future changes to TANC's entitlement to Transfer Capability in the Project and Member transfers of their allocation from TANC to occur without the need for an amendment to PA3 so long as the transfers receive an affirmative vote of the TANC Commission, as well as the consent of all impacted Members. The revisions proposed in Amendment No. 1 will expedite the transfer of Participation Percentage share of TANC's entitlement to Transfer Capacity without impairing TANC's obligations or imposing new or additional burdens on other Members.

Amendment No. 1 to PA3 is a two-step process. The first step required TANC Commission approval, which occurred on April 15, 2026 (Meeting Link). The second step, pursuant to Section 5.3 of PA3, requires the written agreement of all the parties (TANC and its Members).

A copy of Amendment No. 1 is attached to this staff report for your reference.

ENVIRONMENTAL STEWARDSHIP:
One of the COTP's benefits is to provide California access to cheaper and cleaner energy supplies (e.g., hydroelectric and wind power from the Pacific Northwest). In doing so, it enables California-based energy providers to shift away from older, less efficient and less environmentally friendly fossil fuel energy plants.

ALTERNATIVES:
The City Council could provide alternative direction to staff.

FISCAL IMPACT:
The development and implementation of the proposed amendment to the TANC project agreement will not result in any additional cost to the City.

ENVIRONMENTAL ANALYSIS:
This activity would not result in a direct or reasonably foreseeable indirect change in the physical environment and is therefore, not a "project" for purposes of Section 20165 of the California Environmental Quality Act. No environmental review is necessary.

ATTACHMENT(S):
Resolution

CITY OF HEALDSBURG

RESOLUTION NO. __-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AMENDMENT NO. 1 TO PROJECT AGREEMENT NO. 3 BETWEEN AND AMONG THE TRANSMISSION AGENCY OF NORTHERN CALIFORNIA AND ITS MEMBERS

WHEREAS, the Transmission Agency of Northern California ("TANC") Project Agreement No. 3 for the California-Oregon Transmission Project ("Project Agreement No. 3") authorizes TANC to act on behalf of its Members, the Cities of Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Roseville, Santa Clara, and Ukiah, the Sacramento Municipal Utility District, the Modesto Irrigation District, the Turlock Irrigation District, and the Plumas-Sierra Rural Electric Cooperative (the "Members") in activities related to the development and operations of the California-Oregon Transmission Project, which consists of electric transmission facilities between California and the Pacific Northwest (the "Project"), acting as Project Manager on behalf of the Members; and

WHEREAS, TANC and its Members now propose to adopt Amendment No. 1 to Project Agreement No. 3 ("Amendment No. 1") to modify certain provisions of the Project Agreement No. 3 to ensure the agreement is consistent with current business practices; and

WHEREAS, Amendment No. 1 (i) will clarify that changes to Transfer Capability may be made without formally amending Project Agreement No. 3 to ensure efficient and timely updates to Project entitlement shares, (ii) includes minor technical, typographical and other non-substantive ministerial changes, and (iii) updates and adds certain appendices to clarify project entitlements; and

WHEREAS, Amendment No. 1 will allow future changes to TANC's entitlement to Transfer Capability in the Project and Member transfers of their allocation from TANC to occur without the need for an amendment to Project Agreement No. 3 so long as the transfers receive an affirmative vote of the TANC Commission, as well as the consent of all impacted Members, and the revisions proposed in Amendment No. 1 will expedite the transfer of Participation Percentage share of TANC's entitlement to Transfer Capability without impairing TANC's obligations or imposing new or additional burdens on other Members; and

WHEREAS, costs associated with the development and approval of Amendment No. 1 will be allocated to Members in accordance with approved cost allocation methodologies as described in the TANC annual budget; and

WHEREAS, this activity would not result in a direct or reasonably foreseeable indirect change in the physical environment and is therefore, not a "project" for purposes of Section 21065 the California Environmental Quality Act. No environmental review is necessary.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Healdsburg does hereby:

1. Approve Amendment No. 1 to Project Agreement No. 3 by and among the TANC and its members.

2. Authorize the City Manager, or their designee, to execute Amendment No. 1, including any non-substantive modifications to Amendment No. 1.

PASSED, APPROVED AND ADOPTED, this 15th day of June 2026, by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

TRANSMISSION AGENCY OF

NORTHERN CALIFORNIA

PROJECT AGREEMENT NO. 3

FOR THE

CALIFORNIA-OREGON TRANSMISSION PROJECT

2/23/90

TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

PROJECT AGREEMENT NO. 3

FOR THE

CALIFORNIA-OREGON TRANSMISSION PROJECT

AMONG

THE TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

THE CITY OF ALAMEDA

THE CITY OF HEALDSBURG

THE CITY OF LODI

THE CITY OF LOMPOC

THE MODESTO IRRIGATION DISTRICT

THE CITY OF PALO ALTO

THE PLUMAS-SIERRA RURAL ELECTRIC COOPERATIVE

THE CITY OF REDDING

THE CITY OF ROSEVILLE

THE SACRAMENTO MUNICIPAL UTILITY DISTRICT

THE CITY OF SANTA CLARA

THE TURLOCK IRRIGATION DISTRICT

THE CITY OF UKIAH

TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

PROJECT AGREEMENT NO. 3

FOR THE

CALIFORNIA-OREGON TRANSMISSION PROJECT

TABLE OF CONTENTS

SECTION		PAGE
	Preamble	1
	Recitals	1
1	Definitions	4
2	Project Participation and Authorization	12
3	Duties and Responsibilities of TANC During Phase II and Phase III	17
4	Obligations of Members During Phase II and Phase III	20
5	Term, Termination, and Amendments	26
6	Default	27
7	Use of Transfer Capability	30
8	Scheduling	33
9	Insurance and Indemnification	34
10	Compliance with Other Instruments	34
11	Liability of TANC Officers	34
12	Notice of Computation	35
13	Applicable Law	36
14	Severability	36
15	Members' Right to Withdraw	36
16	Assignment of Agreement	42
17	Members' Obligations Several	42

18 Trustee as a Third Party Beneficiary 42

19 Appendices 43

20 Waiver 43

21 Captions 43

22 Billing and Payment 43

23 Distribution of Assets 45

24 Counterparts 45

25 Signatures 45

Memorandum of Understanding ..... APPENDIX A

Memorandum of Understanding Annex ..... APPENDIX B

~~Participating~~Participation Percentages ~~.....~~(N-S)..... APPENDIX C

Participation Percentages (S-N).....APPENDIX C-1

Return of Layoff Percentages .....APPENDIX C-2

Prescheduling of Transmission Use and Curtailment of Notification Procedures ..... APPENDIX D

Billing Addresses of the Parties ..... APPENDIX E

1

2

PREAMBLE

This project Agreement No. 3 is made and entered into as of March 1, 1990, by and among the Transmission Agency of Northern California, hereinafter referred to as "TANC"; and the Cities of Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Roseville, Santa Clara, and Ukiah; the Sacramento Municipal Utility District; the Modesto Irrigation District; the Turlock Irrigation District; and the Plumas-Sierra Rural Electric Cooperative.

RECITALS

WHEREAS:

A. On December 10, 1984, TANC was duly established as a joint powers agency, pursuant to Section 6500 et seq. of the California Government Code, by an agreement among the Members entitled "Joint Powers Agreement, Transmission Agency of Northern California"; and

B. TANC, in its own name, or for the benefit of its Members, has the power to acquire by purchase or eminent domain, construct, finance, operate and maintain facilities for electric power transmission including, without limitation, the power to purchase, lease, operate, develop, contract for, or own, new or upgraded transmission lines, and facilities for the benefit of the Members; and

C. Each Member of TANC owns and operates a system for the distribution of electric power and energy, and is authorized to

obtain transmission facilities or rights to use transmission facilities for its present or future requirements, through contracts with TANC or otherwise; and

D. TANC, on behalf of its Members, executed December 19, 1984, "Memorandum of Understanding, California-Oregon Transmission Project," among certain California entities and the Western Area Power Administration, which sets forth principles for the development of the California-Oregon Transmission Project including the designation of TANC as Project Manager; and

E. The Members of TANC entered into the June 19, 1985,"Project Agreement" for the purposes of issuing and selling a promissory note for financing studies and other preliminary costs to be incurred prior to making a decision, after environmental and other review, of whether to undertake construction of the ~~16California~~California-Oregon Transmission Project; and

F. The Members of TANC entered into the September 30, 1985, "TANC Project Agreement No. 2 for the California-Oregon Transmission Project" for the purpose of refinancing the promissory note and to fund certain feasibility and planning studies, and to provide for TANC's share of the costs for Project Development Work for the California-Oregon Transmission Project; and

G. TANC, on behalf of its Members, executed the September 30, 1985, "California-Oregon Transmission Project Development Agreement" for the purpose of completing required activities such as obtaining approvals, certificates, licenses and permits as required by law and regulation before undertaking construction of the Project; and

H. TANC, on behalf of its Members, entered into the Memorandum of Understanding Annex dated February 6, 1986, with the initial Participants and additional non-federal public entities which allocated a 3.125 percent Project entitlement among the additional Participants and re-allocated the remaining entitlement among the initial Participants; and

I. The Members of TANC desire to authorize TANC to undertake additional responsibilities as a Participant in the California-Oregon Transmission Project on behalf of the Members, and recognize the desire of all Participants in the California-Oregon Transmission Project for TANC to perform the duties of Project Manager, including the duties and responsibilities described in the "Memorandum of Understanding, California-Oregon Transmission Project," and the "Project Participation Agreement," as defined in this Agreement; and

J. On January 20, 1988, TANC certified the Final Environmental Impact Report for the California-Oregon Transmission Project, the Los Banos-Gates Transmission Project, and the Pacific Northwest Reinforcement Project, made findings pursuant to the California Environmental Quality Act, and approved the California-Oregon Transmission Project; and

K. Each Member executing this Agreement has participated in the preparation and review of the Draft Environmental Impact Report and has reviewed and approved the Final Environmental Impact Report for the California-Oregon Transmission Project and adopted the findings made by TANC as lead agency for the California-Oregon Transmission Project.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth in this Agreement, TANC and the Members agree as follows:

1. DEFINITIONS

Whenever used in this Agreement, the following terms shall have the following meanings. The singular of any term shall include the plural and the plural shall include the singular.

1.1 "Acquisition and Construction Work" - Any work necessary or useful for acquisition and construction of the Project, including procurement of materials and any land or rights in land in connection therewith; and, in addition, that work to be done pursuant to or in the negotiation of the Intertie Agreements for: management and administrative services; economic, legal, engineering, and other activities; and services which may be necessary or convenient in connection with the Intertie Agreements.

1.2 "Addition" - A new facility, other than a Betterment or Replacement, that is added to the Project, together with associated land rights, if any.

1.3 "Agreement" - This Project Agreement No. 3 among the Members and TANC, as amended and supplemented from time to time in accordance with the terms hereof.

1.4 "Betterment" - A new facility, other than a Replacement, together with associated land rights, if any, which will increase the "Rated Project Transfer Capability" (as that term is defined in the Intertie Agreements) above the then-

current Rated Project Transfer Capability ~~or sixteen hundred (1600) megawatts, whichever is less~~.

1.5 "Closing Date" - The date of each issuance of TANC Project Indebtedness, as determined and announced by written notice from TANC to a TANC Members, as further described in Section 4.1.1.

1.6 "Debt Service" - With respect to any period, the aggregate of the amounts required by each Indenture to be paid during said period into any fund or account created by the Indenture for the sole purpose of paying or providing reserves for paying the principal (including sinking fund installments) of and premium, if any, and interest on all the Indebtedness from time to time outstanding; provided, however, that Debt Service shall not include any amounts on account of acceleration of the maturity of any Indebtedness.

1.7 "Electric System" - A properties and assets, real and personal, tangible and intangible, of any Member (whether leased or owned) now or hereafter existing, used for or pertaining to the generation, transmission, transformation, distribution and sale of electric capacity and energy, including all ~~—~~additions, extensions, expansions, improvements and betterments thereto and equipping thereof; provided, however, that to the extent the Member is a joint owner of an asset or property, only the Member's ownership interest in such asset or property shall be considered to be part of its Electric System.

~~1.8 "Executive Committee" - A committee appointed by the TANC Commission to which it may delegate certain responsibilities as provided in resolutions duly adopted by the TANC Commission~~

~~pursuant to the Joint Powers Agreement.~~

1.8 [Intentionally omitted]

1.9 "Fiscal Year" - The twelve-month period terminating ~~September~~June 30 of each year, or any other annual accounting period hereafter selected and designated by TANC as its Fiscal Year for purposes of this Agreement and each Indenture.

1.10 "Indebtedness" - Bonds, notes or other evidences of indebtedness (including, without limitation, contracts relating to letters of credit or other credit enhancement devices and long-term contracts which are characterized as debt by TANC at or prior to execution thereof) issued or otherwise incurred or entered into by or on behalf of TANC in connection with the Project. For purposes of this Agreement, Indebtedness shall be considered outstanding as of any date if such Indebtedness has not been paid or if provision for the payment of the principal of and interest on such Indebtedness has not been made in accordance with the Indenture pursuant to which such Indebtedness has been issued or incurred.

1.11 "Indenture" - One or more indentures or other instruments approved or adopted by TANC providing for the issuance or incurring of Indebtedness.

1.12 "Interest Charge" - That charge against unpaid amounts due and owing in accordance with this Agreement assessed at an annual interest rate compounded monthly equal to the lesser of (i) two percent (2%) plus the applicable first of the month, reference rate or successor, of the Bank of America N.T. & S.A., San Francisco, California, in effect from time to time during the period over which the payment is overdue or (ii) the maximum interest rate permitted by law.

1.13 "Intertie Agreements" - Agreements related to the Project which have been or which may be entered into by TANC and some or all of the other Participants, which include, but are not limited to, the MOU, the Project Development Agreement, the Project Participation Agreement, any amendments to the foregoing agreements, and other agreements related to the Project entered into by TANC as Project Manager or by TANC on behalf of the Members.

1.14 "Joint Powers Agreement" - The Joint Powers Agreement, Transmission Agency of Northern California, dated December 10, 1984, which established TANC as a joint powers agency pursuant to Section 6500 et seq. of the California Government Code, as amended and supplemented from time to time.

1.15 "Management Committee" - A committee as described in the MOU and further described in the Intertie Agreements.

1.16 "Member" - Any of the Cities of Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Roseville, Santa Clara, and Ukiah; the Sacramento Municipal Utility District; the Modesto Irrigation District; the Turlock Irrigation District; or the Plumas-Sierra Rural Electric Cooperative, which, at any given point in time, is a party to the Joint Powers Agreement and retains its rights and interests under this Agreement.

1.17 "MOU" - The Memorandum of Understanding, California-Oregon Transmission Project, dated December 19, 1984, among the Participants, the Department of Water and Power of the city of Los Angeles, and the California Department of Water Resources, as modified by the Memorandum of Decision of the United States Secretary of Energy, dated February 7, 1985, as interpreted by

the letter of the United States Department of Energy Acting General Counsel, dated May 4, 1985, a copy of which is attached hereto as Appendix A, as amended by the Memorandum of Understanding Annex, and as it may be further amended.

1.18 "Memorandum of Understanding Annex" - The agreement among the Participants, the California Department of 'Water Resources, and the Department of Water and Power of the City of Los Angeles executed on February 6, 1986 which modified the MOU and a located a 3.125 percent Project entitlement to certain non-federal public entities set out at 50 Fed. Reg. 42769 (1985) and simultaneously reduced the existing Participants' entitlements by a corresponding percentage, a copy of which is attached hereto as Appendix B.

1.19 "Operating Agent" - The Participant designated in the Intertie Agreements to have the duties and responsibilities for the overall operation and maintenance of the Project.

1.20 "Opposing Member" - A Member which votes against a Betterment or Addition in accordance with Section 3.1.2.2.1 or 3.1.2.2.2.

1.21 "Participants" - Those entities, including TANC, which have interests in the Project through execution of the Intertie Agreements.

1.22 "Participation Percentage" - That percentage of TANC's entitlement to Transfer Capability which an individual Member of TANC has the right to use as set forth in Appendix C and Appendix C-1 of this Agreement. Such percentages may be modified pursuant to Sections 2.3, 3.1.2.2, 6, and 15.

1.23 "PDA" - Project Development Agreement.

1.24 "Phase" or "Phases" - Those activities of the Project described in Section 2.2.

1.25 "Project" - The California-Oregon Transmission Project, which consists of electric transmission facilities between California and the Pacific Northwest, as such Project is generally described in, and as changed pursuant to, the Intertie Agreements.

1.26 "Project Development Agreement" - That agreement among the Participants dated September 30, 1985, which provides, inter alia, for the Participants to share the costs of Project Development Work.

1.27 "Project Development Work" - That work described in Appendix A of the PDA, or consistent with and within the scope of Appendix A of the PDA and approved by the Management Committee to be performed in accordance with the PDA.

1.28 "Project Manager" - The entity designated by the parties to the MOU and the Intertie Agreements which has the overall management responsibility for the Acquisition and Construction Work of the Project.

1.29 "Project Participation Agreement" - That agreement which may be executed by those Participants electing to proceed with Phase II and Phase III of the Project, as it may be modified and supplemented in accordance with the terms thereof.

1.30 "Replacement" - A new facility that is intended to be a direct replacement for an existing facility, which is designed primarily to maintain the existing operational reliability or capability of the Project, irrespective of whether the replacement results in an incidental increase in the "Rated

Project Transfer Capability" (as that term is defined in the Intertie Agreements), and which results in a "retirement unit" being substituted for another such retirement unit. As used herein, "retirement unit" shall mean property as defined in ~~Section 15060~~Part 101, Definition 34 of the Federal Energy Regulatory Commission Uniform System of Accounts Prescribed for Public Utilities and Licensees Subject to the Provisions of the Federal Power Act, or its successor document.

1.31 "Revenues" - All income, rents, rates, fees, charges, and other moneys derived by a Member from the ownership or operation of its Electric System, including, without limiting the generality of the foregoing (i) all income, rents, rates, fees, charges, or other moneys derived from the sale, provision, and supply of electric capacity and energy and other services, facilities, and commodities sold, furnished, or supplied through the facilities of the Electric System, (ii) the earnings on and income derived from the investment of such income, rents, rates, fees, charges, or other moneys to the extent that the use of such earnings and income is limited to the Electric System by or pursuant to law and (iii) the proceeds derived by such Member directly or indirectly from the sale, lease, or other disposition of a part of the Electric System as permitted hereby; but the term "Revenues" shall not include customers' deposits or advances subject to refund or contributions in aid of construction until such deposits, advances, or contributions have become the property of the Member.

1.32 "TANC Capital Improvement Costs" - Those costs incurred in connection with Phase III of the Project allocable to

TANC for the purpose of making Additions, Betterments, or Replacements to the Project and such other costs relating to capital improvements to the Project properly chargeable to TANC pursuant to the Intertie Agreements.

1.33 "TANC Commission" - The governing body of TANC as described in the Joint Powers Agreement.

1.34 "TANC Coordinator" - An entity appointed by TANC to, inter alia, coordinate the Members' use of TANC's entitlement to Transfer Capability.

1.35 "TANC Project Costs" - Those costs incurred in connection with Phase II of the Project allocable to TANC and such other costs relating to the acquisition and construction of the Project properly chargeable to TANC pursuant to the Intertie Agreements.

1.36 "TANC Project Indebtedness" - That Indebtedness to be issued by TANC to finance TANC Project Costs, TANC Project O&M Costs, TANC Capital Improvement Costs, and such other costs as are described in Section 4.1.3.1.

1.37 "TANC Project O&M Costs" - Those costs incurred in connection with Phase III of the Project allocable to TANC which are necessary to operate and maintain the Project, such other costs relating to the operation and maintenance of the Project properly chargeable to TANC pursuant to the Intertie Agreements, and costs of the TANC Coordinator. TANC Project O&M costs shall not include TANC Project Costs or TANC Capital Improvement Costs.

1.38 "Transfer Capability" - The ability of the Project or a segment thereof to transmit power, expressed in megawatts, as determined in accordance with the Intertie Agreements. As used

in this Agreement, the term "Transfer Capability" can refer to a rated amount or an amount available at any given time, as appropriate in the context in which such term is used. TANC and its Members acknowledge that there may be times when available Transfer Capability is less than the rated amount for the Project or a segment thereof.

1.39 "Trustee" - Any trustee, including any successor trustee, under an Indenture.

2. PROJECT PARTICIPATION AND AUTHORIZATION

2.1 Scope - TANC is hereby authorized and directed to act on behalf of the Members in activities related to Phase II and Phase III of the Project, as more fully described below, as a Participant pursuant to the Intertie Agreements, subject to procedures for Member approval and authorization established by the TANC Commission pursuant to this Agreement and the Joint Powers Agreement. TANC is also hereby authorized to fulfill its duties and responsibilities as Project Manager or under any other management role pursuant to the Intertie Agreements.

2.2 Phases - The Project shall proceed in accordance with the following activities:

2.2.1 Phase I activities consist of Project Development Work;

2.2.2 Phase II activities consist of Acquisition and Construction Work;

2.2.3 Phase III activities consist of operation, maintenance, Additions, Betterments, Replacements, and the retirement or disposal of the project

2.3 Participation

2.3.1 Pursuant to Paragraph 15 of the Joint Powers Agreement, the Members executing this Agreement each hereby(i) approve TANC's participation in the Project as a Participant in accordance with, and to the extent provided in, the Intertie Agreements and this Agreement and (ii) elect to participate in Phases II and III of the Project in the Participation Percentages set forth in Appendix C and Appendix C-1, as those percentages may be revised in accordance with this Agreement. In consideration of such approval and election, and payment of its share of the costs set forth in Section 4, each Member shall be entitled to its respective Participation Percentage share of TANC's entitlement to Transfer Capability on the terms and conditions provided for by this Agreement. In the event that the first issuance and sale of TANC Project Indebtedness does not occur within six(6) months after the date of this Agreement, any Member may terminate its participation under this Agreement by giving written notice to TANC, in which case the Participation Percentage of such Member shall be divided pro rata among the remaining Members based on Participation Percentages, unless otherwise agreed to by such remaining Members. After the first issuance and sale of such TANC Project Indebtedness, no Member may terminate its participation in this Agreement.

2.3.2 ~~—~~ In the event that ~~TANC's~~TANC's entitlement to Transfer Capability changes~~ from time to time, within sixty (60) days after such change~~, the ~~Members shall be permitted~~

~~to revise the~~ Members' Participation Percentages ~~set forth~~will be unchanged except as provided in ~~Appendix C~~ this Agreement. Changes to Members' Participation Percentages shall be permitted without an amendment to this Agreement~~, subject to the following conditions:~~ as follows:

2.3.2.1

~~The~~ All revisions of Participation Percentages ~~set forth in Appendix C~~pursuant to this Section 2.3.2 shall ~~govern in~~require an affirmative vote of the ~~event that~~Commission using the voting procedures provided in the Joint Powers Agreement.

2.3.2.2 Members shall be permitted to revise their Participation Percentages if one or more Members ~~are unable to~~ agree to ~~such a revision to Appendix C;~~

~~2.3.2.2~~

~~No Member shall be required to~~ accept ~~a~~ an offsetting change in Participation Percentage ~~which, when multiplied by TANC's megawatt entitlement to~~. All Members whose Participation Percentage change must consent to the change in writing.

2.3.2.3 Members shall be permitted to acquire Transfer Capability~~, would exceed~~ from outside of TANC and transfer that capability to TANC, without amendment to this Agreement subject to an affirmative vote of the ~~megawatt amount set forth in~~ Commission using the ~~Appendix C, Column D,~~voting procedures provided in ~~which event such excess Participation~~

~~Percentage shall be divided pro rata among~~ the ~~other Members based on Participation Percentages, unless otherwise agreed to by such Members;~~

~~2.3.2.3 No~~ Joint Powers Agreement and written consent of the Members acquiring the ~~Member may agree to a Participation Percentage which, when multiplied by TANC's megawatt entitlement to~~ Transfer Capability~~, would be less than the megawatt amount set forth in Appendix C, Column C;~~

~~2.3.2.4~~

~~No Member may agree to a~~. Participation ~~Percentage which, when multiplied by TANC's megawatt entitlement to~~Percentages of all Members shall be changed so that the Member acquiring the Transfer Capability~~, would exceed the megawatt amount set forth in Appendix C, Column D, if the effect of such agreement would be to materially, adversely alter any~~ retains its existing Transfer Capability and obtains the additional Transfer Capability it has acquired, and is subject to, all the rights ~~of or security for holders of~~ and obligations associated with the transfer. ~~TANC Project Indebtedness.~~

2.3.2.4 Participation Percentage revisions shall (a) be recorded with an administrative amendment to Appendix C and Appendix C-1; and (b) result in the aggregate Participation Percentages of the Members of one hundred (100) percent.

2.3.3 Members acknowledge and agree that, notwithstanding the foregoing provisions, Member defaults may result in a non-defaulting Member accepting a megawatt amount in excess of the limits set forth in Appendix C~~, Column D.~~ or Appendix C-1. Members also acknowledge and agree that, notwithstanding the foregoing provisions, no such agreement shall result in aggregate Participation Percentages of the Members of less than one hundred (100) percent.

3. DUTIES AND RESPONSIBILITIES OF TANC DURING PHASE II AND PHASE III

3.1 Decisions - Decisions related to the Project shall be made by the TANC Commission at meetings to be held at times and places determined by the TANC Commission; provided, that the TANC Commission may delegate decisions to ~~its Executive Committee or~~ others, between meetings, as provided in resolutions duly adopted by the TANC Commission pursuant to the Joint Powers Agreement.

3.1.1 The exercise of the rights and obligations of TANC under this Agreement shall be subject to the control at all times of the TANC Commission.

3.1.2 Voting - Approvals or authorizations required under this Agreement shall be given or withheld by the TANC Commission using the voting procedures described in the Joint Powers Agreement, subject to the following provisions:

3.1.2.1 Phase II Activities - With regard to Phase II activities as described in section 2.2.2, to constitute a quorum, the combined Participation Percentages of the Members not in default represented

by the TANC Commissioners present must represent at least sixty (60) percent of the aggregate Participation Percentages of Members not in default at the time of the vote and the action must be approved by TANC Commissioners representing at least a majority of the aggregate Participation Percentages of Members not in default at the time of the vote.

3.1.2.2 Phase III Activities - With regard to Phase III activities as described in Section 2.2.3, to constitute a quorum, the combined Participation Percentages of the Members not in default represented by the TANC Commissioners present must represent at least sixty (60) percent of the aggregate Participation Percentages of Members not in default at the time of the vote and the action must be approved by TANC Commissioners representing at least a majority of the aggregate Participation Percentages of Members not in default at the time of the vote, provided:

3.1.2.2.1 In the event that a Member votes against a proposed Betterment, such Opposing Member shall have no obligations stemming from such Commission action nor shall such Opposing Member have any right to participate in the benefits of such Commission action and, with regard to such benefits and obligations, the Participation Percentage of each Member except for the Opposing Member(s) shall be increased to the ratio between each

such Member's Participation Percentage and the aggregate of the Participation Percentages the Members excluding such Opposing Member(s), expressed as a percentage.

3.1.2.2.2 In the event that a Member votes against a proposed Addition to the Project in any Fiscal Year, and TANC's share of the cost of all Additions previously approved in such Fiscal Year when added to TANC's share of the cost of the proposed Addition exceeds twenty-five million dollars ($25,000,000) adjusted in accordance with changes in the Consumer Price Index (CPI) or successor index using the January 1, 1990 level as the base year, with regard to such Opposing Member's Participation Percentage of such excess amount only, such Opposing Member shall have no obligations stemming from such Commission action nor shall ~~—~~such Opposing Member have any right to participate in the benefits of such Commission action. With regard to the rights and obligations associated with such excess amount, the Members excluding such Opposing Member(s) shall negotiate appropriate adjustments to their Participation Percentages.

3.1.2.2.3 In the event that a Member votes against a proposed Replacement,

such Member shall nevertheless be bound by the outcome of such Commission action.

3.1.2.2.4 Nothing contained herein is intended to relieve any Member from its obligations resulting from Commission action except as specifically provided in Sections 3.1.2.2.1 and 3.1.2.2.2.

3.1.2.2.5 Each agreement by the Members with respect to Betterments or Additions shall specifically recognize TANC's rights under this Agreement which secure TANC Project Indebtedness.

3.2 Specific Duties and Responsibilities - TANC, through the approval of the TANC Commission, shall be empowered to perform all duties appropriate for the implementation of Phase II and Phase III of the Project, subject to the terms hereof, including but not limited to:

3.2.1 Act as Project Manager or in any other managerial role for the Project in accordance with the Intertie Agreements;

3.2.2 Authorize (i) the issuance or incurrence of Indebtedness and the appropriate documentation related thereto, (ii) the contract of purchase or notice of sale or other instrument under which Indebtedness is to be sold or incurred, (iii) the selection of managing underwriters for Indebtedness (if such Indebtedness is to be sold upon a negotiated basis), and (iv) the manner and timing of marketing (including the manner of sale), if applicable,

interest rates, and other terms of Indebtedness;

3.2.3 Provide periodic reports of major construction and major events to the Members with respect to the Project;

3.2.4 Review, discuss, and attempt to resolve any disputes among TANC and/or the Members;

3.2.5 Negotiate, review, approve, execute, enforce and modify Intertie Agreements as a Participant on behalf of the Members for Phase II and Phase III and perform all activities necessary to fulfill TANC's obligations as a Participant under those agreements;

3.2.6 Approve and engage consultants or advisors on financial, economic, engineering, environmental, management, and legal or other matters;

3.2.7 Review, modify, and approve TANC's insurance program including, without limitation, the establishment of a self-insurance program;

3.2.8 Incur costs, liabilities, and obligations;

3.2.9 Purchase, sell, rent, and lease equipment, apparatus, materials, and supplies and establish and maintain inventories of any of the foregoing;

3.2.10 Acquire by purchase or eminent domain any interest in property, real or personal;

3.2.11 Enforce, waive, adjust or compromise any claim by or against TANC, including claims covered by or relating to insurance policies;

3.2.12 Initiate, defend, and otherwise participate in legal and administrative proceedings;

3.2.13 Maintain for Member inspection and audit for

The term of this Agreement, and for three (3) years thereafter, books and cost records of TANC in accordance with generally accepted accounting principles;

3.2.14 Perform other tasks as may be necessary to fulfill its obligations as a Participant, as Project Manager, and in any other managerial role under this Agreement and the Intertie Agreements during Phase II and Phase III of the Project in a timely, cost effective manner.

4. OBLIGATIONS OF MEMBERS DURING PHASE II AND PHASE III

4.1 TANC Project Costs – Subject to Section 3.1.2.2, each Member agrees to pay, based on its Participation Percentage, its portion of TANC Project Costs, its portion of TANC Project O&M Costs, its portion of TANC Capital Improvement Costs, and its portion of Debt Service on TANC Project Indebtedness, in each case as provided in this Section 4.1:

4.1.1 At least sixty (60) days prior to the initial Closing Date and at least sixty (60) days prior to the commencement of each Fiscal Year thereafter, the TANC Commission shall develop, approve, and distribute to the Members a budget for TANC Project Costs, Debt Service for TANC Project Indebtedness, TANC Project O&M Costs, and TANC Capital Improvement Costs which the TANC Commission estimates will be incurred during the then-current Fiscal Year in the case of the initial budget and during the next succeeding Fiscal Year for a subsequent budgets. Such budgets shall be generally based upon budgets approved by the Management Committee and upon TANC's estimates of TANC

Project Costs, Debt Service for TANC Project Indebtedness, TANC Project O&M Costs, and TANC Capital Improvement Cost provided, that if a budget has not been approved by the Management Committee the budget shall be based upon TANC's estimates. Each budget other than the initial budget shall also include a variance report which compares actual expenditures with budgeted amounts for the previous Fiscal Year. As soon as practicable after the approval of each such budget, TANC shall mail the budget to the Members. Members acknowledge and agree that Participant defaults or withdrawals that result in changes in TANC's ownership interest in the Project will require changes in TANC's payment obligations under the Intertie Agreements approximately proportionate to the change in TANC's entitlement to Transfer Capability and a corresponding change in the Members' payment obligations hereunder. TANC, if requested by any Member, will make best efforts to remarket any entitlement to Transfer capability that such Member or its designated agent may determine to be in excess of that Member's requirements. Remarketing efforts will be focused on the other Members, the Western Area Power Administration, ~~the California Department of Water Resources,~~ and other Participants. Members also acknowledge and agree that some anticipated Participants may elect not to enter into the Intertie Agreements for Phase II and Phase III of the Project and that this Agreement is intended to permit the Project to be constructed without such anticipated Participants so that TANC's ownership interest

in the Project, and thus the amount of Transfer Capability to which each Member shall be entitled pursuant to this Agreement, will vary depending on the final ownership interests established for TANC and the other Participants pursuant to the Intertie Agreements. TANC currently anticipates that, at the time of execution of the Intertie Agreements, the Intertie Agreements will establish TANC's initial ownership interest in the Project at a minimum of 42.2916% and a maximum of 93.75%.

4.1.2 Each of the Members hereby approves the issuance and sale of TANC Project Indebtedness as provided in Section 4.1.3.1 below subject to approval of the TANC Commission pursuant to Section 3.1.2. Such approvals are intended to be and are limited to the approvals required by Paragraphs 6 and 15 of the Joint Powers Agreement. Such Indebtedness shall not constitute a debt, liability or obligation of any of the Members and shall not constitute a debt of TANC payable by the Members pursuant to Paragraph 21 of the Joint Powers Agreement.

4.1.3 Subject to Section 3.1.2.2, each of the Members hereby severally requests and agrees as follows:

4.1.3.1 Each Member requests that TANC issue, sell, or otherwise incur Indebtedness from time to time pursuant to the provisions of Chapter 5, Division 7, Title 1 of the Government Code of the State of California or any other applicable provisions of law in amounts which will be sufficient to permit TANC to pay, when due, all TANC Project Costs, TANC

Project O&M Costs through the first full Fiscal Year after completion of the Project, TANC Capital Improvement Costs, costs of issuance, credit enhancements and other costs incurred in connection with the issuance or incurring of TANC Project Indebtedness, and to provide for capitalized interest as determined by TANC and for required deposits to funds and accounts established by each Indenture and, in addition, to provide for the principal and interest on all Indebtedness outstanding on the initial Closing Date (all of said Indebtedness to constitute TANC Project Indebtedness}. Whenever TANC deems it beneficial to the Members, as a result of Debt Service savings or otherwise, upon approval of the TANC Commission, TANC may issue Indebtedness to refund outstanding TANC Project Indebtedness (which the Members hereby authorize) and the same shall be TANC Project Indebtedness.

4.1.3.2 Each Member severally agrees to pay to TANC an amount equal to its Participation Percentage of a Debt Service on the TANC Project Indebtedness to enable TANC to pay such Debt Service at the times and in the manner set forth in the applicable Indentures. Each Member also agrees to pay to TANC, in accordance with Section 22, an amount equal to its Participation Percentage of TANC Project Costs, TANC Project O&M Costs, and TANC Capital Improvement Costs, not financed by TANC Project

Indebtedness as indicated in the budgets prepared pursuant to Section 4.1.1, including any budget revisions made pursuant to Section 4.1.5.

4.1.3.3 Upon failure of a Member to make any of the payments described in Section 4.1.3.2, TANC shall make demand upon such Member, and if said failure is not remedied within forty-five (45) days from the date of such demand, it shall constitute a default at the expiration of such forty-five (45) day period. Such default shall be handled in accordance with Section 6. Notice of such demand shall be provided to the other Members.

4.1.3.4 Each Member agrees to establish rates and charges for its Electric System so as to provide Revenues sufficient, together with other available funds derived from its Electric System, to pay, when due, all amounts payable by such Member under this Agreement and to pay all other amounts payable from, and all lawful charges against or liens upon, the Revenues of its Electric System.

4.1.3.5 Each Member shall be obligated to make payments under this Section 4.1.3 and to budget for such payments solely from the Revenues of, and as an operating expense of, its Electric System. Each Member shall make the payments required of it by this Agreement in the amounts and at the times determined pursuant to this Agreement and such payments and the obligation to make same shall be absolute and

unconditional and such payments shall be made whether or not the Project or any part thereof has been completed, is operating or operable or its output or capability is suspended, interrupted, interfered with, reduced or curtailed, or terminated in whole or in part, and such payments shall not be subject to reduction whether by offset, counterclaim, recoupment or otherwise and shall not be conditioned upon the performance or nonperformance by any party to any agreement or for any other cause or reason whatsoever.

4.1.3.6 Each Member covenants and agrees that it shall, at all times so long as any TANC Project Indebtedness remains outstanding, operate the properties of its Electric System and business in connection therewith in an efficient manner and at a reasonable cost and shall maintain its Electric System in good working order and condition, and shall cooperate with TANC in the performance of the respective obligations of TANC and such Member under this Agreement.

4.1.3.7 Each Member agrees that all rights, title, and interest of TANC in and to all payments required to be made under this Section 4.1.3 by the Members pursuant to the provisions hereof may be pledged and assigned under the Indentures to secure the TANC Project Indebtedness.

4.1.4 Funds received by TANC from the issuance and sale of TANC Project Indebtedness shall be applied to one or

more of the purposes specified in Section 4.1.3.1 in accordance with the Indenture authorizing such TANC Project Indebtedness.

4.1.5 TANC may, from time to time, revise the budgets established pursuant to Section 4.1.1 as necessary. Such budgets shall include adjustments for variances between estimated and actual costs included in previous budgets. In that event, subject to Section 3.1.2, the procedures of Sections 4.1.2 through 4.1.4 shall be followed for payment of any additional costs.

5. TERM, TERMINATION, AND AMENDMENTS

5.1 Term - This Agreement shall take effect as of the date hereof and shall remain in full force and effect during the term of the Joint Powers Agreement and the Intertie Agreements (as their terms may be extended) or so long as any TANC Project Indebtedness remains outstanding, whichever is longer.

5.2 Termination - This Agreement shall not be subject to termination by TANC or any Member under any circumstances, whether based upon the default of any party under this Agreement, or any other instrument, or otherwise.

5.3 Amendments - So long as any TANC Project Indebtedness is outstanding, this Agreement may be amended, modified, or otherwise changed or rescinded, except as provided in the applicable Indentures, so long as such amendment, modification, change, or rescission would not materially, adversely alter any rights of or security for holders of such Indebtedness. Except as provided in Section 2.3.2 and Section 8.3, this Agreement may be

amended only by the written agreement of all of the parties thereto.

6. DEFAULT

6.1 Defaulting Member's Participation Percentage – Upon the failure of any Member or, with respect to its obligations under Section 15, a former Member who has withdrawn, to meet its obligations hereunder, TANC shall give written notice of the failure to such Member or former Member who has withdrawn and, if such failure has not been cured within forty-five (45) days after the date of such notice, it shall constitute a default at the expiration of such forty-five (45) day period. Upon such default, in addition to the rights and remedies available to TANC pursuant to Section 6.2, TANC may protect and enforce its rights hereunder by suit or suits in equity or at law, whether for the specific performance of any covenant herein or for damages or in aid of the execution of any power granted herein or any other remedy available under any provision of applicable law. No remedy by the terms of this Agreement conferred upon or reserved to TANC is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or existing at law or in equity or by statute on or after the effective date of this Agreement.

6.2 Nondefaulting Member's Participation Percentage – Upon any default described in Section 4.1.3.3, the defaulting Member shall no longer be entitled to any rights granted to the Members with respect to the Project, and each Member severally agrees that the Participation Percentage of each nondefaulting Member

shall be automatically increased as follows:

6.2.1 Each Member severally agrees that the Participation Percentage of each nondefaulting Member shall be automatically increased to the ratio between such nondefaulting Member's Participation Percentage and the aggregate of the Participation Percentages of the nondefaulting Members, expressed as a percentage. For purposes of this Section 6.2.1 and Section 6.2.2, the term "Member" shall include, but not be limited to, each former Member who has withdrawn from TANC and converted its Participation Percentage of TANC's entitlement to Transfer Capability to an ownership interest in the Project pursuant to Section 15, and the term "Participation Percentage" shall mean that percentage which would represent such withdrawn Member's Participation Percentage of TANC's entitlement to Transfer Capability if such conversion had not occurred.

6.2.2 Notwithstanding the provisions of Section 6.2.1, the cumulative increase for any nondefaulting Member pursuant to this Section 6.2 shall not exceed twenty-five percent (25%) of its Participation Percentage in effect immediately prior to the first default without the consent of the Member; provided, that for purposes of determining such cumulative increase any increase (i) pursuant to Section 2.3 or 3.1.2.2, or (ii) which results because a Member has withdrawn from TANC and converted its Participation Percentage of TANC's entitlement to Transfer Capability to an ownership interest in the Project pursuant to Section 15, shall not be considered. The nondefaulting

Members shall be entitled to the rights which the default Member loses upon the default and shall assume subject to section 6.3 all of the obligations of the defaulting Member with respect to such rights hereunder. Increases in the Participation Percentages of the nondefaulting Members shall be applicable to any payments due and not paid by the defaulting Member at the time of the increase and all subsequent payments due and not paid by the defaulting Member.

6.3 Defaulting Member's Obligations - Each Member agrees that increases in the obligations of other Members pursuant to Section 6.2 shall not relieve the defaulting Member or a former Member who has withdrawn, of its liability for its obligations described hereunder. The nondefaulting Members shall have a right of recovery from the defaulting Member to the extent of increases in their obligations resulting from such default (plus interest at the Interest Charge) from the date of such default until paid.

6.4 Tax Covenant - Notwithstanding any other provision of this Agreement, no Member shall transfer, assign, sell or exchange any portion of its Participation Percentage of TANC's entitlement to Transfer Capacity, or any other interest in the Project or the capacity or capability thereof, directly or indirectly, in any manner, or shall take, or to the extent it can control the same permit to be taken, any other action or actions, which would adversely affect the exclusion of the interest on any of the TANC Project Indebtedness from gross income for federal, income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder (or any successors to such statute and

regulations), including without limitation, by reason of classification of such TANC Project Indebtedness as a "private activity bond" within the meaning of said Code.

7. USE OF TRANSFER CAPABILITY

7.1 Member Use of Transfer Capability - Subject to the provisions of this Section 7, Section 6.4, and Section 8 hereof, each Member shall have the right to use its Participation Percentage of TANC's entitlement to Transfer Capability for any purpose, including holding such Transfer Capability in reserve or making such Transfer Capability available to a Member, Participant, or other entity, subject to the terms and conditions relating to assignments and layoffs by Participants under the intertie Agreements; provided, that before a Member may make unneeded Transfer Capability available to a non-Member, it shall make such Transfer Capability available to the other Members on terms and conditions which are established by the TANC Commission. Nothing in this Section 7.1, however, shall prohibit a Member or its designated agent from requesting that the TANC Coordinator make all or part of such Member's unused Transfer Capability available to other Members on behalf of such Member.

7.2 Non-Member Use of Transfer Capability - Each Member or its designated agent shall notify the TANC Coordinator in the event that it does not need all or a portion of its Participation Percentage of TANC's entitlement to Transfer Capability and no other Member needs such Transfer Capability. In such event, the TANC coordinator shall then make such Transfer Capability available to the other Participants pursuant to the provisions

the Intertie Agreements. Otherwise, each Member or its designated agent shall determine the disposition of its unneeded Transfer Capability, which may include directing the TANC Coordinator to make such Transfer Capability available to any entity on such terms and conditions as such Member or its designated agent may direct.

7.2.1 Compensation - Compensation for the use of a Member's Participation Percentage of TANC's entitlement to Transfer Capability by other Participants will be as set forth in the Intertie Agreements. In the event that the provisions of the Intertie Agreements do not apply to the transaction, compensation shall be as determined by each Member making such Transfer Capability available.

7.2.2 Allocation of Revenue - Payments for the use of TANC's unneeded entitlement to Transfer Capability by non-Members shall be collected by TANC and promptly and fully credited directly to the Member making such Transfer Capability available. Each such Member agrees that all right, title, and interest of such Member and TANC in and to such payments may be pledged and assigned under the Indentures to secure payments required to be made under Section 4.1.3 by or on behalf of such Member.

7.3 MOU Layoffs - In accordance with Sections 10.1 and 10.2 of the MOU as implemented by the Intertie Agreements, TANC shall lay off a portion of its entitlement to Transfer Capability. Compensation to TANC by those entities receiving the layoff is to be based on TANC's Project Cost including financing plus contingencies of twenty-five (25) percent.

7.3.1 Unless otherwise agreed by the Members, each Member shall provide its portion of such layoffs in accordance with the Member's Participation Percentage.

7.3.2 Payments for the layoff of TANC's entitlement to Transfer Capability as described in Sections 10.1 and 10.2 of the MOU shall be collected by TANC and promptly and fully credited to the Members based on each Member's Participation Percentage unless otherwise agreed by the Members. Each such Member agrees that any right, title, and interest of such Member and TANC in and to such payments may be pledged and assigned under the Indentures to secure payments required to be made under Section 4 1.3 by or on behalf of such Member.

7.4 In the event that a Member's Participation Percentage of TANC's entitlement to Transfer Capability converted to megawatts exceeds the megawatt amount in Appendix C~~, Column E~~ and Appendix C-1, layoffs made by TANC pursuant to Sections 7.2 and 7.3 shall first be made from such excess amount if so requested by that Member. If more than one Member has such an excess amount and the sum of all such excess amounts exceeds the amount of the layoff, the layoff shall be made pro rata based on the ratio between each such requesting Member's excess amount and the sum of all such requesting Members' excess amounts.

7.5 Notwithstanding anything to the contrary contained in this Section 7, no layoff of Transfer Capability made pursuant to this Section 7 shall excuse a Member from making the full payments required by Section 4 hereof nor reduce the amount or extend the time of such payments.

8. SCHEDULING

8.1 Member Scheduling Rights - During any scheduling period, each Member or its designated agent shall have the right to schedule power transactions using Transfer Capability up to the amount of its Participation Percentage of TANC's entitlement to Transfer Capability, subject to the provisions of Section 7 of this Agreement. Each Member or its designated agent may also schedule power transactions over any additional percentage of Transfer Capability that it has a right to use. Notwithstanding the provisions of Section 8.2, each Member or its designated agent shall have the right to schedule such transactions pursuant to its separate agreements with other entities. All power scheduled over the Project shall be in whole megawatt amounts or as otherwise set forth in the Intertie Agreements.

8.2 Project Use Information Coordination - Each Member or ~~19~~ its designated agent shall provide the TANC Coordinator with Project use information required to meet TANC's obligations under the Intertie Agreements as a Participant in the Project. The TANC Coordinator shall submit such information to the operating Agent in accordance with such agreements.

8.3 Scheduling and Curtailment Procedures - Specific procedures which implement the provisions of this Section 8 and Section 7 hereof are set forth in Appendix D. The Members and their designated agents agree to comply with such procedures, as they may be modified from time to time by a vote of the TANC Commission pursuant to Section 3.1.2.

9. INSURANCE AND INDEMNIFICATION

TANC shall maintain, or cause to be maintained in force, insurance as may be determined prudent in the judgment of the TANC Commission and as may be required by the provisions of the Intertie Agreements and any Indenture. TANC shall indemnify, defend, and hold harmless each Member, and its governing board members, officers, employees and agents, from any liability for personal injury, death, or property damage arising out of the negligent activities of TANC pursuant to this Agreement or the Intertie Agreements.

10. COMPLIANCE WITH OTHER INSTRUMENTS

It is recognized by the parties hereto that, for the benefit of the Members, TANC, in undertaking, or causing to be undertaken, the planning, licensing, financing, construction, and operation of TANC's share of the Project, must comply with the requirements of each Indenture, the Intertie Agreements, all applicable licenses, permits, and regulatory approvals necessary therefor, and the Joint Powers Agreement.

11. LIABILITY OF TANC OFFICERS

11.1 Release - Each Member agrees that TANC's Commissioners, officers, and employees shall not be liable to the Members for direct, indirect or consequential loss or damage suffered by the Members as a result of (i) the performance or nonperformance by TANC under any Intertie Agreements or (ii) the performance or nonperformance of TANC under this Agreement. Each Member releases TANC's Commissioners, officers, and employees from any claim or liability (whether negligent or otherwise) as a result of any actions or inactions of TANC under this Agreement

or the performance or nonperformance by TANC under any Intertie Agreement.

11.2 No Modification - The provisions of this Section shall not be construed so as to relieve TANC of any obligations under any of the Intertie Agreements and the provisions of this Section shall not be construed to modify or amend Paragraph 2 of the Joint Powers Agreement.

12. NOTICE AND COMPUTATION OF TIME

12.1 Manner of Notices - Any notice or demand by a Member to TANC under this Agreement shall be deemed properly given if deposited in the United States mail first class postage prepaid or its equivalent, or sent via facsimile or other electronic media and confirmed by telephone ~~or~~, in writing, or by electronic media within twenty-four (24) hours~~),~~, addressed to TANC at its operational office; any notice or demand by TANC to any Member under this Agreement shall be deemed properly given if deposited in the United States mail first class postage prepaid or its equivalent, or sent via facsimile or other electronic media and confirmed by telephone ~~or~~, in writing, or by electronic media within twenty-four (24) hours~~),~~, addressed to the addressee shown on the signature pages hereof at the address shown in Appendix E. The designations of the name and address to which any such notice or demand is directed may be changed at any; time and from time to time by any party giving notice as above provided in this Section.

12.2 Time Computed - In computing any period of time from such notice, such period shall commence on the date mailed or, if sent via facsimile or other electronic media, on the date sent.

13. APPLICABLE LAW

This Agreement is made under and shall be governed by the laws of the State of California.

14. SEVERABILITY

If any section, paragraph, clause, or provision of this Agreement, or any part thereof, shall be finally adjudicated by a court of competent jurisdiction to be invalid, the remainder of this Agreement shall remain in full force and effect as though such section, paragraph, clause, or provisions or any part thereof so adjudicated to be invalid had not been included herein.

15. MEMBER'S RIGHT TO WITHDRAW

15.1 Conversion of Participation Percentage to Undivided Ownership Interest - TANC's undivided ownership interest in the Project shall constitute rights or property acquired and owned by TANC and no Member shall have an ownership interest in the Project except upon withdrawal from TANC and conversion of its Participation Percentage to an undivided ownership interest as provided herein. After the commercial operation date of the Project, each Member not then in default shall be entitled to withdraw from TANC and convert its Participation Percentage into

an undivided ownership interest in the Project. Such Member's undivided ownership interest shall be equal in amount to its Participation Percentage multiplied by TANC's then undivided ownership interest in the Project. Upon such withdrawal and conversion, at the express written request of the withdrawing Member, TANC shall make best efforts to take such administrative actions, including the execution of such documents and amendments to the Intertie Agreements, as may be reasonably requested by the withdrawing Member to establish and evidence such Member's undivided ownership interest in the Project and such Member's role as a Participant under the Intertie Agreements, and a reasonable administrative and legal costs associated with such unopposed withdrawal and conversion shall be the responsibility of such withdrawing Member. Each Member electing to withdraw from TANC and so convert its Participation Percentage shall hold its ownership interest as a tenant in common with TANC and the other Participants as set forth in the Intertie Agreements.

15.2 Procedure and Conditions - Notwithstanding Paragraphs 19 and 20 of the Joint Powers Agreement, a Member may withdraw from TANC and convert its Participation Percentage into an undivided ownership interest in the Project by requesting that TANC assign to the Member an undivided ownership interest in the Project as provided in Section 15.1 and all rights, interest, and obligations related thereto, and by giving written notice to TANC and all other former Members that have withdrawn at least one (1) year in advance of the noticed effective date of withdrawal; provided that:

15.2.1 TANC shall have one hundred eighty (180) days,

from written notice given pursuant to Section 15.5, to exercise a right of first refusal to any rights, interests, and obligations in the Project (in whole or in part) which a former Member that has withdrawn determines to sell, transfer, assign, or otherwise dispose of pursuant to a bona fide written offer. In the event that any former Member that has withdrawn ceases to exist as a public agency, as defined in Section 6500 of the California Government Code, then all rights, interests, and obligations of such former Member in the Project which were derived through TANC shall, at TANC's option, revert to TANC in exchange for TANC assuming such former Member's remaining obligations in the Project; provided, that such former Member that has withdrawn has not sold, assigned, or otherwise disposed of its rights, interests, and obligations prior to the date such Member ceases to exist as a public agency; provided further, that any former Member that has withdrawn has the right to sell, assign, or otherwise dispose of its rights, interests, and obligations to anyone as long as the sale does not violate the provisions of Section 6.4.

15.2.2 Former Members who have withdrawn shall have a right of first refusal in any right or interest in the Project (in whole or in part) which TANC or a TANC Member determines to sell, transfer or assign to a non-Member. The rights and obligations of former Members who have withdrawn with respect to layoffs of Transfer Capability shall be as prescribed in Section 7 of this Agreement;

15.2.3 Except as provided in this Section 15, a

withdrawal shall have no adverse effect on the rights and obligations under the MOU of TANC, its Members, and other former Members who have withdrawn, as those rights and obligations exist on the date of execution of this Agreement;

15.2.4 A former Member who has withdrawn shall meet its pro rata share of TANC's layoff obligations under Section 7.3 of this Agreement; and

15.2.5 Neither the withdrawal of a Member from TANC nor the conversion of its Participation Percentage of TANC's entitlement to Transfer Capability to an undivided ownership interest in the Project pursuant to Section 15.1 shall relieve such Member of any of its obligations to make payments with respect to Debt Service on TANC Project Indebtedness at the times and in the amounts specified in Section 4.1.3.2, as though such conversion had not occurred, including any amounts due thereunder as a result of an increase in such Member's Participation Percentage pursuant to Sections 2.3, 3.1.2.2, and 6.2. In addition, neither shall such action relieve the withdrawing Member of any of its obligations pursuant to Section 6.4, nor affect the rights of TANC to pursue its remedies under Section 6 against such former Member who has withdrawn.

15.2.6 Prior to withdrawal and conversion pursuant to this Section 15, a withdrawing Member shall execute such instruments and take such actions as TANC may reasonably request to protect the continuing rights of TANC in the interest transferred as set forth in this Agreement.

15.3 Inclusion in Intertie Agreements - Implementation of this Section 15 is subject to the provisions of all applicable Intertie Agreements. TANC shall make best efforts to include in all applicable Intertie Agreements, as necessary, provisions to recognize and authorize the rights and obligations of TANC and Members who may elect to withdraw under this Section 15.

15.4 No Right to Partition - Each Member waives any rights it may have to partition TANC's ownership interest in the Project and agrees not to seek or to file any action in law or in equity to partition such interest. The Members agree that their sole right and procedure to obtain an ownership interest in the Project separate and apart from TANC is pursuant to this Section 15.

15.5 Notice - Pursuant to the provisions of Section 15.2, any former Member who has withdrawn shall have the obligation to notify TANC and all other former Members who have withdrawn of its intent to sell, transfer, or assign its interest in the Project (in whole or in part).

15.6 Inclusion in Subsequent Project Agreement - Unless otherwise agreed by the Members, the provisions of this Section 15 shall be included in any subsequent TANC "project agreement" (as that term is defined in the Joint Powers Agreement) pertaining to the subject matter hereof.

15.7 Adjustment of Participation Percentages - Except as otherwise provided in Section 15.2.5, upon the withdrawal of a Member and conversion of its Participation Percentage to an undivided ownership interest pursuant to this Section 15, the Participation Percentage of each remaining Member which has not

so withdrawn and converted shall be automatically increased to the ratio between such remaining Member's Participation Percentage and the aggregate of the Participation Percentages of all such remaining Members, expressed as a percentage.

16. ASSIGNMENT OF AGREEMENT

16.1 No Assignment While TANC Project Indebtedness Outstanding - This Agreement shall inure to the benefit of and shall be binding upon the respective successors and assigns of the parties to this Agreement; provided, however, that, except as provided in Sections 2.3.2, 4.1.3.7, 7.2.2, 7.3.2, and 15, neither this Agreement nor any right or interest herein shall be transferred or assigned by any party hereto so long as any TANC Project Indebtedness is outstanding.

16.2 Assignment Prior to Withdrawal - Unless a Member has withdrawn from TANC pursuant to Section 15 of this Agreement, any assignment, in whole or in part, of a Member's Participation Percentage or individual ownership interest to a person or entity which is not a member of TANC is subject to paragraph 19 of the Joint Powers Agreement.

17. MEMBERS' OBLIGATIONS SEVERAL

The obligation of each Member to make payments under this Agreement is a several obligation and not a joint obligation with those of the other Members.

18. TRUSTEE AS A THIRD PARTY BENEFICIARY

The parties agree that, among other things, this Agreement

is also made and entered into for the benefit of the Trustee under each Indenture and the holders of outstanding TANC Project Indebtedness, as third-party beneficiaries, and the Trustee and such holders shall have the right, as third-party beneficiaries, to initiate and maintain suit to enforce this Agreement to the extent provided in any Indenture. Except as provided in this Section 18, no rights or benefits shall be created in any person or entity not a party to this Agreement.

19. APPENDICES

This Agreement includes Appendices A, B, C, C-1, C-2, D, and E attached hereto and incorporated herein by this reference.

20. WAIVER

Any waiver at any time by any party of its rights with respect to a default under this Agreement, or with respect to any other matters arising in connection with this Agreement, shall not be deemed a waiver with respect to any subsequent default or other matter.

21. CAPTIONS

Except as used for definitions, all indexes, titles, subject headings, section titles and similar items are provided for the purpose of reference and convenience and are not intended to be inclusive, definitive or to affect the meaning or scope of this Agreement.

22. BILLING AND PAYMENT

22.1 Unless otherwise agreed by the Members and TANC, the accounting and billing period shall be one (1) calendar month. Monthly bills sent to a Member shall be sent by United States mail first class, postage prepaid or its equivalent, to the billing address specified in Appendix E. The designation of any person specified in Appendix E may be changed at any time by advance notice given to all Members not then in default and the TANC coordinator.

22.2 Billings for amounts payable shall be due on the twenty-fifth (25th) day after mailing of the bill. Payment shall be made at offices designated by the party to which payment is due. If the due date falls on a non-business day of either party, then the payment shall be due on the next following business day without interest.

22.3 Amounts of monthly billings not paid on or before the due date shall be payable with an Interest Charge calculated from the due date to the date of payment.

22.4 In case any portion of any monthly bill is in dispute, the entire bill shall be paid when due. Any excess amount of payments made pursuant to monthly billings, which through inadvertent error or as a result of a dispute may have been overpaid, as determined by whatever means the parties select to resolve the dispute, shall be returned by the owing party upon determination of the correct amount in accordance with the Intertie Agreements. If the amount owing exceeds five hundred dollars ($500.00) and is more than three (3) months past due, it shall be returned with interest at the rate for an Interest Charge less two (2) percent.

23. DISTRIBUTION OF ASSETS

Notwithstanding anything to the contrary contained in Section 21 of the Joint Powers Agreement, but subject in all events to the provisions of the Intertie Agreements, in the event the Project terminates, subject to Section 16 TANC shall distribute to all Members not then in default TANC's share of the proceeds of the sale, transfer, or other disposition of any assets acquired in connection with the Project, and all of its right, title, and interest therein as a Participant. Such distribution shall be in proportion to the Participation Percentages of such Members then in effect. No such distribution shall occur so long as any TANC Project Indebtedness remains outstanding.

24. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall constitute a single Agreement.

25. SIGNATURES

In witness whereof, the parties have caused this Project Agreement No. 3 to be executed as of the date first above written. The signatories to this Project Agreement No. 3 represent that they have been appropriately authorized to enter into this Project Agreement No. 3 on behalf of the party for whom they sign.

CITY OF ALAMEDA
By: _____
Name: _____
Title: _____
Date: _____

CITY OF HEALDSBURG
By: _____
Name: _____
Title: _____
Date: _____

CITY OF LODI
By: _____
Name: _____
Title: _____
Date: _____

CITY OF LOMPOC
By: _____
Name: _____
Title: _____
Date: _____

MODESTO IRRIGATION DISTRICT
By: _____
Name: _____
Title: _____
Date: _____

CITY OF PALO ALTO
By: _____
Name: _____
Title: _____
Date: _____

CITY OF REDDING
By: _____
Name: _____
Title: _____
Date: _____

CITY OF ROSEVILLE
By: _____
Name: _____
Title: _____
Date: _____

SACRAMENTO MUNICIPAL UTILITY DISTRICT

By: _____
Name: _____
Title: _____
Date: _____

CITY OF SANTA CLARA

By: _____
Name: _____
Title: _____
Date: _____

TURLOCK IRRIGATION DISTRICT

By: _____
Name: _____
Title: _____
Date: _____

CITY OF UKIAH

By: _____
Name: _____
Title: _____
Date: _____

PLUMAS-SIERRA RURAL ELECTRIC COOPERATIVE

By: _____
Name: _____
Title: _____
Date: _____

TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

By: _____
Name: _____
Title: _____
Date: _____

APPENDIX A

MEMORANDUM OF UNDERSTANDING
CALIFORNIA-OREGON TRANSMISSION PROJECT

This memorandum of Understanding (MOU) is entered into as of the 19th day of December, 1984 by (1) the CITY OF ANAHEIM (Anaheim), CITY OF AZUSA (Azusa), CITY OF BANNING (Banning), CITY OF COLTON (Colton), CITY OF RIVERSIDE (Riverside), and CITY OF VERNON (Vernon) collectively referred to as "Southern California Public Agencies": (2) CALIFORNIA DEPARTMENT OF WATER RESOURCES (CDWR): (3) PACIFIC GAS AND ELECTRIC COMPANY (PG&E) SAN DIEGO GAS AND ELECTRIC COMPANY (SDG&E), and SOUTHERN CALIFORNIA EDISON COMPANY (SCE), collectively referred to as "Investor-Owned Utilities": (4) the WESTERN AREA POWER ADMINISTRATION (Western): and (5) the TRANSMISSION AGENCY OF NORTHERN CALIFORNIA (Agency) (composed of the Cities of Alameda, Biggs, Gridley, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Roseville, Santa Clara, and Ukiah, the Plumas-Sierra Rural Electric Cooperative, the Sacramento Municipal Utility District, the Modesto Irrigation District, and the Turlock Irrigation District), hereinafter sometimes referred to individua y as "Participant" and collectively as "Participants", and the LOS ANGELES DEPARTMENT OF WATER AND POWER ("LADWP"), representing itself and the Cities of Glendale, Burbank and Pasadena, a non-voting member of the Management Committee.

Recitals

WHEREAS, the Agency, the Investor-Owned Utilities, CDWR and Western, have carried out studies related to possible alternative methods of developing additional transmission facilities between California and the Pacific Northwest, and

WHEREAS, Public Law 98-360 and the Conference Report on H.R. 5653 authorize the Secretary of Energy (Secretary) to participate with non-federal entities in developing the California-Oregon Transmission Project (Project) by

upgrading certain facilities and authorize the Secretary to construct or participate in the construction of such additional facilities as he deems necessary to allow mutually beneficial power sales between the Pacific Northwest and California, and to accept and use funds contributed by non-federal entities, including investor-owned and publicly owned utilities, for that purpose, and

WHEREAS, pursuant to the mandate set forth in the Conference Report on H.R. 5653 and Public Law 98-360, the Secretary is directed to enter into negotiations with all interested non-federal entities for the financing, planning and construction of a new 500-kV AC line and associated facilities, and

WHEREAS, the Secretary has met with the Participants and others and has conferred in and observed the negotiation of this MOU by the Participants, and

WHEREAS, the Agency, the Southern California Public Agencies, the Investor-Owned Utilities, Western and the CDWR have all participated in the negotiations and in the development of the Project, and

WHEREAS, the Project, when constructed, will parallel in part the DC line between California and the Pacific Northwest, and the operation of the Project may affect the operation of the DC line, and for that reason, the Participants have invited LADWP, the operator of the DC line, to be a member of the Management Committee to the extent set forth in this MOU, and

WHEREAS, the Project has been evaluated from the technical viewpoint and has been found to be technically feasible, and

WHEREAS, utilities in the Pacific Northwest and in California have determined that development of the Project will provide mutual benefits to their respective regions, and

WHEREAS, the Participants will develop the Project consistent with applicable environmental laws, in an expeditious manner, and

WHEREAS, in order to develop the Project in accordance with this MOU, the Participants intend to take all appropriate actions including the negotiation and execution of a definitive participation agreement, and other agreements as necessary, within nine months or as soon as practicable after execution hereof, and

WHEREAS, CDWR and the Participants have agreed to postpone the date upon which CDWR will first be entitled to exercise its rights to buy 6.25 percent of Project transfer capability, and

NOW THEREFORE, in order to expedite the signing of the Participation Agreement and other necessary agreements, the following Principles are hereby agreed to and shall be implemented in such agreements.

1.0 Scope of Project

1.1 The Project includes:

1.1.1 The construction of a new 500-kV AC transmission line from the California-Oregon border area to the Redding area.

1.1.2 Reconstruction of an existing double circuit 230-kV AC line owned by Western to a single circuit 500-kV AC line from the Redding area to the Tracy Substation.

1.1.3 Construction of a new 500-kV AC line from Tracy Substation to Tesla Substation.

1.1.4 Construction of a 500-kV AC cross-tie from the Redding area to Round Mountain Substation or its vicinity, unless the Management Committee determines that such cross-tie is not needed.

1.1.5 Construction of a 500-kV substation in the Redding area. The size, location, and configuration shall be as determined by the Management Committee.

2.0 Associated Facilities

2.1 The Project does not include facilities south of the Tesla Substation, however, PG&E shall upgrade or improve portions of its transmission system between Tesla Substation and Midway Substation as necessary to provide firm power transfer capability to meet its obligations hereunder as set forth in Sections 2.2, 2.3 and 2.4.

2.2 PG&E shall provide firm bi-directional transmission service over its facilities between Tesla and Midway Substations for the Southern California Public Agencies, SCE and SDG&E in amounts equal to their respective transfer capabilities in the Project (whether obtained under Section 5 or Section 10) for the life of the Project. PG&E shall also provide up to SO MW of firm bi-directional transmission service between Tesla and Midway Substations for transmission entitlement that may be assignable by SMUD pursuant to Section 9.0. PG&E shall not be obligated to provide firm transmission service in excess of 700 MW for power transmitted over Project facilities and SMUD1s SO MW of assignable entitlement, provided, that such transmission service shall be provided under reasonable rates, terms and conditions.

2.3 In addition to firm transmission service provided pursuant to Section 2.2, PG&E shall make available to the Agency for the life of the Project up to 300 MW of firm bi-directional transmission service between Tesla Substation and Midway (150 MW for the M-S-R San Juan Project, plus an additional 150 MW). The Agency shall, if requested to do so by PG&E, provide, in the form of a contribution in aid of construction, a reasonable and proportionate share of the capital required for increasing the transfer capability between Los Banos and Gates. Such

transfer capability is to be developed by PG&E and will be available for service no later than January 1, 1990 and shall be provided under reasonable rates, terms and conditions.

2.4 Project participants agree to cooperate in developing suitable transmission facilities to deliver power transmitted over the Project to the Participants, or to provide acceptable firm transmission service arrangements for such power under reasonable rates, terms and conditions.

2.5 SCE agrees to provide firm bi-directional transmission service between Midway Substation and the Southern California Public Agencies of power available over the Project's facilities, consistent with the provisions of applicable individual integrated operating agreements and settlement agreements between such agencies and SCE or any successor agreements. If SCE and any such agency cannot agree upon the terms and conditions of such a firm transmission service agreement hereunder, SCE will make a unilateral filing with the FERC of such a firm transmission service agreement under Section 205 or 206 of the Federal Power Act and pursuant to the FERC's rules and regulations promulgated thereunder.

3.0 Project Rating Interconnection and Operation

3.1 The Project shall be designed to have a minimum transfer capability of 1600 MW including loop flow from the California-Oregon border to the Tesla Substation and a minimum of 1900 MW of transfer capability from the Redding Substation to the Tracy Substation. The actual Project transfer capability will be determined from time to time by the Management Committee based on studies. The Management Committee has the right to review and approve all modifications to the Project, provided that any modification which materially affects the transmission system of a

Participant shall require the prior approval of such Participant.

3.2 The Project shall be interconnected and operated in parallel with the existing AC Intertie facilities.

3.3 The Participants shall enter into appropriate contractual arrangements:

3.3.1 With Northwest utilities to interconnect the Project with the Pacific Northwest transmission system such that access is available to a wide spectrum of utilities in the Pacific Northwest and Canada. Agreement shall be among the Participants and Northwest utilities.

3.3.2 With PG&E and Western for interconnections between the Project and Western and PG&E systems, including provisions governing the ownership of new facilities in existing substations.

3.3.3 Providing that each Participant shall have a right to displace Northwest imports scheduled by other Participants over the Project for delivery and use within a control area at times when any Participant in such control area is in a spill condition or at minimum generation, provided that displacement energy is delivered to the Participant whose energy is being displaced at a cost including penalties, if any, at or below the price of the displaced Northwest imports.

3.3.4 For the interconnection and parallel operation of the Project with existing AC Intertie facilities. Such arrangements shall also provide for integration of the Project with the existing AC Intertie System, including pro rata sharing of available

transfer capability under outage and curtailment conditions, including curtailments due to loop flow.

3.4 PG&E shall be the operating agent for operation and maintenance of the Project, with operation and maintenance costs to be shared by Project Participants in proportion to their respective allocations under these Principles. PG&E shall coordinate with Western on the operations and maintenance on the Redding to Tracy portion of the Project.

3.5 All Participants who receive transfer capability from the Project shall coordinate schedules with PG&E.

4.0 Project Management

4.1 A Management Committee, chaired by a representative of the Agency, is hereby formed to oversee and approve the planning, design, construction, operation and maintenance of the Project. Each Participant in the Project shall have representation on the Management Committee, with the members of the Agency being represented by the Agency and the Southern California Public Agencies being represented by one Participant of their choice. All actions or decisions by the Management Committee shall be by agreement of at least 75 percent interest of the voting Participants, based on Project Participation shares between the California-Oregon border area and Tesla Substation. Subcommittees shall be formed as needed to address specific aspects of the Project. CDWR, prior to exercise of rights under Section 8.1, and LADWP shall also have non-voting representation on the Management Committee. Each Participant, including each of the members of the Agency and each of the Southern California Public Agencies, shall be given advance notification of all meetings of the Management Committee and may attend meetings.

4.2 Western shall be the lead agency for the NEPA process and the Agency shall be the lead agency for the CEQA process. All Participants agree to cooperate and support the processes necessary to obtain all necessary permits from regulatory agencies having jurisdiction.

4.3 The Agency shall be the overall Project Manager. Western, under contract to the Participants, shall be responsible for design and construction of the upgraded Western facilities, including the proposed Redding Substation. The Agency and/or PG&E, under contract to the Participants, shall be responsible for design and construction of all Project facilities other than Western upgraded facilities.

4.4 In exercising its non-voting representation on the Management Committee, LADWP may represent the ownership interests of itself, Burbank, Glendale and Pasadena in the DC line only as to discussions relating to operation of the DC line, and its representation shall be limited to offering non-binding suggestions as to planning, construction, and operation of the Project, and advising the Committee as to problems which may arise through operation of the Project in parallel with the DC line.

5.0 Project Participation Shares

5.1 The Participants shall be entitled to Project transfer capability between the California-Oregon border area and Tesla Substation prior to January 1, 2005, in the following proportions:

5.1.1 The Agency shall be entitled to 43.75 percent.

5.1.2 The Investor-Owned Utilities shall be entitled to 42.19 percent.

5.1.3 The Southern California Public Agencies shall be entitled to 7.81 percent.

5.1.4 Western for DOE laboratories and federal wildlife refuges shall be entitled to 6.25 percent.

5.2 If CDWR exercises its rights and purchases its share of the Project pursuant to Section 8.1, then the Participants shall be entitled to Project transfer capability between the California-Oregon border area and Tesla Substation commencing on January 1, 2005, in the following proportions:

5.2.1 The Agency shall be entitled to 40.83 percent.

5.2.2 The Investor-Owned Utilities shall be entitled to 39.38 percent.

5.2.3 The Southern California Public Agencies shall be entitled to 7.29 percent.

5.2.4 Western for DOE laboratories and federal wildlife refuges shall be entitled to 6.25 percent.

5.2.5 The CDWR shall be entitled to 6.25 percent.

5.3 If CDWR elects not to exercise its rights to purchase Project transfer capability pursuant to Section 8.1, then the Participants shall continue to be entitled to Project transfer capability in the same percentages as specified in Section 5.1.

5.4 The Project transfer capability specified to Western in Sections 5.1, 5.2, and 5.3, is to serve DOE laboratories and federal wildlife refuges unless they make other arrangements with Western or other Participants. In addition, Western shall be provided the following transfer capability in Project facilities between the Redding Substation and Tracy Substation:

5.4.1 300 MW under all operating conditions, with back up service provided by PG&E pursuant to Contract 14-06-200-2948A (Contract 2948A).

5.4.2 Up to an additional 300 MW (above 1900 MW), to the extent that such transfer capability is available from the Project.

5.5 During construction of the Project, to the extent transmission capacity is available, PG&E will accept CVP power at any point of interconnection between PG&E and Western for delivery to PG&E or to Western loads served from PG&E's system pursuant to Contract 2948A. Any incremental costs incurred by Western because of the outage of its facilities during construction, including wheeling charges paid to PG&E, shall be deemed to be a Project cost.

6.0 Project Financing Responsibility

6.1 Prior to the effective date of any election by CDWR to exercise its rights pursuant to Section 8.1 and unless otherwise agreed pursuant to Section 6.3, the Participants shall be responsible for financing the Project and betterments in the following proportions:

6.1.1 The Agency, 46.67 percent (approximately 700/1500);

6.1.2 The Investor-Owned Utilities, 45.00 percent (approximately 675/1500);

6.1.3 The Southern California Public Agencies, 8.33 percent (approximately 125/1500).

6.2 Subsequent to the effective date of election by CDWR to exercise its rights pursuant to Section 8.1, and unless otherwise agreed pursuant to Section 6.3, the Participants shall be responsible for any capital betterments for the Project in the following proportions:

6.2.1 The Agency, 43.55 percent;

6.2.2 The Investor-Owned Utilities, 42.00 percent;

6.2.3 The Southern California Public Agencies, 7.78 percent;

6.2.4 CDWR, 6.67 percent.

6.3 A Participant may agree to assume (in part or whole} financing responsibility for another Participant's share. Such assumption shall not alter the Project Participation shares in Section 5.

7.0 Project Ownership

7.1 Except as otherwise agreed by the Participants pursuant to Section 7.6, the Project, other than the upgraded Western facilities, shall be owned in the following proportions prior to January 1, 2005, and also thereafter, if CDWR does not exercise its rights pursuant to Section 8.1.

7.1.1 The Agency, 46.67 percent.
7.1.2 The Investor-Owned Utilities, 45.00 percent.
7.1.3 The Southern California Public Agencies, 8.33 percent.

7.2 If CDWR exercises its rights to purchase Project transfer capability pursuant to Section 8.1, then except as otherwise agreed by the Participants pursuant to Section 7.6, the Project (other than the upgraded Western facilities) shall be owned in the following proportions after January 1, 2005:

7.2.1 The Agency, 43.55 percent.
7.2.2 The Investor-Owned Utilities, 42.00 percent.
7.2.3 The Southern California Public Agencies, 7.78 percent.
7.2.4 The CDWR, 6.67 percent.

7.3 Unless prohibited by law or unless otherwise agreed pursuant to Section 7.6, the upgraded Western facilities shall be owned in the following proportions prior to January 1, 2005:

7.3.1 The Agency, 36.84 percent (700/1900).
7.3.2 The Investor-Owned Utilities, 35.53 percent (675/1900).
7.3.3 The Southern California Public Agencies, 6.58 percent (125/1900).

7.3.4 Western, 21.05 percent (400/1900).

7.4 Unless prohibited by law or unless otherwise agreed pursuant to Section 7.6, the upgraded Western facilities shall be owned in the following proportions on and after January 1, 2005, if CDWR exercises its rights to purchase pursuant to Section 8.1.

7.4.1 The Agency, 34.39 percent (approximately 653/1900).

7.4.2 The Investor-Owned Utilities, 33.16 percent (approximately 630/1900).

7.4.3 The Southern California Public Agencies, 6.14 percent (approximately 117/1900).

7.4.4 Western, 21.05 percent (400/1900).

7.4.5 CDWR, 5.26 percent (100/1900).

7.5 If CDWR elects not to exercise its rights pursuant to Section 8.1, then the proportions owned on and after January 1, 2005, shall be as specified in Section 7.3.

7.6 A Participant may agree to assume ownership of all or part of another Participant's ownership share and provide firm transmission service to such other Participant in an amount that the Participant's ownership share plus transmission service hereunder shall equal the Participant's Project participation share in Section 5.

8.0 Rights for the California Department of Water Resources

8.1 Effective January 1, 2005, CDWR will have a right to buy pro rata from all Participants, except Western, 6.25 percent of the Project as the Project exists as of the date CDWR exercises its right. Unless another price is mutually agreed to by the selling Participant and CDWR, CDWR shall pay each selling Participant the original construction cost (including the original construction cost associated with

Western's entitlement), including the interest it incurred during construction, plus the original cost of capital improvements and betterments (including the original cost of capital improvements and betterments associated with Western's entitlement), including interest it incurred during construction, allocable to the respective pro rata share of the Project that the participant is selling to CDWR. Within one year after the Project is energized, each Participant shall provide CDWR with a statement of the original construction cost (including the original construction cost associated with Western's entitlement), including the interest it incurred during construction for its share of the Project so that CDWR can determine the cost it shall be obligated to pay such Participant if it exercises its rights under this Section 8.1. Within one year after any capital improvements or betterments are completed prior to the date of exercise by CDWR, each Participant shall provide CDWR with a statement of construction costs incurred for such capital improvements, or betterments (including the original construction cost of capital improvements and betterments associated with Western's entitlement) including interest it incurred during construction with respect to its share, so that CDWR can determine the cost it shall be obligated to pay such Participant if it exercises its rights under this Section 8.1.

8.2 Subject to (1) satisfaction of Section 11.4 of this MOU as to participation of PG&E in the Project, (2) execution by COWR of the participation agreement, and(3) construction of the Project, the term of the Extra High Voltage Contract, dated August 1, 1967, among CDWR, PG&E, SDG&E, and SCE, or the successor(s) in interest to SDG&E and SCE, shall be

extended for the useful life of the existing AC Intertie. Notwithstanding any terms to the contrary in the Extra High Voltage Contract, if the Parties cannot reach agreement on the rates that CDWR is to pay during the extended term of this contract, after 2004 PG&E, SCE, and SDG&E, or the successor(s) in interest to SDG&E and SCE, may unilaterally make application to FERC for a change in rates, under Section 205 of the Federal Power Act and pursuant to the FERC's Rules and Regulations promulgated thereunder.

8.2.1 CDWR shall be considered a Participant for the purposes of Sections 3.3.3 and 10.4.

8.3 Upon exercise of CDWR's rights under Section 8.1, PG&E and SCE shall provide firm transmission capacity to deliver CDWR's 100 MW to Midway and Vincent Substations, under reasonable rates, terms, and conditions.

8.4 Except as provided in Section 8.2, nothing in this agreement shall modify or change CDWR's rights under the Extra High Voltage Agreement dated August 1, 1967.

9.0 The EHV Contract Between SMUD, PG&E, SCE, and SDG&E

9.1 PG&E, SCE, and SDG&E, pursuant to Article 33 of the August l, 1967 contract entitled "Contract Between California Companies and Sacramento Municipal Utility District for Extra High Voltage Transmission and Exchange Service" between SMUD, PG&E, SCE, and SDG&E (EHV Contract), consent to an assignment by SMUD of up to SO MW of SMUD's 200 MW entitlement pursuant to the EHV Contract to California publicly owned utilities on such terms as may be negotiated between SMUD and the California publicly owned utilities: provided, however that such terms shall be consistent with, shall not amend, and shall not

interfere with the performance of any rights or obligations under the EHV Contract. Such assignment may commence on January 1, 1985 and shall terminate on the earliest to occur of, (1) the date when the California-Oregon Transmission Project becomes operational, (2) the date when the participation of PG&E, SCE, and SDG&E is terminated because the approvals under Section 11.4 cannot be obtained or because those approvals are unsatisfactory to PG&E, SCE, and SDG&E, (3) the date when the Project is terminated prior to its operation, such termination to be deemed to have occurred on January 1, 1993, if no work has been done on the Project for three years prior to that date. Such an assignment shall not impair SMUD's right to utilize any assigned entitlement after termination of the assignment.

10.0 Layoff Arrangements

10.1 The Agency shall lay off on a firm basis 50 MW of Project transfer capability to the California Public Agencies between 1990 and 1994. The Agency shall lay off on a firm basis 25 MW of Project transfer capability to the Southern California Public Agencies between 1995 and 1999.

10.2 The Agency shall lay off on a firm basis Project transfer capability to the Investor-Owned Utilities, as indicated below:

1990: 200 MW

1991: 175 MW

1992: 150 MW

1993: 125 MW

1994: 100 MW

1995: 75 MW

1996: 50 MW

1997: 25 MW

1998 and thereafter: 0 MW

10.3 Layoff of Project transfer capability pursuant to Sections 10.1 and 10.2 shall be sold at the cost of said transfer capability based on public financing plus contingencies of 25 percent. It is recognized that the layoff amounts set forth in Sections 10.1 and 10.2 will be converted to a percentage of the minimum design transfer capability of 1600 MW and applied to the actual transfer capability determined by the Management Committee.

10.4 An important goal of the Project is to benefit the Participants and their respective ratepayers, commensurate with the risks inherent in the Project. To the extent that any Participant does not need its Project transfer capability to meet the loads of its system (directly or by exchange) and its firm layoff requirement pursuant to Sections 10.1 and 10.2 hereunder, such remaining transfer capability shall be made available to the other Participants.

10.4.1 Long-term transfer capability is transfer capability for which a five-year advance notice is required. Short-term transfer capability is transfer capability for which less than five years notice is required.

10.4.2 Layoff transfer capability as specified in Section 10.4 shall be made available on a cost basis. Long-term transfer capability shall be offered at no less than the cost or transfer capability based on public financing plus contingencies of 25 percent. Short-term transfer capability shall be offered at no less than the cost of transfer capability based on public financing with no contingency adder.

10.4.3 If there are no Participants wishing to purchase either long-term or short-term

layoff at the applicable price pursuant to Section 10.4.2, then the selling Participant can use its excess transfer capability to deliver power to a Participant or to other entities under any terms and conditions or make its Project transfer capability available to others.

10.5 Nothing in Section 10.4 shall prevent any Participant from utilizing its Project transfer capability to transmit power to other Participants or entities in the Northwest.

11.0 Approval by the Secretary of Energy, Congress and other Governmental Agencies

If, after a public notice procedure and due deliberation by the Secretary, this MOU is adopted by the Secretary as the basis for development of the Project, the Participants agree as follows:

11.1 This MOU shall be submitted by the Secretary in his report to Congress, pursuant to Public Law 98-360.

11.2 The Participants shall support the passage of legislation in the form attached hereto as "Exhibit A", authorizing the implementation of the Project in accordance with this MOU. The Participants shall also support report language accompanying such legislation in the form attached as "Exhibit B", which determines that the plan for development and operation of the Project in accordance with this MOU is in the public interest.

11.3 Contracts among the Participants shall then be negotiated to implement these principles. As a condition of execution of any contracts implementing this HOU each Participant shall furnish the other Participants with a written Opinion of Council in which it is represented that said Participant has the authority to enter into such contracts and to be

bound by the terms and conditions thereof. In the case of Agency, each major member agency thereof shall furnish such Opinion of Counsel.

11.4 The contracts negotiated to implement these Principles shall be submitted to, and shall be subject to satisfactory approvals and permits of, local, state and federal governmental agencies having jurisdiction over the Participants to the contracts or the actions contemplated here.

11.5 If the conditions in Section 11.4 are not satisfied as to any Participant, without changes or new conditions unacceptable to such Participant, such Participant shall no longer be bound by any provision of this MOU.

12.0 Signature Clause

The signatories to this MOU represent that they have been appropriately authorized to enter into this MOU on behalf of the Party for whom they sign. This MOU may be executed in counterparts. This MOU is executed as of the 19th day of December, 1984.

(Seal)

CITY OF ANAHEIM

By: _____

Date: _____

CITY OF AZUSA

By: _____

Date: _____

bound by the terms and conditions thereof. In the case of Agency, each major member agency thereof shall furnish such Opinion of Counsel.

11.4 The contracts negotiated to implement these Principles shall be submitted to, and shall be subject to satisfactory approvals and permits of, local, state and federal governmental agencies having jurisdiction over the Participants to the contracts or the actions contemplated here.

11.5 If the conditions in Section 11.4 are not satisfied as to any Participant, without changes or new conditions unacceptable to such Participant, such Participant shall no longer be bound by any provision of this MOU.

12.0 Signature Clause

The signatories to this MOU represent that they have been appropriately authorized to enter into this MOU on behalf of the Party for whom they sign. This MOU may be executed in counterparts. This MOU is executed as of the 19th day of December, 1984.

CITY OF ANAHEIM

By: _____

Date: _____

CITY OF AZUSA

By: _____

Date: _____

CITY OF BANNING

By: _____

Date: _____

CITY OF COLTON

By: _____

Date: _____

CITY OF RIVERSIDE

By: _____

Date: _____

CITY OF VERNON

By: _____

Date: _____

CALIFORNIA DEPARTMENT OF
WATER RESOURCES

By: _____

Date: _____

PACIFIC GAS AND ELECTRIC COMPANY

By: _____

Date: _____

CITY OF BANNING

By: _____

Date: _____

CITY OF COLTON

By: _____

Date: _____

CITY OF RIVERSIDE

By: _____

Date: _____

CITY OF VERNON

By: _____

Date: _____

CALIFORNIA DEPARTMENT OF
WATER RESOURCES

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Date: _____

PACIFIC GAS AND ELECTRIC COMPANY

By: _____

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By: _____

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CITY OF VERNON

By: _____

Date: _____

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WATER RESOURCES

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CITY OF RIVERSIDE

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Date: _____

CITY OF VERNON

By: _____

Date: _____

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WATER RESOURCES

By: _____

Date: _____

PACIFIC GAS AND ELECTRIC COMPANY

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Date: _____

CITY OF BANNING

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CITY OF COLTON

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CITY OF RIVERSIDE

By: _____

Date: _____

CITY OF VERNON

By: _____

Date: _____

CALIFORNIA DEPARTMENT OF
WATER RESOURCES

By: _____

Date: _____

PACIFIC GAS AND ELECTRIC COMPANY

By: _____

Date: _____

CITY OF BANNING

By: _____

Date: _____

CITY OF COLTON

By: _____

Date: _____

CITY OF RIVERSIDE

By: _____

Date: _____

CITY OF VERNON

By: _____

Date: _____

CALIFORNIA DEPARTMENT OF
WATER RESOURCES

By: _____

Date: _____

PACIFIC GAS AND ELECTRIC COMPANY

By: _____

Date: _____

SAN DIEGO GAS AND ELECTRIC COMPANY

By: _____

Date: _____

SOUTHERN CALIFORNIA EDISON COMPANY

By: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____*

Date: _____

*/ Subject to a public involvement proceeding and, after consideration of public comments, adoption of this MOU, as may be modified based on such public comments, by the Secretary of Energy.

TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

By: _____

Date: _____

LOS ANGELES DEPARTMENT OF WATER AND POWER

By: _____

Date: _____

SAN DIEGO GAS AND ELECTRIC COMPANY

By: _____

Date: _____

SOUTHERN CALIFORNIA EDISON COMPANY

By: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____

Date: _____

TRANSMISSION AGENCY OF
NORTHERN CALIFORNIA

By: _____

Date: _____

LOS ANGELES DEPARTMENT OF WATER
AND POWER

By: _____

Date: _____

MEMORANDUM OF UNDERSTANDING
CALIFORNIA-OREGON TRANSMISSION PROJECT

SAN DIEGO GAS AND ELECTRIC COMPANY

By: _____

Date: _____

SOUTHERN CALIFORNIA EDISON COMPANY

By: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____

Date: _____

TRANSMISSION AGENCY OF
NORTHERN CALIFORNIA

By: _____

Date: _____

LOS ANGELES DEPARTMENT OF WATER
AND POWER

By: _____

Date: _____

SAN DIEGO GAS AND ELECTRIC COMPANY

By: _____

Date: _____

SOUTHERN CALIFORNIA EDISON COMPANY

By: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____

Date: _____

TRANSMISSION AGENCY OF
NORTHERN CALIFORNIA

By: _____

Date: _____

LOS ANGELES DEPARTMENT OF WATER
AND POWER

By: _____

Date: _____

SAN DIEGO GAS AND ELECTRIC COMPANY

By: _____

Date: _____

SOUTHERN CALIFORNIA EDISON COMPANY

By: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____

Date: _____

TRANSMISSION AGENCY OF
NORTHERN CALIFORNIA

By: _____

Date: _____

LOS ANGELES DEPARTMENT OF WATER
AND POWER

By: _____

Date: _____

"Exhibit A"

Suggested Legislation

The Secretary of Energy is authorized to cause the construction of a third AC transmission line from the Pacific Northwest to California in accordance with a Memorandum of Understanding submitted by the Secretary pursuant to Public Law 98-360.

"Exhibit B"

Suggested Report Language in Appropriations
Legislation in Both Houses or Conference

The Secretary has, pursuant to Public Law 98-360, reported a conceptual plan for construction of the line, which is described in detail in a Memorandum of Understanding signed by most of the privately and publicly owned utilities in California. The plan for development and operation of the new 500-kV AC line and associated facilities described in the Memorandum is in the public interest and will benefit the electric consumers of the Pacific Northwest and Southwest. Accordingly, the Secretary is instructed to work with the California utilities and proceed with development and operation of the Project in accordance with the Memorandum.

APPENDIX B

CALIFORNIA-OREGON TRANSMISSION PROJECT MEMORANDUM OF UNDERSTANDING ANNEX

CONFORMED COPY

CALIFORNIA-OREGON TRANSMISSION PROJECT
MEMORANDUM OF UNDERSTANDING ANNEX

Among

City of Anaheim
City of Azusa
City of Banning
City of Colton
City of Riverside
City of Vernon
California Department of Water Resources
Los Angeles Department of Water and Power
Pacific Gas and Electric Company
San Diego Gas & Electric Company
Southern California Edison Company
Transmission Agency of Northern California
Western Area Power Administration
Carmichael Water District
El Dorado Hills Community Services District
San Juan Suburban Water District
Shasta Dam Area Public Utility District
Southern San Joaquin Valley Power Authority
Trinity County Public Utility District

March 19, 1986

TABLE OF CONTENTS

SECTION		PAGE
	RECITALS	2
1.	DEFINITIONS AND CATEGORIES OF PARTICIPANTS	3
2.	ASSUMPTION OF OBLIGATIONS AND RIGHTS	4
3.	PROJECT MANAGEMENT	5
4.	MEMORANDUM OF UNDERSTANDING—PROJECT PARTICIPATION SHARES	6
5.	MEMORANDUM OF UNDERSTANDING—PROJECT FINANCING RESPONSIBILITY	9
6.	MEMORANDUM OF UNDERSTANDING—PROJECT OWNERSHIP	10
7.	RIGHTS OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES	15
8.	PROJECT DEVELOPMENT AGREEMENT –PROJECT OWNERSHIP, ENTITLEMENT TO TRANSFER CAPABILITY OF THE PROJECT AND PROJECT FINANCING REPONSIBILITY	18
9.	CHANGES IN OWNERSHIP, PARTICIPATION SHARE, AND FINANCING RESPONSIBILITY	20
10.	REIMBURSEMENT OF CURRENT PARTICIPANTS	20
11.	CONSTRUCTIVE WITHDRAWAL	22
12.	ASSIGNMENT	25
13.	OPINIONS OF COUNSEL	27
14.	SIGNATURE CLAUSE	28

MEMORANDUM OF UNDERSTANDING ANNEX

CALIFORNIA-OREGON TRANSMISSION PROJECT

This Memorandum of Understanding Annex ("MOU Annex") shall be effective as of February 22, 1986, and is entered into by the City of Anaheim (Anaheim), City of Azusa (Azusa), City of Banning (Banning), City of Colton (Colton), City of Riverside (Riverside), City of Vernon (Vernon), collectively referred to as "Southern California Public Agencies": California Department of Water Resources (CDWR): Pacific Gas and Electric Company (PG&E), San Diego Gas and Electric Company (SDG&E), and Southern California Edison Company (SCE), collectively referred to as "Investor-Owned Utilities": the Western Area Power Administration (Western): the Transmission Agency of Northern California (Agency), a joint powers agency composed of the Cities of Alameda, Biggs, Gridley, Healdsburg, Lodi, Lompoc, Palo Alto, Redding, Roseville, Santa Clara, and Ukiah, the Plumas-Sierra Rural Electric Cooperative, the Sacramento Municipal Utility District, the Modesto Irrigation District, and the Turlock Irrigation District: hereinafter sometimes referred to individually as "Current Participant" and collectively as "Current Participants": the Los Angeles Department of Water and Power (LADWP), representing itself and the Cities of Glendale, Burbank, and Pasadena, a non-voting member of the Management Committee: and Southern San Joaquin Valley Power Authority (South San Joaquin), a joint powers agency: Trinity County Public Utility District (Trinity): Shasta Dam Area Public Utility District (Shasta): San Juan Suburban Water District (San Juan):

El Dorado Hills Community Services District (El Dorado); and Carmichael Water District (Carmichael), hereinafter sometimes referred to individually as "Additional Participant" and collectively as "Additional Participants."

RECITALS

WHEREAS, the Current Participants, along with LADWP, have executed the Memorandum of Understanding, California-Oregon Transmission Project dated December 19, 1984 ("MOU"), and the Current Participants, except for CDWR, have executed a Supplemental Letter Agreement to the MOU, the Interim Cost Sharing Agreement effective April 1, 1985, and the Project Development Agreement ("PDA") effective September 30, 198S, for the purpose of developing the California-Oregon Transmission Project ("Project"), and

WHEREAS, the Secretary of Energy, by his Memorandum of Decision ("MOD") of February 7, 1985 approved the MOU subject to the modifications and conditions set forth in the MOD, which MOD has been clarified by the May 4, 1985 letter from the Acting General Counsel of the Department of Energy: and

WHEREAS, certain non-federal public entities were, under terms and conditions specified by Western in 50 Fed. Reg. 31912 (1985), allocated entitlements within the 3.125 per cent of Project transfer capability reserved to them by the Secretary of Energy, which non-federal public entities and their allocated entitlements are set out at SO Fed. Reg. 42769 (1985), and

WHEREAS, such non-federal public entities, designated as the Additional Participants, as one condition of receiving and

using such entitlement must sign an agreement with the Current Participants by which they assume all appropriate obligations and become entitled to all applicable rights and benefits of the Project defined to date,

NOW, THEREFORE, the Additional Participants, the Current Participants, and LADWP agree as follows:

1. DEFINITIONS AND CATEGORIES OF PARTICIPANTS

1.1 For purposes of this MOU Annex, a "Participant" is an entity having the obligations, rights and benefits of a Participant as that term is used in the MOU, the Supplemental Letter Agreement, the Interim Cost Sharing Agreement, the PDA and any other agreement related to the Project which has been signed by all or substantially all the Current Participants and Additional Participants.

1.2 A Nonutility Participant is any Additional Participant which (l) is not a public electric utility regulated under applicable state law or the Federal Power Act or exempted from such regulation by reason of being a public entity, or (2) does not have public utility responsibilities with regard to serving electric power to customers. Nonutility Participants have the same rights, obligations and benefits as Participants except as provided in Section 2.2 below. As of the effective date of this Agreement, the Nonutility Participants are South San Joaquin, San

Juan and Carmichael. Nothing contained herein shall preclude a Nonutility Participant from changing its status at a later date, to no longer be a Nonutility Participant.

2. ASSUMPTION OF OBLIGATIONS AND RIGHTS

2.1 Each Additional Participant agrees to and is bound hereby by all provisions, terms and conditions of the MOU s modified by the MOD of the United States Secretary of Energy, dated February 7, 1985, as interpreted by the letter of the United States Department of Energy Acting General Counsel, dated May 4, 1985, and as such MOU may be further amended, the Supplemental Letter Agreement, the Interim Cost Sharing Agreement and the PDA, all as modified by this MOU Annex, as if each Additional Participant had duly executed such agreement.

2.2 In accordance with the May 4, 1985 letter from the Acting General Counsel of the Department of Energy, which provides in part that the Secretary of Energy's MOD was not intended to impose a precedent for wheeling to end-users, Section 2.4 of the MOU and Sections 34.3 and 34.4 of the PDA, which implement Section 2.4 of the MOU, shall not be applicable to Nonutility Participants. Section 10.S of the MOU shall not be applicable to any Nonutility Participant.

3. PROJECT MANAGEMENT

The following is substituted for and replaces Section 4.1 Of the MOU:

4.1 A Management Committee, chaired by a representative of the Agency, is hereby formed to oversee and approve the planning, design, construction, operation and maintenance of the Project. Each Participant in the Project shall have representation on the Management Committee, with the members of the Agency being represented by the Agency, and the Southern California Public Agencies being represented by one Participant of their choice, and each Additional Participant being jointly represented by one Additional Participant, provided that any Additional Participant may designate instead a Current Participant's Management Committee Representative to represent it on the Management Committee. All actions or decisions by the Management Committee shall be by agreement of at least 75 percent interest of the Participants entitled to vote based on Project Participation shares between the California-Oregon border area and Tesla Substation, as expressed in Section 5. A Management Committee Representative who represents more than one Participant shall separately vote the interests of each Participant represented. Subcommittees shall be formed as needed to address

specific aspects of the Project. CDWR, prior to exercise of rights under Section 8.1, and LADWP shall also have non-voting representation on the Management Committee. Each Participant, including each of the Southern California Public Agencies and each of the Additional Participants, and each of the members of the Agency, shall be given advance notification of all meetings of the Management Committee and may attend meetings."

4. MEMORANDUM OF UNDERSTANDING--PROJECT PARTICIPATION SHARES

4.1 The following is substituted for and replaces Section 5.1 of the MOU:

"5.1 The Participants shall be entitled to Project transfer capability between the California-Oregon border area and Tesla Substation prior to January 1, 2005, in the following proportions:

5.1.1 The Agency shall be entitled to 42.2916 percent;

5.1.2 The Investor-Owned Utilities shall be entitled to 40.7837 percent;

5.1.3 The Southern California Public Agencies shall be entitled to 7.5497 percent;

5.1.4 Western for DOE laboratories and federal wildlife refuges

shall be entitled to 6.2500 percent;

5.1.5 South San Joaquin shall be entitled to 2.0625 percent;

5.1.6 Trinity shall be entitled to .3125 percent;

5.1.7 Shasta shall be entitled to .4375 percent;

5.1.8 San Juan shall be entitled to .0625 percent;

5.1.19 El Dorado shall be entitled to .1875 percent;

5.1.10 Carmichael .0625 percent."

4.2 The following is substituted for and replaces Section 5.2 of the MOU:

"5.2 If CDWR exercises its rights and purchases its share of the Project in accordance with Section 8.1 of the MOU, then the Participants shall be entitled to Project transfer capability between the California-Oregon border area and Tesla Substation commencing on January 1, 2005, in the following proportions:

5.2.1 The Agency shall be entitled to 39.4690 percent;

5.2.2 The Investor-Owned Utilities shall be entitled to 38.0673 percent;

5.2.3 The Southern California Public Agencies shall be entitled to 7.0470 percent;

5.2.4 Western for DOE laboratories and federal wildlife refuges shall be entitled to 6.2500 percent;

5.2.5 South San Joaquin shall be entitled to 2.0625 percent;

5.2.6 Trinity shall be entitled to .3125 percent;

5.2.7 Shasta shall be entitled to .4375 percent;

5.2.8 San Juan shall be entitled to .0625 percent;

5.2.9 El Dorado shall be entitled to .1875 percent;

5.2.10 Carmichael shall be entitled to .0625 percent;

5.2.11 The CDWR shall be entitled to 6.0417 percent."

5. MEMORANDUM OF UNDERSTANDING--PROJECT FINANCING RESPONSIBILITY

5.1 The following is substituted for and replaces Section 6.1 of the MOU:

"6.1 Prior to the effective date of any election by CDWR to exercise its rights in accordance with Section 8.1 of the MOU and unless otherwise agreed in accordance with Section 6.3 of the MOU, the Participants, shall be responsible for financing t e Project and betterments in the following proportions:

6.1.1 The Agency, 45. 10 percent:

The Investor-Owned Utilities, 43.5026 percent:

6.1.2 The Southern California Public Agencies, 8.0530 percent;

6.1.3 South San Joaquin, 2.2000 percent;

6.1.4 Trinity, .3333 percent;

6.1.5 Shasta, .4667 percent;

6.1.6 San Juan, .0667 percent;

6.1.7 El Dorado, .2000 percent;

6.1.8 Carmichael, .0667 percent."

5.2 The following is substituted for and replaces Section 6.2 of the MOU:

"6.2 Subsequent to the effective date of election by CDWR to exercise its rights in accordance with Section 8.1 of the MOU, and unless otherwise agreed in accordance with Section 6.3 of the MOU, the Participants, shall be responsible for any capital betterments for the Project in the following proportions:

6.2.1 The Agency, 42.1002 percent;

6.2.2 The Investor-Owned Utilities, 40.6052 percent;

6.2.3 The Southern California Public Agencies, 7.5168 percent;

6.2.4 The CDWR, 6.4444 percent;

6.2.5 South San Joaquin, 2.2000 Percent;

6.2.6 Trinity, .3333 percent;

6.2.7 Shasta, .4667 percent;

6.2.8 San Juan, .0667 percent;

6.2.9 El Dorado, .2000 percent;

6.2.10 Carmichael, .0667 percent."

6. MEMORANDUM OF UNDERSTANDING--PROJECT OWNERSHIP

6.1 The following is substituted for and replaces Section 7.1 of the MOU:

"7.1 Except as otherwise agreed by the Participants in accordance with Section 7.6 of the MOU, the Project,

other than the upgraded Western facilities, shall be owned in the following proportions prior to January 1, 2005, and also thereafter, if CDWR does not exercise its right in accordance with Section 8.1 of the MOU:

7.1.1 The Agency, 45. 10 percent;

7.1.2 The Investor-Owned Utilities, 43.5026 percent:

7.1.3 The Southern California Public Agencies, 8.0530 percent;

7.1.4 South San Joaquin, 2.2000 Percent;

7.1.5 Trinity, .3333 percent;

7.1.6 Shasta, .4667 percent;

7.1.7 San Juan, .0667 percent;

7.1.8 El Dorado, .2000 percent;

7.1.9 Carmichael, .0667 percent."

6.2 The following is substituted for and replaces Section 7.2 of the MOU:

"7.2 If CDWR exercises its rights to purchase Project transfer capability in accordance with Section 8.1 of the MOU, then except as otherwise agreed by the Participants in accordance with Section 7.6 of the MOU, the Project, other than the upgraded Western facilities, shall be owned in the

following proportions after January 1, 2005:

7.2.1 The Agency, 42.1002 percent:

7.2.2 The Investor-Owned Utilities, 40.6052 percent:

7.2.3 The Southern California Public Agencies, 7.5168 percent:

7.2.4 The CDWR, 6.4444 percent:

7.2.5 South San Joaquin, 2.2000 Percent;

7.2.6 Trinity, .3333 percent:

7.2.7 Shasta, .4667 percent:

7.2.8 San Juan, .0667 percent:

7.2.9 El Dorado, .2000 percent:

7.2.10 Carmichael, .0667 percent."

6.3 The following is substituted for and replaces Section7.3 of the MOU:

"7.3 Unless prohibited by law or unless otherwise agreed in accordance with Section 7.6 of the MOU, the portion of the upgraded Western facilities not owned by Western shall be owned in the following proportions prior to January 1, 2005:

7.3.1 The Agency, 45.1110 percent, (approximately 677/1500);

7.3.2 The Investor-Owned Utilities, 43.5026 percent, (approximately 652/1500);

7.3.3 The Southern California Public Agencies, 8.0530 percent (approximately 121/1500);

7.3.4 South San Joaquin, 2.200 percent (approximately 33/1500);

7.3.5 Trinity, .3333 percent (approximately 5/1500);

7.3.6 Shasta, .4667 percent (approximately 7/1500);

7.3.7 San Juan, .0667 percent (approximately 1/1500);

7.3.8 El Dorado, .2000 percent (approximately 3/1500);

7.3.9 Carmichael, .0667 percent (approximately 1/1500).

The Participants recognize that the facilities to be owned by Western shall be determined in accordance with the provisions of the MOU, approved by the Secretary of Energy by the MOD, which MOD was clarified by the May 4, 1985 letter from the Acting General Counsel of the Department of Energy. Further negotiations of the particulars of the

ownership of facilities by Western will be required as engineering of the Project progresses."

6.4 The following is substituted for and replaces Section 7.4 of the MOU:

"7.4 Unless prohibited by law or unless otherwise agreed in accordance with Section 7.6 of the MOU, the portion of the upgraded Western facilities not owned by Western shall be owned in the following proportions on and after January 1, 2005, if CDWR exercises its rights to purchase in accordance with Section 8.1 of the MOU:

7.4.1 The Agency, 42.1002 percent (approximately 631/1500);

7.4.2 The Investor-owned Utilities, 40.6052 percent (approximately 609/1500);

7.4.3 The Southern California Public Agencies, 7.5168 percent (approximately 3/1500);

7.4.4 The CDWR, 6.4444 percent (approximately 97/1500);

7.4.5 South San Joaquin, 2.200 percent (approximately 33/1500);

7.4.6 Trinity, .3333 percent (approximately 5/1500);

7.4.7 Shasta, .4667 percent (approximately 7/1500)

7.4.8 San Juan, .0667 percent (approximately 1/1500);

7.4.9 El Dorado, .2000 percent (approximately 3/1500)

7.4.10 Carmichael, .0667 percent (approximately 1/1500).

The Participants recognize that the Facilities to be owned by Western shall Be determined in accordance with the Provisions of the MOU, approved by the Secretary of Energy by the MOD, which MOD was clarified by the May 4, 1985 letter from the Acting General Counsel of the Department of Energy. Further negotiation of the particulars of the ownership of facilities by Western will be required as engineering of the Project progresses."

7. RIGHTS OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES

7.1 The following is substituted for and replaces Section 8.1 of the MOU:

"8.1 Effective January 1, 2005, CDWR will have a right to buy pro rata from all

current Participants, except Western, 6.25 percent, as such percentage is adjusted downward to accommodate the allocation to Additional Participants, of the Project as the Project exists as of the date CDWR exercises its right. Unless another price is mutually agreed to by the selling Current Participant and CDWR, COWR shall pay each selling Current Participant the original construction cost (including the original construction cost associated with Western's entitlement), including the interest it incurred during construction, plus the original cost of capital improvements and betterments (including the original cost of capital improvements and betterments associated with Western's entitlement), including interest it incurred during construction, allocable to the respective pro rata share of the Project that the Current Participant is selling to CDWR. Within one year after the Project is energized, each Current Participant shall provide CDWR with a statement of the original construction cost (including the

original construction cost associated with Western's entitlement), including the interest it incurred during construction for its share of the Project so that CDWR can determine the cost it shall be obligated to pay such current Participant if it exercises its rights under this Section 8.1. Within one year after any capital improvements or betterments are completed prior to the date of exercise by CDWR, each Current Participant shall provide COWR with a statement of construction costs incurred for such capital improvements, or betterments (including the original construction cost of capital improvements and betterments associated with Western’s entitlement) including interest incurred during construction with respect to its share, so that CDWR can determine the cost it shall be obligated to pay such current Participant if it exercises its rights under this Section 8.1"

8. PROJECT DEVELOPMENT AGREEMENT--PROJECT OWNERSHIP, ENTITLEMENT TO TRANSFER CAPABILITY OF THE PROJECT AND PROJECT FINANCING RESPONSIBILITY

8.1 The following is substituted for and replaces Appendix F of the PDA:

"Appendix F

Project Ownership and Entitlements

(Expressed in Percentages)

	Entitlement to Transfer Capability of the Project[1]/	Ownership Interest[2]/
TANC	42.2916	45.1110
PG&E	20.3918	21.7513
SDG&E	2.8549	3.0452
SCE	17.5370	13.7061
Anaheim	3.0198	3.2212
Azusa	0.3020	0.3221
Banning	0.1510	0.1611
Colton	0.3020	0.3221
Riverside	2.0762	2.2146
Vernon	1.6987	1.8119
Western	6.2500	0.0000
South San Joaquin	2.0625	2.2000
Trinity	0.3125	0.3333
Shasta	0.4375	0.4667

San Juan	0.0625	0.0667
El Dorado	0.1875	0.2000
Carmichael	0.0625	0.0667
	100.0000	100.0000

1/ Between California-Oregon border area and Tesla Substation
2/ Excluding facilities owned by Western"

8.2 The following is substituted for and replaces Section 5.1 of the PDA:

"5.1 Unless the following percentages are otherwise modified in accordance with Section 5.4 each Participant shall be responsible for paying its share of the costs of Project Development Work in the following Cost Sharing Percentages:

TANC	45.1110
Anaheim	3.2212
Azusa	0.3221
Banning	0.16
Colton	0.3221
Riverside	2.2146
Vernon	1.8119
PG&E	21.7513
SCE	18.7061
SDG&E	3.0452
Western	0.0000
South San Joaquin	2.2000

Trinity	0.3333
Shasta	0.4667
San Juan	0.0667
El Dorado	0.2000
Carmichael	0.0667
	100.0000"

9. CHANGES IN OWNERSHIP, PARTICIPATION SHARE, AND FINANCING RESPONSIBILITY

9.1 Sections 4, S, 6, 7, and 8 of this MOU Annex shall whenever necessary be modified by restating percentages to conform to changes in Project Participation Share, Project ownership and Project Financing Responsibility, as these terms are used in the MOU, in accordance with the provisions of the PDA or other agreements among the Participants which provide for such changes.

9.2 Each Participant may assign its rights and obligations in the Project in accordance with Section 17 of the PDA and any applicable provision of the Participation Agreement contemplated in Sections 2.4 and 11.4 of the PDA, including the layoff of Project transfer capability rights in accordance with Section 10.4 of the MOU.

10. REIMBURSEMENT OF CURRENT PARTICIPANTS

10.1 Not later than ten (10) days after the effective date of this MOU Annex, each Additional

Participant shall reimburse each Current Participant, except CDWR, for its share of a payments made and due and payable to the Project Manager by each Current Participant as of the effective date of this MOU Annex for Project Development Work in accordance with the Interim Cost Sharing Agreement and the Project Development Agreement plus interest in accordance with Section 10.3 below.

10.2 Each Additional Participant's share of such costs shall be that amount that each Additional Participant would have paid to the Project Manager for Project development work had that Additional Participant been an original signator to the MOU and paid all amounts due and payable under the Interim Cost Sharing Agreement and the Project Development Agreement, based upon its financing responsibility percentage.

10.3 The amount to be reimbursed by each Additional Participant to each Current Participant in accordance with this Section 10, shall include an interest charge assessed at an annual rate of interest, compounded monthly, equal to the lesser of (a) the applicable first of the month reference rate, or successor, of the Bank of America N.T. & S.A., San Francisco, California, corresponding to the period for which reimbursement is made; or (b) the maximum interest rate permitted by law. Such

interest shall .be charged against the amount to be reimbursed from the time the Current Participant made its original payment to the time such reimbursement is paid by the Additional Participant.

10.4 No later than the effective date of this Agreement, the Project Manager shall compute the amount of funds to be reimbursed by each Additional Participant in accordance with the provisions of this Section 10 and shall provide the results of this computation to each Current Participant and each Additional Participant. The Project Manager shall issue a cash call to the Additional Participants on behalf of the Current Participants to whom reimbursements are to be made and shall collect and disburse those funds collected in accordance with this Section 10. In no case shall the Project Manager, acting in its capacity as such, be responsible on behalf of an Additional Participant for any reimbursement owed to any Current Participant in accordance with this Section 10.

11. CONSTRUCTIVE WITHDRAWAL

11.1 Should any Additional Participant fail to duly sign this MOU Annex within ten (10) days after its effective date, fail to reimburse Current Participants in accordance with Section 10, or

fail to meet any condition imposed by Western in its stated allocation criteria (SO Fed. Reg. 31912) within the period established by Western, that Additional Participant shall be deemed to have withdrawn from the Project and that Additional Participant's Share, as defined in the PDA, shall be revoked and placed in an allocation pool for reallocation to the other Additional Participants or the Current Participants (except Western) in a manner consistent with Western'& stated criteria (SO Fed. Reg. 31912). Should any portion of that additional Participant's allocation not be reallocated to the other Additional Participants, such unallocated portion shall revert to the Current Participants and shall be made available to each of them in a manner consistent with Section 13 of the PDA or appropriate provisional of the Participation Agreement, whichever is applicable. Any right to reimbursement for funds paid toward the development and operation of the Project shall be as defined in the PDA or Participation Agreement, as applicable.

11.2 The following is substituted for and replaces Section 13.4 of the PDA:

"13.4 If the amount of the withdrawing Participant's Share voluntarily assumed by the non-withdrawing Participants is

less than 100 percent of the withdrawing Participant's Share, each non-withdrawing Participant shall assume its respective portion of the balance of the withdrawing Participant's Share, in an amount proportionate to that which its Cost Sharing Percentage bears to the total Cost Sharing Percentages of non-withdrawing Participants identified in Section 5.1, provided that no Participant shall be obligated in total for more that 1.15 times its Cost Sharing Percentage as of the effective date of this Agreement. A Nonutility Participant shall not be obligated to assume any portion of the withdrawing Participant's Share."

11.3 The following is added as a new Section 13.12 to the PDA:

"13.12 If an Additional Participant withdraws from the Project in accordance with Section 13, or is found in default in accordance with Section 20, then such Additional Participant's allocation shall be revoked and be made available to the non-withdrawing

Participants (except Western) on a pro rata basis.

12. ASSIGNMENT

12. The following is substituted for and replaces Section 17.1 of the PDA:

"17.1 A Participant may assign or transfer any right or interest in this Agreement, in whole or in part, only after obtaining the written consent of the other Participants, which consent shall not be unreasonably withheld; provided that a Participant may withhold consent to any proposed assignment or transfer either (1) to an entity or association which is not CDWR, Western, or a public electric utility regulated under applicable state law or the Federal Power Act or exempted from such regulation by reason of being a public entity, or (2) to an entity or association which does not have public utility responsibilities with regard to serving electric power to customers. A Participant shall not withhold consent to any assignment or transfer between Participants allocated Project transfer capability by Western

as set forth in 50 Fed. Reg. 42769 (1985) solely because that entity is a Nonutility Participant, provided that such assignment or transfer concerns part or all of the 3.125 percent of Project transfer capability allocated by Western and interests attendant thereto, and no other interest in the Project. Consent to a proposed assignment to a joint powers agency which is a Participant shall not be withheld solely because that entity is a joint powers agency. No Participant shall bring, initiate or amend, directly or indirectly including by means of cross-complaint or other affirmative allegation, an action or proceeding before a court or an administrative agency against another Participant to contest the withholding of consent by such Participant in accordance with clauses (1) or (2) of this Section 17.1 or the reasons therefor or the validity of this Section 17.1, other than a dispute regarding the factual application of such clauses. The withholding of consent by a Participant in accordance

with clauses (1) or (2) of this Section 17.1 shall not indicate approval or disapproval by any other Participant of such withholding."

13. OPINIONS OF COUNSEL

The following is substituted for and replaces Section 11.3 of the MOU:

"11.3 Contracts among the Participants shall then be negotiated to implement these principles. As a condition of execution of any contracts implementing this MOU each Participant shall furnish the other Participants with a written Opinion of Counsel in which it is represented that said Participant has the authority to enter into such contracts and to be bound by the terms and conditions thereof. In the case of the Agency, each major member agency thereof shall furnish such Opinion of Counsel. In the case of an Additional Participant that is a joint powers agency, the individual member agencies of that joint powers agency shall not be obligated to provide such Opinions of Counsel but the joint powers agency

itself shall provide such Opinion of Counsel of behalf of the agency."

14. SIGNATURE CLAUSE

The signatories of this MOU Annex represent they have been appropriately authorized to enter into this HOU Annex on behalf of the entity for whom they sign. This MOU Annex may be executed in counterparts.

CITY OF ANAHEIM

By: _____

Name: _____

Title: _____

Date: _____

CITY OF AZUSA

By: _____

Name: _____

Title: _____

Date: _____

CITY OF BANNING

By: _____

Name: _____

Title: _____

Date: _____

itself shall provide such Opinion of Counsel of behalf of the agency."

14. SIGNATURE CLAUSE

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CITY OF ANAHEIM

By: _____

Name: _____

Title: _____

Date: _____

CITY OF AZUSA

By: _____

Name: _____

Title: _____

Date: _____

CITY OF BANNING

By: _____

Name: _____

Title: _____

Date: _____

CALIFORNIA DEPARTMENT OF WATER RESOURCES

By: _____

Name: _____

Title: _____

Date: _____

CARMICHAEL WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF COLTON

By: _____

Name: _____

Title: _____

Date: _____

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

* Since CDWR is not a party to the Project Development Agreement {PDA), CDWR's approval of this OU Annex is not intended to express either approval or disapproval of Sections 8, 11.2, 11.3 and 12, which do nothing other than amend certain sections of the PDA.

CALIFORNIA DEPARTMENT OF WATER RESOURCES

By: _____

Name: _____

Title: _____

Date: _____

CARMICHAEL WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF COLTON

By: _____

Name: _____

Title: _____

Date: _____

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CALIFORNIA DEPARTMENT OF WATER RESOURCES

By: _____

Name: _____

Title: _____

Date: _____

CARMICHAEL WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF COLTON

By: _____

Name: _____

Title: _____

Date: _____

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CALIFORNIA DEPARTMENT OF WATER RESOURCES

By: _____

Name: _____

Title: _____

Date: _____

CARMICHAEL WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF COLTON

By: _____

Name: _____

Title: _____

Date: _____

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

As a party to the MOU but which is not a party to any other Project Agreement, the Los Angeles Department of Water and Power (LADWP) regards Sections 8, 9.2, 10, 11 and 12 of the MOU Annex, as having no involvement with LADWP. LADWP further considers Section 3 of the MOU Annex as being the only section of this Agreement which involves LADWP's interests in the amended MOU, which interests are limited to those expressed in Section 4.1 and 4.4 of the MOU.

~~DEPARTMENT OF WATER AND POWER~~
~~OF THE CITY OF LOS ANGELES~~

~~by~~

~~BOARD OF WATER AND POWER COMMISSIONERS~~
~~OF THE CITY OF LOS ANGELES~~

~~By _____~~

~~and _____~~
~~Secretary~~

LOS ANGELES DEPARTMENT OF WATER AND POWER

By: _____

Name: _____

Title: _____

Date: _____

PACIFIC GAS AND ELECTRIC COMPANY

By: _____

Name: _____

Title: _____

Date: _____

CITY OF RIVERSIDE

By: _____

Name: _____

Title: _____

Date: _____

SAN DIEGO GAS & ELECTRIC COMPANY

By: _____

Name: _____

Title: _____

Date: _____

LOS ANGELES DEPARTMENT OF WATER AND POWER

By: _____

Name: _____

Title: _____

Date: _____

PACIFIC GAS AND ELECTRIC COMPANY

By: _____

Name: _____

Title: _____

Date: _____

CITY OF RIVERSIDE

By: _____

Name: _____

Title: _____

Date: _____

SAN DIEGO GAS & ELECTRIC COMPANY

By: _____

Name: _____

Title: _____

Date: _____

LOS ANGELES DEPARTMENT OF WATER AND POWER

By: _____

Name: _____

Title: _____

Date: _____

PACIFIC GAS AND ELECTRIC COMPANY

By: _____

Name: _____

Title: _____

Date: _____

CITY OF RIVERSIDE

By: _____

Name: _____

Title: _____

Date: _____

SAN DIEGO GAS & ELECTRIC COMPANY

By: _____

Name: _____

Title: _____

Date: _____

SAN JUAN SUBURBAN WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SHASTA DAM AREA PUBLIC UTILITY DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SOUTHERN CALIFORNIA EDISON

By: _____

Name: _____

Title: _____

Date: _____

SOUTHERN SAN JOAQUIN VALLEY POWER AUTHORITY

By: _____

Name: _____

Title: _____

Date: _____

SAN JUAN SUBURBAN WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SHASTA DAM AREA PUBLIC UTILITY DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SOUTHERN CALIFORNIA EDISON

By: _____

Name: _____

Title: _____

Date: _____

SOUTHERN SAN JOAQUIN VALLEY POWER AUTHORITY

By: _____

Name: _____

Title: _____

Date: _____

SAN JUAN SUBURBAN WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SHASTA DAM AREA PUBLIC UTILITY DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SOUTHERN CALIFORNIA EDISON

By: _____

Name: _____

Title: _____

Date: _____

SOUTHERN SAN JOAQUIN VALLEY POWER AUTHORITY

By: _____

Name: _____

Title: _____

Date: _____

SAN JUAN SUBURBAN WATER DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SHASTA DAM AREA PUBLIC UTILITY DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SOUTHERN CALIFORNIA EDISON

By: _____

Name: _____

Title: _____

Date: _____

SOUTHERN SAN JOAQUIN VALLEY POWER AUTHORITY

By: _____

Name: _____

Title: _____

Date: _____

TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

By: _____

Name: _____

Title: _____

Date: _____

TRINITY COUNTY PUBLIC UTILITY DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF VERNON

By: _____

Name: _____

Title: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____

Name: _____

Title: _____

Date: _____

TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

By: _____

Name: _____

Title: _____

Date: _____

TRINITY COUNTY PUBLIC UTILITY DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF VERNON

By: _____

Name: _____

Title: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____

Name: _____

Title: _____

Date: _____

TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

By: _____

Name: _____

Title: _____

Date: _____

TRINITY COUNTY PUBLIC UTILITY DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF VERNON

By: _____

Name: _____

Title: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____

Name: _____

Title: _____

Date: _____

TRANSMISSION AGENCY OF NORTHERN CALIFORNIA

By: _____

Name: _____

Title: _____

Date: _____

TRINITY COUNTY PUBLIC UTILITY DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CITY OF VERNON

By: _____

Name: _____

Title: _____

Date: _____

WESTERN AREA POWER ADMINISTRATION

By: _____

Name: _____

Title: _____

Date: _____

~~APPENDIX~~

New (Entitlement and Scheduling)

Participant	Participant Percentage	Member Share	Participant MW Entitlement (North to South)	Scheduling Rights Share	MW Scheduling Rights (North to South)	MW Scheduling Rights % (North to South)	Desired Amount	Scheduling Rights % (North to South)
City of Santa Clara	37.8074%	30.600	569.2140	27.133	558	37.7793%	407.00	407.00
Turlock Irrigation District	23.0546%	20.200	347.1024	20.703	340	23.0873%	250.00	250.00
Modesto Irrigation District	17.1458%	12.900	258.1407	12.422	253	17.1293%	186.33	150.00
Roseville	9.8108%	1.455	147.7077	2.295	145	9.8172%	34.43	27.64
Redding	4.6400%	0.400	69.8400	0.400	68	4.6021%	6.00	3.17
Placer County Water Agency	2.6400%	0.400	39.7600	0.400	39	2.6393%	6.00	3.17
Plumas-Sierra Rural Electric Cooperative	0.3600%	0.055	5.4210	0.055	5	0.3382%	0.83	0.44
Lassen Municipal Utility District	0.3600%	0.055	5.4210	0.055	5	0.3382%	0.83	0.44
Alameda Municipal Power	0.0000%	0.000	0.0000	0.000	0	0.0000%	0.00	0.00
Sacramento Municipal Utility District	0.0000%	0.000	0.0000	0.000	0	0.0000%	0.00	0.00
100.0000%		MW **1505.5625**	MW	**1,477**	MW 1,477	**100.0000%**	MW 1,477	

Participant	Participant Percentage	Member Share	Participant MW Entitlement (North to South)	Scheduling Rights Share	MW Scheduling Rights (North to South)	MW Scheduling Rights % (North to South)	Desired Amount	Scheduling Rights % (North to South)
City of Santa Clara	88.5625%	30.600	1,333.5625	27.133	1,313	88.8824%	407.00	407.00
Turlock Irrigation District	9.3750%	20.200	159.3750	20.703	148	10.0203%	250.00	250.00
Modesto Irrigation District	2.0625%	12.900	35.0625	12.422	35	2.0588%	186.33	150.00
100.0000%		**1,700.0000**		**1,700**	1,700	**100.0000%**		

Participant	Participant Percentage	Member Share	Participant MW Entitlement (North to South)	Scheduling Rights Share	MW Scheduling Rights (North to South)	MW Scheduling Rights % (North to South)	Desired Amount	Scheduling Rights % (North to South)
City of Santa Clara	88.5625%	30.600	1,333.5625	27.133	1,313	88.8824%	407.00	407.00
Turlock Irrigation District	9.3750%	20.200	159.3750	20.703	148	10.0203%	250.00	250.00
Modesto Irrigation District	2.0625%	12.900	35.0625	12.422	35	2.0588%	186.33	150.00
100.0000%		**1,700.0000**		**1,700**	1,700	**100.0000%**		

Participant	Participant Percentage	Member Share	Participant MW Entitlement (North to South)	Scheduling Rights Share	MW Scheduling Rights (North to South)	MW Scheduling Rights % (North to South)	Desired Amount	Scheduling Rights % (North to South)
City of Santa Clara	88.5625%	30.600	1,333.5625	27.133	1,313	88.8824%	407.00	407.00
Turlock Irrigation District	9.3750%	20.200	159.3750	20.703	148	10.0203%	250.00	250.00
Modesto Irrigation District	2.0625%	12.900	35.0625	12.422	35	2.0588%	186.33	150.00
100.0000%		**1,700.0000**		**1,700**	1,700	**100.0000%**		

~~1/ If TANC's megawatt entitlement to Transfer Capability in the Project is less than sixty- five percent (65%) of the Transfer Capability allocated to the non-Federal Participants, then these percentages shall govern.~~

~~2/ If TANC's megawatt entitlement to Transfer Capability in the Project is sixty-five percent (65%) or greater of the Transfer Capability allocated to the non-Federal Participants, then these percentages shall govern.~~

~~3/ The numbers in this column represent the minimum amount of Transfer Capability for which a Member is obligated pursuant to this Agreement based on a 1600 MW Project and will be adjusted on a pro rata basis to reflect the actual Rated Project Transfer Capability as that term is defined in the Intertie Agreements.~~

~~4/ The number1:1 in this column represent the maximum amount of Transfer Capability to which a Member is obligated pursuant to his Agreement based on a 1600 MW. Project and will be adjusted on a pro rata basis to reflect the actual Rated Project Transfer Capability as that term is defined in the Intertie Agreements.~~

~~5/ The numbers in this column represent the amounts of Transfer Capability which Members desire at this level of TANC's entitlement to Transfer Capability as a Participant under the Intertie Agreements in the event that the investor-owned utilities are no longer Participants in the Project.~~

TANC Member	Member Percentage	Member MW Entitlement (South to North)	MW Scheduling Rights (South to North)
SMUD	37.8074%	410.17	402.00
MID	23.0546%	250.12	245.00
TID	17.1458%	186.01	182.00
Santa Clara	9.8108%	106.44	105.00
Redding	10.0398%	108.92	107.00
Roseville	2.1416%	23.23	23.00
Alameda	0.0000%	-	-
Healdsburg	0.0000%	-	-
Lodi	0.0000%	-	-
Lompoc	0.0000%	-	-
Palo Alto	0.0000%	-	-
Plumas	0.0000%	-	-
Ukiah	0.0000%	-	-
Total	**100.0000%**	**1,084.8906**	**1,064**

COTP Participants	Participant Percentage	Participant MW Entitlement (South to North)	MW Scheduling Rights (South to North)
TANC	88.5625%	1,084.8906	1,064
Western	9.3750%	114.8438	136
PG&E	2.0625%	25.2656	25
	100.0000%	1,225.0000	1,225

Appendix C-2

	A	B	C	C	D		E	Return of Layoff Percentages	E
TANC Member	PA-3 Member Percentage Pre Layoff	PA-3 Member Percentage Current	NCPA Layoff Percentages	SVP Layoff Percentages	Palo Alto Layoff Percentages	PA-3 Member Percentage Conclusion of Layoff	Member MW Entitlement (North to South)	MW Scheduling Rights (North to South)	Member MW Entitlement (South to North)	MW Scheduling Rights (South to North)
SMUD	27.5631%	37.8074%	2.5492%	6.8058%	1.6339%	26.8185%	403.7692	393	290.9513	282
MID	21.2960%	23.0546%	0.4902%	1.3088%	0.4137%	20.8419%	313.7872	307	226.1114	221
TID	12.5393%	17.1458%	0.8824%	2.3559%	1.6339%	12.2736%	184.7872	179	133.1554	129
Santa Clara	20.4745%	9.8108%	0.0000%	-10.4705%	0.0000%	20.2813%	305.3479	303	220.0301	219
Redding	8.4119%	10.0398%	0.0000%	0.0000%	0.0000%	10.0398%	151.1555	148	108.9208	107
Roseville	2.1119%	2.1416%	0.0000%	0.0000%	0.0000%	2.1416%	32.2431	32	23.2340	23
Alameda	1.2272%	0.0000%	-1.2272%	0.0000%	0.0000%	1.2272%	18.4763	19	13.3138	13
Healdsburg	0.2456%	0.0000%	-0.2456%	0.0000%	0.0000%	0.2456%	3.6977	4	2.6645	3
Lodi	1.9201%	0.0000%	-1.9201%	0.0000%	0.0000%	1.9201%	28.9083	29	20.8310	21
Lompoc	0.1865%	0.0000%	-0.1865%	0.0000%	0.0000%	0.1865%	2.8079	3	2.0233	2
Palo Alto	3.6815%	0.0000%	0.0000%	0.0000%	-3.6815%	3.6815%	55.4273	55	39.9402	40
Plumas	0.1479%	0.0000%	-0.1479%	0.0000%	0.0000%	0.1479%	2.2267	2	1.6046	2
Ukiah	0.1945%	0.0000%	-0.1945%	0.0000%	0.0000%	0.1945%	2.9283	3	2.1101	2
Total	**100.0000%**	**100.0000%**	**0.0000%**	**0.0000%**	**0.0000%**	**100.0000%**	**1,505.5625**	**1477**	**1,084.8906**	**1064**

A) Member Percentages before lay-off, purchase of water districts shares, and City of Redding moving shares of COTP outside of TANC into TANC.

B) Member Percentages after lay-off, purchase of water districts shares, and City of Redding moving shares of COTP outside of TANC into TANC.

C) 2014 lay-off agreement TANC resolution 14-03

D) 2009 lay-off agreement TANC Resolution 09-01

E) Includes the TANC/WAPA layoff agreement

E) Includes the TANC/WAPA layoff agreement

APPENDIX D

PRESCHEDULING OF TRANSMISSION USE AND CURTAILMENT NOTIFICATION PROCEDURES

1. OPERATING AGENT INTERFACES:

1.1 Through the TANC Coordinator, TANC shall notify the Operating Agent relative to the amounts of Transfer Capability that TANC will be using, as required by the Intertie Agreements.

1.2 It is anticipated that the Operating Agent will notify TANC through the 'TANC Coordinator when a curtailment affecting Transfer capability is scheduled or has occurred, as provided in the Intertie Agreements.

1.3 It is anticipated that the Operating Agent will notify Members or their designated agents directly of a real-time curtailment of Transfer Capability. Each Member or its designated agent will be responsible for communicating and coordinating real-time power schedule curtailments and all changes in schedules due to curtailments occurring in real-time pursuant to its separate agreements with other entities.

2. TANC TRANSFR CAPABILITY PRESCHEDULING PROCEDURES

Transfer Capability will be prescheduled over four different time frames - long term (6 years), next operating year, next operating month, and current operating month.

2.1 Long Term and Next Operating Year

2.1.1 Each year, each Member shall prepare the

following estimated data pertaining to its use of Transfer Capability for each month of the following six-year period:

2.1.1.1 Member's Participation Percentage;

2.1.1.2 Contracted Transfer Capability Layoffs to Members and Participants;

2.1.1.3 Contracted Transfer Capability Layoffs from TANC and Participants;

2.1.1.4 Amount of Transfer Capability Available for sale; and

2.1.1.5 Amounts of additional Transfer Capability desired.

2.1.2 This data will be submitted to the TANC Coordinator by July 31 of each year.

2.1.3 The TANC Coordinator shall determine the amounts of Transfer Capability owned by other Participants that is unneeded by each of those Participants (if available} and that could be used by TANC.

2.1.4 The data will be compiled by the TANC Coordinator into a document that defines the projected use of the Project by each Member, and on an aggregate TANC basis, for each month of the six year period. The document will also quantify instances where a Member

may want additional Transfer Capability, where a Member may have Transfer Capability that it is not planning to use, and where other Participants have unneeded Transfer Capability.

2.1.5 The TANC Coordinator shall send this document to the Members by August 31 so that they will have data on projected aggregate usage and can identify potential periods when Transfer Capability can be bought and sold among the Members.

2.1.6 Those Members who have made buy/sell arrangements for Transfer Capability will notify the TANC Coordinator of these arrangements and of their effective time frames by September 30.

2.1.7 This new data will be utilized by the TANC Coordinator to prepare a revised document that defines the projected use of the Project by Member, and on an aggregate TANC basis, for each month of the six year period. The document will also quantify any amounts of unneeded Transfer Capability and instances where additional Transfer Capability could be utilized by TANC or by a Member.

2.1.8 If the revised document demonstrates unneeded capacity or needs for additional

Transfer Capability, it will be resubmitted to the Members by October 31 so that they are aware of potential additional buy/sell opportunities.

2.1.9 Those Members making additional buy/sell arrangements will notify the TANC Coordinator of those additional arrangements and their effective time frames by November 30.

2.1.10 This updated data will be utilized by the TANC Coordinator to prepare a revised document that defines the projected use of the Project by each Member and on an aggregate TANC basis for each month of the six year period. The document will also quantify any amounts of unneeded Transfer Capability that was not required by TANC and instances where additional Transfer Capability could be utilized by TANC.

2.2 Next Operating Month

2.2.1 Each month, each Member or its designated agent shall prepare the following estimated hourly data for each of three day-types (weekday, Saturday, and Sunday/ Holiday) pertaining to its use of the Project for the next operating month:

2.2.1.1 Member's Participation Percentage;

2.2.1.2 Contracted Transfer Capability layoffs to Members and Participants;

2.2.1.3 Contracted Transfer Capability layoffs from Members and other Participants;

2.2.1.4 Amount of Transfer Capability available for sale; and

2.2.1.5 Amounts of additional Transfer Capability desired.

2.2.2 This data will be submitted to the TANC Coordinator by the 20th of the month preceding the operating month in question.

2.2.3 The TANC Coordinator shall determine the amounts of Transfer Capability owned by other Participants that is unneeded by those Participants (if available) and which could be used by TANC.

2.2.4 The data will be compiled by the TANC Coordinator into a document that defines the projected use of the Project by Member, and on an aggregate TANC basis, for each hour of the three day-types specified above. To the extent possible the document will also identify potential layoff opportunities among the Members or between TANC and other Participants.

2.2.5 This document will be sent to the TANC

Members by the 21st of the month preceding the operating month so that they will have data on projected aggregate usage and can identify potential periods when Transfer Capability can be bought and sold among the Members and between TANC and other Participants.

2.2.6 Those Members who have made buy/sell arrangements for Transfer Capability will notify the TANC Coordinator of these arrangements and of their effective time frames by the 2.4th of the month preceding the operating month.

2.2.7 This new data will be utilized by the TANC Coordinator to prepare a revised document that defines the projected use of the Project by Member, and on an aggregate TANC basis, for each hour of the three day-types specified above and such data will be made available to the Members. The document will also quantify any amounts of unneeded Transfer Capability and periods of time when additional Transfer Capability could be utilized by TANC or a Member.

2.2.8 If any of the foregoing dates falls on a weekend or holiday, the submittal shall be made by the work day immediately preceding the weekend or holiday.

2.3 Current Operating Month

2.3.1 Data for the current operating month will be contained on a dedicated computerized "bulletin board" that will specify Member use, and to the extent available Participant use, of Transfer capability on an hourly basis for the month. This data will be the same as that prepared for the "Next Operating Month" as described in Section 2.2 above.

2.3.2 Using the data on the bulletin board the Members or their designated agents may make Transfer Capability buy/sell arrangements among themselves and will notify the TANC Coordinator of any changes required to the bulletin board as soon as practicable after making such change.

3. TANC CURTAILMENT NOTIFICATION PROCEDURES

3.1 Curtailment Notification Procedure (Prescheduled) - The TANC Coordinator shall promptly notify the Members upon receipt of notice from the Operating Agent of any scheduled curtailment of Transfer Capability. The TANC Coordinator may advise the Members of adjustments to Transfer Capability that could be made to minimize the effects of the curtailment on the Members. The steps in this procedure are as follows:

3.1.1 The Operating Agent notifies the TANC

Coordinator that a curtailment will occur and the magnitude of the curtailment.

3.1.2 The TANC Coordinator will update the bulletin board to reflect each Member's remaining share of Transfer Capability.

3.1.3 The TANC Coordinator will notify each Member or its designated agent of its share of the curtailment and may suggest certain actions (e.g., trading Transfer Capability) that could be used to minimize curtailment impacts.

3.1.4 In each event of a prescheduled curtailment where TANC still has sufficient Transfer Capability for the aggregate power _schedules of the Members, by mutual agreement a Member may utilize another Member's unused share of Transfer Capability in order to avoid a curtailment.

3.2 Curtailment Notification Procedure (Real-Time) - The Members anticipate that (i) the Operating Agent will notify the TANC Coordinator of real-time curtailments to Transfer Capability, (ii) the TANC Coordinator will communicate and coordinate real-time curtailments to Transfer capability with the Members; and (iii) the Operating Agent will also notify Members or their designated agents directly of a real-time curtailment of Transfer Capability. Each Member or its designated agent will be responsible for communicating and

coordinating real-time power schedule curtailments and all changes in schedules due to curtailments occurring in real-time pursuant to its separate agreements with other entities. The TANC Coordinator shall maintain the bulletin board, based on information received from the Operating Agent on a real-time basis. It is the intent of the Members to share the use of Transfer Capability in order to avoid curtailments to the extent possible without jeopardizing service to their own customers.

3.2.1 Using the data on the bulletin board, the Members may make Transfer Capability buy/sell arrangements among themselves and will make appropriate arrangements relative to changes in the amount of reserved transmission capacity and the corresponding power schedule changes pursuant to their separate agreements with other entities.

3.2.2 The Members will notify the TANC Coordinator of any changes in the amount of Transfer Capability they have reserved. The TANC Coordinator will update the data on the bulletin board.

APPENDIX E

BILLING ADDRESSES OF THE PARTIES

City of Alameda
City of Healdsburg
City of Lodi
City of Lompoc
City of Palo Alto
City of Redding
City of Roseville
City of Santa Clara
City of Ukiah
The Sacramento Municipal Utility District
The Modesto Irrigation District
The Turlock Irrigation District

Plumas-Sierra Rural Electric Cooperative
P.O. Box 2000
Highway 70, 3 Miles West of Portola
Portola, CA 96122-2000

Transmission Agency Northern California
P.O. Box 661030
Sacramento, CA 95866

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Amendment to Agreement with NV5

PREPARED BY: April Mitts, Assistant City Manager

STRATEGIC INITIATIVE(S):
Environmental Stewardship
Infrastructure & Facilities
Effective Governance
Public Health and Safety

RECOMMENDED ACTION(S):
Adopt a Resolution authorizing the City Manager to approve Amendment No. 1 to a Professional Services Agreement for Electrical Engineering support services with NV5 increasing the not to exceed amount by $51,000 for a total not-to-exceed amount of $100,000.

COMMUNITY ENGAGEMENT/OUTREACH:
Not applicable.

BACKGROUND:
On March 26, 2026, the City entered into a Professional Services Agreement (PSA) with NV5 for electrical engineering support for the Electric Utilities Department for an amount not-to-exceed $49,000. The initial PSA provided support is based on time and materials for the following five tasks:

1. General Engineering Support Services
2. Engineering Services for Pole Replacements
3. Battery Energy Storage System Design & Construction Work
4. Distribution System Analysis
5. Distribution Undergrounding Support (Rule 20)

DISCUSSION/ANALYSIS:
With the departure of the Electric Utility Direction in March 2026, the City has utilized NV5 to continue progress on these tasks based on their professional engineering expertise for regulatory compliance.

As of May 29, 2026, the City has expended approximately $25,000 of the initial contract. While there is approximately half of the contract value available, staff anticipates the need to continue NV5 services in the short-term until the Electric Utility Director position is filled and to assist through the transition.

NV5 has provided expertise in the areas of electric utility engineering, utility undergrounding programs, and regulatory compliance and has provided technical support to the City in those areas. Additionally, NV5 has developed familiarity with the City's electric utility system, capital improvement projects, regulatory obligations, and utility coordination processes.

The proposed amendment will extend the agreement and increase the compensation to allow the consultant to continue providing specialize technical services on an as-needed basis.

Staff is recommending Amendment #1 the PSA with NV5 for an additional amount of $51,000 for a total not-to-exceed amount of $100,000.

ENVIRONMENTAL STEWARDSHIP:
The approval of this item does not have a direct correlation to environmental stewardship.

ALTERNATIVES:
The City Council could choose not to adopt the recommended resolution and direct staff to explore alternative support services. This alternative is not recommended at this time as it would disrupt progress in the Electric Utility Department.

FISCAL IMPACT:
The proposed amendment increases the agreement amount by $51,000, resulting in a revised not-to-exceed amount of $100,000. Funding is available within the FY 2025-26 adopted Electric Utility budget.

ENVIRONMENTAL ANALYSIS:
The proposed Professional Services Agreement is an administrative activity, which is not considered a "project" as defined by the California Environmental Quality Act ("CEQA") because it involves administrative and professional services activities that will not result in direct or indirect physical changes in the environment. Therefore, no further environmental review is required.

ATTACHMENT(S):
Resolution

CITY OF HEALDSBURG

RESOLUTION NO. __-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG AUTHORIZING THE CITY MANAGER TO APPROVE AMENDMENT NO. 1 TO A PROFESSIONAL SERVICES AGREEMENT FOR ELECTRICAL ENGINNERING SUPPORT SERVICES WITH NV5, INCREASING THE NOT-TO-EXCEED AMOUNT BY $51,000 TO $100,000

WHEREAS, On March 26, 2026, the City entered into a Professional Services Agreement (PSA) with NV5 for electrical engineering support services for the Electric Utilities Department for an amount not-to-exceed $49,000; and

WHEREAS, with the departure of the Electric Utilities Director in March 2026, the City has relied heavily on NV5 to continue progress on electric utility projects; and

WHEREAS, NV5 has provided expertise in the areas of electric utility engineering, utility undergrounding programs, and regulatory compliance and has provided support to City staff in those areas; and

WHEREAS, NV5 has represented that it can perform these services with the terms and conditions set forth in the City's Professional Services Agreement; and

WHEREAS, the Professional Services Agreement is an administrative activity, which is not considered a "project" as defined by the California Environmental Quality Act ("CEQA") because it involves administrative and professional services activities that will not result in direct or indirect physical changes in the environment. Therefore, no further environmental review is required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Approves Amendment No. 1 of an existing professional services agreement for electrical engineering support services with NV5.
2. Authorizes the City Manager to execute the amendment in an amount of $51,000 for a total not-to-exceed amount of $100,000.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Healdsburg, this 15th day of June, 2026 by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Physical Security Plan for City Electric Facilities as Required by CPUC Decision 19-01-018

PREPARED BY: April Mitts, Assistant City Manager

STRATEGIC INITIATIVE(S):
Maintain and Improve Infrastructure and Facilities

RECOMMENDED ACTION(S):
Adopt a Resolution approving the Physical Security Plan as compliant with California Public Utilities Commission (CPUC) Decision 19-01-018.

COMMUNITY ENGAGEMENT/OUTREACH:
Not Applicable.

BACKGROUND:
Through the operations of a publicly owned electric utility, the City of Healdsburg is obligated to follow the laws and regulations of the State of California. Under Senate Bill (SB) 669 the California Public Utilities Commission (CPUC) was tasked with developing physical security requirements for electric facilities that serve critical loads such as trauma centers, military installations, state or federal prisons, or major airports. Through CPUC Decision 19-01-018 a process and set of criteria was established for investor owned and publicly owned electric utilities to determine if their facilities serve critical infrastructure and what physical security measures should be implemented to safeguard its electric distribution grid against terrorist attack.

In 2021, to comply with CPUC Decision 19-01-018, the City contracted with Acumen Engineered Services International, Inc. (AESI) to provide a third-party assessment of the City electric facilities. The scope of the Physical Security Plan (Plan) was to assess Healdsburg's distribution facilities, identify which facilities are considered Covered Distribution facilities pursuant to the CPUC Decision 19-01-018 that may merit special protection measures to lesson identified risks and threats. Once Covered Distribution facilities have been identified (if any), the potential physical security threats and vulnerabilities shall be identified, followed by a threat and vulnerability risk assessment to determine the baseline risk based on the likelihood of an event occurring and the level of impact if the event occurred.

In 2021, AESI determined that no City distribution facilities qualified as "Covered" facilities under CPUC Decision 19-01-018. As a result, the only required actions were to present the findings to the City Council and adopt the findings by Resolution (Resolution 78-2021) and file the report with CPUC.

DISCUSSION/ANALYSIS:
CPUC Decision 19-01-018 requires program review and five-year plan updates. This ongoing deliverable, to be completed twice per decade, would summarize efforts by utilities to keep their security plans relevant and up to date, and disclose any modifications to program approach and scope including new, remodeled, recategorized, or retired covered assets. The five-year plan update is due on, or about, August 10, 2026.

In April 2026, to comply with CPUC Decision 19-01-018, the City contracted with NV5 to provide a third-party assessment and update of the City's Physical Security Plan. After review, NV5 has determined there were no changes as noted in Table 1 in the attached report.

ENVIRONMENTAL STEWARDSHIP:
This report and the review of physical security do not have an environmental impact.

ALTERNATIVES:
As an alternative the City Council could choose not to accept and approve this report and provide further direction to staff.

FISCAL IMPACT:
Other than the cost of the consultant's review, approximately $5,500, there is no fiscal impact associated with this item.

ENVIRONMENTAL ANALYSIS:
Continued administrative action is not subject to the provisions of the California Environmental Quality Act ("CEQA") because continued administrative actions do not qualify as a "Project" since it will not have a direct or reasonably foreseeable indirect impact on the environment.

ATTACHMENT(S):
Resolution

CITY OF HEALDSBURG

RESOLUTION NO. __-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING THE PHYSICAL SECURITIY PLAN UPDATE PREPARED BY NV5 AS COMPLIANT WITH CALIFORNIA PUBLIC UTILITEIS COMMISSION D.19-01-018

WHEREAS, the City of Healdsburg owns and operates an electric utility for the benefit of the Healdsburg community; and

WHEREAS, in the operation of the electric utility the City is obligated to follow certain laws and regulations of the State of California; and

WHEREAS, per Senate Bill 699 the California Public Utilities Commission (CPUC) was tasked to develop a process and set of criteria for identifying critical electric infrastructure (D.19-01-018); and

WHEREAS, in 2021, in compliance with D.19-01-018 the City consulted with Acumen Engineering Solutions International (AESI) to complete a third-party review of City electric facilities; and

WHEREAS, in completing the review AESI found no "covered" facilities and no further security mitigation actions were required per D.19-01-018 and as a result the only required actions were to present the findings to the City Council, which were adopted by Resolution 78-2021 and filed with the CPUC; and

WHEREAS, CPUC Decision 19-01-018 requires program review and five-year plan updates with the five-year plan update due on or about August 10, 2026; and

WHEREAS, in April 2026, the City engaged with NV5 to provide a third-party assessment and update the City's Physical Security Plan; and

WHEREAS, after review, NV5 found no "covered" facilities and no further security mitigation actions are required per D.19-01-018; and

WHEREAS, continued administrative action is not subject to the provisions of the California Environmental Quality Act ("CEQA") because continued administrative actions do not qualify as a "Project" since it will not have a direct or reasonably foreseeable indirect impact on the environment.

.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Healdsburg does hereby:

1. Find and approve the Physical Security Plan prepared by NV5 as compliant with the obligations of CPUC D.19-01-018.

2. Direct staff to file the physical security plan as required by D.19-01-018.

PASSED, APPROVED AND ADOPTED, this 15th day of June 2026, by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

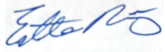
_____
Raina Allan, City Clerk

CITY OF HEALDSBURG

PHYSICAL SECURITY PLAN UPDATE

Dated: May 22, 2026

PSP Report Developed by:

PSP Report Developed by: NV5, Inc.		
	Signature	Date
Esteban Nuñez		5/28/2026
J.C. Mathieson, PE		5/28/2026

PSP Report Approved by:

City of Healdsburg:		
	Signature	Date
Name: April Mitts Assistant City Manager Acting - Utility Director		May 29, 2026

Unaffiliated Third-Party Reviewer:

City of Healdsburg Police Department		
	Signature	Date May 29, 2026
Name: Matt Jenkins Police of Chief		May 29, 2026

TABLE OF CONTENTS

1. Executive Summary 3
2. Introduction and Objectives 3
3. PSP SCOPE 4
4. Summary of PSP Development Methodology and Approach 4
4.1. PSP Development Methodology and Approach 4
4.2. City of Healdsburg Personnel Acknowledgement 5
5. Description of the Utility's Distribution Facilities 5
6. Identification of Covered Distribution Facilities Subject to the CPUC Decision D.19- 01-18 per SB699 (2014) 5
7. Risk Assessment 7
8. Mitigation Measures 7
9. PSP Validation 7
9.1. Unaffiliated Third-Party Evaluation 7
9.2. Qualified Authority 7
10. PSP Maintenance 8
11. Repeat Process 8
12. Implementation Plan 8
13. Distribution Management 8
13.1. Asset Management 8
13.2. Workforce Training and Retention 9
13.3. Preventative Maintenance 9
13.4. Distribution Grid Resiliency 9

APPENDIX LISTING

Appendix A CPUC Decision 19-01-18 Guidance
Appendix B CofH Documentation
Appendix C CPUC Decision 19-01-8 Six-Step Procedure

1. Executive Summary

Consistent with California Public Utilities Commission (CPUC) decision D.19-01-018 and Joint IOU/POU Straw Proposal, the City of Healdsburg (CofH) has reviewed and updated the Physical Security Plan (PSP). The PSP was first completed and submitted to the CPUC in July 2021. A re-assessment of CofH's single distribution substation "Badger Substation" was completed per CPUC's D.19-01-018 and concluded that there were no identified conditions to classify it as a "Covered[1] Distribution facility".

Therefore, since the CofH's distribution station "Badger Substation" is not considered a Covered Distribution facility, a physical security threat and vulnerability risk assessment was not required.

2. Introduction and Objectives

The California Public Utility Commission (CPUC) issued Decision 19-01-018 dated Jan 18, 2019, that requires electric utilities to identify electric distribution assets that may merit special protection and measures to lessen identified risks and threats. To address the risk of long-term outages to a distribution facility, each Operator must develop and implement a Mitigation Plan. The Mitigation Plan should follow a six-step procedure for carrying out these new physical security plan requirements. The six-step plan, presented in Appendix C is modeled on the security plan requirements set forth by the North America Electric Reliability Corporation (NERC) Critical Infrastructure Protocol (CIP)-014.

This decision also required the Investor-Owned Utilities (IOUs) to prepare and submit to the Commission, a preliminary assessment of priority facilities for their distribution assets and control centers ("covered assets") within 18 months of the decision. An unaffiliated, third-party review of the plans had to be completed within 27 months of the decision. Within 30 months of the decision, the IOUs were required to submit their Final Security Plan Report. Within 30 months, each of the Publicly Owned Utilities (POUs) were required to provide the Commission with notice that an independently reviewed plan has been adopted. The POUs are required to provide an updated plan every five (5) years.

Sections 8001-8057 of the Public Utilities Code compel the POUs to also adhere to the decision as it relates to physical security and Phase I of the CPUC proceeding.

In compliance with the CPUC Decision D.19-01-18, the City of Healdsburg (CofH) developed, approved, published, and submitted confirmation to the CPUC a Physical Security Plan (PSP). In further compliance of CPUC Decision D.19-01-018, CofH has updated the PSP, which is documented in this report and has engaged an unaffiliated third-party that meets the required qualification to review and provide comments and/or recommendations on the PSP. The comments and any suggested recommendations to the PSP from the unaffiliated third-party reviewer have been reviewed by CofH and where appropriate addressed in the PSP.

CofH recognizes the importance of securing the safety and reliability of its electric system and has prioritized safety and physical security in all aspects of its design, operation, and maintenance practices. The overarching goal of this Physical Security Plan is to describe CofH's risk management approach toward distribution system physical security, with appropriate consideration of resiliency, impact, and cost.

[1] "Covered" is the utility working group term employed to describe those assets that are applicable, or that should be subject to physical security. We will employ this term for the length of this decision for the sake of consistency.

3. PSP SCOPE

The overall scope of PSP is to assess all the CofH's distribution facilities and identify which facilities are considered Covered Distribution facilities pursuant to the CPUC Decision D.19-01-18 that may merit special protection and measures to lessen identified risks and threats.

Once the Covered Distribution facilities have been identified, the potential physical security threats and vulnerabilities shall be identified, followed by a threat and vulnerability risk assessment to determine the baseline risk based on the likelihood of an event occurring and the level of impact if the event occurred.

To address each identified threat and vulnerability, determine the recommended mitigations, factoring in any appropriate consideration of resiliency, impact, and cost to reduce the identified risk and determine the residual risk based on the recommended mitigations.

4. SUMMARY OF PSP DEVELOPMENT METHODOLOGY AND APPROACH

4.1 PSP DEVELOPMENT METHODOLOGY AND APPROACH

The development of the PSP followed a four-phased approach to ensure the scope objectives were accomplished and was all encompassing.



I. Pre-Discovery Assessment – Project Execution Plan, Preliminary review of facility information, and CofH documentation.

II. Discovery – The discovery phase, included the following:

   a. Interviews with CofH management, and Subject Matter Experts (SMEs), gathering any additional information to determine the Covered Distribution Facilities which will need greater protection as per the CPUC Decision D.19-01- 018.

   b. If required, conduct a physical walkdown of the distribution facilities that were identified as Covered Distribution Facilities to identify any potential threats or vulnerabilities.

   c. If required, conduct additional interviews with CofH management, SMEs, and first responders to discuss the findings and gather additional information.

III. Post-Assessment – Based on the outcome of Phases I and II, conducted the threat and vulnerability risk assessment, identifying the baseline risks, the required mitigations, and the resulting residual risks.

IV. Physical Security Plan Report – Prepared the PSP report documenting the findings, of the Covered Distribution facilities, the potential threats and vulnerabilities, the risk assessments, and the required mitigations.

4.2 CITY OF HEALDSBURG PERSONNEL ACKNOWLEDGEMENT

In the development of the PSP, the following personnel were interviewed to gather information on the CofH's distribution facilities. It should be noted they were very helpful in providing all the necessary information to identify CofH's Covered Distribution facilities.

CofH's Personnel
April Mitts, Healdsburg Assistant City Manager
Todd Woolman, Healdsburg Electric Superintendent
Randy Long, Healdsburg Sr. Electrical Engineering Technician

5. DESCRIPTION OF THE UTILITY'S DISTRIBUTION FACILITIES

CofH has one distribution station, the receiving station "Badger Substation", fed by two PG&E 60kV transmission lines that serve as primary and backup power source. "Badger Substation" has two (2) transformers that feed four (4) distribution circuits (North, South, Central, Fitch) which provide power service to the approximately 6,100 CofH power customers.

- CofH power customer base includes:
  - Hospital
  - Emergency Services, Police Department and Fire Department.
  - Water and Wastewater
  - All residential, commercial, and industrial loads

6. IDENTIFICATION OF COVERED DISTRIBUTION FACILITIES SUBJECT TO CPUC DECISION D.19-01-18 PER SB699 (2014)

City of Healdsburg (CofH) distribution system described in Section 5 was evaluated using the seven (7) screening factors provided in the CPUC Decision 19-01-18, which is contained in Appendix A. The screening factors were provide to Operators[2] as guidance to identify Distribution Facilities[3] requiring further assessment.

The following table provides a results summary of the identification evaluation completed by CofH on its distribution system.

Table 1: Results Summary of Identification Evaluation

Factor	Joint IOU/POU Straw Proposal Description	CofH Covered Distribution Facility Assessment
1	Distribution Facility necessary for crank path, black start or capability essential to the restoration of regional electricity service that are not subject to the California Independent System Operator's (CAISO) operational control and/or subject to North American Electric Reliability Corporation (NERC) Reliability Standard CIP-014-2 or its successors	No change. CofH does not have any distribution substations that are necessary to support the requirements of this factor.

[2] An Operator is an Electrical Corporation, a Local Publicly Owned Electric Utility, or an Electrical Cooperative responsible for the reliability of one or more Distribution Facilities

[3] A Distribution Substation or Distribution Control Center

Factor	Joint IOU/POU Straw Proposal Description	CofH Covered Distribution Facility Assessment
2	Distribution Facility that is the primary source of electrical service to a military installation essential to national security and/or emergency response services (may include certain airfields, command centers, weapons stations, emergency supply depots)	No change. CofH does not provide a primary source of electric service to a military installation essential to national security and/or emergency response services.
3	Distribution Facility that serves installations necessary for the provision of regional drinking water supplies and wastewater services (may include certain aqueducts, well fields, groundwater pumps, and treatment plants)	No change. CofH does not provide any services for installation necessary for regional drinking water supplies and wastewater services.
4	Distribution Facility that serves a regional public safety establishment (may include County Emergency Operations Centers; county sheriff's department and major city police department headquarters; major state and county fire service headquarters; county jails and state and federal prisons; and 911 dispatch centers)	No change. CofH does not provide any services for a regional public safety establishment. It should be noted that CofH does provide services for the City of Healdsburg Police and Fire which serve a population of approximately 11,800 residents. Also, there are no CA State Prison, US Penitentiary or Federal Correctional Institute, or 911 dispatch centers within the CofH.
5	Distribution Facility that serves a major transportation facility (may include International Airport, Mega Seaport, other air traffic control center, and international border crossing)	No change. CofH does not provide any services for a major transportation facility, such as: International Airport, Mega Seaport, other air traffic control center, and international border crossings.
6	Distribution Facility that serves as a Level 1 Trauma Center as designated by the Office of Statewide Health Planning and Development	No change. CofH does not provide any services for a Level 1 Trauma Center as designated by the Office of Statewide Health Planning and Development. It should be noted that CofH does provide services to the Healdsburg Hospital, Providence.
7	Distribution Facility that serves over 60,000 meters	No change. CofH provides services to approximately 6,100 meters, which is well below the CPUC guidance of 60,000 meters.

Identification analysis did not identify any CofH facility as a "Covered" Distribution facilities.

7. Risk Assessment

Section not required, no “Covered” Distribution facilities identified.

8. Mitigation Measures

Section not required, no “Covered” Distribution facilities identified.

9. PSP Validation

9.1 Unaffiliated Third-Party Evaluation

For every Physical Security Plan cycle, (see section 12) CofH will document the results of the identification process, risk assessment, and Mitigation Plan development performed pursuant to the following:

1. Identification of the Covered Distribution Facilities
2. Identification of the Physical Threats and Vulnerabilities and Conducting the Risk Assessment
3. Development of the Physical Security Plan (Mitigation Plan)

   This documentation constitutes CofH’s Draft Physical Security Plan. The Draft Physical Security Plan is submitted to a Qualified Third Party for Independent Review.

The Qualified Third-Party Reviewer will then issue an evaluation that identifies any potential deficiencies in the Draft Physical Security Plan as well as recommendations for improvements. CofH will then modify its plan to address any identified deficiencies or recommendations or will document the reasons why any recommendations were not adopted.

The combination of the Draft Physical Security Plan, the non-confidential conclusions of the Qualified Third-Party Reviewer, and CofH’s responses to the Qualified Third-Party Review will constitute CofH’s Final Physical Security Plan.

The City of Healdsburg Police Department, specifically the Police Chief performed the Third-Party review. The CofH Police Chief identified one recommendation to include a note in Factor 4 of Section 6 Identification of Covered Distribution Facilities that Healdsburg has a 911 dispatch center. The report was not revised due to the existing note covering all the City of Healdsburg’s Police and Fire facilities including the 911 dispatch center. Additionally, the result of Factor 4 does not change with the added information since the dispatch center is not a regional public safety establishment.

9.2 Qualified Authority

The final Physical Security Plan must be deemed adequate by a Qualified Authority designated by the applicable local government.

The Qualified Third-Party Review must meet the following criteria:

A Qualified Third-Party Reviewer cannot be a division of the POU. A governmental entity can select, as the third-party reviewer, another governmental entity within the same political subdivision, as long as the entity has the appropriate expertise and is not a division of the POU that operates as a functional unit, i.e., a municipality could use its police department as its third-party reviewer if it has the appropriate expertise.

A Qualified Third-Party Reviewer must be an entity or organization with electric industry physical security experience and whose review staff has appropriate physical security expertise, which means that the entity or organization meets at least one of the following: (1) at least one staff member holds either an ASIS International Certified Protection Professional (CPP) or Physical Security Professional (PSP) certification; (2) the entity or organization has demonstrated law enforcement, government, or military physical security expertise; or (3) the entity or organization is approved to do physical security assessments by the CPUC, Electric Reliability Organization, or similar electrical industry regulatory body.

CofH has selected the *City of Healdsburg Police Department* to complete the Third-Party Review and is the Qualified Authority. Based on its review, the Police Chief has deemed the plan adequate.

10. PSP Maintenance

CofH will perform maintenance of the adopted PSP on a periodic basis or when warranted to refine and update the PSP to preserve plan integrity. CofH recognize the importance to review CofH's distribution system and to identify if there are any changes to the services that CofH provides which could result in anyone of CofH's distribution facilities being identified as a "Covered" Distribution facility.

11. Repeat Process

In addition to the annual maintenance review, CofH will repeat the complete process as follows at least once every five (5) calendar years.

1. Assess all CofH's distribution facilities and identify which facilities are considered "Covered" Distribution facilities pursuant to the CPUC Decision 19-01-18 that may merit special protection and measures to lessen identified risks and threats.
2. Once the "Covered" Distribution facilities have been identified, identify any potential physical security threats and vulnerabilities and conduct a threat and vulnerability risk assessment. Determine the baseline risk based on the likelihood of an event occurring and the level of impact if the event occurred.
3. Based on the risk assessment, develop the recommended mitigations to reduce the identified risk and determine the residual risk based on the recommended mitigations.
4. Develop or update the PSP, establish an implementation plan, implement the identified mitigations, and integrate the PSP into CofH's resiliency plans and activities.

12. Implementation Plan

Section not required, no "Covered" Distribution facilities identified.

13. Distribution Management

Although CofH has not identified any "Covered" Distribution facilities, CofH has in place the following programs to manage their distribution systems, to ensure continued services to their customers and to minimize risk.

13.1 Asset Management

The CofH's distribution substation is designed with "in-service" redundancy, therefore, every component in the substation has a backup that can quickly accept the lost load, with a few

limitations. Therefore, for the major distribution system components, other than existing in-service redundancy equipment, there are no spare parts.

In the event of the loss of a substation transformer, CofH would transfer the load to the adjacent transformer and the City would work to procure a new or replacement power transformer. As part of the City's strategy, they would also consider renting a mobile substation depending upon the lead time for the replacement of the power transformer.

Based on history this has proven to be an effective strategy for CofH.

For some of the other distribution system components, CofH does maintain spare parts and equipment to allow for repairs and replacement of failed equipment that is critical to meeting customer electricity demands. CofH has implemented NEXGEN AM, a computerized maintenance management system, to manage its assets. Currently, CofH's asset management strategy is not formally documented.

13.2 WORKFORCE TRAINING RETENTION

At this time CofH performs normal lineman training on switching procedures but does not have a formal documented training program that covers system restoration, emergency response, and overall system operations. With regards to workforce retention, although CofH does not have a retention program, they have recognized that there is a gap in their employment strategy, and it is something that needs to be addressed.

13.3 PREVENTATIVE MAINTENANCE

CofH has a documented preventative maintenance program which mainly addresses the whole distribution system but not their specific substation. For the distribution assets, preventative maintenance includes annual inspections and condition-based maintenance.

In addition, CofH performs bi-weekly substation inspections, and the entire distribution system is visually inspected annually, Infra-Red (IR) inspections are performed every two to five years, and the asset condition inspection intervals are based upon manufacturer recommendations.

13.4 DISTRIBUTION GRID RESILIENCY

CofH has only one distribution substation with two transmission feeds; a primary source and backup source from PG&E and is designed with built-in redundancy. Most substation components can be taken out of service without interrupting power to customers. During maintenance periods, to ensure that the customer load is not interrupted, the distribution system has numerous ties that support maintenance clearance and redundancy in distribution load. In addition, to minimize the duration of outages, CofH maintains an in-house inventory of materials to respond to emergencies within their distribution system.

With one distribution substation, CofH would not be able to supply electricity to customers if the substation were compromised. To address this issue, CofH's future planning will evaluate building a micro-grid powered by a large solar array within the distribution system. The micro-grid evaluation would include studying the addition of a Batter Energy Storage System (BESS) and implementation of a Virtual Power Plan (VPP) coupled with Demand Response (DR) programs. This would only meet a portion of the City's energy needs, therefore CofH will continue the practice of renting a mobile substation to restore all power.

APPENDIX A - CPUC DECISION 19-01-18 GUIDANCE

The following contains the various criteria to provide Operators[4] with guidance needed to identify Distribution Facilities[5] requiring further assessment.

Specifically, the CPUC Decision 19-01-18 sets forth the following as facilities requiring such assessments:

1. Distribution Facility necessary for crank path, black start or capability essential to the restoration of regional electricity service that are not subject to the California Independent System Operator's (CAISO) operational control and/or subject to North American Electric Reliability Corporation (NERC) Reliability Standard CIP-014-2 or its successors.
2. Distribution Facility that is the primary source of electrical service to a military installation essential to national security and/or emergency response services (may include certain airfields, command centers, weapons stations, emergency supply depots).
3. Distribution Facility that serves installations necessary for the provision of regional drinking water supplies and wastewater services (may include certain aqueducts, well fields, groundwater pumps, and treatment plants).
4. Distribution Facility that serves a regional public safety establishment (may include County Emergency Operations Centers; county sheriff's department and major city police department headquarters; major state and county fire service headquarters; county jails and state and federal prisons; and 911 dispatch centers).
5. Distribution Facility that serves a major transportation facility (may include International Airport, Mega Seaport, other air traffic control center, and international border crossing);
6. Distribution Facility that serves as a Level 1 Trauma Center as designated by the Office of Statewide Health Planning and Development: and
7. Distribution Facility that serves over 60,000 meters.

[4] An Operator is an Electrical Corporation, a Local Publicly Owned Electric Utility, or an Electrical Cooperative responsible for the reliability of one or more Distribution Facilities

[5] A Distribution Substation or Distribution Control Center

APPENDIX B – CITY OF HEALDSBURG'S DOCUMENTATION

The following table contains a list of the documentation that was provided by the CofH and reviewed by NV5 along with NV5's comments and observations on the documentation.

Document	Observations
E-mail chain entitled "Healdsburg | Physical Security Plan - Questionnaire", to April Mitts and Randy Long, dated May 1, 2026 to May 7, 2026.	This e-mail was a request to confirm and provide updated information to update the 2021 PSP.

APPENDIX C - CPUC DECISION 19-01-8 SIX-STEP PROCEDURE

Safety and Enforcement Division's (SED) *Risk Assessment & Safety Advisory (*RASA) recommend six-step procedure for carrying out new physical security plan requirements to address utilities' distribution assets. These proposed steps are modeled on the security plan requirements set forth by NERC CIP-014.

Step 1. **Assessment**. Drafting of a plan, addressing prevention, response, and recovery, which could be prepared in-house or by a consultant, and which shall include proposed and recommended mitigation measures.

Step 2. **Independent Review and Utility Response to Recommendations**. Proposed plan would be reviewed and by an independent third party, likely a qualified consultant expert, national laboratory, or a regulatory or industry standard body (such as the Electric Power Research Institute). Step 2 would include reviewer recommendations that assess and appraise the appropriateness of the risk assessment, proposed mitigation measures, and other plan elements. A utility would be expected to fully address reviewer recommendations, including justifying any mitigations that it declines to accept; the independent third-party opinion/recommendations, utility response, threat and risk assessment, and mitigation measures combined would constitute a final plan report.

Step 3. **Safety and Enforcement Division (SED) Review (for IOUs only)**. Final plan report would be reviewed by the CPUC SED (recurring every five years) so as to determine whether it is in compliance with regulatory requirements, and eligible to request funding for implementation. Upon five years from the date of adoption, a utility would be required to have any revised or original plan updated and repeat the review process. Utilities may be afforded regulatory relief by way of an exemption request process for special cases where undertaking of the plan overhaul and/or review process may be impracticable or unduly burdensome. Non-compliance could result in an enforcement action, potentially resulting in sanctions and/or penalties as provided by. An SED finding of compliance would render IOUs eligible to request funding for appropriate physical security needs identified by IOUs; project expenditures would be tracked in a memorandum account and subject to reasonableness review in the GRC.

> **Step 3a**. **Plan Review (for POUs only)**. Final plan report would be deemed adequate (recurring every five years, and eligible for same exemption request process made available to the IOUs) by a qualified authority designated by the applicable local governance body. (For example, Riverside Public Utilities currently develops a security and emergency response plan that conforms to the Governor's Office of Emergency Services (CalOES) and Federal Emergency Management Agency (FEMA) standards and receives their endorsement.)

Step 4. **Adoption (for POUs only)**. Reviewed plan would be submitted to the appropriate regulatory oversight body (local governance body) for review and greenlighting (adoption). Step 4 should include funding to implement the plan.

> **Step 4a**. **Notice. (for POUs only)**. Provide CPUC with official notice (ideally including a copy of a resolution of the adopted plan action.

Step 5. **Maintenance**. Ongoing adopted plan refinement and updates as appropriate and as necessary to preserve plan integrity. All security plans should be concurrent with and integrated into utility resiliency plans and activities.

Step 6. **Repeat Process**. Plan overhaul and review every five years.

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: 2025 Urban Water Management Plan

PREPARED BY: Patrick Fuss, Utility Engineering Manager

STRATEGIC INITIATIVE(S):
Provide Effective Governance
Maintain and Enhance Public Health and Safety

RECOMMENDED ACTION(S):
Adopt a Resolution adopting the City of Healdsburg's 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan and authorize staff to submit the UMWP and Water Shortage Contingency Plan to the State.

COMMUNITY ENGAGEMENT/OUTREACH:
The City conducted a survey on particular topics of the Urban Water Management Plan (UWMP) from April 15, 2026, to April 30, 2026. The survey asked respondents to rank water supply and demand reduction options, water loss reduction actions, support for required water waste prohibitions, nonfunctional turf irrigation and potential impacts on trees, and changing the Stage 1 water shortage restrictions to be mandatory. The survey also allowed the respondents to comment on what they are concerned about with regard to potential water shortages.

The draft 2025 UWMP was posted on the City's website on April 15, 2026. Staff presented the draft 2025 UWMP at a public workshop on May 6, 2026, and received comments and questions. Staff presented the draft UWMP at the June 1, 2026, public hearing conducted at the City Council meeting. This public hearing has been noticed in the Healdsburg Tribune on May 14, 2026, and May 21, 2026.

BACKGROUND:
The Urban Water Management Planning Act (Act) was established by the California state legislature in 1983 to address changing conditions related to water sources, water availability, water demands, and water reliability over a 20-year period. The Act also requires water suppliers to update their Urban Water Management Plan (UWMP) every five years based upon guidelines provided by the Department of Water Resources (DWR). In 1991, the State added the requirement to include a Water Shortage Contingency Plan (WSCP) to outline the water supplier's response

and plan for changes or shortages in water supplies. If urban water suppliers do not complete an UWMP, they may not be able to access State grants, loans, and drought assistance.

To create an improved representation of the City's water supply under drought conditions, staff worked over the past few months to incorporate the experiences of the most recent drought and water supply restrictions within this updated version of the draft UWMP.

The DWR provides a guidebook to complete the 2025 UWMP. This guide outlines the requirements to complete the analysis of the City's available water supply, forecasted water demand, and analysis of certain contingencies for water shortage to be consistent with the requirements of the Act. The guidebook defines the necessary data, tables, and scenarios that need to be studied with the development of the UWMP.

DISCUSSION/ANALYSIS:
The primary function of the UWMP is to define and forecast the City's available sources of water, forecast demand, and study both supply and demand under normal conditions, a single-year drought conditions, and multiple-year drought conditions. Reviewing these three scenarios (normal, single-dry, multiple-dry) helps inform the City when making decisions regarding available water supply and develop a water shortage contingency plan as appropriate for the conditions.

The 2025 UWMP plan provides an analysis of the City's available water supply relative to forecasted demand for water through 2045. The forecasted water demand (water consumption) assumes a population growth set at approximately three percent per year for years 2025 through 2030. This is consistent with the forecasted population used for the Climate Mobilization Strategy and consistent with the State-mandated Regional Housing Needs Assessment. Between 2030 and 2045, steady growth is projected at approximately one percent every five years.

The Healdsburg Climate Mobilization Strategy (CMS) projections used in the UWMP are higher than the actual estimation by the Department of Finance. Using the Healdsburg CMS population projections provides a conservative approach for water supply planning in the UWMP.

While historical population growth for Healdsburg and water usage trend lower than a one-percent increase per year, these assumptions provide a higher-than-expected forecast for future water demands and a conservative approach to planning the City's water supply needs.

Historical Population and Water Usage in Healdsburg

Year	Water Usage, million gallons	Population	Gallons per Capita per Day
2011	647	11,449	155
2012	705	11,456	169
2013	712	11,540	169
2014	594	11,648	140
2015	535	11,705	125
2016	542	11,806	126

2017	610	11,795	142
2018	621	12,076	141
2019	640	11,845	148
2020	661	11,614	156
2021	463	11,800	107
2022	463	11,030	115
2023	506	10,914	127
2024	559	10,980	139
2025	543	10,972	136

* Population numbers do not include the Fitch Mountain Water District (CSA-41) but do include CSA-41 usage.

Over time the City's water demand per capita has been decreasing, and 2021 and 2022 reflect years of profound drought. The decrease in water usage per capita over time is largely attributable to the implementation of water efficiency building codes (Title 24 and the Water Efficiency Landscape Ordinance) and the community's embrace of water conservation. A long-term commitment to water conservation and efficient water use will continue to build security in the City's water supply.

While a three-percent growth in the first five years of the planning horizon is expected to be higher than actual growth levels, it is helpful to study higher growth levels should Healdsburg experience periods of rapid growth in population and water usage. As the 2025 UWMP demonstrates, under normal conditions, the City would still have adequate water to meet this higher demand. The UWMP's three-percent population growth in the first five years provides a conservative upper limit when forecasting the City's long-term water needs. The growth projections are also deemed conservative when compared against known development projects and projected development under the City's Housing Element and General Plan (i.e., RHNA, GMO, and estimated ADUs).

Forecasted Data	**2025**	**2030**	**2035**	**2040**	**2045**
Water Demand (million gallons)	543	598	604	610	615
Available Water Supply (million gallons)	1,251	1,251	1,251	1,409**	1,409**
Population*	10,972	12,746	12,882	13,018	13,127

* Population numbers do not include the Fitch Mountain Water District (CSA-41) but do include CSA-41 usage.

**includes 158 MG from ground water sources anticipated with the aquifer storage and recovery (ASR) wells project.

In addition to studying water supply and demands under normal conditions, the UWMP also studies water supplies under two specific drought conditions. The first, and more extreme condition is termed the single-dry year. Under this condition the plan reviews existing and forecasted demand against water supplies available during extreme drought conditions. For the

2025 UWMP, the single-dry year is based on 2021 (lowest rainfall in 100 years) and assumes that the City will lose access to all existing water rights and only be able to divert water under the public health and safety exemption. In 2021, the public health and safety exemption was 112 gallons per capita per day. This is an extreme situation but helps to illustrate the level of conservation required.

Single Dry Year	2025	2030	2035	2040	2045
Forecasted Water Demand (million gallons)	543	598	604	610	615
Single-Dry Water Supply (million gallons)	493	566	571	577	581
Conservation Need* (million gallons)	50	32	33	33	34
Conservation Need* (percent of normal demand) annualized	9	5	5	5	6
Maximum Conservation Need* (percent of normal demand) Maximum month	33	35	36	37	38

*On an annualized basis, it appears a modest amount of conservation is necessary. The 2025 UWMP does take into account the water demand variability by month that is experienced in Healdsburg because of outdoor irrigation in warmer months and a lack of storage. Taking these into account, the anticipated mid-summer conservation requirement is approximately 33 to 38 percent of normal usage.

For the multiple dry year conditions, a period with the lowest five consecutive years of rainfall is studied. Unlike prior UWMPs, the City will need to also anticipate the impacts of changes at the Potter Valley Project (PVP) in this analysis. Historically, the PVP (a PG&E power generation facility that diverts water from the Eel River system to the Russian River system) contributed flow to the Russian River. In 2025, PG&E applied to the Federal Energy Regulation Commission (FERC) to surrender its license to operate the Potter Valley Project. The conditions of surrendering the license to operate the PVP include decommissioning the power generation facility, and removal of two dams. As a consequence, the Russian River system would receive less flow than it had previously, particularly during dry periods.

The period with lowest five consecutive years were Water Year (WY) 2010/2011 to WY 2014/2015. In this period, the City and surrounding areas, received approximately 39 percent of the normal rainfall. Since the reservoirs are directly filled by rainfall, this can equate to 39 percent of the storage available. In these conditions, staff believes that on the Russian River system, the most senior water right at the Fitch well field will be available for a flow of two million gallons per day (mgd); and junior water rights at Gauntlett well field and Fitch Mountain will be curtailed. Staff believes that the Dry Creek water right will not be curtailed because the Lake Sonoma Reservoir feeding into Dry Creek has storage capacity for multiple years. Lake Mendocino, on the other hand, has capacity for approximately one year of demand.

The curtailed water rights at 2.6 mgd from the Gauntlett water right and 0.9 mgd from Fitch Mountain water right, respectively, constitute approximately 64 percent of the water rights from the Russian River sources. Staff assume that the Dry Creek water right at 0.65 mgd will be

available during the summer. The purchased water from Sonoma Water is also assumed to be available to the extent this water can be diverted from the Dry Creek diversion point of the Fitch water right is curtailed during this period. The total diversion available during this time is approximately 2.6 mgd during the summer and 2 mgd during the winter.

On an annualized basis, the water demand and supply forecast during five consecutive dry years is presented in the following table.

Multiple-Dry Year	2025	2030	2035	2040	2045
Forecasted Water Demand (million gallons)	543	598	604	610	615
Multiple-Dry Water Supply (million gallons)	845	845	845	845	845
Conservation Need* (million gallons)	13	27	62	82	104
Conservation Need* (percent of normal demand) annualized	2	5	10	13	17
Maximum Conservation Need* (percent of normal demand) Maximum month	12	20	27	28	30

*On an annualized basis, it appears a modest amount of conservation is necessary. The 2025 UWMP does take into account the water demand variability by month that is experienced in Healdsburg because of outdoor irrigation in warmer months and a lack of storage. Taking these into account, the anticipated mid-summer conservation requirement is approximately 12 to 30 percent of normal usage.

Overall, the 2025 UWMP plan indicates that, under normal conditions the City's water supply is sufficient to meet forecasted demands and that under drought conditions there is a need for conservation.

The plan does include the ability to increase the City's water supply through the construction of groundwater wells. The City has developed a project called aquifer storage and recovery (ASR) wells that will allow water to be stored in an underground aquifer when water is plentiful and withdraw it when water is scarce to enhance supply. Even with the proposed ASR wells, conservation will still be required during dry years as the City is seeking funding to complete the ASR Wells Project.

Other water supply improvements that staff have identified include:

- Increasing the water right at Dry Creek and making this a year-round water source. The current Dry Creek water right is 0.65 mgd from April through October. The proposed water right at Dry Creek would be 1.0 mgd from April through October and 1.7 mgd from November through March.
- Increasing the capacity of the Dry Creek well field. The current equipment can divert a bit less than 1.0 mgd from this location. These improvements will allow the City to have the mechanical capacity to divert approximately 2.3 mgd from the Dry Creek location.
- Increase purchased water from Sonoma Water. Staff are negotiating increasing the volume of water purchased from Sonoma Water from 425 acre-feet (approximately 138 million

gallons) to 900 acre-feet (approximately 293 million gallons) to be withdrawn from any diversion point when the City's water rights are not available. This additional volume will aid the City in when Russian River supplies are low.

Staff have also identified a demand reduction project in the extension of the Municipal Recycled Water Pipeline. The extension is expected to serve recycled water to the junior high and high schools, an elementary school, and the Abel De Luna Community Center. This demand reduction project is anticipated to annually offset approximately eight million gallons of potable water with recycled water.

While these water supply increase and water demand reduction projects may help to reduce the need for conservation during dry years, there remains a need for conservation during periods of drought. The City should continue water conservation efforts to gain long-term use reductions within existing buildings and landscapes. Doing so will ease negative impacts created during future dry-years and the impacts of required mandatory conservation. Additionally, the City must comply with new State water regulations, such as Making Water Conservation a California Way of Life and Assembly Bill 1572 which prohibits the use of potable water for the irrigation of nonfunctional turf located on commercial, industrial, and institutional properties, other than a cemetery, and on properties of homeowners' associations, common interest developments, and community service organizations or similar entities.

The 2025 UWMP must also include a Water Shortage Contingency Plan (WSCP). Water shortage contingency planning is a strategic process to prepare for and respond to water shortage, which may be due to drought or other emergencies (e.g., earthquake, toxic spill, etc.). The WSCP provides pre-planned guidance for managing a water shortage, which includes aspects such as reliability analysis, annual water supply and demand assessment, standard water shortage levels, shortage response actions, communication protocols, and more.

The six standard water shortage levels are designed to achieve progressively higher levels of conservation through the use of various water use restrictions as well as establishment of water budgets in the higher stages. Included in the UWMP and WSCP are two primary recommended updates:

1) Adding a new Stage 0 to acknowledge certain year-round all-the-time water waste prohibitions, and
2) Changing Stage 1 from voluntary to mandatory, if declared.

Adding a new Stage 0 will acknowledge the State's nonfunctional turf regulation and address other substantial water waste activities, such as large leaks and excessive irrigation runoff. Implementing certain year-round water waste prohibitions and a new Stage 0 in the WSCP will better prepare the community to be more resilient to drought and water emergencies and help mitigate the need for declaring higher stages of the WSCP. Additionally, changing Stage 1 to mandatory would be more equitable and clearly communicate that everyone is expected to follow the restrictions if conservation is deemed necessary due to a water supply shortage. If changed to mandatory, staff recommend certain updates focusing Stage 1 on impactful water waste activities. These recommendations will require an update to the City's current ordinance for mandatory water conservation measures (HMC 13.12.220), implementation of these amendments is a separate staff

report item. A summary of the shortage levels, the primary recommended changes, and other minor changes is provided in Section 8 of the UWMP.

During the survey and the public workshop, community members voiced concern regarding how the changes in water diversions to the Russian River and how climate change affect the City's water supply. Others commented on how the City should allocate future water use within Healdsburg. Diversions from the Eel River to the Russian River are expected to cease with the decommissioning of the PVP. However, rainfall catchment in the watershed of the Russian River and Lake Mendocino are anticipated to be adequate for normal to wet years. While historical annual rainfall averages have not increased or decreased significantly, it is noticeable that fluctuations in rainfall from year-to-year are greater (more pronounced change from wet and dry years) than past years. These fluctuations within the Russian River watershed create a need for multi-year water storage especially amongst those reliant on the upper Russian River. The 2025 UWMP indicates that aquifer storage and recovery (ASR) wells are expected to help stabilize the City's water supply between wet and dry years. The development of ASR wells and adding capability to withdraw water from the Dry Creek diversion point under the City's own or purchased water rights, coupled with continued water conservation efforts will lessen, but not eliminate, the need for mandatory conservation during dry years.

ENVIRONMENTAL STEWARDSHIP:
The 2025 UWMP helps ensure the City is using a finite source of water efficiently. In turn, the City's efficient use of water helps to maintain instream flows for fish and riparian habitat in both the Upper Russian River and Dry Creek.

ALTERNATIVES:
The City Council could elect to not adopt the 2025 Urban Water Management Plant and Water Shortage Contingency Plan. Should city Council make such a decision, staff will need direction from city council on how to proceed. Staff does not recommend this alternative.

FISCAL IMPACT:
Submission of the 2025 UWMP allows the City of Healdsburg access to State-level grant programs that could fund infrastructure and conservation measures. Due to funding limitations within the Water Department budget, staff is seeking grant funding to support aquifer storage and recovery wells, municipal recycled water pipeline extension, and conservation measures.

ENVIRONMENTAL ANALYSIS:
Pursuant to California Environmental Quality Act and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15378(b)(2), continued administrative actions do not qualify as a "Project". Therefore, no further CEQA or environmental review is required.

ATTACHMENT(S):
2025 Urban Water Management Plan Update, City of Healdsburg, Public Works Department, June 15, 2026
Resolution

CITY OF HEALDSBURG

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ADOPTING THE CITY OF HEALDSBURG'S 2025 URBAN WATER MANAGEMENT PLAN AND WATER SHORTAGE CONTINGENCY PLAN

WHEREAS, California's Urban Water Management Planning Act requires urban water suppliers with more than 3,000 customers to prepare and submit an Urban Water Management Plan ("UWMP") every five years; and

WHEREAS, the general purpose of the UWMP is to demonstrate that the urban water supplier has adequate water supplies to meet future water demands; and

WHEREAS, a survey with the public was conducted from April 15 to April 30, 2026, a public workshop was held on May 6, 2026, and a public hearing was held on June 1, 2026, to gain public input on forecasted water demands and water supplies; and

WHEREAS, the 2025 UWMP includes discussion of increasing water supplies through aquifer storage and recovery and the need for continued water conservation and demand management measures; and

WHEREAS, under section 15378(b)(2) of the California Environmental Quality Act, continued administrative actions do not qualify as a "Project". Therefore, no further CEQA or environmental review is required.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Healdsburg hereby adopts the City of Healdsburg's 2025 Urban Water Management Plan and Water Shortage Contingency Plan, directs staff to file the plan with the Department of Water Resources, and authorizes staff to address non-substantive comments from the Department of Water Resources.

PASSED, APPROVED AND ADOPTED, this 15th day of June 2026, by the following vote:

SO ORDERED:

J. Chris Herrod, Mayor

ATTEST:

Raina Allan, City Clerk

2025 URBAN WATER MANAGEMENT PLAN UPDATE

City of Healdsburg
Public Works Department

June 15, 2026

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Table of Contents

1. Plan Development and Adoption 8
1.1 Executive Summary 8
2. Chapter 2 Plan Preparation 9
2.1 Plan Preparation 9
2.2 Basis for Preparing a Plan 9
2.3 Regional Planning 10
2.4 Individual or Regional Planning and Compliance 10
2.5 Fiscal or Calendar Year and Units of Measure 10
2.6 Coordination and Outreach 11
3. System Description 12
3.1 General Description 12
3.2 Service Area Boundaries 13
3.3 Service Area Climate 14
3.4 Service Area Population and Demographics 17
3.5 Social, Economic, and Demographic factors 18
3.6 Land Uses within Service Area 18
4. Water Use Characterization 22
4.1 Non-Potable versus Potable Water Use 22
4.2 Past, Current, and Projected Water Use by Sector 22
4.3 Water Use for Lower Income Households 30
4.4 Climate Change 31
5. SB X7-7 Baselines, Targets, and 2020 Compliance 31
5.1 Present and Proposed Activities to Achieve Water Use Targets 32
5.2 2020 Water Use Target 32
5.3 Targets Summary 32
6. Water Supply Characterization 32
6.1 Water Supply Analysis Overview 33
6.2 Water Supply Characterization 33
6.3 Energy Use 49
7. Water Supply Reliability and Drought Risk Assessment 55
7.1 Introduction 55
7.2 Water Service Reliability Assessment 55
7.3 Drought Risk Assessment 65

8. Water Shortage Contingency Planning 67
8.1 Water Supply Reliability Analysis 67
8.2 Annual Water Supply Demand Assessment Procedures 68
8.3 Six Standard Water Shortage Levels 70
8.4 Shortage Response Actions 70
8.5 Communication Protocols 78
8.6 Compliance and Enforcement 78
8.7 Legal Authorities 79
8.8 Financial Consequences of a WSCP 80
8.9 Monitoring and Reporting 81
8.10 WSCP Refinement Procedures 81
8.11 Special Water Feature Distinction 81
8.12 Plan Adoption, Submittal, Availability, and Amendment Procedures 81
9. Demand Management Measures 82
9.1 Demand Management Measures for Retail Agencies 82
9.2 Demand Management Measures for Wholesale Suppliers 87
10. Plan Adoption, Submittal, and Implementation 88
10.1 Inclusion of All 2025 Data 88
10.2 Notice of Public Hearing 88
10.3 Public Hearing and Adoption 88

Table Index

Table 2-1. Public Water Systems
Table 2-2. Plan Identification
Table 2-3. Supplier Identification
Table 2-4a Retail. Water Supplier Information Exchange
Table 2-4b Wholesale. Water Supplier Information Exchange

Table 3-1. Monthly Climatic Averages
Table 3-2a Retail. Population - Current and Projected
Table 3-2b Wholesale. Population - Current and Projected
Table 4-1. Historical Water Use by Sector from 2020 – 2025, MG

Table 4-2. Five Years of Water Loss Audit Reporting
Table 4-3a Retail. Demands for Potable – 2025 Actual
Table 4-3b Wholesale. Demands for Potable - 2025 Actual
Table 4-4a Retail. Use for Potable Water and Non-Potable - Projected
Table 4-4b Wholesale. Use for Potable Water and Non-Potable - Projected
Table 4-5a Retail. Total Water Use (Potable and Non-Potable)
Table 4-5b Wholesale. Total Water Use (Potable and Non-Potable)

Table 4-6. Inclusion of Future Water Savings in Water Use Projections
Table 4-7. Characteristic 5-year Water Use for Potable Water and Non-Potable - Projected

Table 5-1. Retail: SB X7-7 Target Progress

Table 6-1. Groundwater Volume Pumped
Table 6-2. Existing Water Rights and Diversion Limits
Table 6-3. Pending Water Rights and Diversion Limits
Table 6-4. Wastewater Collection within Service Area in 2025
Table 6-5a Retail: Wasterwater Treatment and Discharge within Service Area in 2025
Table 6-5b Wastewater Treatment and Discharge within Service Area in 2025
Table 6-6a Retail: Current and Projected Recycled Water Direct Beneficial Uses within Service Area
Table 6-6b Wholesale: Current and Projected Recycled Water Direct Beneficial Uses within Service Area
Table 6-7a Retail: 2020 UWMP Recycled Water Use Projections Compared to 2025 Actual
Table 6-7b Wholesale. 2020 UWMP Recycled Water Use Projections Compared to 2025 Actual
Table 6-8. Methods to Expand Future Recycled Water Use
Table 6-9a Retail. Expected Future Water Supply Projects
Table 6-9b Wholesale. Expected Future Water Supply Projects
Table 6-10a Retail. Water Supplies – Actual
Table 6-11a Retail. Water Supplies – Projected
Table 6-11b Wholesale. Water Supplies – Projected
Table 6-12 - Water Supply Energy Intensity for 2025
Table 6-13 - Wastewater and Recycled Water Supply Energy Intensity for 2025

Table 7-1a Retail. Basis of Water Year Data
Table 7-1b Wholesale. Basis of Water Year Data
Table 7-2a Retail: Normal Year Supply and Demand Comparison
Table 7-2b Wholesale: Normal Year Supply and Demand Comparison
Table 7-3a Retail: Single Dry Year Supply and Demand Comparison
Table 7-3b Wholesale: Single Dry Year Supply and Demand Comparison
Table 7-4a Retail: Multiple Dry Years Supply and Demand Comparison
Table 7-4b Wholesale:Multiple Dry Years Supply and Demand Comparison
Table 7-5. Five-Year Drought Risk Assessment

Table 8-1. Cross-reference for Standard vs. Supplier Shortage
Table 8-2. Supply Augmentation and Other Actions
Table 8-3. Demand Reduction Actions
Table 8-4. Emergency Action Summary

Table 9-1. Water Conservation Rebate Results 2021-2025

Table 10-1. Notification to Cities and Counties

Figure Index

Figure 3-1. Healdsburg City and Service Territory Boundaries
Figure 3-2. Healdsburg Water Service Area and Pressure Zones
Figure 3-3. Water Distribution System

Figure 6-1. Groundwater Basins
Figure 6-2. Recycled Water Distribution System

Appendices

Appendix A - 2021 Water Loss Audit Form
Appendix B - 2022 Water Loss Audit Form
Appendix C - 2023 Water Loss Audit Form
Appendix D - 2024 Water Loss Audit Form
Appendix E - 2025 Water Loss Audit Form
Appendix F – SB X7-7 Verification Form
Appendix G – CAL-Adapt Temperature Forecasts
Appendix H -- CAL-Adapt Dry Spell Forecasts
Appendix I -- CAL-Adapt Precipitation Forecasts

Acronym List

ABAG	Association of Bay Area Governments
Act	Urban Water Management Planning Act
AF	Acre-foot or acre-feet
AFY	Acre-feet per year
BMP	Best Management Practice
BiOp	Biological Opinion
CDPH	California Department of Health
CII	Commercial, Industrial, and Institutional
Corps	United States Army Corps of Engineers
CSA	County Service Area
CUWCC	California Urban Water Conservation Council
CWC	California Water Code
DDW	State Water Resources Control Board's Division of Drinking Water
DMM	Demand Management Measure
DWR	California Department of Water Resources
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
ETo	Evapo-transpiration
GPCD	Gallons per capita per day
IPR	Indirect Potable Reuse
ITP	Independent Technical Panel
MCL	Maximum Contaminant Level
MPA	Microscopic Particulate Analysis
NAICS	North American Industry Classification System
NMFS	National Marine Fisheries Service
SB X7-7	Water Conservation Act of 2009
SCWA	Sonoma Water formerly Sonoma County Water Agency
SWRCB	State Water Resources Control Board
TPW	County of Sonoma's Department of Transportation and Public Works
UWMP	Urban Water Management Plan
WSCP	Water Shortage Contingency Plan
WSEP	Water Shortage Emergency Plan
WWTP	Wastewater Treatment, Reclamation and Disposal Facility

1. Plan Development and Adoption

1.1 Executive Summary

The City of Healdsburg is located in Sonoma County roughly 70 miles north of San Francisco. The City's water distribution system serves a population of approximately 10,972 through 4,766 water meters; of which 626 are commercial/industrial/institutional accounts and 4,140 serve residential water customers., including two for Fitch Mountain. The City provides potable water to roughly 350 connections within the Fitch Mountain Water District (County Service Area 41). The provisioning of water to the Fitch Mountain Water District is allowed through a wholesale water contract with the County of Sonoma.

To provide potable water to Healdsburg and the Fitch Mountain Water District, the City's Public Works Department relies on surface water from both the Russian River and Dry Creek. This diversion of water is authorized through four water-rights: three on the Russian River and one on Dry Creek. The City also contracts with Sonoma Water (formerly Sonoma County Water Agency) for a backup supply of water should the City's water rights become unavailable.

Because the City relies on both the Russian River and Dry Creek for its potable water supply, the City's water supply reliability is closely tied to storage conditions in Lake Mendocino and Lake Sonoma. In years of normal, and even slightly below average rainfall, storage within these reservoirs is adequate to maintain water supply year-round. In years of extremely low rainfall, reservoir storage may be depleted, requiring communities and agricultural users within the Russian River watershed to implement conserve measures.

Recent changes to the Potter Valley Project, which diverts water from the Eel River system to the Russian River system, will likely change the water supply to Lake Mendocino, which flows to the Russian River. As a result, the natural water flow, from which the City's water rights are based, might be reduced in normal years and significantly diminished during dry years. During these times of limited natural water flow in the Russian River, the City anticipates relying on stored water releases through a water purchase agreement with Sonoma Water. This purchased water may be diverted from the City's existing Russian River diversion points or from the existing diversion point on Dry Creek.

As detailed within the 2025 UWMP, the City has sufficient water rights to meet current and projected water demand normal hydrologic conditions over the next 20 years. During dry years, when the City's water supplies are constrained by low flows within the Russian River and Dry Creek, this plan demonstrates a need for mandatory conservation measures. Under a worst-case condition (single dry year scenario) the level of mandatory conservation needed could reach 50% of 2025 summer water use.

Future water demand projections for the 2025 UWMP are based on historical population and historical water use. Population growth assumptions use the California Department of Finance Estimates (-E1 released May 2025) for 2025 population. Populations for 2030-2045 are based on the projections used for the City of Healdsburg Climate Mobilization Strategy (CMS). These projections anticipate approximately 16% growth from 2025 to 2030 and then 1% growth, respectively for 2030-2035, 2035-2040, and 2040-2045. Water usage is based on 134 gallons per capita per day (gpcpd) based on the 2025 water demand forecast (the actual consumption in 2025 was approximately 132 gpcpd).

To effect meaningful water conservation programs, the City's water department funds a portion of one full-time employee to administer water conservation programs. The City is also a member of the Sonoma-Marin Saving Water Partnership (Partnership). The Partnership represents 12 water utilities in Sonoma and Marin counties who have partnered to provide regional solutions for water use efficiency. In addition to the Partnerships recommendations and implementation of efficient water measures, the City of Healdsburg provides City-administered and funded water conservation programs to assist customers in gaining long-term reductions in water use. Through rebates, education and outreach, Healdsburg has been able to reduce water use by incentivizing lawn conversions, clothes washers, and toilet replacements while also

providing free low-flow showerheads and faucet aerators. These efforts collectively reduce the City's overall water usage.

The City of Healdsburg encourages active community participation in its urban water management planning efforts. To allow for community engagement the City conducted a public survey from April 15 to April 30, 2026 and held a public workshop on May 6, 2026. The survey had 320 responses, including 275 responses to the survey in English and 45 responses to the survey in Spanish. The public workshop had approximately 15-20 attendees, and provided dinner, childcare, and real-time Spanish interpretation. A public hearing was held on June 1, 2026 at a City Council meeting. The community outreach helped to gather feedback which was incorporated into the final document. Final approval of the 2025 UWMP is planned for June 15, 2026, during a regularly scheduled City Council meeting.

2. Chapter 2 Plan Preparation

This chapter describes the preparation of the City's 2025 Urban Water Management Plan and Water Shortage Contingency Plan including efforts in coordination and outreach.

2.1 Plan Preparation

This chapter includes the following sections for guidance on preparing an UWMP: basis for preparing a plan, regional planning, individual or regional planning, compliance fiscal or calendar year and units of measure and coordination and outreach activities.

2.2 Basis for Preparing a Plan

The Urban Water Management Plan (UWMP) Act, as codified in California Water Code (CWC) Sections 10610 through 10656, requires urban water suppliers with 3,000 or more service connections or supplying 3,000 or more acre-feet of water per year to prepare an UWMP. The City operates Public Water System (PWS) CA4910005, which is regulated by the State Water Resources Control Board, Division of Drinking Water. In 2025, the City had4,766 connections within its service territory and, therefore, meets the threshold for this State requirement.[1]

The City's is also defined as a wholesaler since it supplies drinking water to the County of Sonoma's County Service Area (CSA) 41 which serves the Fitch Mountain area. The City supplies water to CSA 41 under a long-standing wholesale arrangement between the City and County that includes the historic water rights associated with that service area. This UWMP, as a planning document, is not intended to modify any existing agreements, rate provisions, or service obligations between the City and County.

2.2.1 Public Water Systems

Public water systems are the distribution systems that provide drinking water for human consumption. All public water systems are given a unique Public Water System Identification Number (PWSID) and are regulated by the State Water Resources Control Board (State Water Board), Division of Drinking Water.

As defined by the CWC, a public water system is a system that provides water for human consumption through pipes or other constructed conveyances: that has 15 or more service connections; or regularly serves at least 25 individuals daily at least 60 days out of the year. Table 2-1 summarizes the City of Healdsburg's public water system information for the year 2025.

[1] Source: Healdsburg's Utility Billing Department

Table 2-1 Retail: Public Water Systems

Submittal Table 2-1 Retail Only: Public Water Systems			
Public Water System Number	Public Water System Name	Number of Municipal Connections 2025	Volume of Water Supplied 2025 *
4910005	City of Healdsburg	4,766	529
TOTAL		**4,766**	**529**

2.3 Regional Planning

The City regularly meets with Sonoma Water staff to discuss and coordinate regional efforts. In addition, the City has joined the Sonoma Marin Saving Water Partnership to develop and implement water conservation programs throughout the North Bay.

The City also collaborates with Sonoma County's Regional Climate Protection Authority (RCPA), the eight incorporated jurisdictions of Sonoma County, as well as the County of Sonoma itself, to create and implement a Climate Mobilization Strategy (see Section 3.3 for more information about this plan to mitigate climate change).

The City is a member of the Russian River Watershed Association (RRWA); a coalition of ten cities, counties and special districts in the Russian River watershed that coordinate regional programs for clean water, habitat restoration, watershed enhancement, and conservation.

2.4 Individual or Regional Planning and Compliance

The Urban Water Management Plan Act allows for the preparation of UWMPs by a group of water suppliers or as an individual water supplier. As illustrated in Table 2-2 below, the City is an individual water supplier and developed this UWMP as an individual UWMP addressing all requirements of the CWC.

Table 2-2. Plan Identification

☑	**Type of Plan: Individual UWMP**

2.5 Fiscal or Calendar Year and Units of Measure

2.5.1 Fiscal or Calendar Year

This UWMP reports data on a calendar year basis starting on January 1 and ending December 31. As required for UMWPs for the year 2025, the City has included water use and planning data for the entire calendar year of 2025.

2.5.2 Reporting Complete 2025 Data

This UWMP reports data on a calendar year basis unless otherwise noted. Section 5 discusses baselines and targets in terms of gallons per capita per day (gpcd), compliant with SB X7-7.

2.5.3 Unit of Measure

Water quantities are measured in million gallons (MG), unless otherwise noted. Section 5 discusses baselines and targets in terms of gallons per capita per day (GCPD), compliant with SB X7-7.

Table 2-3. Supplier Identification

☑	Supplier is a wholesaler
☑	Supplier is a retailer
Fiscal or Calendar Year	
☑	UWMP Tables are in calendar years
Units of measure used in UWMP	
Unit	Million Gallons (MG)

2.6 Coordination and Outreach

The City meets regularly with Sonoma Water, the County of Sonoma, Department of Transportation and Public Works (TPW), and other water rights holders along the northern Russian River, including vineyard owners. Table 2-4 identifies the various agencies and entities that the City is coordinating with during the UWMP preparation process, and/or on an ongoing basis in relation to water supply planning.

Table 2-4a Retail: Water Supplier Information Exchange

The retail Supplier has informed the following wholesale supplier(s) of projected water use in accordance with Water Code Section 10631.
Sonoma Water[1]

[1]*City has a water purchase agreement with Sonoma Water (formerly Sonoma County Water Agency).*

Table 2-4b Wholesale: Water Supplier Information Exchange

☑	Supplier has informed 10 or fewer other water suppliers of water supplies available in accordance with Water Code Section 10631.
Water Supplier Name: Russian River Utility (CSA 41)	

2.6.2 Coordination with Other Agencies and the Community

While the City of Healdsburg primarily relies on its own water rights, Healdsburg maintains a backup water supply agreement with Sonoma Water. Sonoma Water manages in-river flows and reservoir storage levels in coordination with state and federal agencies. The City coordinates with and provides Sonoma Water with water demand updates.

Urban water suppliers are required by the Act to encourage active involvement of the community during the preparation of its UWMP. The City held an informational workshop on May 6, 2026 to provide the public with an update on the preliminary results of the 2025 UWMP and encouraged

public input. The online survey implemented leading up to the workshop had 320 responses, including 275 responses to the survey in English and 45 responses to the survey in Spanish. The public workshop had approximately 15-20 attendees, and provided dinner, childcare, and real-time Spanish interpretation. The City also conducted a public hearing on the 2025 UWMP at the June 1, 2026, City Council meeting.

The City will publish public notices in the Healdsburg Tribune on May 14, 2026, and May 21, 2026, notifying the public of the City's intent to update its UWMP and Water Shortage Contingency Plan. The City held the formal public hearing at the City Council Chambers on June 1, 2026, More information about the public hearing and the adoption of the 2025 UWMP is presented in Section 10 of this UWMP.

2.6.3 Notice to City and Counties

The City notified Sonoma Water and the County of Sonoma that the City of Healdsburg's UWMP was being reviewed and updated. Letters were sent on April 20, 2026.

3. System Description

This section describes the physical characteristics of the City's water service area, the current and projected population for the service area, climate, and the social, economic, and demographic factors affecting the City's water management planning.

3.1 General Description

The City of Healdsburg is in the County of Sonoma, approximately 12 miles north of the City of Santa Rosa, within the nine-county San Francisco Bay Region. The location of Healdsburg in California is shown in Figure 3-1

The City of Healdsburg is in an inland valley between Highway 101 and the Russian River. The Russian River flows southward to the east of the City and crosses through the southern portion of the City in a westerly direction. The City's water service area is roughly equivalent to the City Limit. Figure 3-1 shows the City Limit, sphere of influence, and water distribution areas, which include CSA 41 to which the City is a wholesale water supplier.

The Healdsburg City Council is the governing body of the City. The Council consists of five council members that serve four-year terms and appoint a Mayor once per year. The Council sets policy and adopts a budget for the City biennially.

The City has developed and adopted several area planning documents, including:

- Healdsburg 2030 General Plan
- City of Healdsburg Water System Master Plan
- North Entry Area Plan
- Central Healdsburg Avenue Plan
- Saggio Hills Area Plan

These documents provide information to the public and decision-makers regarding the City's goals, policies, and implementation programs including sphere of influence and land use, development opportunities and constraints, and planned and recommended infrastructure improvements.

Historically, the City's economy was supported by agriculture and logging. In more recent years, the City has experienced an increase in urban development and a diversification of the local economy with tourism as a dominant element of the economy.

The City's drinking water system includes thirteen water production wells, associated water treatment systems and equipment at each of three well fields, a water treatment plant, a single raw water reservoir, seven treated water storage reservoirs, five booster pump stations, and eight pressure reducing stations.

Water treatment at the three production locations (in addition to ultra-filtration at the water treatment plant at the Gauntlett well field and cartridge filtration at the Dry Creek well field) consists of: disinfection with on-site generated sodium hypochlorite (chlorine), fluoridation for dental benefit, and the addition of blended liquid poly and ortho-phosphates for corrosion control.

There are two major multi-purpose reservoirs in the Russian River watershed. Lake Sonoma on Dry Creek, approximately 15 miles northwesterly of Healdsburg, and Lake Mendocino on the Russian River, approximately 45 miles northerly of Healdsburg, and 3.5 miles northerly of Ukiah, in Mendocino County.

The City holds four water right permits issued by the California State Department of Water Resources for the diversion of municipal drinking water. Three permits are located on the Russian River, and one is located on Dry Creek. Four production wells on the Russian River (Gauntlett Well Field) can be used year-round, as they produce water that is ultra-filtered at the City's Water Treatment Plant. Six production wells (four in service) on the Russian River (Fitch Well Field) are seasonal and are restricted to operation May through October. The Dry Creek well field, consisting of five wells, is permitted for use from April 1 through November 1.. In a 2006 Decision of the State Water Resources Control Board, the City's Dry Creek well field was added to the Russian River well fields, as a point of diversion under the Sonoma County Water Agency's permits.

The City has an Agreement with Sonoma Water, formerly Sonoma County Water Agency, dated November 17, 1992, that allows the City's water diversions to be reported under this agency's water rights permits for the Russian River and Dry Creek, but only if the City is unable to divert water under its own water rights permits or if water diversion exceeds maximum diversion rates. An amended agreement with the agency was made in December 2025 extending the permit until December 31, 2026, and allows a maximum diversion of up to 9 cubic feet per second (cfs) at any one time and up to 425 ac-ft (138 MG) per year from any of the City's well fields.

The City continues to invest in infrastructure improvements to enhance system reliability and resilience. Recent and planned improvements include upgraded size and construction of Sunset Reservoir, a new roof on Gauntlett Reservoir, and various well field rehabilitation projects. The City is conducting a feasibility study of a water treatment facility at the Fitch well field, as well as the planned disinfection and treatment improvements at Dry Creek, which will further improve system reliability. The City has conducted a feasibility investigation into aquifer storage and recovery (ASR) wells at three sites in the City. Design and construction of the ASR wells is pending funding.

3.2 Service Area Boundaries

The City of Healdsburg serves as the water provider within the municipality's water service area. The service area is approximately four-square miles and serves primarily residential and commercial customers. The City's service area elevation ranges from approximately 97 feet above mean sea level at its low point to the south and rises to approximately 390 feet above mean sea level at the northeast portion of the service area.

The potable water distribution system contains nine pressure zones (Tayman, Panorama, Sunset, Cadoul, Montage, Latimer, Hidden Acres, Iverson, Passalacqua) that are each served by one or more of the six

storage reservoirs (Iverson, Panorama, Tayman (2), Cadoul, Sunset) named for the zone they serve, and the Dry Creek clear well. Other zones are served by pressure regulating valves (Latimer, Hidden Acres) or a booster pump station (Montage). Figure 3-2 is a map of the City's service area showing the pressure zones in various colors, including the Fitch Mountain Service area (CSA41) to which the City is a wholesaler.

The principal water mains in the distribution system range in size from 4 to 16 inches in diameter. Most of the distribution piping in the older areas of the City range in size from 1-1/2 to 4 inches, while the newer areas are served by pipes 6 to 16 inches in diameter.

The City has a municipal recycled water system within the water service area, and an agricultural recycled water distribution system outside of the water service area. The agricultural recycled water recycled water pipe extends south from the WRF to multiple vineyard properties, extending approximately 18,300 feet south of the WRF. Another segment of the agricultural recycled water transmission main extends north from the Water Reclamation Facility (WRF) following the West Slough and terminating at a recycled water dispenser on Kinley Drive, southwest of Highway 101.At this point, the municipal recycled water transmission main continuing south to its crossing of Hwy 101, and continuing through the City to serve parks, schools, a cemetery and a golf course.

Figure 3-3 shows a general layout of the potable water distribution system, along with the major physical components such as wells, pump stations, reservoirs, and water sampling locations. Figure 6-2 shows the approximate layout of the recycled water distribution system, along with locations of major components of turnouts/connection points. The recycled water distribution system can serve over 900 acres of irrigated land.

3.3 Service Area Climate

The City is located within the Russian River watershed and has a Mediterranean climate characterized by wet winters and dry summers. Typically, less than 5 percent of the annual rainfall falls during the five months of May through September.

Average annual maximum temperature are 73.5 F, and the average minimum temperature is 43.5 degrees. The average annual rainfall for the Ukiah-Healdsburg region is 36.9 inches based on 1910 to 2020 data, as shown in Table 3-1.

Table 3-1: Monthly Climatic Averages – Ukiah, CA

Month	Average Rainfall[1] 1911-2025 (in)	Average Rainfall 2001-2020 (in)	Average Rainfall 2011-2020 (in)	Average Rainfall 2021-2025 (in)	Average Temp[1] (deg F)	
					Max	Min
Jan	6.6	7.1	7.3	5.6	56.5	35.5
Feb	5.5	6.7	5.9	4.8	60.6	37.7
Mar	4.65	5.8	7.3	4.5	64.6	39.0
Apr	1.85	3.3	3.2	1.2	70.1	41.2
May	0.85	1.4	1.6	0.6	76.8	45.4
Jun	0.25	0.5	0.6	0.1	84.3	50.3
Jul	0	0.0	0.0	0.0	92.7	53.5
Aug	0.05	0.0	0.0	0.0	92.1	52.3
Sep	0.55	0.3	0.5	0.7	87.0	49.0
Oct	1.95	2.5	2.1	1.9	77.0	44.0
Nov	4.45	4.6	4.6	4.4	64.2	39
Dec	7.9	9.4	7.7	8.6	56.5	35.8
Total	**34.6**	**41.8**	**40.8**	**32.2** [2]	**73.5**	**43.5**

[1]Source: CIMIS data for Ukiah station 049122 (period 1/1/1910 to 12/31/2025)

[2] 2021 was a profound drought year

3.3.1. Climate Change

The City of Healdsburg recognizes climate change is affecting weather patterns and water supply reliability, and the importance of accounting for these changes when analyzing our future water security. Where possible, historical data has been updated in this UWMP to ensure forecasts are based on more recent conditions which show the impact of climate change. The effects of climate change on water demands, supplies and reliability are detailed below and included in Chapter 4 (Water Use Characterization), Chapter 6 (Water Supply Characterization), and Chapter 7 (Reliability and Drought Risk Assessment).

Vulnerabilities to the City's drinking water system due to climate change include:

Water supply. While the City has relatively secure water rights allowing diversions that are able to meet the needs of the peak season demands, higher temperatures and decreased precipitation in the area can result in changes to water availability. The City has seen curtailments of critical water diversions in recent years and is planning for future curtailments by improving and adding treatment infrastructure, investigating transferability of water right allowances, and educating the public about conservation programs.

Water availability, particularly from Russian River sources, are vulnerable to reductions due to changes upstream of Lake Mendocino. For a little over 100 years, water from the Eel River system has been diverted through the Potter Valley Project to the Russian River system to generate power through PG&E's Potter Valley Project. Over the years, flow through the Potter Valley Project has been reduced to alleviate environmental concerns. PG&E successfully applied to cease operation of the Potter Valley Project in 2025 and surrendered its Federal Energy Regulatory Commission (FERC) power generation license. The abandonment of the Potter Valley Project will include the removal of the Scott Dam and Cape Horn Dam, and decommissioning of the power generation facility. The work on the removal of dams and power generation facilities may start as soon as

2028. These changes will reduce flows to the Russian River system, increasing the importance of alternative water supplies such as purchased water, stored water, and groundwater.

Climate change is expected to increase the frequency and intensity of storm events, resulting in more variable runoff conditions and higher peak flows during wet periods. These conditions can affect diversion infrastructure along the Russian River and Dry Creek. While regional reservoirs provide flood attenuation, extreme events may still result in operational disruptions or temporary reductions in water availability. City water supply infrastructure, including wells located adjacent to surface water sources, is designed to accommodate fluctuating river stages. Production and treatment facilities are sited and constructed to remain operational during flood conditions to the extent practicable.

Wildfire risk continues to pose a threat to water supply in the region. Varying climate anomalies, such as invasive pests and tinder dry forests, create conditions for catastrophic wildfires. The City's drinking water infrastructure does have vulnerable components associated with production, treatment, and storage. Electrical supply, communication equipment, and process control instrumentation can all be disabled when directly impacted by wildfire. The City owns both portable and stationary emergency diesel generators specifically for use at water production sites. Replacement instruments and radio equipment are kept on-hand for immediate change-out, and many facilities and water storage tanks are constructed of non-flammable materials.

Water source demand sensitivity. The City's water sources are the Russian River and Dry Creek, flowing from Lake Mendocino and Lake Sonoma. These two water supply reservoirs rely exclusively on rain and diversions from the Eel River through the Potter Valley Project, to recharge available storage. Other forms of precipitation such as snow do not impact the region's watershed.

Drought conditions are expected to become more frequent and severe. Reduced precipitation and higher temperatures will result in less stored water in reservoirs and reduced carryovers from previous years. Between the City and these water sources lie several other water supply demands including other municipal water suppliers and several types of irrigated crops. Climate patterns, such as higher temperatures and low humidity, can affect these agricultural and landscape watering patterns both upstream of and within the City's drinking water sphere of influence. While the City has no control of impacts by upstream water diversions, local measures can be taken such as the use of drought resistant landscaping and enforcing mandatory conservation requirements as dictated by the severity of water supply shortages.

Water source quality sensitivity. As the County progressed through the dry 2020/2021 winter season followed by the dry spring of 2021, both local water supply reservoirs were at historically low levels in the summer months. Reduced reservoir inflows can affect water quality conditions.

Typical issues related to low reservoir levels include decreased dissolved oxygen concentrations and increased algae growth. Pollutant concentrations from stream inflows may increase as incoming volume decreases, yet the pollutant loading increases or remains constant. The City's drinking water wells are characterized as groundwater under the direct influence of surface water (GWUDI). As such, water quality in relation to climate extremes, including fire scar runoff and flooding, can be relatively stable as the riverbank near the wells provides a degree of filtration for the affected water prior to being drawn into the wells and treated to drinking water standards. This filtration, as well as a cooling effect of the sub-terrain, provides a reliable degree of protection from potentially increased warming and/or pollutant loading at the supply reservoirs.

Climate Change Mitigation

The City is committed to reducing greenhouse gas (GHG) emissions as a climate change mitigation strategy. In October 2023, the City of Healdsburg adopted a Climate Mobilization Strategy (CMS) in support of State and Regional GHG reduction goals. The CMS identifies key measures and actions that will be most impactful in reducing GHG emissions, are equitable, feasible, and community driven.

In addition, the Sonoma County Transportation and Climate Authorities (SCTCA, previously RCPA) developed *Climate Ready Sonoma County: Climate Hazards and Vulnerabilities* to assess local climate risks. The assessment identifies expected future conditions across multiple climate scenarios, including increased temperatures, longer and more frequent droughts, more intense wildfire conditions, and increased variability in precipitation and flooding. Similar regional assessments, including Climate Ready North Bay, also identify additional stressors such as reduced soil moisture, more variable runoff patterns, increased importance of groundwater recharge protection, and higher agricultural water demand.

3.4 Service Area Population and Demographics

California Department of Finance E-1 population estimates released May 2025 were used for the baseline 2025 City of Healdsburg population. According to the E-1 estimates, the 2025 City of Healdsburg population is 10,972.

The City worked with a consulting firm to develop population projections out to 2045 for the Healdsburg CMS. The CMS used forecasted demographic data for Healdsburg based on the RCPA (now SCTCA) Climate Action Plan (CAP) 2020. For the CMS, population was adjusted from RCPA CAP projections to account for Healdsburg 2023-2031 Regional Housing Needs Assessment (RHNA) by multiplying the adjusted households by the average persons-per-household. Population estimates every five years from 2025 through 2045 are presented in Table 3-2 below.

RHNA is part of a State mandate that all local governments adequately plan to meet the housing needs of everyone in the community. The State determines how much housing at a variety of affordability levels is needed for each region in the state. Healdsburg's RHNA allocation for 2023-2031 is 476 units. More information is available in the Healdsburg Housing Element.

The population projections differ from those outlined in previous UWMPs and are based on anticipated developments and achievement of RHNA requirements. It should be noted that the Healdsburg CMS projection for 2025 was 12,025, which is higher than the actual estimation by the Department of Finance in 2025. Using the Healdsburg CMS population projections provides a conservative approach for water supply planning in the UWMP.

Table 3-2a Retail: Population - Current and Projected

Population Served	2025	2030	2035	2040	2045
	10,972	12,746	12,882	13,018	13,127

Table 3-2b Wholesale: Population - Current and Projected

Population Served[1]	2025	2030	2035	2040	2045
	1,092	1,092	1,092	1,092	1,092

[1]: Based on 2020 UWMP, which was based on RRU data on number of connections. The Fitch Mountain community is limited in geography, and significant growth is not anticipated.

3.5 Social, Economic, and Demographic Factors

According to the U.S. Census Bureau, nearly 23% of Healdsburg's population is 65 years of age and over and 60% of housing units are owner-occupied. Additionally, 36% of the population is Hispanic or Latino and 31% of homes speak a language other than English at home.

Healdsburg electric and water utilities provide a low-income bill discount to income-qualified residents. The electric I eligibility threshold is 80% or below the Area Median Income, and approximately 11% of households receive the discount.

According to the California Department of Finance E-5 population estimates, Healdsburg has 4,042 single-family housing units and 1,143 multi-family units, including duplexes and mobile homes. The City's overall vacancy rate is approximately11%. Future housing growth in Healdsburg is expected to be predominantly multi-family, consistent with RHNA and local land use policies.

3.6 Land Uses within Service Area

Current land use within the existing service area consists mainly of urban residential with limited commercial, industrial, and mixed use, as well as some rural residential, public, and quasi-public areas. Conserved open spaces protect the City's eastern backdrop from development and The Sonoma County General Plan's Open Space Element continues to help maintain avoidance of typical corridor-style urbanization by promoting scenic and undeveloped community separator lands.

Projected land use include the planned developments within the Healdsburg 2030 General Plan, as listed in Section 3.1, as well as other projects meeting zoning and ordinance requirements. Projected land use is predicted to remain consistent with that of the existing service areas, while incorporation of water conservation planning and practices within the scope of these developments will continue to improve.

Goals, Policies, and Implementation Measures within the 2030 General Plan lay out the studies and planning required for establishing boundaries on future urban service and growth areas, neighborhood and downtown preservation, and appropriate land use in transit areas and on river frontage property.

Figure 3-1 Healdsburg City and Service Territory Boundaries

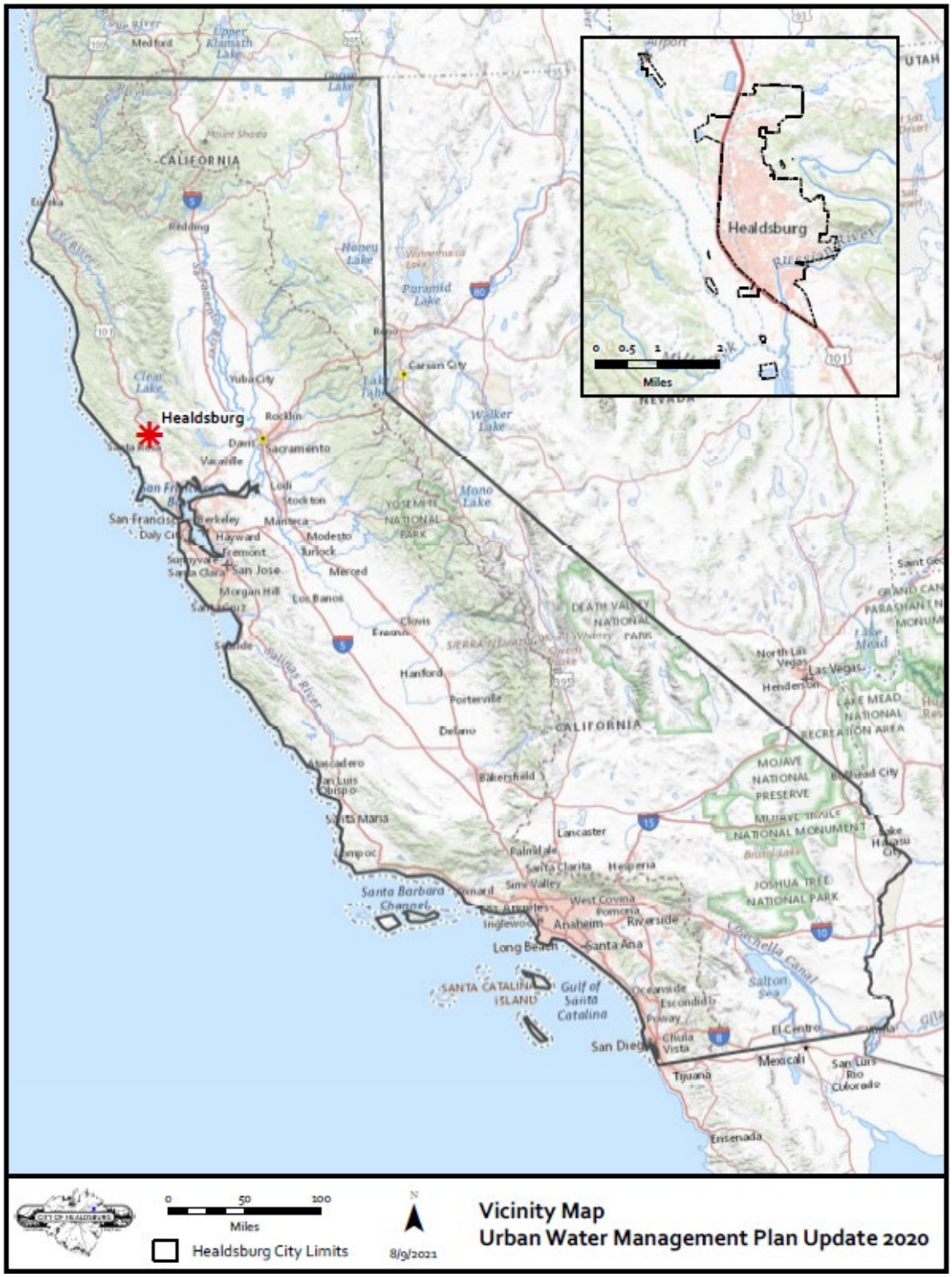


Figure 3-2 Healdsburg Water Service Area and Pressure Zones

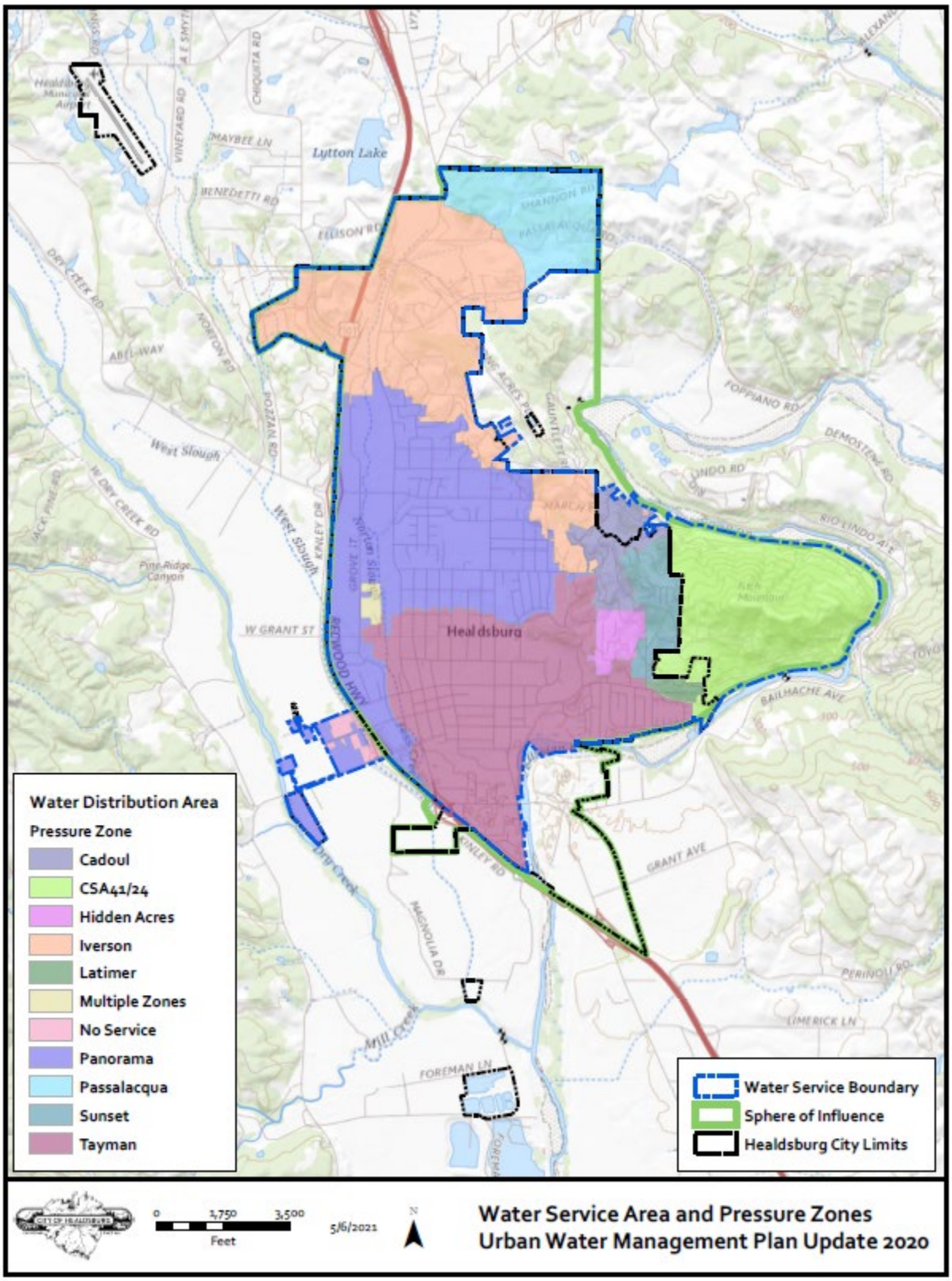
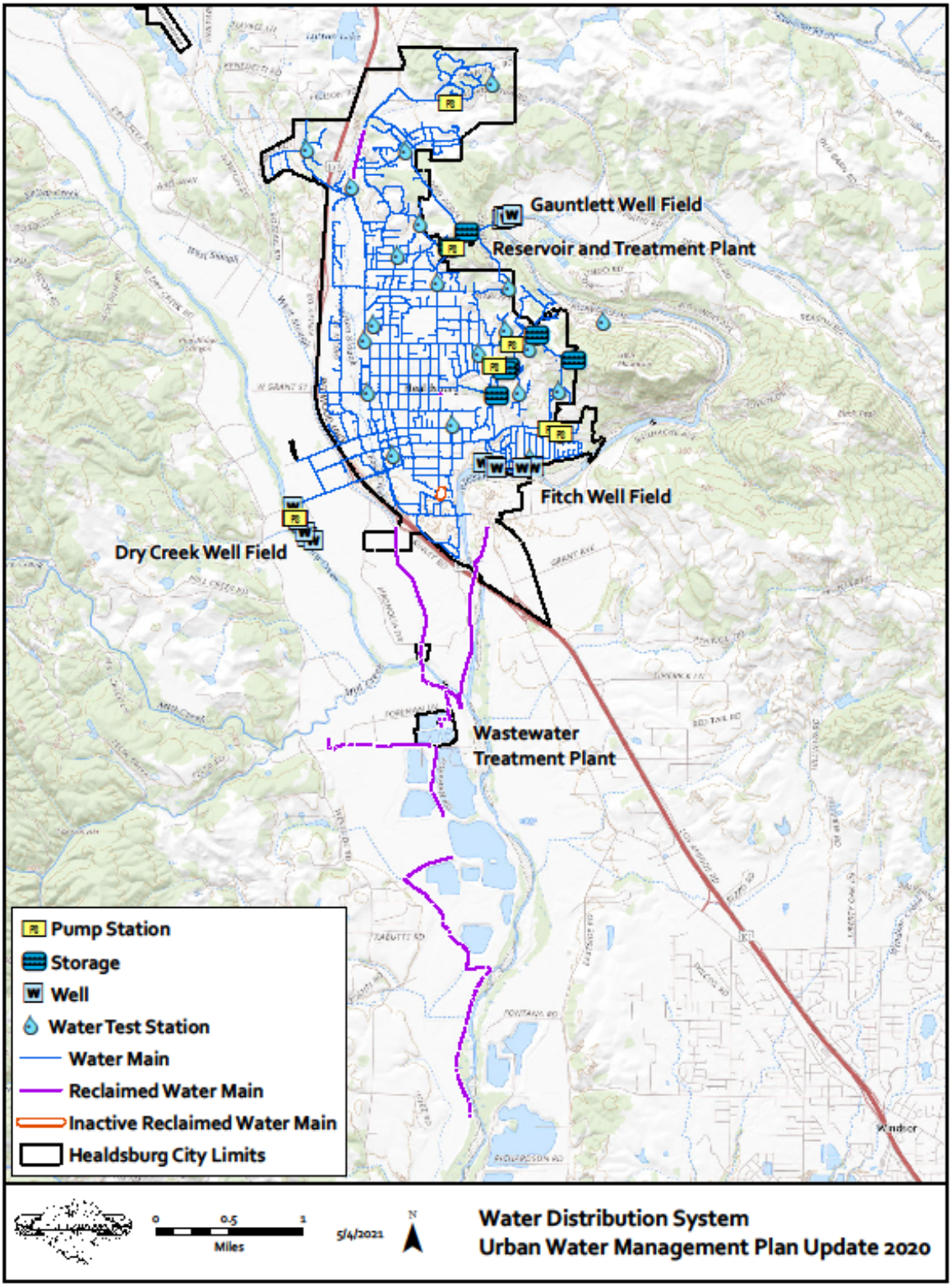


Figure 3-3 Water Distribution System



4. Water Use Characterization

This section of the UWMP presents the City's water system use by user type for the past, current, and projected water demands in five-year increments between 2025 and 2045.

4.1 Non-Potable versus Potable Water Use

To distinguish recycled water use from potable water use, detailed discussion is provided in Chapter 6, but a summary of recycled water use is included in Table 4-5.

4.2 Past, Current, and Projected Water Use by Sector

The California Water Code (CWC) requires reporting of past and projected demand in terms of pre-determined water use sectors. Sectors applicable to the City are outlined in Section 4.2.1, along with a description obtained from the 2025 UWMP Guidebook. The definitions listed in Table 4-1 are used by DWR for each of the water sectors listed in the CWC that apply to the City of Healdsburg. The order of the sectors follows the order found in the CWC.

4.2.1 Water Use Sectors Listed in Water Code

The City's potable water system serves these sectors:

- **Residential:** Residential single family is single-family detached dwellings (houses) that have no shared property and are built on their own parcel of land. Residential multi-family is a single service connection that accommodates more than one family living separately such as through a duplex, apartment, condominium, or townhouse. This includes mobile home/trailer parks that are served collectively through a master service meter. The City's billing data does not distinguish between these subcategories for demand reporting purposes; however; estimates based on individual account analysis are provided. This is a retail demand.

- **Commercial:** A water user that provides or distributes a product or service. This is a retail demand.

- **Industrial:** A water user that is primarily a manufacturer or processor of materials as defined by the North American Industry Classification System (NAICS), or an entity that is a water user primarily engaged in research and development. This was a retail demand tracked separately until fiscal year 2024-25 but has been consolidated into the commercial category.

- **Industrial, Winery:** A primary industry of Healdsburg are wineries. The City previously tracked water use by wineries separate from other industries. This is a retail demand which has been consolidated into the commercial category.

- **Institutional and Governmental:** A water user dedicated to public service. This type of user includes, among other users, higher education institutions, schools, courts, churches, hospitals, government facilities, and non-profit research institutions. This is a retail demand consolidated into the commercial category.

- **Landscape**: Water connections supplying water solely for landscape irrigation. Such landscapes may be associated with multi-family, HOA, commercial, industrial, or institutional/governmental sites, but are considered a separate water use sector if the connection is solely for landscape irrigation.

- **Sales to other agencies:** Water sales made to another agency, including CSA 41.
- **Distribution System Water Loss**: Generally, the difference between water produced and water delivered. See description in Section 4-4 below.

4.2.2 Water Use Sectors in Addition to Those List in Water Code

Since the mid-1990s, the City has sold water to the County of Sonoma Department of Transportation and Public Works (TPW) under the County's operation of the Fitch Mountain County Service Area (CSA #41), which is a small water system located outside of the City's limits. The TPW currently does not own water supply facilities and is solely dependent upon the City to supply municipal water for CSA 41.

4.2.3 Past Water Use

While not part of the DWR UWMP Reporting Tables, the Water Code requires Retail Suppliers to quantify past water use. Past water use helps a Supplier understand water use trends; effects of temporary use restrictions imposed during the most recent prolonged drought, and recovery from such temporary restrictions; effects of long-term demand management measures; and other pertinent water use factors.

Table 4-1: Historical Water Use by Sector from 2020 to 2025,(million gallons)

Sector	2020	2021	2022	2023[1]	2024(3)	2025
Residential	445.2	286.2	276.1	299.0	331.5	313.2
Commercial	88.6	97.2	98.3	104.8	113.25	120.6
Industrial	2.6	3.9	3.3	3.1	1.6	-Included in Commercial
Industrial Winery	12.19	11	11.4	10.2	4.6	—Included in Commercial
Institutional and Governmental	6.4	6.2	6.9	5.4	7.5	8.5
Landscape	73.7	36.9	46.8	55.1	68.6	54.75
Sales to Other Agencies	Included in Residential	Included in Residential	Included in Residential	Included in Residential	Included in Residential	Included in Residential
Total Water Usage	628.7	441.5	442.8	477.6	527.0	497.1
Water Produced	**661.5**	**462.6**	**463.2**	**506.0**	**559.8**	**544.04**
Water Loss[2]	32.8	21.1	20.4	28.4	32.8	46.9

[1] 2021, 2022, 2023 were drought years.

[2] Water loss in this table differs from water loss audit values in that the water loss audit includes allowance for unbilled unmetered uses, thus reporting a lower water loss value

3 In FY 2024/25, Industrial and Industrial Winery classes were tracked with Commercial. Values for 2024 are not complete for Industrial or Commercial classes.

4.2.4 Distribution System Water Loss

Distribution system water losses (also known as real losses) are the physical water losses from the water distribution system and from the water storage facilities up to the point of customer consumption. For this UWMP, total losses are included as a demand sector and are calculated as the difference between all water supplied and all water delivered or metered. Total losses include both actual water loss and apparent water loss. Actual water loss is due to system leaks while apparent are due to unmetered authorized uses, such as hydrant flushing, inaccurate water use measurement due to faulty meters, and firefighting.

Table 4-2 presents the total potable water loss for calendar years 2021 through 2025, as calculated by subtracting the total potable water sold to customers from the total potable water supplied by the potable water delivery system. Reportable water loss audit volumes include an allowance for unbilled unmetered usage and reports a lower net water loss than the difference of water produced less water used. Water loss values of less than 10 percent are generally considered acceptable by industry standards. Water loss audit reports for 2021 through 2025 are included as Table 4-2 and can be found the appendices. The rate of increase of water loss is anticipated to be consistent with water use increases.

Table 4-2: Last Five Years of Water Loss Audit Reporting, (million gallons)

Reporting Period Start Date	Volume of Water Loss [1]
01/2021	34.7
01/2012	20.2
01/2023	29.0
01/2024	29.4
01/2025	42.6

[1] Taken from the field "Water Losses" (a combination of apparent losses and real losses) from the AWWA worksheet.

4.2.5 Current Water Use

This section and the following section discuss water use for the various sectors listed in Table 4-1. The following information could be helpful when reviewing the water use by sector in Tables 4-1: institutional facilities include City facilities, schools, and churches; landscape includes separately-metered usage from both residential and non-residential properties; sales to other agency represents water sold to the County of Sonoma for the Fitch Mountain service area. While commercial hydrants require a manual adjustment, the flow from the hydrants is accounted as part of the commercial sector.

Customer water use for the year 2025, presented in Table 4-3a, was obtained from actual billing data provided by the City's Finance Department. Actual water deliveries in 2025 were 543 MG. Compared with the 2020 UWMP forecast for 2025 684 MG, actual total water deliveries in 2025 were approximately 21 percent lower. Actual water deliveries in 2025 were lower than projected in the 2020 UWMP because of the slower than anticipated population growth and dramatic water conservation achieved in response to drought conditions of 2021 which people responded to with changing fixtures to water-saving fixtures as well as changing water use behavior and landscaping.

Passive conservation measures (low flow fixtures, less-water gardens, etc.) that continue to keep water usage low even after drought conditions subside are now in place.

Water use in the City's service area is predominantly residential use. In 2025, residential customers received 56 percent of the total potable water deliveries. The second largest use is commercial customers (including industrial, institutional and government uses that were reported separately previously), who received 23 percent. The remaining end uses include: separately metered landscape irrigation 9 percent; water loss 8 percent; sales to other agencies 3 percent; and other, such as system flushing, 1 percent.. Tayman Park Golf Course and Badger Park are the only customers that receive raw (untreated) water, which is used for irrigation purposes only, separate from the water utility. As a tourism destination, hotels are also a common water topic. It is estimated that hotels, motels, and bed-and-breakfast inns consumed approximately 5 percent of total potable water demand in 2025. Additionally, it is estimated that wineries consumed approximately 2 percent of total potable water demand in 2025. Table 4-3 Retail details actual water served in 2025 by sector, including sales and losses. Table 4-3 Wholesale details actual water sold to the County of Sonoma's CSA 41 (Fitch Mountain).

Table 4-3a Retail: Demands for Potable (million gallons) – 2025 Actual (DWR Table 4-1 Retail)

Use Type	2025 Actual		
	Additional Description	Level of Treatment When Delivered	Volume[2]
Single Family		Drinking Water	247
Multi-Family		Drinking Water	58
Commercial (3)		Drinking Water	125
Industrial	Included in Commercial	Drinking Water	--
Industrial	Winery, Included in Commercial	Drinking Water	--
Institutional/Governmental	Churches, Schools, Municipal, Included in Commercial	Drinking Water	--
Landscape		Drinking Water	53
Other Potable	Hydrant meters	Drinking Water	4
Losses		Drinking Water	43
Landscape	Recycled irrigation for parks, cemetery, golf course	Non-potable	31
Other Non-Potable	Residential and commercial use of recycled water kiosks	Non-potable	2
		Subtotal Potable	**529**
		Subtotal Non-Potable	**31**
		TOTAL	**560**

[1] This data was gathered from FY 2024-2025 and FY2025-2026 Utility Statistics Reports from the City's Finance Department and aligns with the 2025 Annual Inventory Report submitted to DWR.

Table 4-3b Wholesale: Demands for Potable, (million gallons) – 2025 Actual (DWR Table 4-1 Wholesale)

Use Type	2025 Actual		
	Additional Description	Level of Treatment When Delivered	Volume
Sales to other agencies	CSA 41	Drinking Water	15
		TOTAL	**15**

4.2.6 Projected Water Use

Future demand is projected based on actual water use in 2025, and assumed population growths rates discussed in Chapter 2 of 16% over the first 5-years and 1% per 5-year period after that. Water use projections are proportional to increases in population; water use by class is apportioned to the 2025 proportions. Water usage rate is based on 134 gallons per capita per day, which is the 2025 usage rate.

It should be noted that this level of projected growth outpaces the historic norm of less than 1% per year for Healdsburg. The 2025 population estimate is based on CA Department of Finance Estimates-E1 released May 2025. The 2030-2045 population projections are based on the projections used for the City of Healdsburg Climate Mobilization Strategy (CMS). .

The Healdsburg 2030 General Plan EIR has generalized estimates of land areas to be developed into commercial or industrial uses. Without specific business use information, it is difficult to determine specific water use estimates. Therefore, it was assumed that water consumption for increased commercial, industrial, and institutional sector growth would follow population growth rates. Actual future population and water consumption may differ from these projections.

4.2.6.1 20-Year Planning Horizon

In accordance with Water Code Section 10635(a), all Suppliers will need to report their projected water use, in five-year increments through 2045. Suppliers are encouraged to project through 2050 to bridge the data gap between plan cycle years. The City of Healdsburg water use projections in five-year increments through 2045 is presented in Table 4-4. It summarizes the potable water demand projections for the water use sectors discussed above from 2025 through the year 2045, including projected distribution system water losses.

Table 4-5 presents the water demand projections for the City of Healdsburg through 2045 based on the projected growth (approximately 16% per year of residential growth for the first 5 years followed by 1% per 5-year increment for the remaining years; for all non-residential sectors are estimated to follow these trends. Table 4-5 also presents this data and the water demands for 1% growth throughout the planning horizon for all sectors, which is closer to the historical norm.

Table 4-4a Retail: Use for Potable Water and Non-Potable (million gallons) – Projected (DWR Table 4-2 Retail)

Use Type	Additional Description	Projected Water Use			
		2030	2035	2040	2045
Single Family[1]		291	294	297	299
Multi-Family		68	69	70	70
Commercial		147	149	151	152
Industrial	Included in Commercial	--	--	--	--
Industrial	Winery, Included in Commercial	--	--	--	--
Institutional/Governmental	Churches, Schools, Municipal, Included in Commercial	--	--	--	--
Landscape		62	63	63	64
Losses		35	35	35	35
Other Potable	Hydrant meters	5	5	5	5
	TOTAL	**608**	**614**	**620**	**625**

[1]Residential growth is based on 3% per year for the first 5 years then 1% per 5-year period thereafter. Applied to all use sectors.

Table 4-4b Wholesale: Use for Potable Water and Non-Potable (million gallons – Projected (DWR Table 4-2 Wholesale)

Use Type	Additional Description	Projected Water Use				
		2025	2030	2035	2040	2045
Sales to other agencies	CSA 41[1]	15	25	25	25	25
	TOTAL	**15**	**25**	**25**	**25**	**25**

[1]No growth is forecasted for the CSA service territory due to the limited of developed terrain and challenges with onsite wastewater treatment. 2025 usage was approximately 38 gallons per capita per day. Usage forecasting assumes approximately 62 gallons per capita per day for consistency with Healdsburg residential users.

Table 4-5a Retail: Total Water Use (Potable and Non-Potable), (million gallons)

	2025	2030	2035	2040	2045
Potable Water, Raw, Other Non-potable	528	608	614	620	625
Recycled Water Demand	31	41	41	41	41
Optional Deduction of Recycled Water Put Into Long-Term Storage					
TOTAL WATER USE	**559**	**649**	**655**	**661**	**666**

Table 4-5b Wholesale: Total Water Use (Potable and Non-Potable), (million gallons) (DWR Table 4-3 Wholesale)

	2025	2030	2035	2040	2045
Potable and Raw Water	15	25	25	25	25
Recycled Water Demand	2	3	3	3	3
TOTAL WATER DEMAND	**17**	**28**	**28**	**28**	**28**

4.2.6.2 Water Year Types

For the water service reliability assessment in Chapter 7, normal water is characterized in order to estimate water supply reliability and drought risk in the event of a single dry year. The City of Healdsburg normal water use projections in five-year increments through 2045 are presented in Table 4-4.

4.2.6.3 Codes and Other Considerations Used in Projections

Water savings from codes, standards, ordinances, or transportation and land use plans are known as “passive savings”. These various factors decrease the water use for new and future customers, compared to historical customers.

The City has greatly increased its efforts to reduce water loss and increase water conservation through addressing water system leaks, performing meter calibration and replacement, as well as developing and implementing a robust water conservation program.

Through the robust water conservation program implemented during the drought of 2013 to 2018, passive demand measures are in place and still in use. The City's future water demand projections set forth in Table 4-4 assume no future water savings from demand management measures.

Water agencies are required to state the extent to which passive water savings are considered in these water use projections. The information meeting this requirement is included in Table 4-6.

Table 4-6: Inclusion of Future Water Savings in Water Use Projections (DWR Table 4-5)

Are Future Water Savings Included in Projections?	No[1]
Are Lower Income Residential Demands Included in Projections?	Yes

[1] Healdsburg will be pursuing water conservation measures that are not included in these forecasts. This provides a conservative water supply versus demand forecast.

4.2.7 Characteristic Five-Year Use

Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures, water supply projects and programs to be included in the urban water management plan. The urban water supplier may conduct interim updates to this drought risk assessment within the five-year cycle . The drought risk assessment shall include each of the following.

- A comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.
- Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.

The water uses projected for 2026 through 2030 should reflect anticipated use prior to expected benefits of WSCP responses. As noted above, these water usage values may still include water conservation actions already in place, planned actions, anticipated code changes, and other known or planned actions that would occur, regardless of whether there is a drought in effect. Table 4-7 presents the annual water use projections for 2026 through 2030. Growth reflects approximately 3% per year across all sectors.

Table 4-7: Characteristic 5-year Water Use for Potable Water and Non-Potable (million gallons) – Projected

Use Type[1]	Additional Description	2025 Water Use	Projected Water Use				
			2026	2027	2028	2029	2030
Single Family		247	256	264	273	282	291
Multi-Family		58	60	62	64	66	68
Commercial	Includes industrial, institutional and government	125	129	133	138	142	147
Landscape		53	69	70	70	71	62
Sales/Transfers/ Exchanges to other agencies[2]	CSA 41	15	25	25	25	25	25
Losses		43	33	34	34	34	35
Recycled Water[3]	Retail and Wholesale	33	41	41	41	41	41
Total		**574**	**613**	**629**	**645**	**661**	**669**

[1] Residential growth is based on approx. 16% for the first 5-year period then 1% per 5-year year period thereafter. All other use sectors generally follow this growth

[2] Sales/transfers to Other Agencies based on CAS 41 2020 flow values. No growth is anticipated for this sector.

[3] Table 4-5 summarizes the total projected potable, and recycled water demands from 2025 through the year 2030 in Healdsburg; wholesale recycled water is not included in this Table 4-7.. Discussion of recycled water can be found in Chapter 6.

4.3 Water Use for Lower Income Households

A lower-income household has an income below 80% of area median income (AMI), adjusted for family size. In Sonoma County, a family of four whose household income is $120,900 or less would qualify as a lower-income household.

City of Healdsburg offers an electric bill discount for households at or below 80% AMI. Healdsburg also offers a water bill discount for households at or below 200% of the current Federal Poverty Income Guidelines. In 2025, 576 households participated in the electric bill discount and 122 households participated in the water bill discount. The electric bill discount has a higher number of households that participate due to the higher income qualification and because it is available to both single family and multi-family households. The water discount is primarily available to single family households, as most multi-family households are serviced by a whole-building or whole-property meter and the water account is held by property management. Approximately 11% of residential households participated in the electric

bill discount in 2025, as noted in section 3.5 Social, Economic, and Demographic factors. In 2025, the average annual water consumption for households receiving the water bill discount was 0.05 MG.

Because these lower-income water demand estimates are a subset of the total residential water use for the City, they are already included in the previous water demand estimates and projections. As noted in section 3.4 Service Area Population and Demographics, achieving the Regional Housing Needs Assessment target of 476 new affordable households between 2023-2031 has been included in the population estimates.

4.4 Climate Change

As discussed in Section 3.3.1, impacts of climate change must be considered in the preparation of long-range planning documents. Due to climate change and more severe weather patterns, we can expect adverse and variable impacts to our water supply and demand.

Key impacts include:

- Water Demand: Hotter days and nights will result in a longer irrigation season and therefore increase landscaping and irrigation water needs.
- Water Supply: More frequent and exacerbated weather events such as longer drought periods and higher temperatures can impact water supply and supply reliability.
- Natural Disaster: Wildfires are predicted to increase in intensity and frequency, droughts may become longer and more severe, and floods are expected more frequently. All of these have impacts on water supply, demand and operations.

Appendix G through I shows climate modelling forecasts for precipitation, temperature, and dry spells in Healdsburg. The models detail historical data (1961-1990), and predicts outcomes based on two emissions scenarios – medium and high. Based on the modelling for mid-century (2035-2064), precipitation may increase by 0.8-1.5 inches, however dry spells could increase by 5 or 6 days. Additionally, temperatures are estimated to increase by 3.2 to 3.9°F. These future projections further reinforce the assumptions to plan for extended droughts such as a single-dry year or five-year consecutive drought, as well as increased water demand due to prolonged dry spells and increased temperatures.

The City continues to implement water conservation programs that promote long-term passive savings (lawn conversion, toilet replacement, appliance upgrades, etc.). Implementation of these types of measures will offset customers' need to increase water demand from climate change (e.g. hotter and drier weather may lead to an increased demand in landscape irrigation).

5. SB X7-7 Baselines, Targets, and 2020 Compliance

Senate Bill SB X7-7 established requirements for Urban Water Management Plans, beginning with the 2010 update, to include the development of baseline water use and urban water use targets. Specifically, each urban water supplier developed a long-term baseline daily per capita water use and established a per capita water use target for 2020.

The purpose of SB X7-7 is to establish requirements for the State of California to reduce its state-wide urban per capita water use by 20 percent by the year 2020. Failure to meet the 2020 water use target

constitutes a violation of State law. The City is required to meet these water use targets, in addition to new water use targets, such as the Urban Water Use Objective set forth in the State's water regulation Making Water Conservation a California Way of Life.

5.1 Present and Proposed Activities to Achieve Water Use Targets

The City achieved its SB X7-7 target due to many factors, including water conservation rebate programs, communications and outreach, and participation in the Sonoma-Marin Saving Water Partnership. During the multi-year drought in the early 2020s, recycled water use and conservation behaviors also increased substantially. Although water consumption has partially rebounded after the drought, 2025 water consumption remained 16% lower than the 2017-2019 water consumption average.

The City intends to continue these successful water conservation efforts, as well as comply with additional State regulations, such as the best management practices required as part of Making Water Conservation a California Way of Life and the AB1572 non-functional turf irrigation prohibition for certain properties.

5.2 2020 Water Use Target

The City met its 2020 target of a maximum 162 gallons per-capita per day (GPCD), achieving an actual water use of approximately 150 GPCD in 2020. The new Making Water Conservation a California Way of Life uses the 2020 target as a back stop for the Urban Water Use Objective to ensure that the City continues to maintain its SB X7-7 target. Compliance with the 2020 water use target is also a requirement for eligibility for State water grants and loans.

5.3 Targets Summary

The City's target and achievement are summarized in Table 5-1.

Table 5-1 Retail: SB X7-7 Target Progress

Was Supplier part of a merger or consolidation since 2025?	Regional Alliance Target or Individual Targe?	2020 Target	Actual 2020 GPCD	Did Supplier Achieve Targeted Reduction for 2020?
No	Individual Target	162	150	Yes

6. Water Supply Characterization

This section describes the City's water supplies, including surface water, the water treatment systems, recycled water supply, and future water supply projects. Water supply constraints, such as water rights and water quality, are also discussed.

6.1 Water Supply Analysis Overview

The City is partially located in the North Coast Hydrologic Region, at the north end of the Santa Rosa Valley Groundwater Basin, and partially in the long and very narrow Healdsburg Area Subbasin No. 1-55.02 (Figure 6-1) as identified in DWR Bulletin 118. Healdsburg encompasses approximately 4 square miles and extends east of the Healdsburg Area Subbasin to an area west of the narrow Alexander Area Subbasin.

The Healdsburg Area subbasin includes the floodplain of the Russian River, where the City diverts potable water from wells along the Russian River and Dry Creek. Many smaller communities in the North Coast region rely on the local surface water and groundwater systems.. Figure 6-1shows the Healdsburg Area Subbasin.

Surface water and groundwater storage vary with annual precipitation. In wetter years, the volume of water stored usually increases. In drier years, storage volumes may be reduced. The City's water sources are solely from surface waters with 8.39 cubic feet per second (cfs) year-round from the Russian River, as well as 1 cfs from Dry Creek. The natural flow and stored water for the Russian River based supply is Lake Mendocino (the location of storage) and the natural flow and storage for Dry Creek is Lake Sonoma. Releases from the stored water are controlled by Sonoma Water and the Army Corps of Engineers.

6.2 Water Supply Characterization

The City of Healdsburg's water supply is derived from surface water primarily through water rights but also includes a backup supply of contracted water as detailed below.

6.2.1 Purchased or Imported Water

In 1992 the City entered into an agreement with the Sonoma County Water Agency (SCWA) for a backup water supply. The purpose of the 1992 agreement was to supply the City with a backup water supply should the City water rights become unavailable. After two one-year extensions of the 20-year contract, the City and Sonoma Water were able to negotiate a Water Sale Agreement for 138.5 million gallons per year (425 AFY). In this agreement, the City is obligated to maintain a conservation program as well as increase local water supplies through the promotion and expanded use of recycled water.

6.2.2 Groundwater

The City does not currently pump from groundwater basins or aquifers. The City is currently studying the feasibility of construction groundwater wells at three locations (see Section 6.2.8). Additionally, the City is studying the feasibility of using these wells to store water (aquifer storage) during periods of high instream flows. Storing water in this manner could allow the City to draw upon this water during dry periods or prolonged droughts.

Table 6-1: Groundwater Volume Pumped

☑	Supplier does not pump groundwater. The supplier will not complete the table below.

6.2.3 Surface Water

The City's water supply comes only from surface water diverted either through City held water rights or the Sonoma Water water-sale agreement. As discussed previously in the document, the City diverts surface water at three locations: the Gauntlett Well Field, the Fitch Well Field, and the Dry Creek Well Field. Through the City's water rights and agreements, each of these diversion points are available to the City year-round. Due to turbidity issues, the Fitch Well Field is not used to

supply potable water between November 1 and May 1. Instead, during this period, a limited portion of this water right is used to provide irrigation of Tayman Park Golf Course and Badger Park The City has replaced the irrigation of the Tayman Park Golf Course with recycled water to offset the use of potable and potentially-potable water for this purpose.

Table 6-2 Existing Water Rights and Diversion Limits

Permit Number (Application number)	Location	Maximum Water Right (million gallons per year)	Actual Currently Available Supply (AFY)	Diversion Rate Limit (cfs)[1]	Diversion Season
	Russian River Water Rights				
11039 (A 017121)	Gauntlett Well Field (b)	943	943	4	Year Round
7847 (A 013217)	Fitch Well Field [2]	708	415	3	Year Round
13059 (A 017632)	Fitch Mountain – CSA Right Diversion Points	192	192	1.39	May 1 to November 1
	Dry Creek Water Rights				
8594 (A 014068)	Dry Creek Well Field	138	138	1	April 1 to November 1
	Russian River or Dry Creek				
	Purchase agreement with Sonoma County Water Agency	138	138	9.74	Year Round
Total		2,119	1,826		

[1] Cubic feet per second

[2] With the issuance of the City's current Domestic Water Supply Permit in 1999, operation of the Gauntlett and Fitch Well Fields was restricted to May 1 through October 31 due to elevated levels in turbidity. This was a temporary condition that was eliminated on the Gauntlett Well Field in October 2005 with the microfiltration water treatment system. In 1988, the permit Order was amended so that the combined maximum annual use under the three permits for 7847, 8594, and 11039 was limited to 3,250 acre-feet.

Additionally, the City has an application pending with the SWRCB for additional water rights on Dry Creek. On December 5, 1997, the City filed for an additional water right permit for Dry Creek water (Application Number A30663). The application seeks an appropriative right to divert an additional 286.7 million gallons per year (880 AFY) from the five existing Dry Creek wells at a maximum rate of 1.6 cfs from April 1st through October 31st, and 2.6 cfs from November 1st through March 31st. The application was publicly noticed by the SWRCB in 2001 and is still under consideration, as the City and the SWRCB work to resolve water availability analysis and resolve public comments received in response to the application.

For planning purposes, the City conservatively assumes that the additional water right petition will not be resolved within the time horizon of the 2025 UWMP. Table 6-3 summarizes the pending water rights and the diversion limits for information only.

Table 6-3: Pending Water Rights and Diversion Limits

Application Number	Location	Additional Water Right (million gallons per year)	Total Diversion Rate Limit (cfs)	Diversion Season
A30663	Dry Creek Well Field	286.7[1]	1.6 (from 1.0)	April 1 through Oct. 31
			2.6 (from 0)	Nov 1 through March 31
Total of Water Rights from Table 4-1 (includes CSA Right, and 424 AFY maximum for Dry Creek)		2119	NA	
Total of Water Rights with Assumed Rate of Pending Water Rights		2,405.7		

[1]Currently, there is a limitation of 1 cfs diversion rate between April and October. The pending Dry Creek application, if approved in full, would be added to the current water right for a total of 420 + 880 = 1,300 AFY.

The Russian River's flow has been augmented by diversions from the Eel River since 1908 for the operation of the Potter Valley hydroelectric power plant. Under the SWRCB permits 8594, 7847, 11039, and 13059 the City diverts (pumps) water from the Russian River and Dry Creek. Table 6-2 shows the total water supply available to the City based on current water rights for each of the well fields less any limitation due to treatment requirements.

The City's water rights on the Dry Creek Well Field are currently under review with respect to the definition of this water supply as surface water versus groundwater. In 2012, the California Department of Public Health (CDPH) notified the City that data collected in 1997 indicated the Dry Creek wells may be under the influence of surface water and required the City to conduct testing to further clarify the issue. For planning purposes, the City assumes that the Dry Creek wells are under the influence of surface water and additional treatment may be necessary over time. The City has installed filters at the Dry Creek well field in 2025 to remove cryptosporidium.

Russian River and Dry Creek Flows

Three major reservoirs provide water supply for the Russian River watershed: Lake Pillsbury on the Eel River, Lake Mendocino on the East Fork of the Russian River, and Lake Sonoma on Dry Creek. The Russian River and Dry Creek water flows are controlled by releases from two dams: Warm Springs Dam, located on Dry Creek forming Lake Sonoma, and Coyote Valley Dam which is located on the Russian River to the northeast of Ukiah that forms Lake Mendocino.

Both Lake Sonoma and Lake Mendocino have designated storage pools for water supply and flood control, determined by reservoir elevation. When water levels exceed specific elevations, the United States Army Corps of Engineers (Corps) controls releases for flood control; below that elevation Sonoma Water controls releases for water supply.

Sonoma Water is required to maintain sufficient water flow in the river to be protective of human health, fish and wildlife and for recreation in the Russian River. In 2008, the National Marine Fisheries Service (NMFS), through the determination of a Biological Opinion (BiOp), concluded that Sonoma Water should modify some of the flood control and water supply operations. The BiOp requires that the summertime flows be permanently reduced to replicate natural summertime river flows, starting in 2010. The BiOp conclusions differ from the water rights decision made by the State Water Resources Control Board in 1986, known as

"Decision 1610." Decision 1610 set minimum summertime flow requirements for the Russian River. Since then, Sonoma Water has annually petitioned the State Board for interim changes to Decision 1610 depending on what type of water year it is: normal or dry. During a normal year, Sonoma Water is required to maintain minimum flow from the confluence of the East Fork and West Fork of the Russian River and Dry Creek (upper Russian River) 185 cfs during the summer and 150 cfs during winter months. During dry years, for that same stretch the minimum flow requirement is reduced to 75 cfs and 25 cfs during critically dry years.[3]

Sonoma Water has petitioned for, and has received, temporary urgency change orders to preserve water levels in Lake Mendocino to ensure an adequate supply in the fall for both human uses and for the fall Chinook salmon run.

The City anticipates that water available from Lake Mendocino will be further impacted by changes at the Potter Valley Project. The Potter Valley Project is a PG&E facility that diverted water from the Eel River system to series of dammed lakes to send water through a power generation turbine. The abandoned water of the power generation flowed to the Russian River system. In 2025 PG&E applied to surrender its power generation license from FERC. This application was granted and PG&E is developing a plan to remove two of the dams and power generation facility. City staff anticipates that Lake Mendocino will receive water during the rainy season as part of its flood protection function. The release for flow in the dry season is anticipated to be reduced and that natural water flow beyond releases of stored water might not be available. This natural water flow beyond stored water releases is the source of the City's water under its prescriptive water rights. As a result, the City will increasingly rely on the purchased water from Sonoma Water to fulfil its water demands, particularly in the dry seasons.

The City's water rights are affected by the flow of these rivers, but with a minimum flow required, the City's supply reliability is improved. Under Decision 1610, Sonoma Water is obligated to reserve a certain amount of water and instream flows for water rights holders such as the City of Healdsburg.

Dry Creek Well Field

The Dry Creek Well Field is located above the 100-year floodplain along the east bank of Dry Creek next to the City's corporation yard on Westside Road and southwest of the City. The geology of the Dry Creek Well Field consists of a uniform sequence of blue clay overlain by 30 to 50 feet of alluvial sand and gravel, which in turn is overlain by a surficial zone of sand, silt, or silty clay.

The Dry Creek Well Field has a total of five wells, which are permitted for use in the City's domestic water system (Permit 8594). The City's SWRCB Department of Drinking Water (DDW) permit allows the use of two of the wells in conjunction with ortho-polyphosphate sequestration treatment for manganese. In practice, the City minimizes the use of these wells to avoid introducing manganese to the distribution system, even with the sequestration treatment. The City can legally pump up to 1.0 cfs seasonally (April 1 to November 1st each year) from these wells. This flow rate is equivalent to a maximum delivery rate of 138 million gallons per year (426.5 AFY).

As previously stated, the City applied to the SWRCB for an additional water right for Dry Creek in the amount of 880 AFY in December 1997, which would bring the total Dry Creek diversion to approximately 1,306.5 AFY. This application is still pending, as it has not yet been fully reviewed and approved by the SWRCB. For planning purposes, the City assumes that this pending water right will not be granted in the time horizon of the 2025 UWMP.

Gauntlett and Fitch Well Fields

[3]

Studies performed by the City in 1998 and 1999 indicated that the Russian River alluvial deposits provided sufficient riverbank filtration for the Gauntlett and Fitch Well Fields to be used between May and October, without additional treatment. The DDW concurred with these findings; however, the DDW also determined that during the rainy season, when turbidity levels of the Russian River increase, the well water turbidity levels would increase, and the alluvium does not provide a sufficient filtration barrier for turbidity. Subsequently, the DDW reissued the City's Domestic Water Supply Permit in June of 1999, placing a seasonal restriction on the use of the Gauntlett and Fitch Well Fields. This permit did not allow the Gauntlett and Fitch Well Fields to be operated between November 1st and April 30th. Until late 2005, this seasonal restriction on the Gauntlett and Fitch Well Fields prevented the City from fully utilizing its Russian River water rights. In 2004 and 2005, the City constructed a water treatment facility for the Gauntlett/Fitch Well Fields. In August 2005, the City submitted an application to modify the DDW permit to eliminate the seasonal restriction on the use of the Gauntlett Well Field. The DDW responded in October 2005, lifting the seasonal restrictions for those wells now being treated. This action allows the City to use of the Gauntlett Wells year-round. Further descriptions of the Gauntlett and Fitch Well Fields are provided below.

Gauntlett Well Field

The Gauntlett Well Field is located along the west bank of the Russian River and is situated within the 100-year flood plain at the north end of the City. The geology consists of a uniform stratigraphic sequence of grey-green massive shale from the Franciscan formation, overlain by alluvial stream channel and over-bank deposits of coarse-grained sand and gravel.

With no seasonal restrictions, the City's permit allows for a diversion of up to 4 cfs from the Gauntlett Well Field. These wells pump to the Gauntlett Reservoir where the raw water is gravity fed to the City's microfiltration plant to reduce the turbidity. From there the water goes to Panorama Reservoir, where it is distributed to customers. Most of the potable water used by the City in the winter months comes from these wells.

As mentioned in previous sections, there are four active potable use wells at the Gauntlett Well Field. The number of wells operating, and the rate of production, are based on demand and are controlled to maintain a minimum level in the Gauntlett Reservoir. When the Well Field is in use, the City typically operates two of the wells and brings the other two on-line if needed to meet demand. Overlapping cones of depression limit the simultaneous operation of all four wells.

Fitch Well Field

The Fitch Well Field is located along the north bank of the Russian River, just south of Fitch Mountain Road and in the southeast part of the City. It is situated within the 100-year flood plain. The Well Field is characterized by a consistent stratigraphic blue clay overlain by 30 to 50 feet of alluvial sand and gravel, in turn overlain by brown sand, silt or silty clay with occasional gravels.

Because the Fitch Well Field is directly adjacent to the Russian River, it is affected by the river's flow. These wells are considered groundwater under the direct influence of surface water. The City is allowed to pump these wells up to 3 cfs year-round with an annual maximum of 3,250 acre-feet shared between Fitch, Dry Creek, and Gauntlett Well Fields.

Currently, the City's ability to supply drinking water from the Fitch Well Field is limited by the DDW, due to water quality issues.

Only four of the five wells at the Fitch Well Field are active and permitted for use in the potable water system. The fifth well had a collapsed casing and was properly abandoned. The third well has been disconnected from the potable water system due to high manganese levels but is used to irrigate Badger Park. Of the 4 active potable water wells, the number of those wells in use and the rate of production are varied to maintain minimum water levels in the Tayman Reservoirs.

The City was given water rights to divert flow from the Russian River by the CSA. One of the allowable diversion points for that water right is located within the Fitch Well Field. The City may pump a total of 188 million gallons (578 AFY) using this right. However, due to turbidity issues at the Fitch Well Field, there is a seasonal restriction on this well. This is illustrated in Table 6-2.

Water Quality

According to DWR's 2009 California Water Plan Update (Bulletin 160-09, Volume 3), the North Coast Hydrologic Region has several water quality challenges. In the Healdsburg Area, sediment, temperature, and nutrients are the focus for the Russian River. Turbidity and manganese are two main water quality concerns for the City.

Turbidity

The Russian River is listed as a 303(d) impaired water body for sedimentation/siltation and temperature. The City also has turbidity issues with the water from some of their Gauntlett and Fitch Well Fields in the winter. For this reason, the City installed a water treatment plan at the Gauntlett Well Field, allowing year-round production. A similar treatment plant may be installed at the Fitch Well Field, if needed.

Manganese

The City has discovered manganese in concentrations above drinking water limits in some of the Dry Creek wells. To lower the manganese level to allowable drinking water limits, the water is treated with ortho-polyphosphate treatment.

6.2.4 Stormwater

The City has no large-scale stormwater recovery system in place for water supply augmentation. The City does have storm water low impact development (LID) features throughout the City. These include recent retrofit projects of pervious street bulb-outs in downtown as well as detention basins. These features are largely designed for flood control, ground water recharge, and water quality treatment purposes.

6.2.5 Wastewater and Recycled Water

The City operates a tertiary level wastewater treatment plant (WWTP), known as the City of Healdsburg's Wastewater Treatment, Reclamation and Disposal Facility, which treats all of the City's wastewater to Title 22 recycled water standards. The City certified an Environmental Impact Report (EIR) on July 11, 2005 for the WWTP Upgrade Project, and the WWTP went into operation in May 2008.

The WWTP Project provides tertiary treated wastewater that can be used in agricultural and urban irrigation areas. The service area for recycled water use was expanded in 2014, in 2016 by addendum to the EIR for seasonal irrigation of vineyards by pipeline and trucked water deliveries, and in 2019 by Subsequent EIR to expand the service area south (to approximately Hop Kiln) and west to reach areas west of Westside Road. The City's recycled water program is regulated by State of California Water Resources Control Board General Water Reclamation Requirements for Recycled Water Use – Order WQ 2016-0068-DDW-R1001 and California Recycling Criteria – CCR Title 22, Chapter 3, Article 7 Section 06323 administered by the North Coast Regional Water Quality Control Board.

6.2.5.1 Recycled Water Coordination

The City does not coordinate with any other wastewater facilities or agencies within the City's service area regarding the quality and availability of recycled water for beneficial reuse. There are

no other agencies collecting, treating, or discharging municipal wastewater both generated and treated within the City's service area.

The primary driver for the City's recycled water program is compliance with the seasonal discharge prohibition from the wastewater treatment plant. The City conducted a feasibility study with respect to compliance with the seasonal discharge prohibition. It was determined that agricultural beneficial reuse of the recycled water was the most cost-effective approach for compliance.

Included in the study is a plan to bring recycled water into the City's water distribution service area for municipal irrigation. The cost of this approach made the project prohibitive unless outside funding is available. In 2022, the City received a grant from the Department of Water Resources to construct the Municipal Recycled Water Pipeline Project. This project was completed in 2025 and serves a school, two parks, a cemetery, and the City's golf course.

6.2.5.2 Wastewater Collection, Treatment, and Disposal

The City's wastewater collection, treatment, and disposal system is described in detail in the Title 2 Engineering Report. The collection system consists of a network of underground pipelines that collect and convey raw wastewater from individual user connections to the City's advanced Water Reclamation Facility (WRF), sometimes referred to as the WWTP. The WRF is shown on Figure 2.

The WRF includes the following treatment processes:

- Influent equalization ponds.
- Primary screening and grit removal.
- Secondary biological and aeration treatment using aerobic, anoxic, and pre-anoxic basins to provide biological removal of BOD and nitrogen.
- Waste Activated Sludge (WAS) pumping.
- Tertiary membrane bioreactors (MBR)
- Effluent disinfection using ultraviolet (UV) lamps.
- Treated effluent storage (40-million-gallon storage capacity) and pumping.
- Solids stabilization (sludge management).
- Dewatering facilities (sludge dewatering).
- Discharge of treated effluent (recycled water) to the Basalt Pond or reuse through the City's recycled water system.

Table 6-4 summarizes some of the relevant details about the City's WRF. Table 6-5a summarizes details of the City's wastewater discharge permit as well as the volume of wastewater treated and discharged in 2020. Currently, from October 1 to May 14 the City discharges the treated effluent to a former gravel extraction pit (Basalt Pond) for percolation into the underlying groundwater basin, which is hydrologically connected to the Russian River. The Basalt Pond is owned by Syar Industries and was created by terrace mining operations that ended in 1985. The remainder to the year, May 15 to September 30, the City is prohibited from discharging to Basalt Pond. During the discharge prohibition, effluent is stored on-site and distributed for irrigation and construction purposes.

Table 6-4: Wastewater Collection within Service Area in 2025, (million gallons)
(DWR Table 6-2 Retail)

Wastewater Collection			Recipient of Collected Wastewater			
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated?	Volume of Wastewater Collected from UWMP Service Area 2025	Name of Wastewater Treatment Agency Receiving Collected Wastewater	Treatment Plant Name	Is WWTP Located Within UWMP Area?	Is WWTP Operation Contracted to a Third Party?
City of Healdsburg	Metered	386	City of Healdsburg	City of Healdsburg Wastewater Treatment, Recycling and Disposal Facility	No	No

Table 6-5a Retail: Wastewater Treatment and Discharge within Service Area in 2025 (million gallons)
(DWR Table 6-3 Retail)

Wastewater Treatment Plant Name	Discharge Location Name or Identifier	Discharge Location Description	Wastewater Discharge ID Number [2]	Method of Disposal	Does This Plant Treat Wastewater Generated	Treatment Level	2025 volumes (MG)				
							Wastewater Treated	Discharged Treated Wastewater	Recycled Within Service Area	Recycled Outside of Service Area	Instream Flow Permit Requirement
City of Healdsburg Wastewater Treatment, Recycling and Disposal Facility	Basalt Pond	Part of the Russian River	1B82046 OSON	River or creek outfall	No	Ter-tiary	386	298	31	57	0
						Total	386	298	31	57	0

Table 6-5b Wholesale: Wastewater Treatment and Discharge within Service Area in 2025 (DWR Table 6-3 Wholesale)

☑	Wholesale Supplier neither distributes nor provides supplemental treatment to recycled water.

6.2.5.3 Recycled Water System Description

The City completed design of a recycled water pumping, storage, and distribution system in 2011, and has been implementing elements of the project as funding allows. In 2014, portions of the recycled water distribution system were constructed to serve areas north of the WRF up to Kinley Drive, south of the 101 freeway, and south approximately 5,200 feet south of the WRF. In 2016 the southern reach of the recycled water system was extended approximately 12,000 feet south and approximately 3,500 feet west to engage more agricultural acreage. In 2019, approximately 2,200 feet of recycled water transmission pipeline was added to reach properties west of Westside Road. Another project in 2021 will add approximately 8,000 feet of pipeline to recycled water system.

The recycled water system improvements implemented to date address agricultural uses as these are the most cost-effective to reach. Section 6.8.1 discusses the future implementation options of recycled water for urban irrigation, should it become cost effective.

Recycled Water Beneficial Uses

The City has an agricultural recycled water program and a municipal recycled water program. Under the agricultural recycled water program, most of the City's treated wastewater is delivered to irrigate vineyards just north and south of the WRF via transmission piping. This use of recycled water does not significantly offset the City's potable water use; it is mainly offsetting the use of groundwater derived from private wells. In addition to the recycled water transmission piping, there are automated kiosk dispensers connected to the recycled water system at Kinley Drive, Healdsburg Ave., and a third one at the WRF. The kiosks allow the City to meter the recycled water used. However, the City's metering practices do not easily differentiate between recycled water that does or does not offset potable use. The kiosks can be accessed by private vehicles and commercial water tank trucks to supply a small amount of recycled water for gardens, landscaping, dust control, construction site operations and irrigation for a few vineyards.

Under the municipal recycled water program, the City delivers water to a school, a cemetery, two parks and the City's golf course. It was anticipated that the municipal recycled water program would offset approximately 2 million gallons of potable water and 25 million gallons of potentially potable water in the water service area, for a total of approximately 27 million gallons. In 2025, the municipal recycled water program offset approximately 33 MG of potable and potentially potable water.

The City used to deliver recycled water for industrial use outside the water service area. A direct connection to the recycled water pipeline provides recycled water to the Syar Industries gravel plant for dust control and make up water for gravel processing. However, since 2020, the gravel processing plant has changed ownership and no longer uses recycled water in its operation.

The areas that may receive hauled recycled water are located within the Dry Creek, Alexander, and Russian River Valleys. The extent of the potential recycled water hauling area is shown in Figure 6-2.

Table 6-6a lists the current and projected beneficial uses of the City's recycled water and compares the actual 2020 recycled water use to the 2020 projections from the 2015 UWMP.

Table 6-6a Retail: Current and Projected Recycled Water Direct Beneficial Uses within Service Area (DWR Table 6-4 Retail)

Name of Supplier Producing (Treating) the Recycled Water:	City of Healdsburg
Name of Supplier Operating the Recycled Water Distribution System:	City of Healdsburg
Supplemental Water Added in 2025 (volume)	NA
Source of 2025 Supplemental Water	NA

Beneficial Use Type	Potential Beneficial Uses of Recycled Water (Describe)	Amount of Potential Uses of Recycled Water (Quantity) General Description of 2025 Uses	Amount of Potential Uses of Recycled Water (Quantity) General Description of 2025 Uses		2025	2030	2035	2040	2045
Agricultural Irrigation		0 MG	Agricultural use is outside of water service area	Tertiary					
Landscape Irrigation (including golf courses)	Offset use of potable water	0 MG		Tertiary	31	40	40	40	40
Commercial/residential use from bulk fill stations	Construction water, dust control, landscape irrigation	1 MG	Construction water, dust control, landscape irrigation	Tertiary	0	2	2	2	2
Industrial use	Aggregate processing	7 MG	Aggregate processing	Tertiary	0	0	0	0	0
Geothermal and other energy production									
Seawater intrusion barrier									
Recreational impoundment									
Wetlands or wildlife habitat									

Groundwater recharge (IPR)									
Reservoir water augmentation (IPR)									
Direct potable reuse									
Other (Description Required)									
		Total:	**33**		**42**	**42**	**42**	**42**	

Table 6-6b Wholesale: Current and Projected Recycled Water Direct Beneficial Uses within Service Area (DWR Table 6-4 Wholesale)

☑	Recycled water is not directly treated or distributed by the Supplier.

Table 6-7a Retail: 2020 UWMP Recycled Water Use Projection Compared to 2025 Actual (DWR Table 6-5 Retail)

Beneficial Use Type	2020 Projection for 2025 [1]	2025 Actual Use[1]
Agricultural irrigation	65	0
Landscape irrigation (incl.. golf courses)	0	31
Commercial use	2	0
Industrial use	5	0
Geothermal and other energy production		
Seawater intrusion barrier		
Recreational impoundment		
Wetlands or wildlife habitat		
Groundwater recharge (IPR)		
Reservoir water augmentation (IPR)		
Direct potable reuse		
Other (Description Required)		
Total	**72**	**31**

[1] Agricultural and Industrial use for recycled water are outside the water distribution service area.

Table 6-7b Wholesale 2020 UWMP Recycled Water Use Projection Compared to 2025 Actual (DWR Table 6-5 Wholesale)

☑	Recycled water is not directly treated or distributed by the Supplier. The Supplier will not complete the table below.

6.2.5.4 Potential, Current and Projected Recycled Water Uses

The City of Healdsburg treats all collected wastewater to advanced treatment levels, complying with Title 22. In 2025, 386 million gallons were treated to this level, 108 million gallons were beneficially reused. The remainder was discharged to the Russian River.

The City has been identifying beneficial reuses, primarily to address the seasonal discharge prohibition During the discharge prohibition period, the City can generate approximately 138 MG, but in 2025 approximately 108 MG was treated. In 2025, approximately 89 MG of the 108 MG treated was reused and 19 was impounded. Agricultural reuse and municipal reuse is expected to require the storage of recycled water from outside the discharge prohibition season to later be used as a summer water supply. The City has approximately 40 MG of onsite recycled water storage to use in managing the recycled water programs.

Extending the recycled water into the City to offset the use of potable water for municipal irrigation (parks cemetery and school athletic fields) would save approximately 40 MG. This extension was completed in 2025 as indicated above. The City has plans to extend the municipal recycled water pipeline to serve more schools and parks for an additional 8 MG of beneficial reuse. However, outside funding is needed to facilitate this extension.

6.2.5.5 Actions to Encourage and Optimize Future Recycled Water Use

The original impetus for the City of Healdsburg to develop a recycled water system was to curtail effluent discharge into the Russian River from May 15 to September 30. The City estimates that if all of the vineyards currently connected to the recycled water pipeline irrigated using recycled water rather than well water, and if nearby vineyards were to continue using trucked recycled water, approximately 22.5 million gallons would be diverted from Basalt Pond to these uses.

The City had actively pursued users of the recycled water system by meeting with vineyard operators and currently provides recycled water at no cost to encourage its use. With the satisfaction of discharge prohibition, the City is no longer funding additional agricultural connections; however, users can connect at their own expense. Further the City successfully worked with the Regional Water Quality Control Board to amend the discharge use permit and allow agricultural uses other than vineyard and landscape irrigation. These non-vineyard uses can add approximately 76 million gallons of recycled water usage. While this use is not a direct offset of City potable water, it does contribute to meeting the requirement of the seasonal discharge prohibition and improves the water supply of the Russian River watershed.

Included in the 2005 EIR and master plan for the recycled water system was the irrigating of public properties with recycled water (Table 6-6). These properties have the potential to consume approximately 8.5 million gallons (26 AFY) of recycled water for urban irrigation. Unfortunately, reaching these properties requires a lengthy and costly extension of the pipeline, making these sites less attractive than the vineyards adjacent the WWTP. In future years, changes to regulatory requirements may make use of recycled water within the City limits more feasible.

Issues constraining expanded use of recycled water include public perception, regulatory reporting requirements, and the cost of expanding the recycled water system to reach all potential users identified in the City's service area and surrounding areas.

Table 6-8: Methods to Expand Future Recycled Water Use, (million gallons) (DWR Table 6-6)

Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use[1]
Municipal RW Expansion	Extend municipal RW pipeline to reach JR high, High School, Fitch Mtn School, and Community Center	2035	8
		Total	**8**

[1] Agricultural uses for recycled water are outside the water distribution service area.

6.2.6 Desalinated Water Opportunities

There are currently no plans for desalination, and no desalination for future water supply is anticipated.

6.2.7 Exchanges or Transfers

The City has no current agreements of future plans for water exchanges or transfers with other water users or agencies.

6.2.8 Future Water Projects

The City is planning to provide treatment at the Fitch well field. This improvement would allow year-round use of this water right. these improvements are designed and in the City's capital improvement program.

The City is also petitioning the Water Resources Control Board to expanded water rights at the Dry Creek Well Field as the source from Lake Sonoma may be more reliable in the future than sources from the Russian River derived from Lake Mendocino. Implementing improvements at Dry Creek will require modification to the City's water rights at this diversion point. The City has constructed filtration treatment at Dry Creek sufficient for the increased flow and has a project in the capital improvement program to rehabilitate the clear well, booster pumps and three wells at Dry Creek well field.

To increase water supply and build drought resilience, the City is studying the construction of three groundwater wells to supply water during dry years. Combined these wells are estimated to provide roughly 300gpm and would help increase the City's annual supply of water by roughly 158 million gallons. Additionally, the City is studying the use of these wells as an aquifer storage and recovery system. If proven feasible and permitted by the State, this would help the City store water during periods of high instream flow (wet years), saving this water for later use during periods of low instream flows (dry years). The City had received funding through a FEMA grant that was then cancelled by the Department of Homeland Security only to be reinstated months later. The elapsed time between the cancellation of the grant and the reinstatement did not leave enough time to do work on the project within the expiration of time on the grant. T is seeking other funding opportunities for this work.

Table 6-9a Retail: Expected Future Water Supply Projects (DWR Table 6-7 Retail)

Name of Future Projects	Joint Project with other suppliers?		Description	Planned Implementation Year	Planned for Use in Year Type	Expected Increase in Water Supply to Supplier, MG
Filtration for Fitch	No		Provide filtration for Fitch Well Field to allow year-round use of the water right	2035	All Year Types	292
Aquifer Storage and Recovery Wells	No		Develop ASR wells to supplement drinking water supply during times of drought	2030	Average and Single-Dry Year	158
Municipal Recycled Water Pipeline Extension	No		Extend municipal RW pipeline to reach JR high, High School, Fitch Mtn School, and Community Center	2035	All Year Types	8

Table 6-9b Wholesale: Expected Future Water Supply Projects (DWR Table 6-7 Wholesale)

☑	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below.

6.2.9 Summary of Existing and Planned Sources of Water

Table 6-10 shows the actual volume of water available in 2020 from each supply source. Projected water supply for the next 25 years was calculated using 2020 actual water supply, as well as the recycled water for potable water offset projections shown in Table 6-6a. Future water projections are shown in Table 6-11a.

Table 6-10a Retail: Water Supplies (million gallons) – Actual (DWR Table 6-8 Retail)

Water Supply	Additional Detail on Water Supply	2025		
		Actual Volume	Water Quality	Total Right or Safe Yield* (optional)
Surface water (not desalinated)	Gauntlett Well Field	373	Drinking Water	943
Surface water (not desalinated)	Fitch Well Field	90	Drinking Water	415
Surface water (not desalinated)	Dry Creek Well Field	657	Drinking Water	138
Surface water (not desalinated)	Fitch Mountain CSA Right	15	Drinking Water	192
Purchased or Imported Water	Sonoma Water supplement	0	Drinking Water	138
	Total	**543**		**1,826**

Table 6-10b Wholesale: Water Supplies, (million gallons) – Actual (DWR Table 6-8 Wholesale)

Water Supply	Additional Detail on Water Supply	2025		
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool		Actual Volume	Water Quality Drop Down List	Total Right or Safe Yield* (optional)
Add additional rows as needed				
Surface water (not desalinated)	Fitch Mountain CSA Right	15	Drinking Water	192
	Total	**15**		**192**

Included in Table 6-10a

Table 6-11a Retail: Water Supplies, million gallons – Projected (DWR Table 6-9 Retail)

Water Supply	Additional Detail on Water Supply			Projected Water Supply (MG)							
				2030		2035		2040		2045	
				Reasonably Available	Total Right or Safe Yield	Reasonably Available	Total Right or Safe Yield	Reasonably Available	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Surface water (not desalinated)	Gauntlett Well Field			943	943	943	943	943	943	943	943
Surface water (not desalinated)	Fitch Well field			415	415	415	415	708	708	708	708
Surface water (not desalinated)	Dry Creek Well Field			138	138	138	138	245	245	245	245
Surface water (not desalinated)	CSA			192	192	192	192	384	384	384	384
Purchased or Imported Water	Sonoma County Purchased Water			138	138	138	138	138	138	138	138
Groundwater (not desalinated)	ASR Well - Ground Water Basin 1-055.02			236	236	236	236	236	236	236	236
Total				**2,062**	**2,062**	**2,062**	**2,062**	**2654**	**2654**	**2654**	**2654**

(1) year-round use of Fitch water right expected after filtration added, anticipated after 2035

(2) Dry Creek well field water right petition anticipated to be approved approx. 2040.

Table 6-11b Wholesale Water Supplies – Projected
(DWR Table 6-9 Wholesale)

Water Supply	Additional Detail on Water Supply	Projected Water Supply* Report to the Extent Practicable									
		2025		2030		2035		2040		2045 (opt)	
		Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)	Reasonably Available Volume	Total Right or Safe Yield (optional)
Surface water (not desalinated)	Retail source	--	--	--	--	--	--	--	--	--	--
Total		**--**	--	--	--	--	--	--	--	--	--

1 Included in Retail supplies

6.2.9 Summary of Existing and Planned Water Sources

The preceding sections of Chapter 6 present a description of the City of Healdsburg existing and planned water supplies. These sections draw upon the tables in the 2020 UWMP Guidance tables as indicated in Table 6-11.

6.3 Energy Use

Energy intensity is a measure of the unit energy required to acquire, treat and distribute water throughout the system. Additionally, the unit energy to collect, treat and dispose of the water used by the service area is quantified.

The power consumed in 2025 to provide potable water throughout the system is presented in Table O-1A.

Table 6-12 – Water Supply Energy Intensity for 2025 *(table slightly modified from template)*

		Urban Water Supplier Operational Control							
		Water Management Process						Non-Consequential Hydropower (if applicable)	
	Units	Production (Extract and Divert)	Place into Storage	Conveyance	Treatment	Distribution	Total Utility	Hydropower	Net Utility
Volume of Water Entering Process	MG	543			543	543	543	0	543
Energy Consumed	kWh	890,244			333,095	114,977	1,338,316		1,338,316
Energy Intensity	kWh/ MG	1,638			613	212	2,462	0	2,462

For the water distribution system, power is used at the wells to lift water to the treatment processes. Gauntlett wells pump to the Gauntlett Reservoir after which the raw water flows through the treatment process by gravity and finished water is stored in the Panorama Reservoir. Fitch wells pump to the Tayman Reservoir with chemical injection in route. Dry Creek pumps to the Dry Creek clear well with chemical injection on the route.

Panorama and Dry Creek have booster pumps to distribute the water. Tayman flows by gravity to the distribution system. The distribution system also has booster pumps to move water between pressure zones. The distribution system booster pumps consist of Dry Creek, Panorama, Revel, McDonough and Passalacqua booster pump stations.

Table O-1A above is based on the electricity consumption from electric metered billing data for electric accounts that provide retail potable water delivery (including wells, treatment, pumping, etc.), for which each electric account was assigned the most applicable water management process category. Note that the City provides wholesale water to a nearby water district, and it is not feasible to disaggregate the electricity consumed specifically for the wholesale water production. This metric for overall potable water operations is a useful insight for understanding the energy-water nexus.

The power consumed in 2025 to provide treatment of the wastewater generated from the potable water use is presented in Table O-2.

Table 6-13 – Wastewater and Recycled Water Supply Energy Intensity for 2025 *(table slightly modified from template)*

		Urban Water Supplier Operational Control			
		Water Management Process			
	Units	Collection / Conveyance	Treatment	Discharge / Distribution	Total
Volume of Wastewater Entering Process	MG	386	386	267	386
Energy Consumed	kWh	193,826	3,347,743	104,201	3,645,770
Wastewater Energy Intensity	kWh/MG	502	8,672	390	13,655
Volume of Recycled Water Entering Process	MG	0	0	119	119
Recycled Water Energy Consumed	kWh	0	0	46,442	46,442
Recycled Water Energy Intensity	kWh/MG	0	0	390	390
Total Wastewater and Recycled Water Energy Intensity	kWh/MG	502	8,672	390	9,565

For the wastewater system, power is used at the lift stations to deliver wastewater to the WRF, where it is then treated and either discharged or distributed as recycled water for irrigation purposes.

The power consumed to collect and convey the wastewater to the WRF for treatment is upon based electric metered billing data for the lift stations, with the exceptions of Hendricks, Giorgi Park, Corporation Yard and Dry Creek lift stations. Hendricks Lift Station operates on PG&E power because it is outside of the service area of the City's electric utility. The Giorgi Park, Corporation Yard and Dry Creek lift stations billing is embedded in the metering of other facilities. These lift stations are small, and their combined power usage is estimated to be negligible.

Treatment power usage is based on electric metered billing data for the WRF. Treatment power includes blowers, compressors, pumps, UV disinfection, and process equipment. The WRF completed an in-depth energy audit in 2024 and 2025 to identify top priority energy efficiency projects, for which next steps for implementing the identified projects are being determined.

Recycled-water distribution power usage is embedded in the WRF power usage, which had sub metering added in November 2020. The power usage to pump treated water was subtracted from the overall WRF usage and the amount of power usage for discharge and distribution pumping is split proportionately in Table O-2 above based on the amount of water being pumped for discharge and for distribution of recycled water.

Additionally, the WRF had floating solar panels installed on two of the recycled water ponds in 2021. However, these solar panels feed directly into the electric distribution system as a Power Purchase Agreement and do not reduce the WRF power usage or electric bills.

This metric for overall wastewater operations is a useful insight for understanding the energy-water nexus. The treatment process for wastewater at Healdsburg is much more energy intensive than its water production.

Figure 6-1. Groundwater Basins

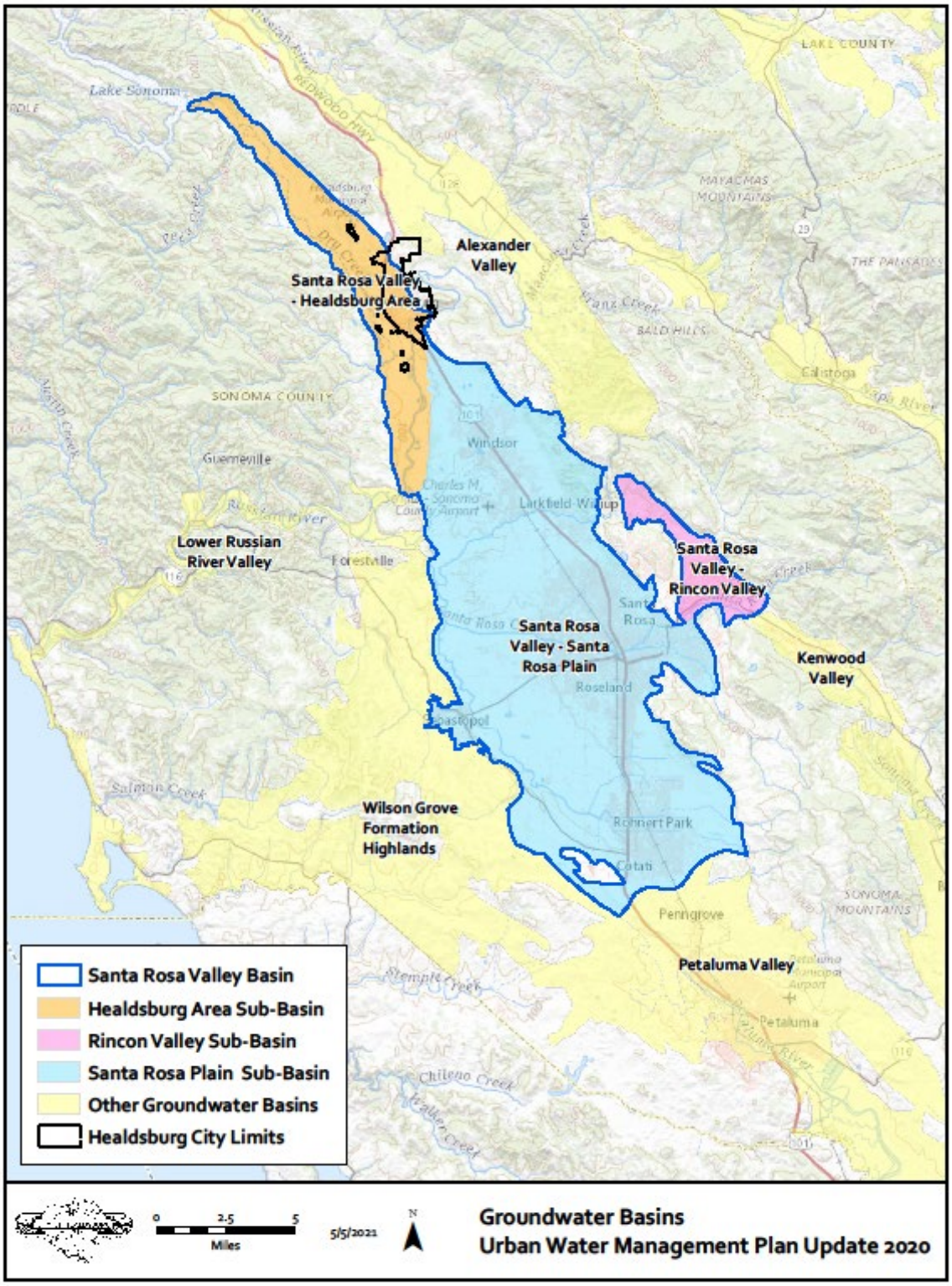
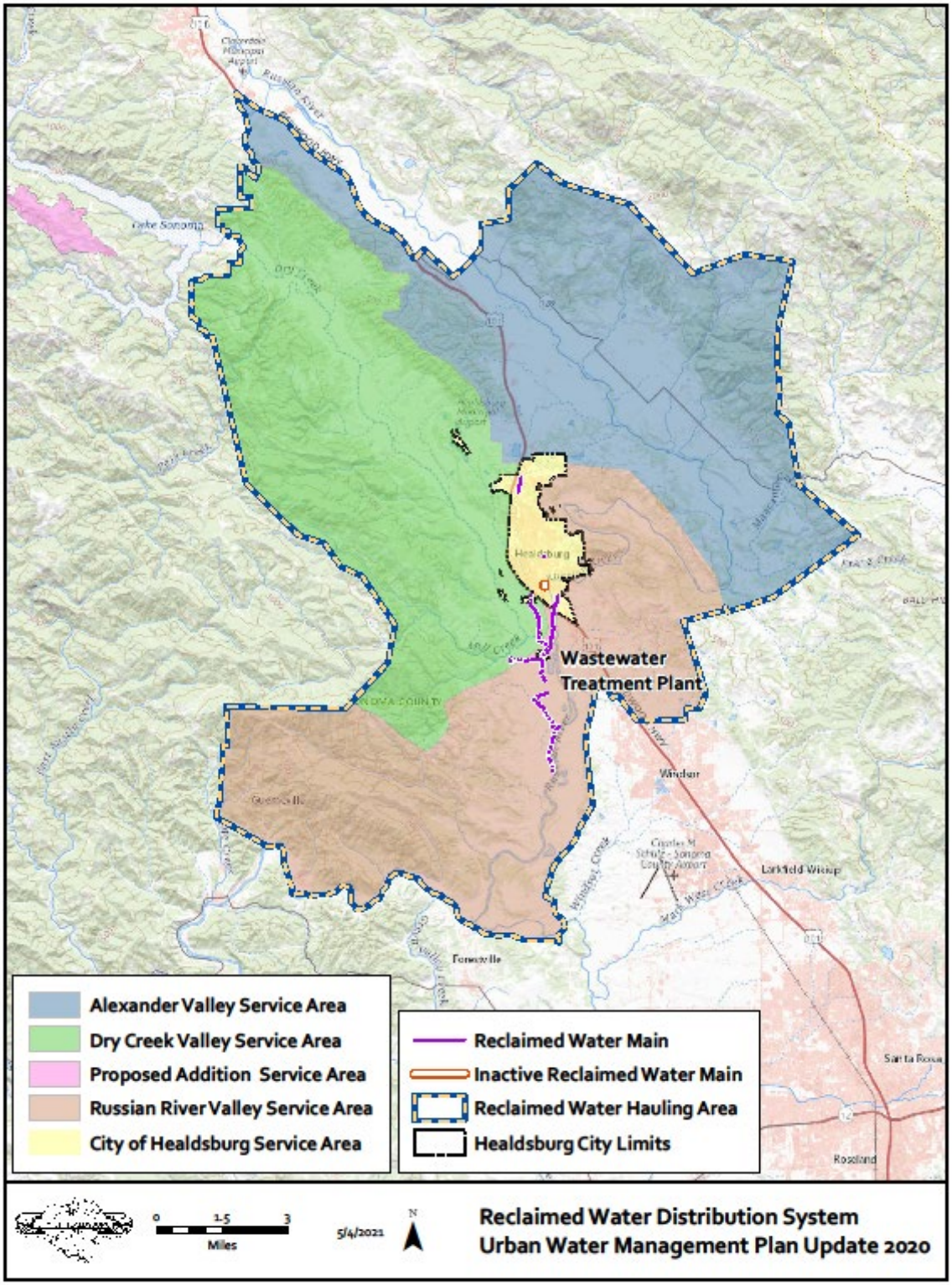


Figure 6-2 Reclaimed Water Distribution Facility



7. Water Supply Reliability and Drought Risk Assessment

7.1 Introduction

Assessing water service reliability is the fundamental purpose for an urban water supplier (Supplier) to prepare an Urban Water Management Plan (UWMP). Water service reliability reflects the Supplier's ability to meet the water needs of its customers, including end-use customers and retail urban suppliers, with water supplies under varying conditions.

7.2 Water Service Reliability Assessment

The UWMP includes an assessment of its water supply reliability in normal, dry, and multiple dry water years. Factors influencing the City's water supply reliability are discussed in this section.

7.2.1 Constraints on Water Sources

Several constraints affect the reliability of the City's supply, consisting of source constraints, legal and environmental constraints, and water quality constraints, as described in the following sections.

7.2.1.1 Source Constraints

The reliability of the City's supply is generally protected by the Sonoma Water, formerly known as Sonoma Water, diversion requirement to maintain the flow of the Russian River at minimum levels at specific points in the Russian River. As described in Chapter 3, Sonoma Water also has the responsibility for maintaining minimum flows in Dry Creek with releases from Warm Springs Dam, which ensures adequate flows at the Dry Creek well field, located below the dam.

The flow of the Russian River has been augmented by diversions from the Eel River since 1908 for operation of the Potter Valley hydroelectric power project. This water diversion has been controversial for many years due to concerns over impairment of Eel River salmonid populations over the life of the project. In January 2004, the Federal Energy Regulatory Commission issued a decision that amended the plant's operational license, currently held by Pacific Gas & Electric (PG&E). The amended plan generally reduced the allowable annual diversion from the Eel River by 15%. This license expired in April of 2022.

In 2025, PG&E submitted an application to surrender its FERC license and the application was accepted. As conditions of the FERC license surrender, PG&E will remove two dams upstream of Lake Pillsbury and will greatly reduce the diversions from the Eel River system to the Russian River system. The resulting diversions may be as low as five cubic feet per second to maintain flow for salmonids. Sonoma Water is developing a plan, referred to as the New Eel-Russian Facility that could increase the diversions from the Eel River system to the Russian River system; however, the increased volume of diversion is uncertain at this time and anticipated to be limited to approximately 35 cubic feet per second.

As described in Section 6.3.2, Sonoma Water must maintain sufficient water flow in the river to be protective of human health, fish and wildlife and for recreation in the Russian River. In 2008, the National Marine Fisheries Service (NMFS), through the determination of a Biological Opinion (BiOp), concluded that Sonoma Water should modify some of the flood control and water supply

operations. The BiOp requires that the summertime flows be permanently reduced to replicate natural summertime river flows, starting in 2010. Since then, Sonoma Water has annually petitioned the State Board for interim changes to Decision 1610 depending on what type of water year it is: normal, dry or critically dry. During a normal year, Sonoma Water is required to maintain 185 cfs for the upper Russian River (between the confluence of the East and West Forks of the Russian River and the confluence of the Russian River and Dry Creek) and 125 cfs for the lower Russian River (between its confluence with Dry Creek and the Pacific Ocean).

The City executed a water sale agreement with the Sonoma Water in 2015. The agreement allows the City to divert up to 138 MG (425 AF) per year from stored water within Lake Mendocino and Lake Sonoma. Under the agreement if Sonoma Water has a shortage of water, the water sold to the City could also be curtailed.

7.2.1.2 Legal & Environmental Constraints

There are factors other than drought or emergency that cause, or have the potential to cause, inconsistent supply to meet demands and are due to legal, environmental, or climatic issues.

The City presently holds four existing water rights permits for diversion from Dry Creek and the Russian River. In addition, the City has one application pending with the SWRCB for additional water rights on Dry Creek. Summaries of each existing and pending water rights permit are provided in Table 6-8a.

In September 2008, a final Biological Opinion (BiOp) was released by the National Marine Fisheries Service (NMFS) and issued to the Sonoma Water, the U.S. Army Corps of Engineers (Corps), the California Department of Fish and Game, and the Mendocino County Russian River Flood Control and Water Conservation Improvement District. The BiOp is a federal mandate on Russian River operations of the receiving agencies listed above that affect salmonids on state and federal endangered species lists (steelhead, Coho, and Chinook) which affects Sonoma Water supply operations and subsequent delivery to its water customers, including the City.

The BiOp calls for the elimination or reduction of impacts to salmonids due to water supply and flood control activities in the Russian River watershed through measures deemed to be “reasonable and prudent alternatives,” including:

- Extensive monitoring of both habitat and fish in Dry Creek, the estuary and the Russian River;
- Eliminating impediments to fish migration and improving habitat on several streams;
- Restoring up to six miles of habitat in Dry Creek and studying a bypass project;
- Requesting the SWRCB to reduce summertime flows in the Russian River; and
- Creating a freshwater lagoon in the estuary at the mouth of the Russian River during the summer months.

NMFS concluded that lower flows in Dry Creek and Russian River create a better environment for juvenile salmon and steelhead and the BiOp identified habitat restoration projects in Dry Creek to reduce water velocities in the stream/river. Current minimum summer flows are based on weather conditions and range from 125 cfs (during a normal year, as measured at the Healdsburg Gage upstream of the Dry Creek confluence) to 85 cfs (as measured during a dry year). Under the terms of the BiOp, minimum flows would be dropped to 70 cfs with an additional 15 cfs to maintain system flexibility for a total flow of 85 cfs. The BiOp acknowledged a need for balance and flexibility and noted that Sonoma Water may find alternative minimum flow requirements that meet the goals of restoring functional salmonid-rearing habitat while promoting water conservation and limited adverse effects on other in-stream resources.

7.2.1.3 Water Quality Constraints

The quality of the City's water deliveries is regulated by the California State Water Resource Control Board (SWRCB) and the Division of Drinking Water (DDW), which requires regular collection and testing of water samples to ensure that the quality meets regulatory standards and does not exceed Maximum Contaminant Levels (MCLs). The City performs water quality testing, which has consistently yielded results within the acceptable regulatory limits (2020 Healdsburg Consumer Confidence Report).

The quality of existing surface water, groundwater, and recycled water supply sources over the next 25 years is expected to be adequate. Groundwater and groundwater under the influence of surface water will continue to be treated to drinking water standards, and no surface water, groundwater, or recycled water quality deficiencies are foreseen to occur in the next 25 years.

Various City-owned wells have or have had water quality issues and use restrictions due to manganese and/or elevated turbidity. These concerns are managed with water treatment facilities and use management, as discussed in Section 6.2.3 Currently, the seasonal use restrictions affecting the City due to water quality concerns are seasonal restrictions on the Gauntlett and Fitch Well Fields. The City treats water obtained from the Gauntlett Well Field in order to utilize this water source year-round. The City is exploring options for the Fitch Well Field to extend the availability of this water source year-round. The City anticipates completing improvements or adding diversion points to allow the year-round use of the Fitch Water Right after 2035. The City is not constrained in its access to its total water right due to water quality constraints; but rather limited in when it can use water pumped from these sources without treatment seasonally.

7.2.2 Reliability by Type of Year

This section describes the historic reliability of the City's water supply and any vulnerability due to seasonal or climatic shortage. Discussion generally pertains to curtailments of supply due to hydrologic shortages. It does not exclude possible requirements imposed by the state to reduce demand.

The following section, 7.2.2.1, discusses the types of rainfall years for which the UWMP requires forecast planning: average, single-dry, and multiple-dry years. Previous UWMPs prepared by the City of Healdsburg have used representative years identified in watershed modelling developed by Sonoma Water. Because of changing weather patterns, the recent drought, and comments received from the Public during development of the 2015 UWMP, the City decided to re-evaluate the representative years. Unfortunately, rainfall data is not consistent for the City of Healdsburg. Because of this, the analysis was completed for period from 1910 to 2020 using Ukiah rainfall data, which has the most complete data set and represents precipitation available to fill storage within Lake Mendocino.

The findings of this analysis and adjustments to the representative years, as well as supply reduction assumptions, are discussed in the subsequent section and summarized in Table 7-1.

7.2.2.1 Types of Years

Normal Year

For the purposes of UWMP, Normal Year is defined as a year, or an averaged range of years, that most closely represents the average water supply available to the City. This is also referred to as "normal" conditions in the UWMP Act.

For forecasting purposes, the Western Regional Climate Center set for Ukiah will be used with no increase adjustment for Healdsburg, with 37 inches per year being the average year for which

calculations will assume no restriction to supply. Tables 7-2 and 7-3 project water supply in average year conditions over the next 25 years.

Single-Dry Year

The single-dry year is the year that represents the lowest water supply available to the City. For the 1990-2020 CIMIS data, the single driest water year was the 2020-2021 water year with a rainfall of 13.48 inches in Ukiah. This water year is 9 inches less than the 1991-1992 water-year rainfall (22.4 inches) and triggered curtailments of each of the City's water rights during the summer of 2021.

For forecasting purposes, 2020-2021 water-year will be used as the single-dry year, and calculations will assume full curtailment of all City water rights and that only public health and safety diversions are permitted up to a citywide or gross GPCD of 112. This results in approximately 73% reduction in the City's available water supply in the first 10 years of the study period. Starting in 2030 the development of groundwater wells helps to increase supply but does not fully alleviate the need for conservation during drought years. Tables 7-3 and 7-4 show projected water supply in single-dry year conditions over the next 25 years.

Five-Consecutive-Year Drought

The multiple-dry year period is a period that represents the lowest average water supply available to the City over a consecutive five-year period.

The 2015 UWMP used a three-year period from 2013 to 2015 as the City's multiple-dry year period. This period received 73 inches of rainfall total, an average of about 18 inches per year. The 2020 UWMP guidelines require the study of a consecutive five-year period for the multiple-dry year analysis. In review of the past 30-years of precipitation records period from 1990-2020 finds the lowest average water-year rainfall was from water year 2010-11 to water year 2014-15: 110 inches of rainfall, or an average of about 22 inches per year.

For forecasting purposes, water-years 2010-11 through 2014-15 will be used as the multiple-dry year period. During this period, the 2020 UWMP assumes all but the City's Fitch water right will be curtailed as experienced during the 2014/2015 drought. Future water supplies for the multiple-dry year period are based upon only the Fitch Water right and starting in 2030 availability of groundwater supplies.

Table 7-1 provides the base years for average, single-dry and multiple-dry water years. These base years may change in future UWMPs, if it is determined that the current or a future drought is a worse scenario than the years listed here. This table also summarizes the reliability of the City's water supply when compared to historical drought conditions, as related to potential supply curtailments. Table 7-1 illustrates single-year and multi-year drought scenarios based on actual historical droughts and the assumed water right and supply curtailments noted above.

Table 7-1a Retail: Basis of Water Year Data, million gallons (DWR Table 7-1 Retail)

Year Type	Base Year	Volume Available	% of Average Supply
Average Year	WY 1999-20	1,826	100%
Single-Dry Year	WY 2020-21	448	25%
Consecutive Dry Years 1st Year	WY 2010-11	708	39%
Consecutive Dry Years 2nd Year	WY2011-12	708	39%
Consecutive Dry Years 3rd Year	WY 2012-13	708	39%
Consecutive Dry Years 4th Year	WY 2013-14	708	39%
Consecutive Dry Years 5th Year	WY 2014-15	708	39%

Based on CIMIS Station 83 data, Jan 1990 to Dec 2020. Supply percentage is based on water year (October to September) rainfall divided by the average rainfall for data period.

Table 7-1b Wholesale: Basis of Water Year Data (DWR Table 7-1 Wholesale)

Year Type	Base Year	Volume Available	% of Average Supply
Average Year	WY 1999-20	192	100%
Single-Dry Year	WY 2020-21	17	9%
Consecutive Dry Years 1st Year	WY 2010-11	23	12%
Consecutive Dry Years 2nd Year	WY2011-12	23	12%
Consecutive Dry Years 3rd Year	WY 2012-13	23	12%
Consecutive Dry Years 4th Year	WY 2013-14	23	12%
Consecutive Dry Years 5th Year	WY 2014-15	23	12%

7.2.3 Water Service Reliability

This section summarizes the City's expected water supply reliability and demands for average, single-dry, and multiple-dry years for 2025, 2030, 2035, 2040, and 2045. Each supply reliability scenario is compared against demand projects both including and excluding conservation. This additional analysis indicates what role conservation can play in ensuring demand is met. For clarity and comparison's sake, these demand scenarios are shown in separate tables.

7.2.3.1 Water Service Reliability - Normal Year Supply and Demand Assessment

Tables 7-2 show comparisons for the average or normal year supply and demands; projected total supply is referenced from Table 6-11 and total demand is referenced from Table 4-5.

Both Tables show that, in a normal year, the City of Healdsburg is expected to maintain a projected surplus sufficient to meet projected demands.

Table 7-2a Retail: Normal Year Supply and Demand Comparison, million gallons (Table 7-2 Retail)

	2030	2035	2040	2045
Supply totals	1,251	1,251	1,409	1,409
Demand totals	573	579	585	590
Difference	678	672	824	819

Table 7-2b Wholesale: Normal Year Supply and Demand Comparison, million gallons (DWR Table 7-2 Wholesale)

	2030	2035	2040	2045
Supply totals	192	192	192	192
Demand totals	25	25	25	25
Difference	**167**	**167**	**167**	**167**

7.2.3.2 Single-Dry Year Supply and Demand Assessment

Table 7-3, 7-4, 7-5 show comparisons for the single-dry year; projected total supply is referenced from Table 6-12, reduced to assuming full curtailment of all available water rights and that diversions for public health and safety needs will be allowed up to 112 GPCD.

The tables show that, in a single-dry year, there will be a water supply shortage. Table 7-3a shows a mandatory conservation requirement of nearly 40% for the single-dry year scenario. During these conditions, mandatory water conservation will be required to mitigate the supply shortage.

Table 7-3a Retail: Single Dry Year Supply (26% available) and Demand Comparison (DWR Table 7-3 Retail)

	2030	2035	2040	2045
Supply totals[1]	521	526	532	536
Demand totals	573	579	585	590
Difference	**(52)**	**(53)**	**(53)**	**(54)**

[1]This annualized table may overstate resilience of the water supply as the City's use of water varies greatly with the seasons and the desire for outdoor irrigation. On a monthly basis, 34% to 38% reduction in usage may be required, particularly in summer.

Table 7-3b Wholesale: Single Dry Year Supply and Demand Comparison (DWR Table 7-3 Wholesale)

	2025	2030	2035	2040	2045
Supply totals	17	17	17	17	17
Demand totals	25	25	25	25	25
Difference	**(8)**	**(8)**	**(8)**	**(8)**	**(8)**

7.2.3.3 Water Service Reliability – Five Consecutive Dry Years

Tables 7-4a show comparisons for the multiple-dry year scenario. The multiple-dry year scenario projections are based upon the assumption that all but the City most senior water, the Fitch right, will be curtailed and not available to the City. In future years the water supply increases due to the availability of groundwater. Total demand, excluding any long-term conservation, is referenced from Table 4-5.

Both tables show that, in a multiple-dry year period, the City of Healdsburg has an insufficient water supply to meet demand without mandatory conservation efforts (except for year 2030). While conservation is needed during these periods of prolonged drought, the level of conservation over the study period is minor and ranges from less than five percent to roughly twelve percent.

Table 7-4a Retail: Multiple Dry Years Supply and Demand Comparison – Million Gallons (DWR Table 7-4 Retail)

		2030*	2035*	2040*	2045*
First year	Supply totals	708	708	708	708
	Demand totals	573	579	585	590
	Difference	**135**	**129**	**123**	**118**
Second year	Supply totals	708	708	708	708
	Demand totals	573	579	585	590
	Difference	**135**	**129**	**123**	**118**
Third year	Supply totals	708	708	708	708
	Demand totals	573	579	585	590
	Difference	**135**	**129**	**123**	**118**
Fourth year	Supply totals	708	708	708	708
	Demand totals	573	579	585	590
	Difference	**135**	**129**	**123**	**118**
Fifth year	Supply totals	708	708	708	708
	Demand totals	573	579	585	590
	Difference	**135**	**129**	**123**	**118**
Sixth year	Supply totals	708	708	708	708
	Demand totals	573	579	585	590
	Difference	**135**	**129**	**123**	**118**

Table 7-4b Wholesale: Multiple Dry Years Supply and Demand Comparison – Million Gallons
(DWR Table 7-4 Wholesale)

		2030	2035	2040	2045
First year	Supply totals	23	23	23	23
	Demand totals	21	21	21	21
	Difference	**2**	**2**	**2**	**2**
Second year	Supply totals	23	23	23	23
	Demand totals	21	21	21	21
	Difference	**2**	**2**	**2**	**2**
Third year	Supply totals	23	23	23	23
	Demand totals	21	21	21	21
	Difference	**2**	**2**	**2**	**2**
Fourth year	Supply totals	23	23	23	23
	Demand totals	21	21	21	21
	Difference	**2**	**2**	**2**	**2**
Fifth year	Supply totals	23	23	23	23
	Demand totals	21	21	21	21
	Difference	**2**	**2**	**2**	**2**
Sixth year	Supply totals	23	23	23	23
	Demand totals	21	21	21	21
	Difference	**2**	**2**	**2**	**2**

[1]This annualized table may overstate resilience of the water supply as the City's use of water varies greatly with the seasons and the desire for outdoor irrigation. On a monthly basis, 12% to 36% reduction in usage may be required, particularly in summer

Table 7-5: Five-Year Drought Risk Assessment, million gallons (DWR Table 7-5)

Submittal Table 7-5: Five-Year Drought Risk Assessment Tables
To address Water Code Section 10635(b)

2026	Total
Total Water Use	538
Total Supplies	708
Surplus/Shortfall w/o WSCP Action	170
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	
Resulting % Use Reduction from WSCP action	20

2027	Total
Total Water Use	547
Total Supplies	708
Surplus/Shortfall w/o WSCP Action	161
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	
Resulting % Use Reduction from WSCP action	22

2028	Total
Total Water Use	555
Total Supplies	708
Surplus/Shortfall w/o WSCP Action	153
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	
Resulting % Use Reduction from WSCP action	23

2029	Total
Total Water Use	564
Total Supplies	708
Surplus/Shortfall w/o WSCP Action	144
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	
Resulting % Use Reduction from WSCP action	25

2030	Total
Total Water Use	573
Total Supplies	708
Surplus/Shortfall w/o WSCP Action	135
Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit	
WSCP - use reduction savings benefit	
Revised Surplus/(shortfall)	
Resulting % Use Reduction from WSCP action	27

[1]This annualized table may overstate resilience of the water supply as the City's use of water varies greatly with the seasons and the desire for outdoor irrigation. On a monthly basis, 20% to 27% reduction in usage may be required, particularly in summer

7.3 Drought Risk Assessment

The City's combined projected water supplies are sufficient to meet projected demands during normal water supply conditions. Under single-year and multiple-dry year conditions, this plan shows there is a need for mandatory conservation ranging from as little as five percent to as high as 40% or higher.

7.3.1. Data, Methods and Basis for Water Shortage Condition

The single dry year condition reflects a sharp reduction in available water supplies. Based on robust use projections, the loss of available water necessitates conservation in all years when comparing demand to available water supply (Tables 7-3). Future severe droughts will limit the City's available water supply. To lessen the negative effects of future droughts the City will need to continue efforts towards water conservation, water supply contingency planning, and investigate the development of new and more resilient water supplies.

The water supply data for five consecutive dry years were based on the lowest consecutive five-year period in the historical rainfall data used for this UWMP. Each of these years showed a smaller reduction in supply than the single driest year. As such, the supply versus normal demand deficit is less pronounced but still requires conservation and water supply contingency planning.

7.3.2 Drought Resilience Assessment – Water Source Reliability

As previously discussed, the City has successfully implemented conservation – both voluntary and mandatory – to reduce overall water demands and accommodate supply shortages. However, the City water supply remains largely tied to annual rainfall and storage levels within Lake Mendocino and Lake Sonoma. The City will need to continue working closely with Sonoma Water and other regional water entities to maximize the water available to the City. The City will also need to develop alternative sources of water and potentially aquifer storage to build resiliency to future droughts. Additionally, the City will also work to increase its capability to draw water from the Dry creek diversion points as the Dry Creek sources fed from Lake Sonoma are more drought resilient than Russian River sources fed from Lake Mendocino.

7.3.3 Total Water Supply and Use Comparison

The water supply data for five consecutive dry years shows a shortfall in water supply and a need for conservation during these years. The single-dry year scenario shows a significant shortfall in supply compared to forecasted water demands. In either case, the City must prepare for mandatory conservation during times of drought and invest in new and additional water supplies to lessen the level of conservation necessary.

Options for the development of new water supplies include the potential to develop groundwater wells that include or allow for aquifer storage, development of recycled water use within the City's service territory, ongoing development of long-term water conservation, and continued efforts to support the City's existing and pending water rights. A major obstacle in implementing these additional supplies is the development of funding sources adequate to effect each project within a short period of time. Healdsburg water system is aged and requires significant replacement of existing capital infrastructure. Funding of new infrastructure projects will likely result in rate increases.

The City should contract for additional stored water from Sonoma Water. If agreed to by Sonoma Water, this additional water would provide an immediate increase to Healdsburg available water supplies but would come at a cost. Currently the backup water supply agreement with Sonoma Water is the highest cost of water for Healdsburg. Increasing the volume of contracted water may require a rate increase.

8. Water Shortage Contingency Planning

Water shortage contingency planning is a strategic planning process to prepare for and respond to water shortages. Section 10632 of the California Water Code (CWC) requires that UWMPs provide a contingency analysis to serve as a resource in the case of water supply interruption due to drought or other factors causing water shortage. Specifically, the CWC requires UWMPs to include a Water Shortage Contingency Plan (WSCP) that outlines the following items:

- The analysis of water supply reliability conducted pursuant to Section 10635.
- The procedures used in conducting an annual water supply and demand assessment.
- Six standard water shortage levels corresponding to progressive ranges of up to 10, 20, 30, 40, and 50 percent shortages and greater than 50 percent shortage.
- Shortage response actions that align with the defined shortage levels.
- Communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments.
- Customer compliance, enforcement, appeal, and exemption procedures for triggered shortage response actions.

8.1 Water Supply Reliability Analysis

The City of Healdsburg sources water from water wells along the Russian River (Fitch and Gauntlett well fields) and the Dry Creek well field. Water from these well fields is diverted under surface water rights dating back to 1949 (Fitch), 1950 (Dry Creek) and 1956 (Gauntlett). Surface water flows in both the Russian River and Dry Creek are sustained by storage in Lake Mendocino and Lake Sonoma. The City also gains an additional backup supply of water by contracting for water with Sonoma Water (formally Sonoma County Water Agency).

In normal years, flows are sufficient to support continued diversions from both the Russian River and Dry Creek. In low rain years, storage within Lake Mendocino and Lake Sonoma helps to support instream flows and downstream water rights, but depending on the storage levels some conservation measures may be required. The changes in the Potter Valley Project exacerbates the flow availability from Russian River diversion points and will likely require the City to use the purchased water rights more frequently in order to draw upon stored water rather than natural flow.

There are other less frequent issues that may impact the City's ability to divert water from the Russian River. A spill releasing toxins within the Russian River could result in a loss of one or more well fields in the impacted river causing the City to divert from other, unimpacted, well fields. Equipment damage or natural disasters (earthquake, landslide, flooding, etc.) could also impact the City's ability to divert water from one or more of the three well fields. Under these more immediate and unforeseen conditions City staff would need to identify the amount of water available within City storage tanks and the duration of the well field loss such that appropriate conservation measures (if any) could be implemented quickly.

The City completed the 2023 Local Hazard Mitigation Plan in 2024, which identifies local hazards (including drought and seismic activity), their risks, and mitigation strategies. The 2026 plan update will leverage a regional approach to prepare a Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) that comprises the hazard profiles, risk assessments, and mitigation strategies for multiple jurisdictions. Information about these plans can be found at https://healdsburg.gov/1045/Plans.

8.2 Annual Water Supply Demand Assessment Procedures

The City will use the decision-making process described below to determine water supplies, water demands, and water reliability on an annual basis. The City may adjust this process annually as needed for improved decision-making.

8.2.1 Decision Making Process

City staff will complete the following steps each year to assess the City's water supply reliability. Upon completion of these steps, staff will present findings to the City Council for their action if needed.

- By February 20 of the reporting calendar year – develop a two-year forecast of water demands with the first year taking into account best available data from the National Weather Service, historical water storage plus future demands, and other policy decisions that may reduce or increase water usage. The second year of this two-year forecast shall be based upon dry weather patterns.
- By March 20 of the reporting calendar year – identify existing and forecasted water storage levels for both Lake Mendocino and Lake Sonoma and any potential impact that would curtail or limit the City's existing water rights and wholesale water agreements over the coming 24 months.
- By April 20 of the reporting calendar year – identify any existing equipment, projects, maintenance, City staffing, or exterior influences that may impact the City's ability to divert and treat water from the City's well fields.

Upon assessing and determining the City water supply reliability, City staff will present their findings to the City Council in the month of May or sooner. At that time City Council could choose to implement water conservation measures or direct staff to continue to monitor the City's water supply for any necessary changes.

8.2.2 Data and Methodologies

This section provides a description of key data inputs and annual assessment methodologies used to evaluate water service reliability for the current year and one subsequent dry year. This section is not intended to provide a fully complete list of indicators of water supply, but rather to provide a starting point and minimum amount of data necessary for assessing the current year's water supply reliability.

Evaluation Criteria

The largest influence on the City's water supply is annual rainfall and storage within Lake Mendocino and Lake Sonoma. Key data for the annual assessment will be based upon annual rainfall and water storage.

Water Supply

The majority of the City's water is diverted from the Russian River with a lesser amount diverted from Dry Creek. The Russian River's yearly instream flows are maintained by natural flows and water storage within Lake Mendocino. Dry Creek's natural flows are supplemented by storage within Lake Sonoma. While Lake Sonoma contains multiple years of water storage, Lake Mendocino is typically limited to a single year of supply.

Storage levels within these two bodies are controlled by the Army Corp and Sonoma Water. Water storage levels are managed to control flooding, maintain instream flows, and supply water throughout the year. Sonoma Water posts online storage levels for these two bodies of water and also provides monthly forecasts of storage levels.

Current Year Unconstrained Customer Demand

Current year demand will be forecasted based upon the straight-line trend of the past three years of water usage. If one of the past three years of water usage included mandatory conservation measures, adjustments will be made to forecast typical demand unrestricted by mandatory conservation measures. The forecasted years shall be adjusted for any large-scale development project planned for completion within the forecast period. Forecasted customer demands shall include both a monthly total usage (MG) and a forecasted daily peak usage (CFS) for each month.

Current Year Available Supply

The current year's available supply should be determined based upon a combination of water storage within Lake Sonoma and Lake Mendocino, availability of the City's water rights, wholesale contracts, and any potential capital projects, maintenance projects, out of service equipment, or other external influence that would limit the City's ability to divert water from the Russian River and/or Dry Creek.

Dry Year Characterization

The "subsequent dry year" will be characterized by normal supply in January through March, then 112 gallons per capita per day from April through November, then normal supply in December. This characterization conservatively models the condition of ample stream flow during the rainy season, and curtailment of normal water rights in the dry season.

Infrastructure Considerations

Included with the Annual Assessment, City staff will review capital improvement projects, maintenance projects, conditions of well field equipment, condition of treatment facilities, water storage facilities, and other related equipment that could limit the City's ability to produce and treat water. Any identified limitation shall be quantified as to its effect on monthly water production (MG) and daily peak production (CFS).

Other Factors

Other factors that could affect the City's ability to produce and treat drinking water for the community include potential toxic spills in Dry Creek or the Russian River, natural disasters such as earthquakes, landslides or wildfires, regional power outages, staffing levels, and funding of preventative maintenance and capital improvement projects. Each year, staff will make an assessment of how other internal and external influences may affect the water supply for the City.

8.3 Six Standard Water Shortage Levels

Water Suppliers must include the six standard water shortage levels that represent shortages from normal water supply levels. The shortage levels have been standardized to provide a consistent regional and state-wide approach to conveying the relative severity of water supply shortage conditions.

The shortage levels are described in Submittal Table 8-1, shown below. Appropriate shortage levels will be declared by City Council as deemed necessary due to drought or catastrophic events, based on supply and demand analysis completed by City staff.

Table 8-1: Cross-reference for Standard vs Supplier Shortage Levels

X	Supplier uses the Standard Six Levels of Water Shortage.		
Standard Shortage Level	**Percent Shortage Range**	**Suppliers Shortage Levels**	**Percent Shortage Range**
		0	0% (normal)
1	Up to 10%	1	Up to 10%
2	Up to 20%	2	Up to 20%
3	Up to 30%	3	Up to 30%
4	Up to 40%	4	Up to 40%
5	Up to 50%	5	Up to 50%
6	>50%	6	>50%
The City has added a Level 0 Normal Conditions, which includes water conservation and prohibitions of wasteful water activities at all times, including normal conditions.			

8.4 Shortage Response Actions

The City is required to identify shortage response actions that align with the defined shortage levels and include, at a minimum, all of the following:

(A) Locally appropriate supply augmentation actions.

(B) Locally appropriate demand reduction actions to adequately respond to shortages.

(C) Locally appropriate operational changes.
(D) Additional, mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions and appropriate to the local conditions.
(E) For each action, an estimate of the extent to which the gap between supplies and demand will be reduced by implementation of the action.

8.4.1 Supply Augmentation

The City is working to increase and diversify the City's long-term water supply primarily through the development of aquifer storage and recovery (ASR) wells to help to mitigate the need for declaring a Shortage Level.

The City has also recently renewed its Purchased Water Agreement with Sonoma Water. This agreement allows the City to purchase water rights from Sonoma Water, sourced from Lake Mendocino or Lake Sonoma, when City water rights are not available. The City is working with Sonoma Water to increase the limits on the volume of water to provide a source of water sufficient for the highest-use months, should supply from any of the City's existing water rights be diminished.

Submittal Table 8-2 below shows the supply augmentation by shortage level available to the City. The same actions would be taken to augment retail and wholesale supply.

Table 8-2: Supply Augmentation and Other Actions

Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier	How much is this going to reduce the shortage gap?	Additional Explanation or Reference
0-6	ASR Wells	60 MG per year; store surface water during plentiful periods, withdraw during surface water scarcity	Applying for grant funding to begin project
1	New Recycled Water Use Requirements	Can offset potable water usage by additional 4 MG per year	Requirement to use recycled water for construction purposes and residential irrigation activities that are not prohibited if using recycled water instead of potable water
1	Other Purchases	154 MG	Acquire emergency dry year supply under Purchased Water Agreement with Sonoma Water

8.4.2 Demand Reduction

There are several demand reduction measures the City can implement as response actions to address shortage levels. Some of these include public education and outreach campaigns, irrigation and other outdoor use restrictions, and rate structures. Other demand reduction actions, such as infrastructure improvements or installation of water-efficient appliances and fixtures would be implemented over a longer-term and may not be appropriate as an immediate WSCP response action.

For the City of Healdsburg, the largest water savings come from irrigation reductions. A portion of the Municipal Recycled Water Pipeline was completed in 2025 and offsets the use of potable water for irrigation of municipal turf. The City's water shortage contingency plan further relies heavily on reducing irrigation, especially for non-functional / ornamental plantings and landscapes. Other methods for water conservation will still be employed but result in lower overall reductions in usage.

To address new State-wide water regulations, the City has added a Level 0 Normal Conditions, which includes water conservation and prohibitions of substantial wasteful water activities at all times, including normal conditions. Most notably the new Level 0 includes the State's phased-in prohibition of potable water irrigation of non-functional turf at commercial, institutional, and industrial properties, as well as common areas of homeowner's associations. The actions included in Level 0 may mitigate the need for declaring water supply shortages.

Submittal Table 8-3, as shown below, summarizes the specific actions included within each Shortage Level. These actions are targeted at the retail supply and demand.

Water conservation stages and the requirements will also be communicated to the City's wholesale water purchaser, and the City will coordinate with the wholesale water purchaser to ensure that it is achieving similar reductions to those of a declared water conservation stage. The WSCP is intended as a planning document and is not intended to modify any existing agreements, rate provisions, or service obligations between the City and County for the service to CSA 41/Fitch Mountain that is provided under the long-standing wholesale arrangement between the City and County, including the historic water-rights context associated with that service area.

Table 8-3: Demand Reduction Actions

Shortage Level	Demand Reduction Actions	How much is this going to reduce the shortage gap? *(Percentage)*	Additional Explanation or Reference	Penalty, Charge, or Other Enforcement?
0	Landscape - Prohibit certain types of landscape irrigation	0	California's Assembly Bill 1572, Potable water: nonfunctional turf	Yes
0	Other - Customers must repair leaks, breaks, and	0	Correct and repair large breaks or leaks within 72 hours (e.g., over 100 gallons)	Yes

	malfunctions in a timely manner			
0	Landscape - Restrict or prohibit runoff from landscape irrigation	0	Correct and repair irrigation systems causing more than incidental water runoff	Yes
0	Expand Public Information Campaign	0	(Encouraged) Utilize City and other sources of water conservation information	No
0	Provide Rebates on Plumbing Fixtures and Devices	0	(Encouraged) Utilize conservation programs	No
0	Provide Rebates for Landscape Irrigation Efficiency	0	(Encouraged) Utilize conservation programs	No
0	Provide Rebates for Turf Replacement	0	(Encouraged) Utilize conservation programs	No
1	Other	10	All Stage 0 items	Yes
1	Landscape - Limit landscape irrigation to specific times	10	Outdoor watering limited to overnight	Yes
1	Landscape - Restrict or prohibit runoff from landscape irrigation	10	Inspect and repair irrigation systems	Yes
1	Landscape - Other landscape restrictions or prohibition	10	Do not water within 48 hours after rainfall	Yes
1	Other - Prohibit use of potable water for washing hard surfaces	10	No washing of hard surfaces (e.g., sidewalks, driveways, walls, fences), except as needed for public health and safety	Yes
1	Other - Prohibit use of potable water for construction and dust control	10	Only recycled water for construction purposes	Yes
1	Other - Require automatic shut of hoses	10	If washing vehicle at home, must use hose with auto shut-off nozzle	Yes
1	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	10	Correct and repair moderate breaks or leaks within 72 hours (e.g. 50 gallons or easily accessible)	Yes
2	Other	20	All items from previous stages	Yes
2	Other water feature or	20	Halt permits for new pools, except if water sourced from elsewhere	Yes

	swimming pool restriction			
2	Pools - Allow filling of swimming pools only when an appropriate cover is in place.	20	No refilling existing pools, except to prevent damage; Pools must use cover	Yes
2	Other	20	Prohibit any other uses determined to be nonessential	Yes
2	CII - Other CII restrictions or prohibition	20	Commercial car washes must reduce usage by 20%	Yes
2	Landscape - Limit landscape irrigation to specific days	20	Irrigation no more than 3 days per week	Yes
2	CII - Other CII restrictions or prohibition	20	Nonresidential customers must reduce usage by 20%	Yes
2	CII - Lodging establishment must offer opt out of linen service	20	Hotels must post water conservation signage that washing of linens available only upon request	Yes
2	CII - Restaurants may only serve water upon request	20	Restaurants only serve water upon request	Yes
2	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	20	Correct and repair all breaks or leaks within 72 hours	Yes
2	Implement or Modify Drought Rate Structure or Surcharge	20	Water shortage surcharges implemented, consistent with the adopted water rates	Yes
3	Other	30	All items from previous stages	Yes
3	Landscape - Limit landscape irrigation to specific days	30	Irrigation no more than 2 days per week	Yes
3	Landscape - Other landscape restrictions or prohibition	30	No new landscaping, except drought-tolerant	Yes
3	Landscape - Other landscape restrictions or prohibition	30	No new plantings of annual plants	Yes
3	CII - Other CII restrictions or prohibition	30	Nonresidential customers must reduce usage by 30%	Yes
3	Other	30	Residential water budget of 4 HCF per person per month (99 gallons per person per day)	Yes

4	Other	40	All items from previous stages	Yes
4	Water Features - Restrict water use for decorative water features, such as fountains	40	No use of decorative water features	Yes
4	CII - Other CII restrictions or prohibition	40	Nonresidential customers must reduce usage by 40%	Yes
4	Other	40	Residential water budget of 3 HCF per person per month (74 gallons per person per day)	Yes
4	Landscape - Prohibit certain types of landscape irrigation	40	No irrigation using overhead or spray sprinklers	Yes
4	Landscape - Prohibit certain types of landscape irrigation	40	No irrigation of nonfunctional turf	Yes
4	Landscape - Other landscape restrictions or prohibition	40	No new vegetable gardens	Yes
5	Other	50	All items from previous stages	Yes
5	Landscape - Prohibit all landscape irrigation	50	No outdoor irrigation using potable water	Yes
5	CII - Other CII restrictions or prohibition	50	Nonresidential customers must reduce usage by 50%	Yes
5	Other	50	Residential water budget of 2 HCF per person per month (50 gallons per person per day)	Yes
5	Moratorium or Net Zero Demand Increase on New Connections	50	New construction must offset new demand by a ratio of one to one	Yes
6	Other	60	All items from previous stages	Yes
6	CII - Other CII restrictions or prohibition	60	Nonresidential customers must reduce usage by 60%	Yes
6	Other	60	Residential water budget of 1.5 HCF per person per month (40 gallons per person per day)	Yes
6	Moratorium or Net Zero Demand Increase on New Connections	60	New construction must offset new demand by a ratio of two to one	Yes
The reductions shown are the combined reductions for all the actions associated with the particular shortage level. Reduction percentage of 0% has been selected for all actions included in Level 0 Normal Conditions; however, it is reasonable to assume that implementation of a Level 0 will result in water savings.				

8.4.3 Operational Changes

For the City of Healdsburg operational changes in response to a Shortage Level for a non-catastrophic water shortage may include, but are not limited to:

- Improved monitoring, analysis, and tracking of customer water usage:
    - The City can monitor, analyze and track monthly billing usage with relative ease to compare month-to-month and annual usage patterns City-wide. The City is exploring Meter Data Management System and Customer Portal options to leverage existing remote read water meters and provide daily usage information to water customers. This software would also provide early detection of leaks, high usage, and above average usage.
    - In 2022, the City established a water shortage surcharge in compliance with Proposition 218 to reduce the financial impacts associated with reduced water sales and increases in operating costs during a drought event. The surcharge goes into effect in Shortage Level 2 and increases with each Shortage Level.
- Alterations in maintenance cycles and plans to expedite infrastructure repairs and improve system efficiency:
    - Through the annual water loss audit, the City tracks the overall efficiency of the water distribution system and the amount of water lost to system leaks. The City also provides a 24-hour emergency response hotline for customers to call in leaks at any time of the day or night.
- Adjust timing of system flushing for water quality needs to winter months:
    - To conserve water during the summer season, a period most likely to result in water shortages, City staff will defer flushing of lines for water quality needs (when possible) until supplies have sufficiently recovered. Where possible, City staff have implemented the collection of water used for flushing such that it can be used for landscape irrigation or other non-potable beneficial uses of water.

8.4.4 Additional Mandatory Restrictions

Implementation of mandatory restrictions can be an effective but unpopular method for reducing customer usage because it is associated with enforcement actions and penalties.

When forecasted demand exceeds the available water supply, Healdsburg will implement an appropriate level of mandatory restrictions. These restrictions will follow the City's WSCP ordinance but may be adjusted by Council upon the recommendation of the City Engineer or Public Works Director. To counter negative impacts of mandatory restrictions, the City will enhance promotion of water conservation programs, depending on funding availability. Certain wasteful water activities will be prohibited in Level 0 at all times, partially due to new State water regulations that implement mandatory restrictions on certain potable water uses for certain types of properties.

8.4.5 Emergency Response Plan

Catastrophic water shortages limiting supplies can be addressed by implementing the appropriate stage of water conservation. For catastrophic water shortage conditions, and depending on the scale of the event, the City may have sufficient facilities and infrastructure to reroute around a temporary disruption.

The City of Healdsburg has completed both a Local Hazard Mitigation Plan and an Emergency Operations Plan. These two documents guide the City through catastrophic events and can be found at https://healdsburg.gov/1045/Plans. The City also has a water specific emergency response plan document. In the event of a supply emergency, the City would implement its WSCP and increase public awareness to the water supply situation as appropriate for the situation.

Major risks associated with the City of Healdsburg's water system are listed in the table below.

Table 8-4: Emergency Action Summary

mmCatastrophe / Emergency	Action Summary
Structure Fires	Monitor water storage and water production to meet demands.
Wildfires	Monitor fire progression and potential to damage water infrastructure, monitor storage levels and increased use of sprinkler systems.
Power Outage or PSPS	Maintain fleet of backup generators and monitor fuel levels throughout outage.
Flooding	Monitor river levels and potential to inundate water facilities such as the Gauntlett Well field.
Drought	Monitor available water supplies and implement conservation as needed.
Earthquake	Inspect system and isolate breaks to prevent water loss. Monitor water quality and potential for boil notices.
Toxic Spills	Switch water production to a source not affected by the spill. Monitor storage levels and work with state and regional entities to identify when safe to return to normal supply sources.

8.4.6 Seismic Risk Assessment and Mitigation Plan

Per CWC Section 10632.5, suppliers are required to assess seismic risk to water supplies as part of their WSCP. In addition, the WSCP must include the mitigation plan for seismic risk (i.e., earthquakes).

Due to the nearby Rodgers Creek fault, Healdsburg's water facilities (source water, treatment plant, storage, and distribution system) are exposed to the seismic risk. As with other areas of California, this risk is substantial and full mitigation is not feasible. To manage the risk of earthquakes and other catastrophes, the City maintains a level of redundance with its facilities. Additionally, the City maintains a membership in CalWARN to supply mutual aid should a large event affect the City.

The City of Healdsburg maintains a Local Hazard Mitigation Plan (LHMP). This plan identifies specific hazards that could affect the City of Healdsburg. Included in this plan is a detailed discussion of seismic hazards including the negative effects of ground shaking and liquefaction. Like many other communities, during a significant earthquake event Healdsburg could face substantial damage, injury or loss of life, interruptions to critical services, and other major challenges.

8.4.7 Shortage Response Action Effectiveness

Table 8-2 summarizes the City's water shortage response actions with their estimated water reductions for each Shortage Level. For each specific Shortage Response Action identified in the plan, the City is confident that the combination of actions within each Shortage Level will reduce the gap between supplies and demands to the extent necessary to address the shortage. Healdsburg has estimated percentage savings for shortage response actions based on the effectiveness of the shortage response actions in previous droughts. These estimates can help inform which measures will deliver the necessary outcomes to meet given shortage level requirements.

During water shortages, the City can track usage through the monitoring of production wells and storage levels, as well as individual customers meters, to help the City determine the level of conservation being achieved and if adjustments are necessary.

8.5 Communication Protocols

Timely and effective communication is a key element of the WSCP implementation. In the context of water shortage response, the purpose may be an immediate emergency water shortage situation (e.g., earthquake, fires, infrastructure failures) or a longer-term emergency shortage condition (e.g., droughts). In an immediate emergency, the City will activate the communication protocol detailed in the City's Emergency Operations Plan.

Communications regarding water shortage and conservation efforts will be sent to customers via City website, social media, phone call/text message, and/or email. The City will also reach out to local media and use the City's website to post updated information regarding the current event and what response, if any, is needed from the public. During more prolonged events such as drought, the City will create a constant social media presence and FAQ webpage to continue to inform and remind customers of requirements necessary to conserve available water supplies. This may also include the use of print media through bill inserts and direct mailers, as well as newsletters.

Education and outreach campaigns will primarily help to inform customers of the level of conservation needed and methods they can use to reach these conservation goals. The City would increase media attention to the water supply limitations and would encourage property owners to plan for landscape conversions and the replacement of low-efficiency plumbing fixtures and appliances with higher-efficiency fixtures and appliances.

Healdsburg's Utility Conservation Analyst will develop and lead public information and outreach efforts in close coordination with the City's Public Works Director. Where appropriate, the City will coordinate with the Sonoma-Marin Saving Water Partnership to develop and implement communications. Customer outreach is required to successfully achieve targeted water savings during each shortage level and will include the above-mentioned actions, as well as other communication methods that may be appropriate for the specific situation.

8.6 Compliance and Enforcement

Per CWC Section 10632(a)(6), Healdsburg has defined customer compliance, enforcement, appeal, and exemption procedures for triggered shortage response actions. Communication procedures to ensure customer compliance are described in Section 8.5 and customer enforcement, appeal, and exemption procedures are defined in the Healdsburg Municipal Code, Section 1.12, and Section 13.12.220.

To gain compliance with the need for conservation levels, the City will employ several techniques. This includes education and outreach as noted in Section 8.5, as well as routine patrols to observe water use, monitoring of customer usage through automated meter readings, monitoring of overall system usage, responding to wasting water complaints from residents, and other measures as necessary for the situation. If compliance is not gained, fines or loss of water privileges could occur.

When mandatory water conservation is imposed by the City Council, violations of the water use restrictions and prohibitions shall be enforced consistent with City Policies and Codes and generally as outlined below:

1. For the first such violation, the customer shall be given a warning, generally by phone or by mail informing the customer of the problem and asking that it be corrected.

2. If the violation continues or is repeated, the City will send Healdsburg's Enforcement Officer or mail an enforcement letter to the customer who receives the water bill. The Enforcement Officer or mailed letter will describe the violation and request that it be corrected, cured, and abated immediately or within such specified time as reasonable under the circumstances. Said letter shall state the consequences of noncompliance with the request.

3. If the violation continues, the City's may impose any penalty or pursue enforcement action pursuant as allowed by Healdsburg Municipal Code.

8.7 Legal Authorities

Per CWC Section 10632 (a)(7), Healdsburg must include a description of the legal authorities that empower the City to implement and enforce its shortage response actions, a statement that the City shall declare a water shortage emergency, and a statement that the City shall coordinate with any other city or county within which it provides water supply services for the possible proclamation of a local emergency.

8.7.1 Legal Authorities

Healdsburg City Council has the legal authority to adopt local ordinances, such as the WSCP. As allowed by Healdsburg's Municipal Code (HMC), the City Council can enact, and will enact as the need arises, water conservation stages within HMC section 13.12.220 to implement mandatory water conservation measures as necessary to reduce water demand to or below available water supplies. These mandatory conservation measures can be enforced through HMC Section 1.12 which includes monetary fines or potentially the loss of water service.

8.7.2 Declaration of Water Shortage

Based on the Water Supply Reliability Analysis, or as needed, City Council by resolution shall declare a water shortage emergency and the water conservation stage of the WSCP to be implemented.

8.7.3 Proclamation of Local Emergency

If a regional event occurs, such as a drought or flood, the City shall coordinate with any city or county within which it provides water supply services for the possible proclamation of a local emergency. Healdsburg is a member of the Sonoma-Marin Saving Water Partnership and routinely coordinates with Sonoma Water.

8.8 Financial Consequences of a WSCP

Per CWC Section 10632(a)(8), Healdsburg must include a description of the financial consequences of, and responses for, drought conditions.

8.8.1 Financial Impacts and Mitigation Action

During times of short duration supply loss and conservation measures no significant financial consequence is expected. During times of longer duration supply limitation and mandatory conservation measures, the City expects that moderate to significant financial consequences could occur. These impacts are primarily due to the City's existing rate structure, which relies predominantly on volumetric (per-unit) charges rather than fixed charges to recover ongoing, non-volumetric costs. Under such conditions, revenue losses could reach up to 50 percent of annual water revenues. During water shortages, the City may also experience increased staff costs for tracking, reporting, and enforcement, as well as higher than average participation in water conservation rebate programs. Additionally, years following mandatory conservation also show a tendency to result in below average usage and lower water sale revenues. While long-term conservation gained during droughts is beneficial, changes to rate structures may be necessary to maintain adequate cost recovery to maintain regulatory compliance and system reliability.

In 2022, the City established a water shortage surcharge in compliance with Proposition 218 to reduce the financial impacts associated with reduced water sales and increases in operating costs during a drought event.. The surcharge begins in Stage 2 and increases with each subsequent Stage.

8.8.2 Reporting Cost of Compliance with Excessive Water use Prohibition During Drought Emergency

The CWC requires retail suppliers to report on the costs of compliance with implementing CW Section 366, which requires that retail suppliers prohibit excessive water use from individually-metered or sub-metered residential customers.

In 2024, the City adopted updated water rates based on a cost-of-service study in compliance with Proposition 218. The City's rate structure includes tiered residential charges that are applied under all supply conditions. Because this structure is part of the City's standard billing framework and is not designed as a penalty for excessive use, it does not result in significant additional costs associated with compliance with excessive water use prohibitions.

Compliance with excessive water use restrictions is implemented through administrative measures, including monitoring, customer outreach, and, if necessary, enforcement actions. During declared Shortage Level 2 or higher, a water shortage surcharge is implemented, which increases billing and customer service efforts.

During certain Shortage Levels, the Utility Conservation Analyst, may also monitor individual residential customer accounts and perform individual outreach if usage appears excessive. This could increase the water conservation staff time by up to 10%, depending on the Shortage Level and outreach activities.

8.9 Monitoring and Reporting

Per CWC Section 10632(a)(9), Healdsburg must provide a description of the monitoring and reporting requirements and procedures that have been implemented to ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance and to meet state reporting requirements.

Through the City's System Control and Data Acquisition (SCADA) system, water production figures are tracked daily. This data is used to measure the effectiveness of any water shortage contingency level that may be implemented. Water billing data is also compiled monthly. The City, through remote read meters, can also track individual water usage to ensure compliance with mandatory conservation measures.

The State Water Board requires monthly and annual reporting in the SAFER system. The City will use both production well field data and monthly utility billing data based on customer meters to fulfill these requirements.

8.10 WSCP Refinement Procedures

Per CWC Section 10632(a)(10), Healdsburg must provide a description of the reevaluation and improvement procedures for systematically monitoring and evaluating the functionality of the water shortage contingency plan in order to ensure shortage risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented as needed. Using the analysis provided from monitoring water savings, the City can develop more efficient demand reduction requirements for each WSCP stage. Additionally, the City can monitor if certain response actions were unclear to customers or presented unforeseen burdens on customers.

Healdsburg's WSCP and HMC are dynamic tools to implement water-saving measures when the need arises. The City Manager and City Engineer can make recommendations for the City Council to adopt, adjust, change, or add to existing mandatory water conservation stages. Through City outreach and education programs, customers will be notified of any changes to mandatory water conservation measures.

8.11 Special Water Feature Distinction

Per CWC Section 10632(b), swimming pools and spas must be analyzed and defined separately from other water features in the WSCP. In the Healdsburg WSCP, response actions pertaining to swimming pools and spas state so specifically. Response actions that pertain to any other non-pool or non-spa water features (such as ponds, lakes, waterfalls, and fountains), use terminology with clear distinction, such as decorative water features and ornamental fountains.

8.12 Plan Adoption, Submittal, Availability, and Amendment Procedures

Per CWC Section 10632(c), the WCSP will be posted no later than 30 days after adoption. To fulfill this requirement, the City will post the adopted version of the WSCP to the City's website following the second public hearing for the WSCP ordinance.

If the WSCP is amended prior to the 2030 UWMP, following appropriate local and state rules for ordinance amendments, the City will submit a copy of the revised WSCP to the DWR no later than 30 days after adoption, and will post the revised version on the City website.

9. Demand Management Measures

Per CWC 10631, the City must provide a description of the water demand management measures. Demand management measures (DMMs) are water conservation measures, which may sometimes also be referred to as best management practices (BMPs).

9.1 Demand Management Measures for Retail Agencies

The purpose of this section is to provide a comprehensive description of the City's current and future water conservation and how it corresponds to the water use reduction plan meant to ensure ample water supply. Water conservation measures are reported under the following six DMM categories:

- Water waste prevention ordinances
- Metering
- Conservation pricing
- Public education and outreach
- Programs to assess and manage distribution system real loss
- Water conservation program coordination and staffing support
- Other demand management measures that have a significant impact on water use as measured in gallons per capita per day (GPCD), including innovative measures

9.1.1 Implementation Over the Past Five Years

Water suppliers are required to provide a narrative description addressing the nature and extent of each DMM implemented over the past 5 years.

In 2015, the City implemented a robust water conservation program and rebate portfolio, which has continued through 2025. The City is also a member of both the Sonoma-Marin Saving Water Partnership and the California Water Efficiency Partnership (CalWEP).

Table 9-1: Water Conservation Rebate Results 2021-2025

Water Saving Measure	2021 Rebates	2022 Rebates	2023 Rebates	2024 Rebates	2025 Rebates	Notes
Lawn Conversion	24	53	29	13	11	
High Efficiency Toilets	138	210	9	1	0	Efficiency requirement increased from 1.28 gpf to 0.8 gpf after drought
Clothes Washers	24	17	7	8	0	Water rebate discontinued after drought, Energy rebate continues
Irrigation Upgrades / Irrigation Controllers	7	6	3	11	5	
Rainwater Capture Systems	0	6	14	8	0	Grant-funded program 2022-2024
Hose Nozzles	0	0	192	200	0	Giveaway item; Giveaway buckets with multiple items also provided during drought
Custom Flow Controllers	126	389	48	0	0	Custom flow controllers for showers and sinks, upstream of aerators
Smart Water Metering Device	397	16	0	0	0	Discontinued after drought

9.1.2 Implementation to Achieve Water-Use Targets

The City has met its 2020 water use target and water usage remained 16% below the 2017-2019 average in 2025. Water usage has rebounded slightly since the multi-year drought in the early 2020s; however, reduced water usage has continued through implementation of water conservation programs and customer behaviors.

The City will continue to implement DMMs, as well as implement the required actions outlined in the State's Making Water Conservation a California Way of Life regulation and the State's Nonfunctional Turf regulation.

9.1.3 Required Demand Management Measures

This section describes the City's activities for each of the DMM categories.

9.1.3.1 Water-Waste Prevention Ordinances

In accordance with the 2025 UWMP, the WSCP ordinance includes 6 water shortage levels. The updated WSCP also includes a new Shortage Level 0 for substantial wasteful water activities that will be prohibited at all times, including normal conditions, such as the State's Nonfunctional Turf regulation.

9.1.3.2 Metering

The City's water system is fully metered, including production, consumption, and sales to the County for the Fitch Mountain Water District. Metering is essential for water conservation as it allows for water customers to be billed for the volume of water consumed rather than a flat rate, which incentivizes water efficiency. Metering also allows for tracking water use by sector and individual accounts, which allows for better evaluation of water conservation programs.

All the City's water accounts are metered, and water bills include a volumetric component. In 2005, the City began implementing a $2 million meter and pipe replacement program. This effort for meter replacement was initiated because the meter inventory was old and no longer measuring water use accurately. Because failing meters tend to err on the side of under-measuring water consumed, inaccurate meters contribute to the volume of water perceived as water loss and cause a loss of revenue to the City and potential waste of water. The City reviews individual accounts for water use to search for accounts that have unusually low water use characteristic for the type of account. The meters on those accounts are prioritized for meter inspection, and replacement if appropriate. The City is encouraged to develop a meter testing program to verify the accuracy of the meters and if needed develop a meter replacement program should accuracy testing indicate the need.

In 2014, the City began installing Advance Metering Infrastructure (AMI) which allows water meters to be read at least once a day instead of once a month. This provides a more granular level of water use data, which is helpful in identifying water use behavior and patterns, conservation potentials, and leaks. The City is encouraged to implement a Meter Data Management System and Customer Portal to leverage existing remote read water meters and provide daily usage information to water customers, as well as provide early detection of leaks, high usage, and above average usage.

9.1.3.3 Conservation Pricing

Conservation pricing is a rate structure for water and sewer rates designed to recover the cost of providing service based on volume of use rather than a flat rate charged irrespective of volume used. A conservation pricing structure is always in place and is not dependent upon a water shortage for implementation.

The City's rate structure includes both a flat fee per account, charged each billing cycle regardless of volume of water used, and a volumetric charge for water used during the same billing cycle. In 2024, the City adopted updated water rates based on a cost of service study in compliance with Proposition 218. The City's rate structure includes tiered residential charges that are applied under all supply conditions as part of the Cit's standard billing framework. If Shortage Level 2 or higher is declared, then a water shortage surcharge is implemented.

The City's rate structure meets the requirements of conservation pricing because of the volumetric charge; customers will pay less if they use less water.

9.1.3.4 Public Education and Outreach

In 2015, the City of Healdsburg's Utility Department created the Smart Living Healdsburg program umbrella which provides customers with information, opportunities, and incentives to help them use their utilities efficiently and effectively. The water conservation section of the Smart Living Healdsburg webpage provides information about mandatory water conservation measures, indoor and outdoor water conservation tips, water saving rebate programs and applications, and other resources.

On a monthly basis, the City develops and disseminates marketing material about water conservation programs to customers. This includes social media, newsletters, flyers, advertisements, booths at community events, utility billing inserts, and the annual water quality report. The City is also a member of the Sonoma-Marin Saving Water Partnership and coordinates public education and outreach with the Partnership.

9.1.3.5 Programs to Assess and Manage Distribution System Real Loss

To implement this DMM, water suppliers should annually calculate the percentage of water lost from the water distribution system and, if that loss is greater than 10% or the State-identified target, conduct a water system leak audit and repair the leaks found, as feasible. Additionally, the water supplier should evaluate real water loss (system leaks), versus apparent water loss, (water consumed by customers that is not accurately metered or accounted for in the supplier's water billing system). A water system leak audit indicating a low level of leaks signals inaccurate metering or accounting.

Starting in 2005, the City implemented a $2 million meter and pipe replacement program. The primary goal for this program was to significantly reduce the percentage of apparent water loss in the distribution system (23% in 2005). This apparent water loss reduction program has been highly successful; since implementation of this program, the percent of water loss decreased significantly with only 5% in 2024. The real water loss for these periods may differ slightly due to differences in the billing and production data time periods. If apparent losses increase, the City should consider developing a program for testing customer meters to ensure older meters are capturing all consumption.

The City has been conducting water loss audits since 2015. Historically, the audits indicate that the water losses average approximately 5 percent of water distributed. The water loss target is 11.9 gallons per connection per day (gpcpd) with a 5 gpcpd allowance. The City has met the target until 2025, and will be in compliance with the allowance applied,

In 2020, the City replaced a leaky wood tank with a water-tight glass-lined steel take. Additionally, the City is undergoing a system-wide project to replace old water mains while constructing a water supply "backbone" for fire flow needs. This effort has focused on the more leak-prone areas of the

City. Along with the main replacements, the City has also implemented a computerized maintenance management system for linear assets, which should result in lowering water losses.

9.1.3.6 Water Conservation Program Coordination and Staffing Support

In 2014, the City Council approved the addition of a Utility Conservation Analyst staff position, whose duties include water conservation program development, implementation, and marketing. The full-time employee position spends approximately 40 percent of their time supporting the water conservation program.

In addition, other City Staff provide program support through water waste monitoring, rebate processing, lawn conversion inspections, customer coordination and education, and other tasks. This additional support is equal to approximately 10 percent a full-time equivalent (FTE) employee.

The Utility Conservation Analyst can be contacted at conservation@healdsburg.gov or 707.431.3122.

9.1.3.7 Other Demand Management Measures

This section is dedicated to other DMMs that have a significant impact on water use as measured in gallons per capita per day (GPCD), including innovative measures.

The City has a robust portfolio of water conservation rebate programs. These include programs that are managed by the City, as well as regional programs that are managed by the Sonoma-Marin Saving Water Partnership.

The following programs are managed by the City:

- Free water saving items
- High-Efficiency Toilet/Urinal Rebate
- High-Efficiency Clothes Washer Rebate
- Lawn Conversion Rebate
- Irrigation Controller Rebate
- Greywater System Rebate
- Rainwater Capture Rebate (2022-2024 grant funding, no longer offered)
- Smart Water Metering Device (discontinued following the drought)
- Custom Hot Water Saving Rebate
- Recycled Water Kiosks (3 locations, at no cost to the user for self-hauling)

The following programs are managed by the Sonoma-Marin Saving Water Partnership:

- Water Smart Plant Picker
- Water Smart Plant Label
- Eco-Friendly Garden Tour
- Water Smart Landscape Design Templates
- Water Smart Gardens Maintenance Manual
- GardenSense consultations
- Irrigation Scheduling Tool
- Energy and Water Saving Do-It-Yourself Toolkit
- Qualified Water Efficient Landscaper

The City has also adopted a local Water Efficient Landscape Ordinance. The City's ordinance promotes the efficient design and installation of water-efficient landscapes in Healdsburg for new construction and substantial alterations of existing development where landscapes are proposed.

Adoption of the latest State building code requirements also ensures that new development is built to higher efficiency standards than in the past.

The City also offers the option of installing dedicated irrigation meters to customers to better track their outdoor irrigation needs versus indoor water needs. The City will continue to evaluate and enhance the use of dedicated irrigation meters or similar technologies, as required by the State's Making Water Conservation A California Way of Life regulation.

9.2 Demand Management Measures for Wholesale Suppliers

The City provides wholesale water to the County for Fitch Mountain. The wholesale water provided is fully metered. Residents of Fitch Mountain benefit from the public education and outreach provided by the City. However, the City's rebate programs are only offered to the City's retail water customers. Residents of Fitch Mountain may participate in other County-wide programs, which the City promotes via its communication protocols.

10. Plan Adoption, Submittal, and Implementation

This chapter details the process of soliciting input from public and private entities regarding this Plan, and includes information regarding public hearings, plan adoption, and submittal to the DWR and other agencies for approval and implementation.

10.1 Inclusion of All 2025 Data

For reporting of water use and supply information, data for the entire calendar year of 2025 was included in this Plan.

10.2 Notice of Public Hearing

A notice of public hearing will be published in the Healdsburg Tribune on May 14, 2026 and May 21, 2026.

10.2.1 Notice to Cities and County

A notice of public hearing of revisions was sent to the County of Sonoma and Sonoma Water on April 20, 2026.

10.2.2 Notice to the Public

The City hosted a community meeting to review the preliminary results of the 2025 UWMP, receive feedback and answer questions. The meeting was held on May 6, 2026 and had approximately 20 attendees.

10.3 Public Hearing and Adoption

The City invited public involvement and input in the Plan update via a public workshop, an online survey, a public hearing and review/comment of the draft document.

Public hearing notifications were published in the Healdsburg Tribune on May 14, 2026 and May 21, 2026. Copies of the published notices are included in Appendix A. In addition, Sonoma County was contacted directly by email to inform the appropriate contacts of the hearing location and time.

Table 10-1. Notification to Cities and Counties

City Name	60 Day Notice	Notice of Public Hearing
County of Sonoma	Yes	Yes

The public hearing is tentatively scheduled for June 1, 2026. The hearing provided opportunity for the public to learn and ask questions regarding the quantity, reliability, and quality of their water supply. A hard copy of the draft Plan was available for review at City Hall, and an electronic version was available for review on the City website 14 days prior to the hearing.

Plan Submittal

After the Plan is adopted, it will be submitted to the Department of Water Resources. Additional copies of the Plan were also sent to the California State Library as well as the County of Sonoma.

Public Availability

The Final 2025 Plan will be available for review on the City Website at the following link: http://cityofhealdsburg.org/622/Urban-Water-Management-Plan. The 2025 Plan is also available in hard copy form at City Hall for public review upon request.

Amending an Adopted UWMP

If the City amends the Plan after it has been adopted, the amendments will be made available for public review prior to adoption. Amendments to the Plan will be publicly noticed and presented at a public hearing

APPENDIX A – 2021 Water Loss Audit Form

AWWA Free Water Audit Software: Reporting Worksheet

WAS v5.0
American Water Works Association.
Copyright © 2014, All Rights Reserved.

? Click to access definition
+ Click to add a comment

Water Audit Report for: City of Healdsburg (CA4910005)
Reporting Year: 2021 (1/2021 - 12/2021)

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the input data by grading each component (n/a or 1-10) using the drop-down list to the left of the input cell. Hover the mouse over the cell to obtain a description of the grades

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

To select the correct data grading for each input, determine the highest grade where the utility meets or exceeds all criteria for that grade and all grades below it.

Master Meter and Supply Error Adjustments

WATER SUPPLIED

<---------- Enter grading in column 'E' and 'J' ---------->

	Grading	Value		Pcnt:	Value:	
Volume from own sources:	5	462.610 MG/Yr		-3.00%		MG/Yr
Water imported:	n/a	0.000 MG/Yr				MG/Yr
Water exported:	n/a	0.000 MG/Yr				MG/Yr

Enter negative % or value for under-registration
Enter positive % or value for over-registration

WATER SUPPLIED: 476.918 MG/Yr

AUTHORIZED CONSUMPTION

Click here: ? for help using option buttons below

	Grading	Value	Pcnt:	Value:	
Billed metered:	5	441.019 MG/Yr			
Billed unmetered:	n/a	MG/Yr			
Unbilled metered:	9	0.030 MG/Yr			
Unbilled unmetered:	5	1.157 MG/Yr		1.157	MG/Yr

Use buttons to select percentage of water supplied **OR** value

AUTHORIZED CONSUMPTION: 442.206 MG/Yr

WATER LOSSES (Water Supplied - Authorized Consumption) 34.712 MG/Yr

Apparent Losses

	Grading	Value	Pcnt:	Value:	
Unauthorized consumption:	5	1.128 MG/Yr		1.128	MG/Yr
Customer metering inaccuracies:	3	4.455 MG/Yr	1.00%		MG/Yr
Systematic data handling errors:		1.103 MG/Yr	0.25%		MG/Yr

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

Apparent Losses: 6.686 MG/Yr

Real Losses (Current Annual Real Losses or CARL)

Real Losses = Water Losses - Apparent Losses: 28.026 MG/Yr

WATER LOSSES: 34.712 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 35.899 MG/Yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

SYSTEM DATA

	Grading	Value	
Length of mains:	5	67.6	miles
Number of active AND inactive service connections:	7	4,928	
Service connection density:		73	conn./mile main
Are customer meters typically located at the curbstop or property line?		Yes	
Average length of customer service line:			(length of service line, beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line has been set to zero and a data grading score of 10 has been applied

	Grading	Value	
Average operating pressure:	5	44.0	psi

COST DATA

	Grading	Value	
Total annual cost of operating water system:	10	$5,977,122	$/Year
Customer retail unit cost (applied to Apparent Losses):	10	$5.51	$/100 cubic feet (ccf)
Variable production cost (applied to Real Losses):	5	$502.02	$/Million gallons

☐ Use Customer Retail Unit Cost to value real losses

WATER AUDIT DATA VALIDITY SCORE:

***** YOUR SCORE IS: 60 out of 100 *****

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION:

Based on the information provided, audit accuracy can be improved by addressing the following components:

1: Volume from own sources
2: Customer metering inaccuracies
3: Billed metered

APPENDIX B – 2022 Water Loss Audit Form

AWWA Free Water Audit Software: Worksheet

FWAS v6.0
American Water Works Association.

Water Audit Report for: City of Healdsburg
Audit Year: 2022 | Jan 01 2022 - Dec 31 2022 | Calendar

Click 'n' to add notes
Click 'g' to determine data validity grade

To edit water system info: go to start page

To access definitions, click the input name

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

Water Supplied Error Adjustments

WATER SUPPLIED

choose entry option:

		n	g				n	g				
VOS	Volume from Own Sources:	n	g	9	463.230	MG/Yr	n	g	8	0.09%	percent	under-registration VOSEA
WI	Water Imported:	n	g	n/a		MG/Yr						WIEA
WE	Water Exported:	n	g	n/a		MG/Yr						WEEA
	WATER SUPPLIED:				463.656	MG/Yr						

AUTHORIZED CONSUMPTION

choose entry option:

BMAC	Billed Metered:	n	g	10	442.340	MG/Yr		
BUAC	Billed Unmetered:	n	g	n/a	0.000	MG/Yr		
UMAC	Unbilled Metered:	n	g	10	0.030	MG/Yr		
UUAC	Unbilled Unmetered:	n	g	3	1.106	MG/Yr	0.25%	default

Default option selected for Unbilled Unmetered, with automatic data grading of 3

AUTHORIZED CONSUMPTION: 443.476 MG/Yr

WATER LOSSES

20.180 MG/Yr

Apparent Losses

Default option selected for Systematic Data Handling Errors, with automatic data grading of 3

choose entry option:

SDHE	Systematic Data Handling Errors:	n	g	3	1.106	MG/Yr	0.25%	default	
CMI	Customer Metering Inaccuracies:	n	g	1	4.468	MG/Yr	1.00%	percent	under-registration
UC	Unauthorized Consumption:	n	g	3	1.106	MG/Yr	0.25%	default	

Default option selected for Unauthorized Consumption, with automatic data grading of 3

Apparent Losses: 6.680 MG/Yr

Real Losses

Real Losses: 13.500 MG/Yr

WATER LOSSES: 20.180 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 21.316 MG/Yr

SYSTEM DATA

Lm	Length of mains:	n	g	10	66.3	miles	(including fire hydrant lead lengths)
Nc	Number of service connections:	n	g	10	4,991		(active *and* inactive)
	Service connection density:				75	conn./mile main	
	Are customer meters typically located at the curbstop/property line?				Yes		
Lp		n	g	10			

Average length of customer service line has been set to zero and a data grading of 10 has been applied

AOP	Average Operating Pressure:	n	g	7	43.8	psi

COST DATA

CRUC	Customer Retail Unit Charge:	n	g	7	$6.00	$/100 cubic feet (ccf)	Total Annual Operating Cost	
VPC	Variable Production Cost:	n	g	8	$601.97	$/Million gallons	$7,018,462	$/yr (optional input)

WATER AUDIT DATA VALIDITY TIER:

***** The Water Audit Data Validity Score is in Tier IV (71-90). See Dashboard tab for additional outputs. *****

go to dashboard

A weighted scale for the components of supply, consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION TO IMPROVE DATA VALIDITY:

Based on the information provided, audit reliability can be most improved by addressing the following components:

1: Customer Metering Inaccuracies (CMI)
2: Volume from Own Sources (VOS)
3: Unauthorized Consumption (UC)

KEY PERFORMANCE INDICATOR TARGETS:

OPTIONAL: If targets exist for the operational performance indicators, they can be input below:

Unit Total Losses:	11.9	gal/conn/day
Unit Apparent Losses:	5.8	gal/conn/day
Unit Real Losses[^]:		gal/conn/day
Unit Real Losses[=]:		gal/mile/day

If entered above by user, targets will display on KPI gauges (see Dashboard)

APPENDIX C – 2023 Water Loss Audit Form

AWWA Free Water Audit Software: Worksheet

FWAS v6.0

American Water Works Association.

Water Audit Report for: City of Healdsburg
Audit Year: 2023 | Jan 01 2023 - Dec 31 2023 | Calendar

Click 'n' to add notes
Click 'g' to determine data validity grade

To edit water system info: go to start page

To access definitions, click the input name

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

Water Supplied Error Adjustments

WATER SUPPLIED

choose entry option:

		n	g				n	g				
VOS	Volume from Own Sources:	n	g	7	506.000	MG/Yr	n	g	8	0.24%	percent	under-registration VOSEA
WI	Water Imported:	n	g	n/a	0.000	MG/Yr						WIEA
WE	Water Exported:	n	g	n/a	0.000	MG/Yr						WEEA
	WATER SUPPLIED:				507.217	MG/Yr						

AUTHORIZED CONSUMPTION

choose entry option:

BMAC	Billed Metered:	n	g	10	477.000	MG/Yr		
BUAC	Billed Unmetered:	n	g	n/a	0.000	MG/Yr		
UMAC	Unbilled Metered:	n	g	10	0.030	MG/Yr		
UUAC	Unbilled Unmetered:	n	g	3	1.193	MG/Yr	0.25%	default

Default option selected for Unbilled Unmetered, with automatic data grading of 3

AUTHORIZED CONSUMPTION: 478.223 MG/Yr

WATER LOSSES

28.995 MG/Yr

Apparent Losses

Default option selected for Systematic Data Handling Errors, with automatic data grading of 3

choose entry option:

SDHE	Systematic Data Handling Errors:	n	g	3	1.193	MG/Yr	0.25%	default	
CMI	Customer Metering Inaccuracies:	n	g	1	7.264	MG/Yr	1.50%	percent	under-registration
UC	Unauthorized Consumption:	n	g	3	1.193	MG/Yr	0.25%	default	

Default option selected for Unauthorized Consumption, with automatic data grading of 3

Apparent Losses: 9.649 MG/Yr

Real Losses

Real Losses: 19.345 MG/Yr

WATER LOSSES: 28.995 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 30.217 MG/Yr

SYSTEM DATA

Lm	Length of mains:	n	g	6	65.6	miles	(including fire hydrant lead lengths)
Nc	Number of service connections:	n	g	6	5,010		(active *and* inactive)
	Service connection density:				76	conn./mile main	

Are customer meters typically located at the curbstop/property line? Yes

Lp: n g 10

Average length of customer service line has been set to zero and a data grading of 10 has been applied

AOP: Average Operating Pressure: n g 8 43.8 psi

COST DATA

CRUC	Customer Retail Unit Charge:	n	g	7	$6.48	$/100 cubic feet (ccf)	Total Annual Operating Cost	
VPC	Variable Production Cost:	n	g	8	$537.94	$/Million gallons	$5,492,691	$/yr (optional input)

WATER AUDIT DATA VALIDITY TIER:

***** The Water Audit Data Validity Score is in Tier III (51-70). See Dashboard tab for additional outputs. *****

go to dashboard

A weighted scale for the components of supply, consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION TO IMPROVE DATA VALIDITY:

Based on the information provided, audit reliability can be most improved by addressing the following components:

1: Volume from Own Sources (VOS)
2: Customer Metering Inaccuracies (CMI)
3: Unauthorized Consumption (UC)

KEY PERFORMANCE INDICATOR TARGETS:

OPTIONAL: If targets exist for the operational performance indicators, they can be input below:

Unit Total Losses:	17.7	gal/conn/day
Unit Apparent Losses:	5.8	gal/conn/day
Unit Real Losses[^]:	11.9	gal/conn/day
Unit Real Losses[=]:	809	gal/mile/day

If entered above by user, targets will display on KPI gauges (see Dashboard)

APPENDIX D – 2024 Water Loss Audit Form

AWWA Free Water Audit Software: Worksheet

FWAS v6.0

American Water Works Association.

Water Audit Report for: City of Healdsburg
Audit Year: 2024 | Jan 01 2024 - Dec 31 2024 | Calendar

Click 'n' to add notes
Click 'g' to determine data validity grade

To edit water system info: go to start page

To access definitions, click the input name

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

Water Supplied Error Adjustments

WATER SUPPLIED

choose entry option:

		n	g				n	g				
VOS	Volume from Own Sources:	n	g	7	559.768	MG/Yr	n	g	8	0.47%	percent	over-registration VOSEA
WI	Water Imported:	n	g	n/a	0.000	MG/Yr						WIEA
WE	Water Exported:	n	g	n/a	0.000	MG/Yr						WEEA
	WATER SUPPLIED:				557.149	MG/Yr						

AUTHORIZED CONSUMPTION

choose entry option:

BMAC	Billed Metered:	n	g	10	526.450	MG/Yr		
BUAC	Billed Unmetered:	n	g	n/a	0.000	MG/Yr		
UMAC	Unbilled Metered:	n	g	10	0.030	MG/Yr		
UUAC	Unbilled Unmetered:	n	g	3	1.316	MG/Yr	0.25%	default

Default option selected for Unbilled Unmetered, with automatic data grading of 3

AUTHORIZED CONSUMPTION: 527.796 MG/Yr

WATER LOSSES

29.353 MG/Yr

Apparent Losses

choose entry option:

Default option selected for Systematic Data Handling Errors, with automatic data grading of 3

SDHE	Systematic Data Handling Errors:	n	g	3	1.316	MG/Yr	0.25%	default
CMI	Customer Metering Inaccuracies:	n	g	1	9.378	MG/Yr	1.75%	percent under-registration
UC	Unauthorized Consumption:	n	g	3	1.316	MG/Yr	0.25%	default

Default option selected for Unauthorized Consumption, with automatic data grading of 3

Apparent Losses: 12.010 MG/Yr

Real Losses

Real Losses: 17.344 MG/Yr

WATER LOSSES: 29.353 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 30.699 MG/Yr

SYSTEM DATA

Lm	Length of mains:	n	g	6	66.5	miles	(including fire hydrant lead lengths)
Nc	Number of service connections:	n	g	6	5,057		(active *and* inactive)
	Service connection density:				76	conn./mile main	

Are customer meters typically located at the curbstop/property line? Yes

Lp n g 10

Average length of customer service line has been set to zero and a data grading of 10 has been applied

AOP Average Operating Pressure: n g 8 43.8 psi

COST DATA

CRUC	Customer Retail Unit Charge:	n	g	7	$7.13	$/100 cubic feet (ccf)	Total Annual Operating Cost	
VPC	Variable Production Cost:	n	g	8	$572.37	$/Million gallons	$6,300,824	$/yr (optional input)

WATER AUDIT DATA VALIDITY TIER:

***** The Water Audit Data Validity Score is in Tier III (51-70). See Dashboard tab for additional outputs. *****

go to dashboard

A weighted scale for the components of supply, consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION TO IMPROVE DATA VALIDITY:

Based on the information provided, audit reliability can be most improved by addressing the following components:

1: Volume from Own Sources (VOS)
2: Customer Metering Inaccuracies (CMI)
3: Unauthorized Consumption (UC)

KEY PERFORMANCE INDICATOR TARGETS:

OPTIONAL: If targets exist for the operational performance indicators, they can be input below:

Unit Total Losses:	17.7	gal/conn/day
Unit Apparent Losses:	5.8	gal/conn/day
Unit Real Losses[^]:	11.9	gal/conn/day
Unit Real Losses[=]:	715	gal/mile/day

If entered above by user, targets will display on KPI gauges (see Dashboard)

APPENDIX E– 2025 Water Loss Audit Form

AWWA Free Water Audit Software: Worksheet

FWAS v6.0

American Water Works Association.

Water Audit Report for: City of Healdsburg
Audit Year: 2025 | Jan 01 2025 - Dec 31 2025 | Calendar

Click 'n' to add notes
Click 'g' to determine data validity grade

To edit water system info: go to start page

To access definitions, click the input name

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

Water Supplied Error Adjustments

WATER SUPPLIED

choose entry option:

		n	g				n	g				
VOS	Volume from Own Sources:	n	g	7	544.310	MG/Yr	n	g	8	0.62%	percent	over-registration VOSEA
WI	Water Imported:	n	g	n/a	0.000	MG/Yr						WIEA
WE	Water Exported:	n	g	n/a	0.000	MG/Yr						WEEA
	WATER SUPPLIED:				540.941	MG/Yr						

AUTHORIZED CONSUMPTION

choose entry option:

BMAC	Billed Metered:	n	g	10	497.050	MG/Yr		
BUAC	Billed Unmetered:	n	g	n/a	0.000	MG/Yr		
UMAC	Unbilled Metered:	n	g	10	0.030	MG/Yr		
UUAC	Unbilled Unmetered:	n	g	3	1.243	MG/Yr	0.25%	default

Default option selected for Unbilled Unmetered, with automatic data grading of 3

AUTHORIZED CONSUMPTION: 498.323 MG/Yr

WATER LOSSES

42.618 MG/Yr

Apparent Losses

Default option selected for Systematic Data Handling Errors, with automatic data grading of 3

choose entry option:

SDHE	Systematic Data Handling Errors:	n	g	3	1.243	MG/Yr	0.25%	default	
CMI	Customer Metering Inaccuracies:	n	g	1	8.854	MG/Yr	1.75%	percent	under-registration
UC	Unauthorized Consumption:	n	g	3	1.243	MG/Yr	0.25%	default	

Default option selected for Unauthorized Consumption, with automatic data grading of 3

Apparent Losses: 11.339 MG/Yr

Real Losses

Real Losses: 31.279 MG/Yr

WATER LOSSES: 42.618 MG/Yr

NON-REVENUE WATER

NON-REVENUE WATER: 43.891 MG/Yr

SYSTEM DATA

Lm	Length of mains:	n	g	6	66.5	miles	(including fire hydrant lead lengths)
Nc	Number of service connections:	n	g	6	5,057		(active *and* inactive)
	Service connection density:				76	conn./mile main	

Are customer meters typically located at the curbstop/property line? Yes

Lp: n g 10

Average length of customer service line has been set to zero and a data grading of 10 has been applied

AOP	Average Operating Pressure:	n	g	8	43.8	psi

COST DATA

CRUC	Customer Retail Unit Charge:	n	g	7	$7.13	$/100 cubic feet (ccf)	Total Annual Operating Cost	
VPC	Variable Production Cost:	n	g	8	$589.52	$/Million gallons	$6,300,824	$/yr (optional input)

WATER AUDIT DATA VALIDITY TIER:

***** The Water Audit Data Validity Score is in Tier III (51-70). See Dashboard tab for additional outputs. *****

go to dashboard

A weighted scale for the components of supply, consumption and water loss is included in the calculation of the Water Audit Data Validity Score

PRIORITY AREAS FOR ATTENTION TO IMPROVE DATA VALIDITY:

Based on the information provided, audit reliability can be most improved by addressing the following components:

1: Volume from Own Sources (VOS)
2: Customer Metering Inaccuracies (CMI)
3: Unauthorized Consumption (UC)

KEY PERFORMANCE INDICATOR TARGETS:

OPTIONAL: If targets exist for the operational performance indicators, they can be input below:

Unit Total Losses:	17.7	gal/conn/day
Unit Apparent Losses:	5.8	gal/conn/day
Unit Real Losses[^]:	11.9	gal/conn/day
Unit Real Losses[¤]:	1,290	gal/mile/day

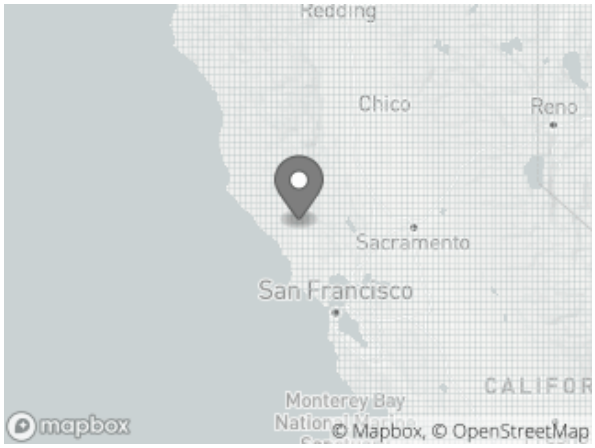
If entered above by user, targets will display on KPI gauges (see Dashboard)

APPENDIX F – SB X7-7 Verification Form

SB X7-7 Table 5: 2020 Gallons Per Capita Per Day (GPCD)		
2020 Gross Water *Fm SB X7-7 Table 4*	**2020 Population** *Fm SB X7-7 Table 3*	**2020 GPCD**
640	11,800	**149**
NOTES:		

APPENDIX G – CAL-Adapt Temperature Forecast

Local Climate Change Snapshot



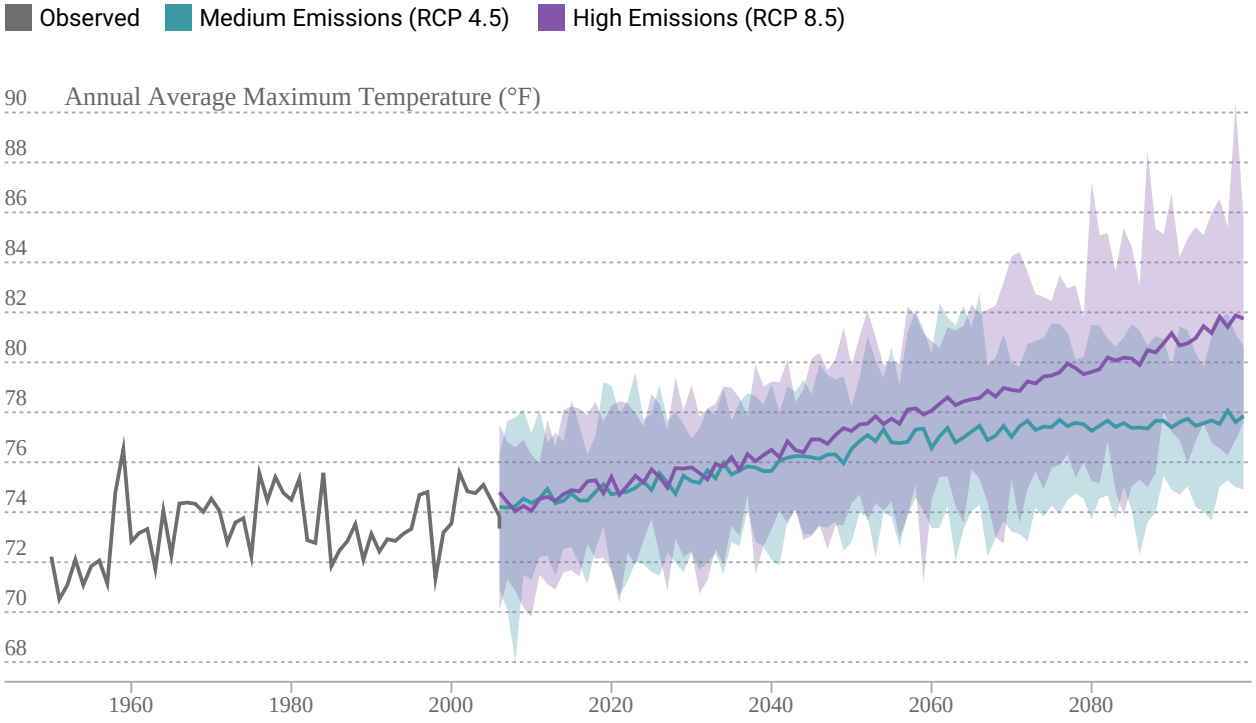
Healdsburg

California 95448, United States

Overall temperatures are projected to rise in California during the 21st century. While the entire state will experience temperature increases, the local impacts will vary greatly with many communities and ecosystems already experiencing the effects of rising temperatures.

Annual Average Maximum Temperature

Average of all the hottest daily temperatures in a year.



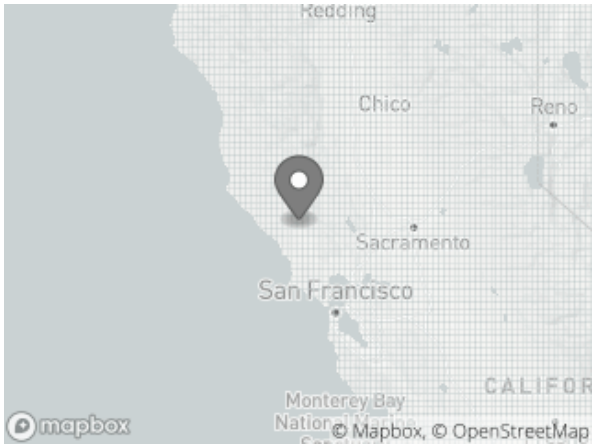
Observed (1961-1990) 30yr Average: 73.7 °F

		30yr Average	30yr Range
Baseline (1961-1990)			
MODELED HISTORICAL	-	73.3 °F	73.0 - 73.7 °F
Mid-Century (2035-2064)			
MEDIUM EMISSIONS (RCP 4.5)	+3.2 °F	76.5 °F	74.5 - 77.8 °F
HIGH EMISSIONS (RCP 8.5)	+3.9 °F	77.2 °F	74.2 - 78.6 °F
End-Century (2070-2099)			
MEDIUM EMISSIONS (RCP 4.5)	+4.2 °F	77.5 °F	75.2 - 79.5 °F
HIGH EMISSIONS (RCP 8.5)	+7.0 °F	80.3 °F	76.0 - 83.4 °F

1. Data derived from 32 LOCA downscaled climate projections generated to support California's Fourth Climate Change Assessment. Details are described in Pierce et al., 2018.
2. Observed historical data derived from Gridded Observed Meteorological Data. Details are described in Livneh et al., 2015.
3. Data presented is for LOCA grid cell (~ 6km x 6km resolution) at -122.87,38.61.

APPENDIX H – CAL-Adapt Dry Spell Forecasts

Local Climate Change Snapshot



Healdsburg

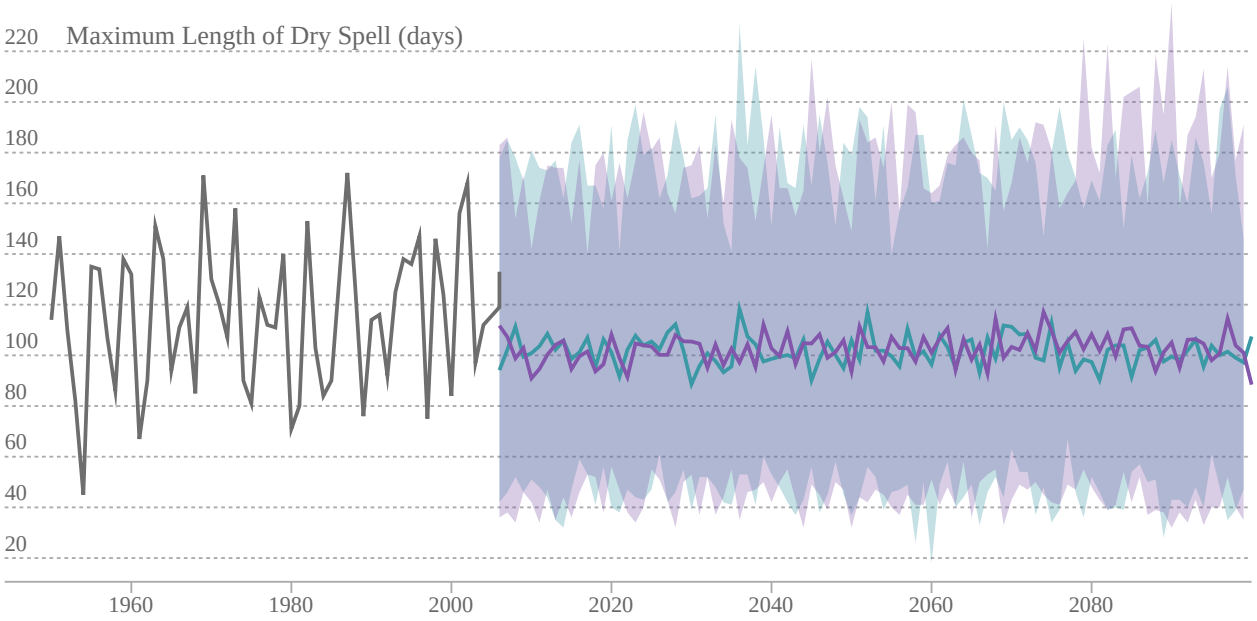
California 95448, United States

California's climate varies between wet and dry years. Research suggests that for much of the state, wet years will become wetter and the dry years will become drier. Dry years are also likely to be followed by dry years, increasing the risk of drought. While California does not see the average annual precipitation changing significantly in the next 50-75 years, precipitation will likely be delivered in more intense storms and within a shorter wet season. We are already seeing some of the impacts from a shift towards larger year to year fluctuations.

Maximum Length of Dry Spell

The maximum length of dry spell for each year. In other words, the maximum number of consecutive days with precipitation < 1mm for each year.

Observed Medium Emissions (RCP 4.5) High Emissions (RCP 8.5)



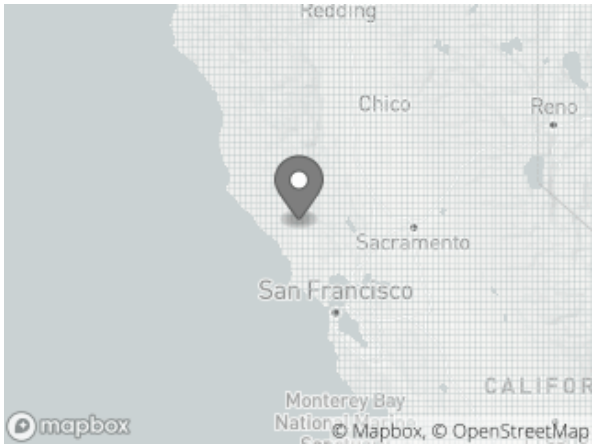
Observed (1961-1990) 30yr Average: 113 days

		30yr Average	30yr Range
Baseline (1961-1990)			
MODELED HISTORICAL	-	97 days	87 - 108 days
Mid-Century (2035-2064)			
MEDIUM EMISSIONS (RCP 4.5)	+5 days	102 days	87 - 124 days
HIGH EMISSIONS (RCP 8.5)	+6 days	103 days	83 - 121 days
End-Century (2070-2099)			
MEDIUM EMISSIONS (RCP 4.5)	+4 days	101 days	87 - 119 days
HIGH EMISSIONS (RCP 8.5)	+8 days	105 days	75 - 141 days

1. Data derived from 32 LOCA downscaled climate projections generated to support California's Fourth Climate Change Assessment. Details are described in Pierce et al., 2018.
2. Observed historical data derived from Gridded Observed Meteorological Data. Details are described in Livneh et al., 2015.
3. Data presented is for LOCA grid cell (~ 6km x 6km resolution) at -122.87,38.61.

APPENDIX I – CAL-Adapt Precipitation Forecasts

Local Climate Change Snapshot



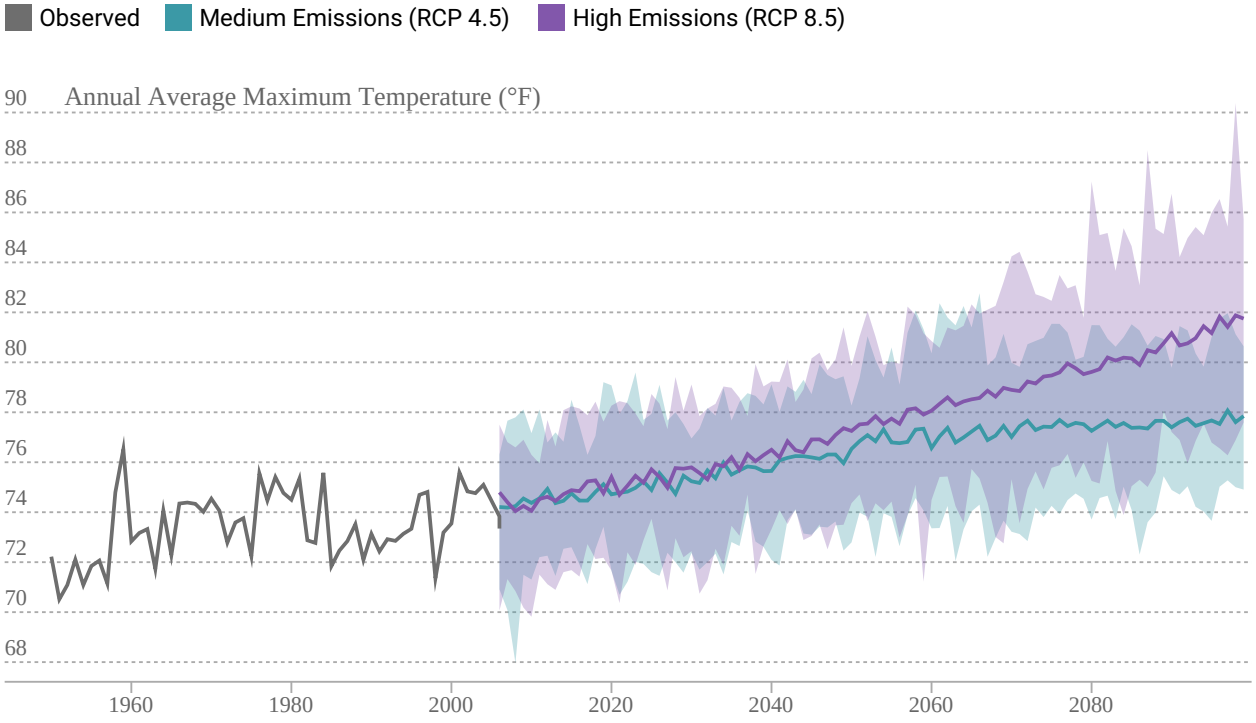
Healdsburg

California 95448, United States

Overall temperatures are projected to rise in California during the 21st century. While the entire state will experience temperature increases, the local impacts will vary greatly with many communities and ecosystems already experiencing the effects of rising temperatures.

Annual Average Maximum Temperature

Average of all the hottest daily temperatures in a year.



Observed (1961-1990) 30yr Average: 73.7 °F

		30yr Average	30yr Range
Baseline (1961-1990)			
MODELED HISTORICAL	-	73.3 °F	73.0 - 73.7 °F
Mid-Century (2035-2064)			
MEDIUM EMISSIONS (RCP 4.5)	+3.2 °F	76.5 °F	74.5 - 77.8 °F
HIGH EMISSIONS (RCP 8.5)	+3.9 °F	77.2 °F	74.2 - 78.6 °F
End-Century (2070-2099)			
MEDIUM EMISSIONS (RCP 4.5)	+4.2 °F	77.5 °F	75.2 - 79.5 °F
HIGH EMISSIONS (RCP 8.5)	+7.0 °F	80.3 °F	76.0 - 83.4 °F

1. Data derived from 32 LOCA downscaled climate projections generated to support California's Fourth Climate Change Assessment. Details are described in Pierce et al., 2018.
2. Observed historical data derived from Gridded Observed Meteorological Data. Details are described in Livneh et al., 2015.
3. Data presented is for LOCA grid cell (~ 6km x 6km resolution) at -122.87,38.61.

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Water Waste Prohibitions and Water Shortage Contingency Plan

PREPARED BY: Terra Sampson, Utility Conservation Analyst

STRATEGIC INITIATIVE(S):
Promote Environmental Stewardship
Provide Effective Governance
Maintain and Enhance Public Health and Safety

RECOMMENDED ACTION(S):
Pass an Ordinance by title only and waiving further reading of the text, an Ordinance of the City of Healdsburg Adding Section 13.12.210, Water Waste Prohibitions, to the Municipal Code and amending Section 13.12.220, Water Shortage Contingency Plan, of the Municipal Code.

COMMUNITY ENGAGEMENT/OUTREACH:
The City of Healdsburg encourages active community participation in its urban water management and water shortage contingency planning efforts. To allow for community engagement, the City conducted a public survey from April 15 to April 30, 2026, and held a public workshop on May 6, 2026. The survey had 320 responses, including 275 responses to the survey in English and 45 responses to the survey in Spanish. The public workshop had approximately 20 attendees, and provided dinner, childcare, and real-time Spanish interpretation. This outreach included questions and discussions on Healdsburg's Water Shortage Contingency Plan and proposed updates.

The Water Shortage Contingency Plan was also discussed during a public hearing and business item at the June 1, 2026, City Council meeting.

BACKGROUND:
During times of drought or other emergencies limiting water supplies, the City of Healdsburg relies on section 13.12.220 of the Healdsburg Municipal Code (HMC) to effect water conservation. The City's current code contains six stages of water conservation, which was last updated in 2022. Currently, the first stage allows for a 10% voluntary reduction in city-wide water use, the second stage requires a 20% reduction, the third stage requires a 30% reduction, and so forth.

The stages of the Water Shortage Contingency Plan (WSCP) get progressively more restrictive

depending on the anticipated gap in water supply versus water demand. At a minimum, the WSCP requires an annual update to City Council leading into the summer season to provide forecasts of the coming year's water supply and demand and determine if a conservation stage is anticipated to be necessary. The most recent update was provided to City Council on April 20, 2026, and indicated that at this time there are no indications that water restrictions or curtailments will be needed this summer.

The two primary WSCP changes being considered include:

1. Adding a new section to the HMC for year-round Water Waste Prohibitions, in order to meet other State regulations, and acknowledging the new section as Stage 0 in the Water Shortage Contingency Plan
2. Changing Stage 1 from voluntary to mandatory, if declared, and focusing on impactful water waste activities

Changes are outlined as redlines to the current HMC in Appendix B.

DISCUSSION/ANALYSIS:

Section 13.12.210, Water Waste Prohibitions

In late 2023, the State passed Assembly Bill (AB) 1572 Potable water: nonfunctional turf. AB 1572 states:

The use of potable water for the irrigation of nonfunctional turf located on commercial, industrial, and institutional properties, other than a cemetery, and on properties of homeowners' associations, common interest developments, and community service organizations or similar entities is prohibited as of the following dates:

(1) All properties owned by the Department of General Services, beginning January 1, 2027.

(2) All properties owned by local governments, local or regional public agencies, and public water systems, except those specified in paragraph (5), beginning January 1, 2027.

(3) All other institutional properties and all commercial and industrial properties, beginning January 1, 2028.

(4) All common areas of properties of homeowners' associations, common interest developments, and community service organizations or similar entities, beginning January 1, 2029.

Functional turf is defined as "a ground cover surface of turf located in a recreational use area or community space". Nonfunctional turf is defined as "any turf that is not functional turf, and includes turf located within street rights-of-way and parking lots". For example, the Healdsburg Plaza would be considered functional turf for its community gathering purposes and this regulation would not apply to the Plaza. However, this regulation would apply to decorative lawn along sidewalks, building edges, or fences; lawn in medians, roundabouts, parking lots, or entry signage zones; and unused patches near signage or building entries. The California Water Efficiency Partnership (CalWEP) has developed a helpful resource webpage with information and resources for those impacted by the regulation at https://nonfunctionalturfca.org/.

AB 1572 does allow for an exception "to the extent necessary to ensure the health of trees and other perennial non-turf plantings, or to the extent necessary to address an immediate health and safety need." Based on the online survey and workshop polling, the community was generally supportive of allowing the continued irrigation of nonfunctional turf areas when deemed necessary to ensure the health of existing trees. There were various comments about the importance of trees for their climate, shade, and cooling benefits.

Staff recommend that, if an exception is granted for existing tree and other perennial non-turf plantings health, the City apply requirements or conditions to ensure irrigation systems only irrigate the feeder root zone/root zone area of existing trees and other perennial non-turf plantings. These requirements would be documented in an FAQ or similar guidance document. The proposed guidance is summarized in Appendix C. Staff would also collaborate with CalWEP, the Sonoma-Marin Saving Water Partnership, and others to develop resources and best management practices for maintaining tree health.

AB 1572 also requires that:
Public water systems shall, by no later than January 1, 2027, revise their regulations, ordinances, or policies governing water service to include the requirements of subdivisions (a) and (b), as revised by the board pursuant to subdivision (c), and shall communicate the requirements to their customers on or before that date.

To meet this requirement, Staff recommend adding a new section to the HMC for year-round Water Waste Prohibitions and that two other substantial water waste activities be included:

1. Correct and repair large breaks or leaks within 72 hours (e.g., over 100 gallons)
2. Correct and repair irrigation systems causing more than incidental water runoff

Based on the online survey and workshop polling, the community was generally supportive of including these two items as year-round water waste restrictions. This is also in alignment with other Sonoma County cities that have a variety of all-the-time water waste prohibitions, such as Windsor, Santa Rosa, and Petaluma.

Section 13.12.220, Water Shortage Contingency Plan
The purpose of the WSCP is to establish different levels of water conservation during a water shortage resulting from a reduced supply of water such as may result from drought, water supply shortages, failures of City infrastructure, or limitations on water delivery. In general, the restrictions in Healdsburg's WSCP apply only to potable water, unless otherwise specified. The WSCP outlines the process by which customers may submit written application for an exception. Violation and enforcement are in accordance with Healdsburg Municipal Code Enforcement with additional enforcement remedies, such as installation of a flow-restricting device on the services line to the property or termination of water service to the property upon a continued violation.

Staff are recommending various changes to the WSCP. These changes are intended to make the restrictions in each stage clearer, address community input received throughout the most recent drought and received during the current update process and foster more effective enforcement.

Stage 0

Staff recommends adding a new Stage 0 to the WSCP. This addition would recognize the new year-round Water Waste Prohibitions (i.e., nonfunctional turf, large leaks, and excessive runoff). It also recognizes the ongoing water conservation programs and outreach, which are currently included in Stage 1.

Stage 1
Stage 1 is currently voluntary, and staff recommend changing to mandatory, if Stage 1 is declared. This would be more equitable and clearly message that everyone is expected to follow the restrictions if conservation is deemed necessary due to a water supply shortage. If changed to mandatory, staff recommend certain updates focusing Stage 1 on impactful water waste activities. Based on the online survey and workshop polling, a majority of the community is supportive of having Stage 1 restrictions be mandatory (if a Stage 1 water shortage is declared), though this question had more variability in the response selections than the other questions previously discussed.

Staff recommends the following changes to the requirements and restrictions in Stage 1:

- Moving up the restriction that only recycled water be used for construction purposes from Stage 2
- Moving down the restriction that restaurants only serve water upon request to Stage 2
- Removing the restriction of even and odd watering days item from Stage 1, and leaving irrigation no more than 3 days per week in Stage 2
- Replacing the restriction to vary runtimes based on weather with a clearer restriction to not water within 48 hours after rainfall
- Clarifying that walls and fences are considered hard surfaces that cannot be washed with potable water
- Requiring that moderate breaks or leaks be addressed in Stage 1 (e.g. 50 gallons or easily accessible), and moving the restriction that all breaks or leaks be addressed to Stage 2

Stage 2
Stage 2 has a variety of restrictions on nonessential uses of water and also includes items related to pools and requirements that commercial customers (including car washes, hotels, etc.) reduce usage compared to previous years. Staff recommend including an acknowledgement that the approved water rate structure implements water shortage surcharges beginning in Stage 2.

Stages 3 & 4
The only change being proposed in Stage 3 and Stage 4 is to move the restriction on new planting of vegetable gardens from Stage 3 into Stage 4. Installation of other new annual plants, flowers, or vines would still be prohibited in Stage 3.

Stage 4 represents an extreme drought or emergency scenario with a need to reduce water usage to 40% below normal usage levels. New plantings that will be watered with only recycled water would still be permitted. Recycled water is available for self-hauling at no cost to the user or users can contract with a water hauler for delivery. If recycled water is used for watering vegetable gardens, it is recommended to wash all fruits, vegetables, and herbs with drinking water prior to

consumption. The WSCP also provides an exception process, including the ability for any customer to request an exception to certain prohibitions if it would cause an undue hardship.

Stage 3 begins the residential budgets based on a per person per day amount. All the prior stages required that residential customers adhere to the restricted actions, but do not require percentage reductions from individual residents.

Staff recommends including both the specific restrictions and residential budgets beginning in Stage 3. In discussions with and review of other nearby jurisdictions, other jurisdictions include at least some level of prescriptive measures within each shortage stage, particularly around outdoor irrigation, runoff, decorative water features, and other water waste prohibitions. This is because Water Code Section 10632(a)(4) requires shortage response actions that include "locally appropriate demand reduction actions to adequately respond to shortages" and "mandatory prohibitions against specific water use practices that are in addition to state-mandated prohibitions and appropriate to the local conditions". Having specific restrictions in each stage allows for clear communication and enforcement, especially for outdoor water uses which present the greatest challenge for Healdsburg's water supply. Adhering to the restrictions in each stage is designed to achieve the necessary conservation and help residents to stay within the residential budget. The residential budgets provide a useful upper limit and guide for residents to target for their total indoor and outdoor water use. However, the residential budgets are much more difficult to track and enforce, as the City does not necessarily know the exact amount of people living in each home or other factors that would slightly adjust the residential budget, such as if there were visitors.

Stages 5 & 6
Staff is not recommending any revisions to Stage 5 and Stage 6, other than a clarification that hand watering is included in the no outdoor irrigation using potable water restriction. These are also the stages that require new construction to offset its demand.

ENVIRONMENTAL STEWARDSHIP:
Conservation of water, especially during times of drought and short water supplies, preserves water necessary for human health and safety and to support the natural environment. Having a plan in place to effectively reduce water demands when needed helps to support the Healdsburg community and the natural environment.

ALTERNATIVES:
The City Council could choose not to adopt the proposed addition and amendment and provide further direction to staff.

FISCAL IMPACT:
Beyond staff time, there is no fiscal impact with the proposed addition and amendment. Staff anticipate increased participation in the water rebate programs, specifically the lawn conversion rebate, as commercial and HOA properties prepare for compliance with the State's non-functional turf regulation. This has been included in the proposed biennial budget and is anticipated to subside once phased-in compliance dates take effect, as eligibility for the lawn conversion rebate would be specific to commercial and HOA projects that exceed required compliance. Should the City experience a shortage in water supplies, enacting the WSCP will reduce water usage and

subsequently reduce revenues necessary to continue the operation of the City's water utility.

ENVIRONMENTAL ANALYSIS:
This action is exempt from CEQA (California Environmental Quality Act) pursuant to CEQA Guidelines sections 15060(c)(2), 15061(b)(3) (general rule), 15183 (projects consistent with a community plan, general plan, or zoning), each of which provides a separate and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance.

ATTACHMENT(S):
Appendix A. Ordinance
Appendix B. HMC Section Language

CITY OF HEALDSBURG

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HEALDSBURG ADDING SECTION 13.12.210, WATER WASTE PROHIBITIONS, TO THE MUNICIPAL CODE AND AMENDING SECTION 13.12.220, WATER SHORTAGE CONTINGENCY PLAN, OF THE MUNICIPAL CODE

WHEREAS, the City of Healdsburg recently completed a draft version of the 2025 Urban Water Management Plan (UWMP); and

WHEREAS, the 2025 Water Shortage Contingency Plan (WSCP) must be included as part of the 2025 UWMP when submitted to the Department of Water Resources; and

WHEREAS, the State recently passed Assembly Bill 1572, Potable water: nonfunctional turf, which requires public water systems to revise their regulations, ordinances, or policies governing water service to include the requirements of the State's nonfunctional turf regulation and to communicate the requirements to their customers; and

WHEREAS, Healdsburg can meet the requirement of adopting the State's nonfunctional turf regulation via the addition of a new section in the Healdsburg Municipal Code, Water Waste Prohibitions, for wasteful water activities that shall be avoided at all times; and

WHEREAS, implementing certain year-round water waste prohibitions and a new Stage 0 in the WSCP will better prepare the community to be more resilient to drought and water emergencies, and help mitigate the need for declaring higher stages of the WSCP; and

WHEREAS, modifications to the existing WSCP were identified during the UWMP update process to continuously improve Healdsburg's ability for managing and mitigating a water supply shortage.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HEALDSBURG DOES ORDAIN AS FOLLOWS:

Section 1. Findings

The City Council of the City of Healdsburg does hereby find that the above referenced recitals are true and correct and material to the adoption of this Ordinance.

Section 2. Adding a New Section 13.12.210 to the Healdsburg Municipal Code

Section 13.12.210, is hereby added to Title 13, Water System, of the Healdsburg Municipal Code to read in its entirety as shown on Exhibit A, attached hereto and incorporated herein by reference.

Section 3. Amending Section 13.12.220 of the Healdsburg Municipal Code

Section 13.12.220, Water shortage contingency plan, of the Healdsburg Municipal Code is hereby amended to read as shown in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. Environmental Review

The City Council finds that this action is exempt from CEQA (California Environmental Quality Act) pursuant to CEQA Guidelines sections 15060(c)(2), 15061(b)(3) (general rule), 15183 (projects consistent with a community plan, general plan, or zoning), each of which provides a separate and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance.

Section 4. Severability

If any section, subsection, sentence, clause or phrase or word of this Ordinance is for any reason held to be unconstitutional, unlawful or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date and Publication

This Ordinance shall be effective thirty (30) days after the date of its passage. Before expiration of fifteen (15) days after its passage, this Ordinance or a summary thereof as provided for in Government Code section 36933, shall be published at least once in a newspaper of general circulation published and circulated in the City of Healdsburg, along with the names of the City Council members voting for and against its passage.

INTRODUCED by the City Council of the City of Healdsburg on the 1st day of June, 2026 and PASSED, APPROVED, AND ADOPTED by the City Council of the City of the Healdsburg on the 15th day of June, 2026, by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

Exhibit A

§ 13.12.210 ~~Reserved~~Water waste prohibitions.

A. Purpose. This section is intended to identify wasteful water activities that shall be avoided at all times, in order to meet State regulations and avoid water waste.

B. Required Activities. All water customers are required to:

a. Correct and repair breaks or leaks over 100 gallons per hour within the customer's plumbing or private distribution system within 72 hours after the customer discovers such break or leak or receives notice from the City of such break or leak.

b. Correct and repair irrigation systems causing more than incidental water runoff such that water flows down the driveway, sidewalk, street, or other public right-of-way.

C. Prohibited Activities.

1. The use of potable water for the irrigation of nonfunctional turf located on commercial, industrial, and institutional properties, other than a cemetery, and on properties of homeowners' associations, common interest developments, and community service organizations or similar entities is prohibited according to the provisions set forth in subsections (a), (b), and (c) of section 10608.14 of the California Water Code, as amended.

a. For the purposes of this prohibition, all terms shall be assigned the meaning set forth in section 10608.12 of the California Water Code, as amended.

b. For the purposes of this prohibition, "Turf" or "Turfgrass" is additionally defined as "a living ground cover surface of mowed grass".

c. Property owners subject to compliance certification requirements under subsection (e) of section 10608.14 of the California Water Code shall be responsible for submitting required certifications to the State Water Resources Control Board.

D. Exceptions.

a. Any customer may make written application to the City Engineer for an exception to the requirements and prohibitions described in this section. The application shall describe in detail why the applicant believes an exception is justified.

b. For the required activities and prohibitions that are not related to the nonfunctional turf prohibition, the City Engineer will only grant exceptions upon finding and determining that failure to do so would cause an emergency condition affecting the health, sanitation, fire protection or safety of the applicant or public; or cause an unnecessary and undue hardship on the applicant or the public, including but not limited to adverse economic impacts, such as loss of production or jobs.

c. The City Engineer will only grant exceptions to the nonfunctional turf prohibition to the extent necessary to ensure the health of trees and other perennial nonturf plantings or to the extent necessary to address an immediate health and safety need.

i. If the City Engineer grants an exception for existing tree and other perennial nonturf plantings health, the City Engineer may apply requirements or conditions to ensure irrigation systems only irrigate the feeder root zone/root zone area of existing trees and other perennial nonturf plantings.

d. The City Engineer cannot grant requests for postponement of a nonfunctional turf compliance deadline. Customers must submit any requests for postponement directly to the State Water Resources Control Board. If a Customer has not met the nonfunctional turf prohibition by their deadline and has not notified the City Engineer of an approved postponement request, then the Customer will be out of compliance with this prohibition.

E. Violation/Enforcement. Violations and enforcement will be implemented according to Healdsburg Code section 13.12.220.

Exhibit B

§ 13.12.220 Water shortage contingency plan.

A. Title. This section shall be known as the "water shortage contingency plan" of the City of Healdsburg and may be so cited.

B. Purpose and Intent. The purpose of this water shortage contingency plan (plan) is to establish different levels of water conservation during a water shortage resulting from a reduced supply of water such as may result from drought, water supply shortages, failures of City infrastructure, or limitations of water delivery conditions.

Nothing in this section will preclude the City Council from passing an emergency resolution for the immediate curtailment of water use by its customers due to water supply shortages and delivery limitations caused by catastrophic events and conditions, either natural or unnatural.

C. Authorization. The City Manager or his or her designee is authorized and directed to implement the applicable provisions of this section upon adoption of a City Council resolution determining that such implementation is necessary to protect the public health, safety, and welfare.

D. Application. The provisions of this plan shall apply to all customers and property served by the City's potable water and recycled water systems.

E. Water Conservation Stages. No customer shall make, cause, use, or permit the use of water for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this plan, or in an amount in excess of that use permitted by conservation Stages 1~~2~~ through 6 when in effect as declared by resolution of the City Council. While in effect, the requirements of Stages 1~~2~~ through 6 will supersede any conflicting sections of the Healdsburg Municipal Code.

Enactment of the restrictions and limitations required by each stage described herein shall be by City Council resolution. The City Council may, by resolution, modify the following conservation measures, require additional conservation measures, or prohibit other activities and water uses upon the recommendation of the City Manager or City engineer that such additional measures are necessary to achieve the desired overall system-wide reduction in water usage.

1. Stage 0. Stage 0 will be in effect at all times, unless a higher stage is declared based on water supply and delivery projections by the City Manager or City engineer. Stage 0 is intended to avoid water waste and mitigate the need for declaring higher stages, as well as meet State requirements. Stage 0 water conservation activities include:

a. Permanent water waste required activities and prohibitions are in place according to Healdsburg Code section 13.12.210.

b. Building codes and water-efficient landscaping requirements are in place according to Healdsburg Code Title 15 and Healdsburg Code Title 20.

c. Customers of the City are strongly encouraged to:

i. Utilize City and other sources of information regarding water efficiency, reading water meters, repairing ordinary leaks, and water efficient landscape.

ii. Utilize conservation incentives, as available and applicable, to replace inefficient plumbing fixtures and appliances with water efficient models and to replace turf with drought-tolerant landscaping.

2~~1~~. Stage 1~~ – Voluntary Conservation~~. The City Council may by resolution declare conservation Stage 1 based on water supply and delivery projections by the City Manager or City engineer that an overall system-wide reduction of 10 percent is necessary. To achieve an overall system-wide reduction goal of 10 percent, ~~all customers of the City shall be requested to~~to the following restrictions shall be implemented:

a. Any activities prohibited during conservation Stage 0 shall be prohibited.~~a. Utilize City and other sources of information regarding water efficiency, reading water meters, repairing ordinary leaks, and water efficient landscape.~~

b. Limit irrigation and outdoor watering using potable water to the hours of 8:00 p.m. to 7:00 a.m. to reduce evaporation losses.

~~c. For property with an even-numbered street address, irrigate outdoors only on even days of the month.~~

~~d. For property with an odd-numbered street address, irrigate outdoors only on odd days of the month.~~

c~~e~~. Routinely inspect, and repair as required, all irrigation systems for leaks, and adjust spray heads to prevent overspray and runoff.

d. Irrigating outdoor landscapes with potable water during and within 48 hours after measurable rainfall of at least 0.25 inches is prohibited.~~f. For irrigation valves controlling water applied to lawns, vary the minutes of run-time consistent with fluctuations in weather. Reduce minutes of run-time for each irrigation cycle if water begins to pool or run off to gutters and/or ditches before the irrigation cycle is completed.~~

~~g. Utilize water conservation incentives, as available, to replace inefficient plumbing fixtures and appliances with water efficient models.~~

eh. Refrain from uUsing potable water to wash sidewalks, walkways, driveways, parking lots, walls, fences, and other hard-surfaced areas is prohibited, except as may be necessary to prevent or eliminate materials that present a danger to public health and safety. If recycled water is used instead, it must be diverted to landscaping or similar permeable surfaces, and may not enter the storm drains. Contact the Water Department regarding an exemption request for a one-time maintenance activity.

f. Use of potable water for dust control, compaction, and other construction purposes is prohibited. Only recycled water may be used for such purposes, as allowed by the Regional Water Quality Control Board or other governing bodies.

gi. Refrain from wWashing privately- -owned motor vehicles, trailers, or boats is prohibited, except when utilizing a bucket and hose equipped with an automatic shut-off nozzle.

hj. Correct and repair breaks or leaks over 50 gallons per hour or that are easily accessible within the customer's plumbing or private distribution system within 72 hours after the customer discovers such break or leak or receives notice from the City of such break or leak.

k. Drinking water at food establishments and restaurants shall be provided upon a customer's request only.

32. Stage 2— Mandatory Compliance. The City Council may by resolution declare a conservation Stage 2 based on water supply and delivery projections by the City Manager or City engineer that an overall system-wide reduction of 20 percent is necessary. Following a declaration of conservation Stage 2 status, and to achieve an overall system-wide reduction of 20 percent, the following restrictions shall be implemented:

a. Any activities prohibited during conservation Stages 0 and 1 shall be prohibited.All measures in Stage 1 shall become mandatory.

b. Nonessential uses of water, including the following, are prohibited:

i. The City will not accept or approve building permits for new swimming pools or spas/hot tubs unless the owner agrees to obtain pool water from a source other than the City's potable water system.

ii. Refilling of a swimming pool except when topping off to prevent damage to pump, and filter equipment, or liner is not allowedprohibited. Owners of pools and spas must use a cover to minimize evaporation.

iii. Use of potable water for dust control, compaction, and other construction purposes. Only recycled water may be used for dust control, compaction, and other construction

~~purposes as allowed by the Regional Water Quality Control Board or other governing bodies.~~

iii~~v~~. Any other use determined by the City Manager or City engineer to be a nonessential use and inconsistent with the system-wide reduction of 20 percent is prohibited.

c. Commercial car washes must reduce water usage ~~to 80~~by 20 percent of the water used by the facility during the corresponding billing period in the 3 prior years, unless such washing facility treats and recycles wash water, in which case this provision shall not apply.

d. Irrigation and automated sprinklers and drip irrigation systems using potable water shall be limited to no more than three days per week citywide for all customers. Allowed irrigation days shall be Tuesday, Thursday, and Saturday.

e. All ~~N~~nonresidential customers must reduce water usage by 20 percent of the water used by the customer during the corresponding billing period in the 3 prior years.

f. Hotel and lodging businesses must post appropriate signage in facilities stating that washing of linens is available only upon request and reduce excessive water use.

g. Drinking water at food establishments and restaurants shall be provided only upon a customer's request.

h. Correct and repair all breaks or leaks within the customer's plumbing or private distribution system within 72 hours after the customer discovers such break or leak or receives notice from the City of such break or leak.

i. Water shortage surcharges consistent with the adopted water rates in effect shall be implemented.

~~4~~3. Stage 3 ~~– Mandatory Compliance~~. The City Council may, by resolution, declare a conservation Stage 3, based on water supply and delivery projections by the City Manager or City engineer that an overall system-wide reduction of 30 percent is necessary. Following a declaration of conservation Stage 3 status, and to achieve an overall system-wide reduction of 30 percent, the following restrictions shall be implemented:

a. Any activities prohibited during conservation Stages ~~1 and~~0 through 2 shall be prohibited.

b. Irrigation and automated sprinklers using potable water shall be limited to no more than two days per week citywide for all customers. Allowed irrigation days will be Tuesday and Friday.

c. Planting any new landscaping, except for designated drought-resistant landscaping prescribed by the City engineer or designated representative, shall be prohibited.

d. Installation of new annual plants, ~~vegetables,~~ flowers, or vines shall be prohibited citywide, including in new developments. Plantings that will be watered with only recycled water are permitted. Plantings necessary to improve or maintain water quality requirements, such as low-impact development (LID) requirements, rain gardens, creek restoration, or similar, may be approved by the City engineer.

e. Nonresidential customers must reduce water use ~~for nonresidential customers~~ by 30 percent of the water used by the customer during the corresponding billing period in the 3 prior years.

f. Residential customers may not use in excess of 4~~00~~ hundred cubic feet (HCF) per person per month or 99 gallons of water per person per day.

5~~4~~. Stage 4~~ – Mandatory Compliance~~. The City Council may, by resolution, declare a conservation Stage 4, based on water supply and delivery projections by the City Manager or City engineer that an overall system-wide reduction of 40 percent is necessary. Following a declaration of conservation Stage 4 status, and to achieve an overall system-wide reduction of 40 percent, the following restrictions shall be implemented:

a. Any activities prohibited during conservation Stages 0~~1~~ through 3 shall be prohibited.

b. Filling and operation of decorative water features and ornamental fountains using potable water shall be prohibited.

c. Nonresidential customers must reduce water use by 40 percent of the water used by the customer during the corresponding billing period in the 3 prior years.

d. Residential customers may not use in excess of 3~~00~~ hundred cubic feet (HCF) per person per month or 74 gallons of water per person per day.

e. ~~Notwithstanding the 40 percent reduction for nonresidential customers and reduced water usage by residential customers, a~~All day and nighttime irrigation by use of overhead or spray sprinkling is prohibited, unless the water used is recycled water. This prohibition shall not apply to drip irrigation systems using manual or automatic time-controlled water application or to hand watering with an automatic shut-off nozzle.

f. Irrigation of any ~~ornamental lawn~~non-functional turf (residential, commercial, or industrial) with potable water, at any time of day or night, shall be prohibited.

g. Installation of new vegetable gardens shall be prohibited citywide, including in new developments. Plantings that will be watered with only recycled water are permitted.

65. Stage 5 – Mandatory Compliance. The City Council may, by resolution, declare a conservation Stage 5, based on water supply and delivery projections by the City Manager or City engineer that an overall system-wide reduction of 50 percent is necessary. Following a declaration of conservation Stage 5 status, and to achieve an overall system-wide reduction of 50 percent, the following restrictions shall be implemented:

a. Any activities prohibited during conservation Stages 01 through 4 shall be prohibited.

b. Irrigation and automated sprinklers, and drip irrigation systems, and hand watering using potable water shall be prohibited citywide for all customers unless supplied by recycled water.

c. Nonresidential customers must reduce water usage by 50 percent of the water used by the customer during the corresponding billing period in the 3 prior years.

d. Residential customers may not use in excess of 200 hundred cubic feet (HCF) of water per person per month or 50 gallons per person per day.

e. New construction must offset new demand by a ratio of one to one prior to receiving a temporary or permanent certificate of occupancy. Connection of affordable housing is exempt from this requirement.

76. Stage 6 – Mandatory Compliance. The City Council may, by resolution, declare a conservation Stage 6, based on water supply and delivery projections by the City Manager or City engineer that an overall system-wide reduction of greater than 50 percent is necessary. Following a declaration of conservation Stage 6 status, the following restrictions shall be implemented:

a. Any activities prohibited during conservation Stages 01 through 5 shall be prohibited.

b. Nonresidential customers must reduce water usage by at least 60 percent of the water used by the customer during the corresponding billing period in the 3 prior years.

c. Residential customers shall not use in excess of 1.5 hundred cubic feet (HCF) of water per person per month or 40 gallons per person per day.

d. New construction must offset new demand by a ratio of two to one prior to receiving a temporary or permanent certificate of occupancy. Connection of affordable housing is exempt from this requirement.

F. Exceptions and Application Procedures for Exceptions. Any customer may make written application to the City engineer for an exception to the regulations and prohibitions described in this section. The application shall describe in detail why the applicant believes an exception is justified.

1. The City engineer may grant exceptions to the provisions of this section upon finding and determining that failure to do so would cause an emergency condition affecting the health, sanitation, fire protection or safety of the applicant or public; or cause an unnecessary and undue hardship on the applicant or the public, including but not limited to adverse economic impacts, such as loss of production or jobs.

2. Decisions of the City engineer may be appealed to the City Manager or his or her designee by submission of a written appeal to the City Clerk within seven calendar days of the date of the decision by the City engineer. The City Manager or his or her designee shall issue a determination in writing. The City Manager may grant or deny the appeal in full or may impose any conditions the City Manager determines to be just and proper. The City Manager's decision shall be final.

G. Violation/Enforcement.

1. Any violation of any provision of this plan is hereby declared to be a public nuisance and shall be subject to enforcement in accordance with the provisions of Chapter 1.12 HMC, including without limitation the imposition of administrative penalties, notice and hearing requirements and appeals procedures.

2. Any violation of the provisions of this section shall be deemed an infraction.

3. In addition to the enforcement remedies provided in Chapter 1.12 HMC, upon a violation of any provision of this section, the City engineer may authorize the installation of a flow-restricting device on the services line to the property(ies) in violation, and the cost of installation of such a device shall be charged to the person(s) or entity(ies) responsible for payment of water service charges or a lien against the affected property(ies).

4. In addition to the enforcement remedies provided in Chapter 1.12 HMC, upon a continued violation of any provision of this section, the City engineer may authorize the termination of water service to the property(ies) in violation. The cost of terminating and restoring service shall be charged to the person(s) or entity(ies) responsible for payment of water service charges or a lien against the affected property(ies).

H. Additional Enforcement Remedy. Before either installing a water restrictor or terminating water service, the City shall give written notice to the person responsible for the service connection to be either restricted or terminated of its intention to do so. The person or persons to whom notice is given shall have five business days from the date of service of the notice to request a hearing before the City Manager or his or her designee in order to present any and all evidence they may have as to why a restrictor should not be installed or service terminated.

If a hearing is requested, the City Manager, or his or her designee, shall schedule a date and time for said hearing as soon as possible after the request is filed, but not later than five business days after the filing of such request for hearing. At the hearing, the person whose service connections are to be restricted or terminated and the utilities personnel may offer evidence. The City Manager, or his or her designee, shall make a final determination as to whether service should be restricted or terminated and under what conditions.

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Healdsburg Swim Center Joint Use Agreement Amendment

PREPARED BY: Mark Themig, Community Services Director

STRATEGIC INITIATIVE(S):
-Provide Resident-Driven Community Services
-Provide Effective Governance
-Maintain and Improve Infrastructure and Facilities

RECOMMENDED ACTION(S):
Adopt a Resolution approving an amendment to the Joint Use Agreement between the City of Healdsburg and the Healdsburg Unified School District for the Healdsburg Swim Center specifying reimbursement to the District for operation and maintenance costs and authorizing the City Manager to execute the amendment.

COMMUNITY ENGAGEMENT/OUTREACH:
None.

BACKGROUND:
The Healdsburg Swim Center is owned by the Healdsburg Unified School District (District). Following a long-term lease agreement under which the City operated the facility, the City Council approved a Purchase and Sale Agreement on December 2, 2013, to acquire the former Foss Creek School. This agreement included a provision transferring partial operations of the Swim Center back to the District under a Joint Use Agreement, which became effective February 1, 2014.

Under the Joint Use Agreement, the District maintains exclusive use of the facility for school purposes during the academic year, while the City retains exclusive use during the summer and priority use during non-school hours. The District is responsible for overall maintenance and operations, with the City contributing to operation and maintenance costs during its exclusive use season.

Because operations transferred to a school district, the facility became subject to review by the California Division of State Architect (DSA) under the Field Act—a stringent set of safety and construction standards for school facilities that often exceed standard building codes. A District-

commissioned review in 2015 determined that the Swim Center did not meet these DSA standards. Consequently, the District was legally barred from directly operating educational classes or swim team programs at the facility, though it retained the right to contract out these operations.

To resolve this, in 2016 the District asked the City manage the Swim Center's programming (including staffing and scheduling) during the high school swim season. The City agreed and has provided this service since. In addition, since the District does not use the pool for other educational purposes, over time the City extended its community-use programming later into the fall (October/November) and earlier in the spring (March/April) at the request of community members.

DISCUSSION/ANALYSIS:
The Joint Use Agreement for the Swim Center required that the District and the City be responsible for operation and maintenance costs for their respective exclusive use times. With changes in staffing at the District and the City shortly after entering into the Joint Use Agreement, billing for the City's exclusive use lapsed. As a result, the District incurred years of operation and maintenance costs that were the City's responsibility under the Joint Use Agreement.

In 2024 City and District staff began discussing the operation and maintenance costs and the billing situation. Since the City's community-use season expanded to include the District's exclusive use season in the fall, the District proposed that a greater share of the operational costs were the City's responsibility. (Note: the City has since reduced and defined the community swim season to be May – September.)

City and District staff continued discussions and earlier this year agreed to a proposed agreement for partial reimbursement for past operation and maintenance costs, along with defining future costs. Staff are proposing an amendment to the agreement that specifies the following City contributions towards the District's operation and maintenance costs for the Swim Center:

Period of Use	Amount	Payment Date	Notes
FY 2024-25	$65,000	Jul 15, 2026	Negotiated amount.
FY 2025-26	$120,000	Jul 15, 2027	District agreed to defer payment to align with planned closure of the Swim Center when the City would have significantly reduced programmatic costs for the fiscal year.
Jul-Sep 2026	Actual Cost	Nov 15, 2026	Estimated $22,500
May-Jun 2027	Actual Cost	Aug 15, 2027	Estimated $15,000
Jul-Aug 2027	Actual Cost	Nov 15, 2027	Estimated $15,000

The City's use of the Swim Center and its financial obligations under the current Joint Use Agreement and this proposed amendment will conclude at the end of August 2027 when the District's planned reconstruction of the facility begins. The Swim Center is expected to be closed for both the 2028 and 2029 summer swim seasons.

ENVIRONMENTAL STEWARDSHIP:

Not applicable.

ALTERNATIVES:
Do not approve the amendment and provide direction to staff.

FISCAL IMPACT:
The City's adopted Fiscal Year 2026–28 Community Services budget includes funding for the proposed operational costs outlined in this amendment.

ENVIRONMENTAL ANALYSIS:
City Council's approval of an amendment to the Healdsburg Swim Center Joint Use Agreement is not subject to the provisions of the California Environmental Quality Act (CEQA) because approval of an amendment to a Joint Use Agreement is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

ATTACHMENT(S):
Resolution
Amendment
City – HUSD Swim Center Joint Use Agreement

CITY OF HEALDSBURG

RESOLUTION NO. _____-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AN AMENDMENT TO THE JOINT USE AGREEMENT BETWEEN THE CITY OF HEALDSBURG AND THE HEALDSBURG UNIFIED SCHOOL DISTRICT FOR THE HEALDSBURG SWIM CENTER SPECIFYING REIMBURSEMENT TO THE DISTRICT FOR OPERATION AND MAINTENANCE COSTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT

WHEREAS, the City of Healdsburg (City) and the Healdsburg Unified School District (District) entered into a Joint Use Agreement for the use and operation of the Healdsburg Swim Center on February 1, 2014; and

WHEREAS, the Joint Use Agreement specified responsibilities for sharing the operation and maintenance costs for the Pool Facility; and

WHEREAS, billing by the District for the City share of its operation and maintenance costs lapsed; and

WHEREAS, the City and the District have agreed to an amendment to the Joint Use Agreement that partially reimburses the District for past operational costs and defines future costs; and

WHEREAS, City Council's approval of an amendment to the Healdsburg Swim Center Joint Use Agreement is not subject to the provisions of the California Environmental Quality Act (CEQA) because approval of an amendment to a Joint Use Agreement is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg does hereby:

1. Approves an amendment to the Joint Use Agreement between the City of Healdsburg and the Healdsburg Unified School District for the Healdsburg Swim Center in the form attached hereto as Exhibit A modifying operation and maintenance cost responsibilities and authorizes the City Manager to execute the amendment to the Joint Use Agreement in a form substantially similar to the form identified in Exhibit A.

2. Finds City Council's approval of an amendment to the Healdsburg Swim Center Joint Use Agreement is not subject to the provisions of the California Environmental Quality Act (CEQA) because approval of an amendment to a Joint Use Agreement is not a project, since it will not have a direct or reasonably foreseeable indirect impact on the environment.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Healdsburg this 15th

day of June 2026 by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

ADDENDUM TO
JOINT USE AGREEMENT
BETWEEN CITY OF HEALDSBURG AND
HEALDSBURG UNIFIED SCHOOL DISTRICT

The Healdsburg Unified School District ("District") and City of Healdsburg ("City") entered into the Joint Use Agreement, dated February 1, 2014 ("Agreement"), for the shared use of The Healdsburg Swim Center. By this Addendum, District and City mutually agree to modify the terms of the Agreement as follows:

- **Section 2. Term** – The Agreement shall be extended until December 31, 2027.
- **Section 5. Joint Use of Pool Facility**
    - Subsection 3 - Maintenance of Pool Facility, first paragraph, shall be revised to include the following additional language:

    "The City shall also be responsible for all Pool Facility operation and maintenance costs when the City requests that the Pool Facility remain open for its exclusive use beyond the Summer Months of June, July and August."

Additionally, the City has agreed to reimburse the District for costs associated with the pool on the following timeline:

Period of Use	Amount	Payment Date
FY 2024-25	$65,000	Jul 15, 2026
FY 2025-26	$120,000	Jul 15, 2027
Jul-Sep 2026	Actual Cost	Nov 15, 2026
May-Jun 2027	Actual Cost	Aug 15, 2027
Jul-Aug 2027	Actual Cost	Nov 15, 2027

In all other respects, the provisions of the Agreement not amended, not deleted or not otherwise mentioned herein remain in full force and effect during the term of the Agreement, unless otherwise amended in writing by both parties.

IN WITNESS WHEREOF, District and City have executed this Addendum as of _____, 2026.

DISTRICT

By: _____

_____
[Name]

Date: _____

CITY

By: _____

_____
[Name]

Date: _____

JOINT USE AGREEMENT
BETWEEN CITY OF HEALDSBURG AND
HEALDSBURG UNIFIED SCHOOL DISTRICT

THIS JOINT USE AGREEMENT ("Agreement") is made and entered into this 1st day of February, 2014, by and between the HEALDSBURG UNIFIED SCHOOL DISTRICT of Sonoma County, California, a public school district ("District") and the CITY OF HEALDSBURG, a municipal corporation of the State of California ("Healdsburg" or "City") Collectively City and District are referred to as the "Parties." This Agreement shall not become operative until February 1, 2015 ("Effective Date").

Section 1. Purpose and Background

The purpose of this Agreement is to provide for the shared use of The Healdsburg Swim Center owned and operated by the District ("Pool Facility"), and to provide for scheduling, rights of use, maintenance and repair obligations, liability allocation, and associated duties regarding the City's and District's use of the Pool Facility owned by District, all pursuant to and subject to the terms and conditions of sections 10900 *et seq.* of the California Education Code as may be amended from time to time.

Pursuant to the consideration set forth in the Sale and Purchase Agreement and Escrow Instructions, which the Parties entered into on January 1, 2014, City shall have the continuing right to utilize the Pool Facility for community recreation purposes from year-to-year without fee, charge or cost to City except as expressly provided herein. Such year-to-year use may only be terminated by mutual written consent of the parties. Said use by the City shall be irrevocable and non-cancellable during the term of the Agreement, unless cancelled or terminated in the manner described in this Agreement. The consideration for this Agreement is the benefit to be obtained by both District and City from the joint use of the Pool Facility.

Section 2. Term

The term of this Agreement shall commence upon the Effective Date, and shall end December 31, 2027, except as otherwise provided herein, and may be renewed upon mutual written consent by both parties as provided herein.

Section 3. Revisions

Any and all revisions to the Agreement must be agreed to in writing by both parties.

Section 4. Definitions

1) **"Pool Facility"** means the following areas and facilities:

   a) Bathrooms
   b) Lobby
   c) Offices
   d) Mechanical Room
   e) Storage Container
   f) Wading Pool
   g) Swimming pool
   h) Adjacent parking area

2) **"School Hours"** means all hours when school is in session and during school events and activities, including, but not limited to, assemblies, student productions, athletic team practice, or other school function (collectively, "After School Events") except as otherwise authorized by District. School Hours shall include thirty (30) minutes before and after the school session and After School Events, or such time as may actually be needed to ensure student safety and to allow for set up, preparation, and cleaning. All other times are referred to as "non-School Hours."

3) **"Third Party Users"** means parties other than the District or City who are permitted to use the Pool Facility, when not in use by District or City.

4) **"Summer Months"** means the months during the summer when school is not in session. Summer school is not included in this definition.

Section 5. Joint Use of Pool Facility

1) Use of District Pool Facility:
District shall have the exclusive use of the Pool Facility for school purposes during the regular school term, not including summer school, and during such additional times that are mutually agreed upon in writing by the parties hereto.

City shall have the exclusive use of the Pool Facility during the summer months when summer school is not in session.

City shall have priority use of the Pool Facility during non-School Hours, provided, however, that such use shall not interfere with the use of the District Facilities for public school purposes, pursuant to section 10910 of the California Education Code. During After School Events, City may use portions of the Pool Facility which are not in use by District,

subject to prior written authorization by the District Superintendent or his/her designee, and provided such concurrent use does not interfere with the District's use. Permission by the District for such concurrent use during After School Events will not be unreasonably withheld. When not in use by District or City, the Pool Facility may be used by Third Party Users in conformance with applicable District policies and procedures. The Parties acknowledge that the District will provide the City access to use of the Offices and Swimming Pool beginning in mid-March of each year to allow the City to prepare for the use of the Pool Facility during Summer Months including the training of life safety personnel.

It is expressly understood and agreed that the term "school term" shall consist of the school days when students attend school as identified on the annual HUSD calendar approved by the Board of Trustees. "School term" does not include summer school, as defined by the District. In the event that the length or time of the school term is changed by law, the City and District shall meet to discuss the use of the Pool Facility and attempt to accommodate the interests of the City and the District.

2) Preemption by District:
District may preempt the City's use of the Pool Facility during the time of City-scheduled use, provided written notice is given to City one week in advance of District's conflicting use, or as soon as practicable under the circumstances. The District may exercise preemption rights only for emergency needs and/or special activities that cannot be accommodated at days and times not reserved for City use, as determined by the District.

3) Maintenance of Pool Facility:
District shall be responsible for the maintenance and operation of the Pool Facility and for furnishing necessary supplies. During the time the City has exclusive use of the Pool Facility, City shall bear the cost of the operation and maintaining the Pool Facility, excluding the cost of major capital expenditures.

The total cost of such maintenance, utilities, operation and supplies shall be determined based upon the actual cost to the District for the period that the City has exclusive use of the Pool Facility. , The District shall determine the total cost of maintenance, including operation and supplies, and the total usage of the Pool Facility by the City, and will establish the amount to be paid by the City. The City shall have an opportunity to review said charges for accuracy and records that support said charges prior to payment. City staff shall have the opportunity to meet with District staff to resolve any discrepancies prior to payment. For the purposes of this section, the terms operation, maintenance, supplies and utilities are defined as follows:

a. Operation: The term "operation" shall be such expenses in connection with the use of the Pool Facility such as cleaning, disinfecting, and similar items which are regularly incurred either daily, weekly or monthly.

b. Maintenance: The term "maintenance" shall mean routine expenditures for operating repairs to the equipment and Pool Facility, other buildings, heating, ventilation and filtering plants, such as repair of windows, shades, hardware, plumbing and emergency repairs. The term "maintenance" shall not include capital expenditures for replacement of the Pool Facility, other buildings, heating, ventilation or filtering plants.

c. Supplies: The term "supplies" shall mean expendable items expenses in connection with the use of the Pool Facility, such as brooms, mops, light bulbs, towels, toilet paper, soap, swimming pool chlorine, neutralizing alkaline and other similar custodial supplies or items.

d. Utilities: The term "utilities" shall mean water, sewer, electric, storm water and gas fees.

In the event that repairs or replacement of the Pool Facility are required as a result of normal use and deterioration, or as a result of damages not associated with use by either party, such repair or replacement shall be the responsibility of the District.

Notwithstanding any other provisions of this Agreement, any damages to the Pool Facility or other structures or installations, which are caused by the negligence of either party, shall be such party's sole responsibility and such party shall pay for any necessary repairs or replacement.

District agrees that during the period that City has the use of Pool Facility, City may charge admission and fees for the use of Pool Facility or for attendance at events occurring at the Pool Facility. All fees levied and/or collected by City shall be and remain the property of the City.

The District shall maintain records of the operations and maintenance of the Pool Facility. The City shall have the right at any reasonable time to inspect all operations and maintenance records and other documents related to the operation and maintenance of the Pool Facility. This right of inspections shall include the right to copy and make extras of documents at City's expense.

Section 6. Joint Use Terms and Conditions

1) Communication:

Designated representatives of each party shall meet as needed, at a time and place to be mutually determined, to discuss operation, maintenance and repair of the Pool Facility in accordance with this Agreement. City and District agree to inform each other of, and if

necessary, to meet and discuss all plans prior to the start of any major improvement, maintenance or repair to the Pool Facility, except when immediate repair is required, e.g., to correct a dangerous condition or to avoid further property damage.

2) Applicable Laws and Rules:

Except as expressly provided herein, City and District agree to staff and fund the operation, management, improvements, maintenance and repairs of the Pool Facility in accordance with applicable laws, regulations, policies, and procedures. Use or possession of alcoholic beverages on District property shall be strictly prohibited pursuant to section 25608 of the California Business and Professions Code.

3) Personnel and Equipment:

a) Upon request, each party shall provide to the other party a list of all employee names and classifications that are to be hired or assigned to staff events at the Pool Facility, and will ensure that all such employees are informed of and required to comply with the terms of this Agreement as well as all laws, regulations, and policies and procedures applicable to use of the Pool Facility. City shall be solely responsible for providing all necessary supervision and teaching personnel for all activities conducted by City when using the Pool Facility. District shall be solely responsible for providing all necessary supervision and teaching personnel for all activities conducted by District when using the Pool Facility.

b) Except as otherwise provided herein, City and District shall supply all necessary equipment to conduct their programs and activities using the Pool Facility.

4) Maintenance, Repair, and Construction:

a) Each party shall be responsible for leaving the Pool Facility in clean and orderly condition following each use, and shall further be responsible for maintenance, repair, or extra custodial services required due to that party's use of the Pool Facility, except as otherwise provided herein. Cleaning responsibilities shall include, but not be limited to, appropriate disposal of garbage, refilling paper products in the bathroom as needed, and sweeping floors after use.

Section 7. Dangerous Conditions

Each party shall report to the other party any defects or dangerous conditions at or near the Pool Facility covered by this Agreement within 24 hours of discovery, or sooner if practicable, by telephone call to a designated representative of the party to be notified. Each party shall provide the other with current emergency contact information for such purposes, including contact information for evenings and weekends. In addition to a telephone call, the party discovering the defect shall provide written notice to the designated representative of the party to be notified no later than the next business day after

discovering the defect. If a party becomes aware of a defect or dangerous condition at the Pool Facility, that party shall immediately cease all activities at the Pool Facility until the condition has been corrected and clearance has been given by the District to resume use.

Section 8. Liability and Mutual Indemnity

a. City Obligations:

City shall assume responsibility for all injuries or damage occurring during its use of the Pool Facility pursuant to this Agreement, unless the injury or damage was caused by the sole negligence or willful misconduct of District or a third party over which City has no control.

City shall defend, indemnify, and hold harmless District and its officers, officials, employees, agents, and volunteers from and against all claims, damages, losses and expenses, including attorney fees, arising out of or in connection with City's use of the Pool Facility pursuant to this Agreement or City's acts or omissions in connection with this Agreement, except where the claim, injury, damage, loss, or expense is caused by the sole negligence or willful misconduct of District.

b. District Obligations:

District shall assume responsibility for all injuries or damage occurring during its use of the Pool Facility pursuant to this Agreement, unless the injury or damage was caused by the sole negligence or willful misconduct of City or a third party over which District has no control.

District shall defend, indemnify, and hold harmless City and its officers, officials, employees, agents, and volunteers from and against all claims, damages, losses and expenses, including attorney fees, arising out of or in connection with District's use of the Pool Facility pursuant to this Agreement or District's acts or omissions in connection with this Agreement, except where the claim, injury, damage, loss or expense is caused by the sole negligence or willful misconduct of the City.

Section 9. Insurance

a. Liability Insurance: Throughout the term of this Agreement, District and City shall maintain in full force and effect, Comprehensive General Liability or Commercial General Liability Insurance covering bodily injury (including death), personal injury, and property damage.

1) Limits shall be in an amount not less than one million dollars ($1,000,000.00) per occurrence, and two million dollars ($2,000,000.00) aggregate if applicable.

2) District shall name City, its officers, agents, and employees, individually and collectively, as additional insureds. City shall name District, its officers, agents, and employees, individually and collectively, as additional insureds.

3) The City's insurance shall be primary as to liability arising from its use of the Pool Facility, and the District's insurance shall be primary as to liability arising from its use of the Pool Facility.

4) The Parties may provide self insurance to satisfy this insurance requirement.

b. Workers' Compensation and Employer's Liability Insurance: Throughout the term of this Agreement, District and City shall maintain in full force and effect, Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly, as required by law. The Workers' Compensation Insurance and Employer's Liability Insurance must be provided with limits of not less than one million dollars ($1,000,000.00) per accident. The insurance shall be endorsed to waive all rights of subrogation against the other party and its officials, officers, employees, and volunteers for loss arising from or related to the uses provided for in this Agreement.

c. Property Insurance. District shall be solely responsible for maintaining adequate property insurance or self insurance coverage for the Pool Facility.

d. Notification of Change: Required insurance coverage may not be suspended, voided, canceled, or reduced in coverage or in limits, unless thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the other party to this Agreement.

Section 10. Destruction and Damage

Total destruction of the Pool Facility shall automatically terminate user rights under this Agreement. If the Pool Facility becomes damaged to the extent that the District or City determines that it is unusable, the District or City shall notify the other party and user rights under this Agreement shall be suspended with respect to the damaged facility until it is restored to a usable condition, when and if it is financially and practically able to do so.

Section 11. Defaults

In the event of either party's default of any material obligation under this Agreement, the non-defaulting party must give the defaulting party written notice of and a reasonable time to cure the default. If the defaulting party has not made a substantial effort to cure the default within thirty (30) days, the non-defaulting party may perform the obligation at the expense of the defaulting party. The defaulting party shall reimburse the non-defaulting party for its reasonable expenses arising directly from actions required to cure the default within thirty (30) days after the non-defaulting party submits a detailed invoice of such costs.

Section 12. Termination

City and District shall each have the right to unilaterally terminate this Agreement without cause at any time following one hundred eighty (180) days written notice to the other party.

Section 13. Expiration

This agreement will expire on December 31, 2027. The Parties shall meet no later than 12 months prior to the expiration of this Agreement to determine if it is necessary to extend the term of this Agreement.

Section 14. Successors and Assigns

Neither party may transfer or assign its rights or obligations under this Agreement, in part or in whole, without the other party's prior written consent. The terms and provisions of this Agreement shall extend to and be binding upon and inure to the benefit of the successors and permitted assigns of the Parties.

Section 15. Amendments

This Agreement can only be amended by a writing duly authorized and signed by both Parties.

Section 16. Severability

In the event that any provision herein is held to be invalid by any court of competent jurisdiction, the invalidity of any such provision shall not affect the validity of the remaining provisions of this Agreement, which shall remain in full force and effect.

Section 17. Time is of the Essence

Time is of the essence for each and all of the terms and provisions of this Agreement.

Section 18. Written Agreement

Neither party has relied on any promise or representation not contained in this Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties regarding the subject matter of this Agreement and supercedes all prior written or oral understandings or agreements of the Parties, including, but not limited to, the Parties' use and lease agreements, dated November 21, 1977 and any amendments thereto. Upon execution of this Agreement by the Parties, all prior written agreements between the Parties as to the subject matter of this Agreement shall be deemed terminated in their entirety.

Section 19. Headings

The headings of the paragraphs are for convenience only and are not a part of this Agreement, nor shall they be considered in construing the intent of this Agreement nor affect any of the rights or obligations of the Parties.

Section 20. Governing Law

This Agreement shall be governed by the laws of the State of California and action brought relating to this Agreement shall be brought solely in a court of competent jurisdiction in Sonoma County, California and no other place.

Section 21. Notices

All notices, including invoices, given hereunder shall be in writing and shall be deemed to have been given if personally delivered or deposited in the United States mail postage prepaid, certified or registered, return receipt requested, and addressed to the other party as follows or as otherwise designated by written notice hereunder from time to time:

To DISTRICT: Healdsburg Unified School District
Superintendent
1028 Prince Street
Healdsburg, CA 95448

To CITY: City of Healdsburg
City Manager
City Hall
401 Grove Street
Healdsburg, CA 95448

Section 22. Authorization

Each person signing below represents that he or she is duly authorized to do so by the party he or she represents.

CITY OF HEALDSBURG

By: _____
Marjie Pettus, City Manager

HEALDSBURG UNIFIED SCHOOL DISTRICT

By: _____
Jeff Harding, Ed.D, Superintendent

ATTEST

By: _____
Maria Curiel, City Clerk

APPROVED AS TO FORM:

By: _____
David Warner, City Attorney

By: _____
Patrick Wilson, District Counsel

2224195.1

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Conditional Award of the Traffic Signal Maintenance Contract to DC Electric Group, Inc.

PREPARED BY: Tyler Kettmann, Central Services Manager

STRATEGIC INITIATIVE(S):
Maintain and Improve Infrastructure and Facilities

RECOMMENDED ACTION(S):
Adopt a Resolution conditionally awarding a contract to DC Electric Group, Inc. to provide Traffic Signal Maintenance for an initial one-year term with an annual amount not-to-exceed $75,000 and authorizing the City Manager to execute the contract and up to four (4) one-year amendments extending the contract on behalf of the City, thereby approving a total five (5) year contract amount not-to-exceed $375,000.

COMMUNITY ENGAGEMENT/OUTREACH:
A request for proposals (RFP) for Traffic Signal and Pathway Lighting Maintenance was advertised on the City of Healdsburg website in accordance with all applicable procedures and was also sent to qualified local municipal electric and lighting contractors.

BACKGROUND:
The Public Works Department maintains fourteen (14) signalized intersections. The Public Works Department also maintains six (6) above ground lighted crosswalks and three (3) flashing beacons. The proposed traffic signal maintenance contract includes a comprehensive maintenance and repair program to provide performance, reliability, and functional requirements necessary to achieve a high quality of operation at reasonable cost to the City. While enhancing public perception and experience, the traffic signal maintenance contract is designed to maximize safety and minimize delay, with an overall reduction in cost and exposure to the City.

While monthly maintenance of the pathway lighting system is performed by City staff, because of the diversity in age and the varying technical components which make up the pathway lighting system, a complete inventory of replacement parts is not kept on hand. The City currently relies on contracted services from DC Electric Inc. to provide backup support and technical expertise for pathway lighting maintenance or repairs on an as needed basis. The annual traffic signal and

pathway lighting maintenance contract will provide 24-hr support and a full inventory of replacement parts.

DISCUSSION/ANALYSIS:
Two (2) qualified firms submitted proposals within the submittal deadline specified in the RFP. Staff reviewed proposals and determined they met the minimum submittal requirements. Staff formed an evaluation committee and scored proposals against pre-established criteria in accordance with the RFP.

The evaluation committee finalized their scores, and a scoring summary was then generated ranking the evaluations according to the criteria outlined in the RFP. Based on this ranking, DC Electric Group Inc. was deemed most qualified to complete this work.

DC Electric Group Inc. has performed similar services for the City of Healdsburg in the past and has demonstrated it has technical ability and responsiveness to meet City traffic signal maintenance and repair needs. Staff recommend awarding up to a 5-year contract to DC Electric Group, Inc. in an amount not-to-exceed $75,000 annually.

Contracted services will include annual equipment maintenance, unscheduled maintenance and repair, and additional services and technical support as required/requested by the City. No extra work will be performed without consent from the City, and a quote or informal bid will be submitted for approval prior to commencement of said extra work. All preventative maintenance and repair shall be performed in accordance with the California Manual on Uniform Traffic Control Devices, City standards and Specifications, and Caltrans Standard Specifications.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:
The City Council may choose not to award the contract to DC Electric Group, Inc., whereby under this alternative the City Council would need to reject all proposals and provide further direction to staff.

FISCAL IMPACT:
The contract provides fixed unit prices for specific items of work and is not expected to exceed $75,000 per fiscal year during the 5-year contract. The total value of this award over the potential five (5) year maximum term is up to $375,000. The proposed costs were anticipated in the adopted FY 2026-28 biennial budget and will be incorporated in subsequent budget years. All routine maintenance and unscheduled maintenance and repair on the traffic signal system will be funded by the Streets Operating Fund, whereas any additional services and technical support for the pathway lighting system would be funded by the Community Services Fund.

ENVIRONMENTAL ANALYSIS:
If the City Council chooses to award the contract, the project is not subject to environmental review because the proposed repair or maintenance will occur to existing structures or facilities and

qualifies for a Class 1 categorical exemption under California Environmental Quality Act Guidelines Section 15301.

ATTACHMENT(S):
Resolution
Proposal

CITY OF HEALDSBURG

RESOLUTION NO. -2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG CONDITIONALLY AWARDING A CONTRACT TO DC ELECTRIC GROUP, INC. TO PROVIDE TRAFFIC SIGNAL AND PATHWAY LIGHTING MAINTENANCE FOR AN INITIAL ONE-YEAR TERM WITH AN ANNUAL AMOUNT NOT TO EXCEED $75,000, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT AND UP TO FOUR (4) ONE-YEAR AMENDMENTS EXTENDING THE CONTRACT ON BEHALF OF THE CITY, THEREBY APPROVING A TOTAL FIVE (5) YEAR CONTRACT AMOUNT NOT-TO-EXCEED $375,000

WHEREAS, the Public Works Department maintains 14 signalized intersections; and

WHEREAS, the Public Works Department also maintains six above ground lighted crosswalks, and three flashing beacons; and

WHEREAS, the proposed Traffic Signal contract includes a comprehensive maintenance and repair program to provide performance, reliability, and functional requirements necessary in order to achieve a high quality of operation at reasonable cost to the City; and

WHEREAS, the Traffic Signal Maintenance contract is designed to maximize safety and minimize delay, with an overall reduction in cost and exposure to the City; and

WHEREAS, the annual Traffic Signal Maintenance contract will provide 24-hr support and a full inventory of replacement parts; and

WHEREAS, the proposed contract includes additional services and technical support for the Pathway Lighting System on an as needed basis; and

WHEREAS, the request for proposal was advertised on the City website in accordance with applicable procedures, and was also sent to local qualified municipal electric and lighting contractors; and

WHEREAS, Staff is recommending awarding the Contract to DC Electric Group, Inc. in an annual amount not to exceed $75,000; and

WHEREAS, contracted services will include annual equipment maintenance, unscheduled maintenance and repair, and additional services as required/requested by the City; and

WHEREAS, the proposed maintenance will occur to existing structures or facilities and qualifies for a Class 1 categorical exemption under California Environmental Quality Act Guidelines Section 15301.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Finds that the proposed maintenance will occur to existing structures or facilities and qualifies for a Class 1 categorical exemption under California Environmental Quality Act Guidelines Section 15301. Therefore, no further CEQA or environmental review is required.

2. Awards the traffic signal and pathway lighting maintenance contract in an annual amount not to exceed $75,000 to DC Electric Group, Inc.

3. Authorized up to four additional one-year terms not to exceed $75,000 per year upon mutual consent by the City and DC Electric Group, Inc.

4. Authorizes the City Manager to execute the contract and amendments on behalf of the City.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Healdsburg this 15th day of June 2026, by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

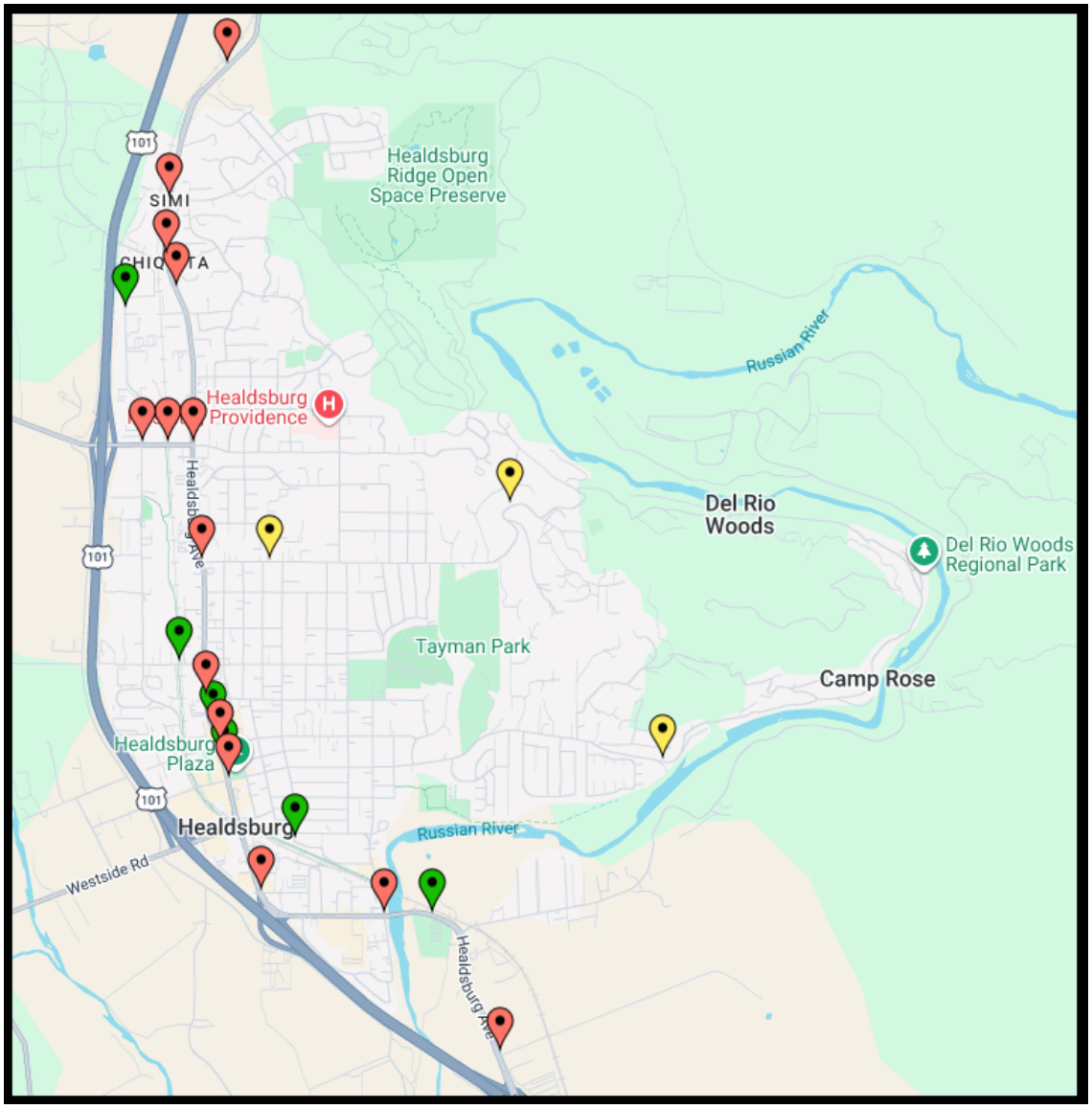
ATTEST:

_____
Raina Allan, City Clerk

DC ELECTRIC Group, Inc.

Exceeding Industry Expectations

City of Healdsburg



Traffic Signal & Pathway Lighting Maintenance

Exceeding Industry Expectations

May 14, 2026

City of Healdsburg
Attn: Curt Bates, P.E.
401 Grove St.
Healdsburg, CA 95448

RE: Request for Proposals for Traffic Signal & Pathway Lighting Maintenance

Mr. Bates,

We are pleased to provide this Proposal for Traffic Signal & Pathway Lighting Maintenance services.

DC Electric Group, Inc. ("DC Electric") is a local North Bay-based California corporation specializing in municipal electrical and lighting contracting with a core focus on traffic signal and streetlight maintenance and related services for all Sonoma & Marin County agencies. We are licensed and bonded in the State of California (DIR# 1000003395 & CA License #949934), and hold ***Class A (General Engineering), Class B (General Building), C-10 (Electrical), C-31 (Traffic Control), C-61/D-31 (Pole Installation & Maintenance) contractor's licenses.*** Our highly experienced office and field staff are locally recognized as experts in the traffic signal and streetlighting industry. ***Our Corporate Headquarters in Cotati, CA is ideally located to provide the City with rapid response times.*** With our many years of local municipal experience, our dedication to customer satisfaction, and our in-depth firsthand knowledge of the electrical infrastructure within the City of Healdsburg, we are confident we can provide exemplary service and quality craftsmanship to the City.

Please contact Tim Carter with questions:

Contact:	Tim Carter, Vice President
Corporate Headquarters:	605 W. Sierra Ave, Cotati CA 94931
Mailing Address:	P.O. Box 7525, Cotati, CA 94931
Office Phone (24/7/365 Emergency):	(707) 992-0141
Office Fax:	(888) 525-8419
Email Address:	Tim@DCElectricGroup.com
Tax ID #:	46-3612010

DC Electric has reviewed the RFP documents, including all eligibility requirements, insurance requirements, and the Draft Contract Agreement, and has conducted the necessary due diligence required to submit this proposal. Please feel free to contact any of our references listed below. Thank you for considering DC Electric as the best partner for the City's Traffic Signal & Pathway Lighting Maintenance.

Respectfully,

Tim Carter, Vice President

Table of Contents

Mission Statement

A. Organization Information
B. Qualifications and Experience
C. Project Approach and Work Schedule
D. Scope of Work
E. List of Locations
F. Identification of Subcontractors
G. Additional Information
- Resumes of Key Personnel
- Contractor's License
- Corporate W-9
- Business License (City of Healdsburg)
- Insurance Certificate
- Proof of Registration with DIR

H. Attachments (Required City Forms)
- *Attachment 1: Cost Proposal Form* (***Separate Sealed Envelope***)
- *Attachment 2: Proper Information and Certifications Form*
- *Attachment 3: References*
- *Attachment 5: Statement of Qualifications*

Exceeding Industry Expectations

Mission Statement

In a world where indifference and insincerity have become the status quo, individual needs have been forgotten and the customer has been reduced to a mere number, it is DC Electric Group, Inc.'s focus to restore the spirit of exceptional service by establishing personal accountability for our customers' experience and satisfaction during the course of business. Our customers count on our dependability, our drive, and our integrity. In this capacity, we hold a responsibility to nurture, retain and maintain customer confidence that is necessary to our existence. **It is our Mission** to deliver high-quality, cost-effective products, on schedule, by employing and supporting a motivated, flexible, and focused team. We value the importance of our relationships and will continue to remain fair and true in our dealings with all employees, customers and vendors. We take great pride in our accomplishments and continue to build on them every day.

A - ORGANIZATION INFORMATION

Physical Office Address (Corporate Headquarters):

DC Electric Group, Inc.
605 W. Sierra Ave
Cotati, CA 94931
(707) 992-0141 Office (Business Hours)
(888) 525-8419 Fax
(866) 523-8386 (After hours / Emergency Response)

Type of Entity:

California Corporation #3592363 (Private); Federal Tax ID # 46-3612010; DIR #1000003395
CSLB - (License #949934); Expires 10/31/27
Class A (General Engineering), Class B (General Building), C-10 (Electrical), C-31 (Traffic Control), C-61/D-31 (Pole Installation & Maintenance).

Authorized Persons for Execution of Proposed Contract: Dave D'Elicio (CEO) or Tim Carter (V.P.).

Website Address: http://www.DCElectricGroup.com

Mailing Address: P.O. Box 7525
Cotati, CA 94931

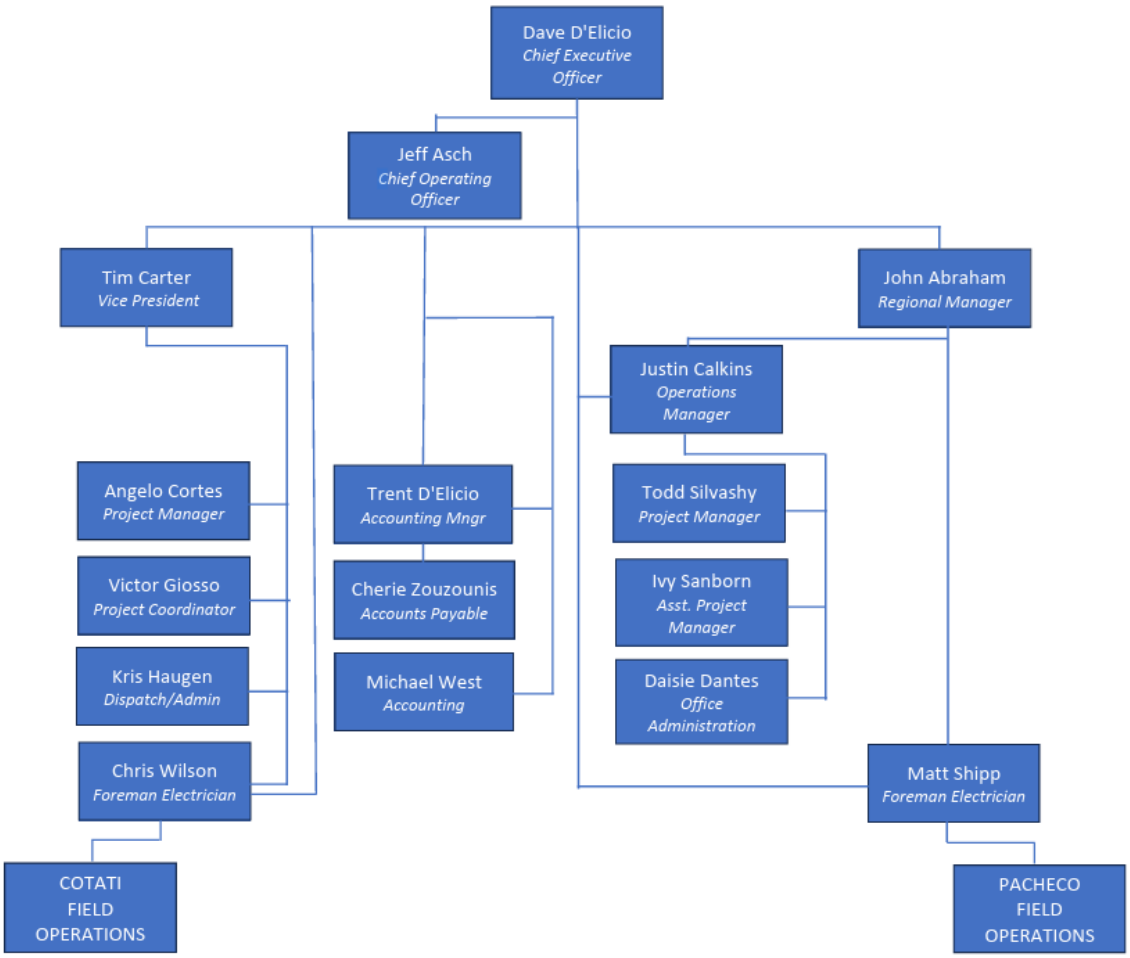
Signal Shop, Yard/Warehouse Addresses:

1.) Corporate Headquarters and Sonoma County Signal Shop/Yard/Warehouse
605 W. Sierra Ave
Cotati, CA 94931
2.) Contra Costa County Office and Signal Shop/Yard/Warehouse
112 Center Ave
Pacheco, CA 94553

Local Field Staff:

Name	Title	Certified Electrician	IMSA Certification	Place of Residence
David D'Elicio	Electrician (CEO) - IBEW Local 551	Yes	TS Field Tech Level II	Rohnert Park
Christopher Wilson	Electrican (Superintendent) - IBEW Local 551	Yes	TS Field Tech Level III	Petaluma
Jason Filippi	Electrician (Foreman) - IBEW Local 551	Yes	TS Field Tech Level III	Petaluma
Patrick Madden	Electrician - IBEW Local 551	Yes	TS Field Tech Level III	Santa Rosa
Ryan Fenton	Electrician - IBEW Local 551	Yes	TS Field Tech Level II	Sebastopol
Gerhard Heilmann	Electrician - IBEW Local 551	Yes	TS Field Tech Level I	Santa Rosa
John Crozier	Electrician - IBEW Local 551	Yes	TS Field Tech Level I	Sebastopol
Devon Reynolds	Electrician - IBEW Local 551	Yes	TS Field Tech Level I	Santa Rosa
Kyle Derr	Apprentice Electrician - IBEW Local 551		TS Field Tech Level I	Santa Rosa
Enrique Flores	TS/SL Tech/Groundman - IBEW Local 1245		TS Field Tech Level I	Santa Rosa
Fernando Renovato	TS/SL Tech/Groundman - IBEW Local 1245		TS Field Tech Level I	Santa Rosa

DC Electric Organizational Chart:



Primary Contact:
DC Electric's team is comprised of highly qualified field technicians in providing traffic signal and streetlight maintenance services to municipal agencies. ***Tim Carter***, Vice President and manager of our North Bay operations, has been managing the maintenance of traffic signal and streetlights in Sonoma County and other local agencies 23 years. Tim will be the primary point of contact for the City. Tim Carter and Dave D'Elicio are authorized to execute the proposed contract.

For more information regarding DC Electric assigned personnel, management, and field staff qualifications, see the below detailed section on ***Key Personnel***.

Key Personnel:
Since maintenance of electrified traffic control devices is a service, a key qualification when contracting for these services is the quality and experience of the assigned personnel. The employees at DC Electric have successfully maintained hundreds of signalized intersections and have managed, designed, and/or constructed many tens of millions of dollars' worth of community-based traffic signal projects. We have earned a strong reputation for consistent and creative problem solving through a solid technical base and exemplary work performance. We have demonstrated our capability in providing exceptional workmanship, flexibility in the field, and the ability to make decisions and act independently while providing field support services. We also focus on maintaining up to date training and knowledge of

industry standards, specifications, applicable certifications and continued education to continue to serve our clients in the future. We are 100% customer focused and driven to provide the highest quality services to satisfy our customers' needs.

With over 20 traffic signal and streetlight technicians on staff dedicated specifically to performing maintenance and emergency response operations, DC Electric has one of the largest, most qualified maintenance teams in the Bay Area. All our field technicians have received extensive general electrical training, as well as years of on-the-job training in traffic signal, streetlight, and general municipal electrical maintenance and operations. Our field technicians have International Municipal Signal Association (IMSA) Certifications in Work Zone Safety, Traffic Signal Level I, Traffic Signal Level II, and Traffic Signal Level III.

Below in ***Section G: Additional Information,*** for your review are the "***Resumes of Key Personnel"*** assigned to this project. Be assured however that as your On-Call maintenance service provider, the City of Healdsburg will have access to every member of DC Electric's technical and administrative team.

B - QUALIFICATIONS & EXPERIENCE

DC Electric's core business is Traffic Signal and Streetlight maintenance services. DC Electric currently performs traffic signal maintenance, streetlight maintenance, and maintenance of other electrified traffic control devices for approximately thirty (30) agencies throughout the Bay Area. DC Electric is currently responsible for the ongoing maintenance of City of Healdsburg's Traffic Signals and other devices, as well as approximately **six hundred (600) signalized intersections** and **twenty thousand (20,000) streetlights,** and hundreds of flashing crosswalks, RRFBs, flashing beacons, and radar speed feedback signs in the North Bay and East Bay.

In addition to routine maintenance and repairs, we have staff on-call 24/7/365 to respond to emergencies for all our customers. The most important criterion that sets DC Electric apart is our primary focus on maintenance and operations. Our traffic signal and streetlight maintenance services are not simply a division of a larger construction or manufacturing operation. We often operate as an extension of City Staff and perform inspection services on new signals, assist in the design and planning of new infrastructure projects, locate and mark existing infrastructure, and serve as integrators for new equipment installations. We are confident in our ability to continue providing the City of Healdsburg with the best possible service for all the City's Traffic Signals, Pathway Lighting, and other electrical needs.

Including the City of Healdsburg, we are currently contracted with the following public Agencies for maintenance of Traffic Signals and other devices:

• City of Emeryville	• City of Orinda	• County of Contra Costa
• City of San Pablo	• City of Cloverdale	• Town of Ross
• City of Berkeley	• Golden Gate National Rec. Area	• City of San Ramon
• Town of Corte Madera	• City of Sausalito	• City of Mill Valley
• Town of San Anselmo	• Town of Windsor	• City of Larkspur
• Town of Fairfax	• City of Concord	• City of San Rafael
• City of Novato	• City of Sebastopol	• City of Benicia
• City of Cotati	• City of Ukiah	• City of Petaluma
• County of Sonoma	• City of Lafayette	• City of Cloverdale
• County of Mendocino	• County of Marin	• City of Rohnert Park

DC Electric Overall Capabilities:

DC Electric provides a wide variety of electrical services to municipal agencies. Some of our specialties include:

Transportation

- Complete traffic signal installations, modifications, repairs & maintenance
- ITS Communications system design, configuration and installation including wireless, ethernet-over-copper and fiber optic infrastructure and networking devices
- In-house Certified Fiber Installation, Splicing, Testing and Repairs will full control over the quality of installation
- Advanced traffic signal controller programming and implementation of custom controller logic, Peer-to-Peer data sharing, ATSPMs and other ITS functionalities
- CCTV and Video Detection systems installation, programming, troubleshooting and repair
- Emergency Vehicle Pre-emption systems
- Transit Signal Priority systems
- Battery Back-up Systems (BBS)
- Radar Speed Feedback Signs
- Audible Pedestrian Signals (APS)
- Integrated Corridor Mobility Equipment
- Microwave Vehicle Detection Station
- ADA pedestrian upgrades
- Underground utility installation & repair
- Utility locating and marking
- Lighted x-walk installation and repair
- After hours and emergency response
- Live Electronic Records Management System

Street Lighting & General Electrical Services

- Street lighting – Installations, repair & maintenance – Parallel and series systems
- Parks lighting and ball field lighting
- Building electrical – (interior and exterior) Installations, repair & maintenance
- Parking lot lighting
- Holiday and decorative lighting & banner installations
- Fountain, pool & spa electrical
- Electrical control work – energy management systems, time clock & photo control
- After hours and emergency response

Lighting, Energy Efficiency Services, & Other Electrical Services

- Audits
- Upgrades – LED & Induction Lighting
- Electric vehicle charging stations
- Smart parking meters
- Energy management system installation & repair
- Generator installation, maintenance, and repairs
- Storm water pump and sanitary lift station maintenance, and repairs

Licenses

DC Electric holds both ***A***- General Engineering and ***C-10*** Electrical licenses as required by the City to provide the services requested. In addition, DC Electric holds ***B***-General Building, ***C31***-Construction Zone Traffic Control, and ***C61/D31***-Pole Installation and Maintenance specialty contractor's licenses. Although all of these are not required to perform the scope of work, they are evidence of DC Electric's focus and expertise in the areas of traffic signal, streetlight, and municipal electrical services.

Facilities & Inventory

Our Corporate Office is conveniently located in Cotati, approximately 23 miles from the City of Healdsburg, which is much closer than any of our established competitors. **In the Traffic Signal Maintenance services business, proximity matters**.

Our facilities house the necessary traffic signal poles, signals, traffic signal controllers, traffic signal communications devices, LEDs, controller cabinets, service cabinets, uninterruptible power supplies, wiring, pull-boxes, pull-box lids, and other necessary materials to perform all maintenance required and to perform temporary and permanent repair of accident damage to traffic signal equipment/devices. We will continually monitor and maintain adequate material inventory levels as material is used. Appropriate spare equipment necessary for the proper operations of the City's traffic infrastructure will also be maintained. Our Cotati facility is also equipped to perform twenty-one-day bench tests of traffic signal controller cabinets in accordance with Caltrans and City specifications. This facility also has all test equipment necessary to test conflict monitors, load switches, flashers, detector amplifiers, controllers, LEDs, and controller cabinets. DC Electric uses an ATSI Model PCMT/8000 for all conflict monitor testing.

Equipment

DC Electric has access to all the necessary equipment to properly maintain the infrastructure for the City. Our traffic signal and streetlighting field technicians use Altec AT235 or Altec 37G aerial lift "bucket trucks." Additionally, DC Electric has all material handling, aerial crane, service body, and traffic control equipment at our disposal for any need that should arise. We also contract for 24/7/365 emergency crane services allowing us operational flexibility and access to a wide variety of crane assets at a moment's notice.

Safety

DC Electric places a great deal of emphasis on safety as part of our mission of having long-term successful relationships with our employees. We are proud that our company has one of the best safety records in the industry. DC Electric has received an "A" safety rating from ISNetworld, the 3rd party safety management company used by both Pacific Gas & Electric and Southern California Edison. We are also "Gold Shovel" certified, demonstrating our commitment to safe operations while performing excavation and locating work. Our Workers Compensation Insurance experience modification rating is one of the lowest in the industry. In addition to demonstrating our emphasis on safety, and the care we have for our employees, this outstanding safety record is evidence of the level of expertise our field staff has in performing their traffic signal and streetlight maintenance duties.

Maintenance Database

The most basic function in successfully performing maintenance services is responding to and tracking each service request. DC Electric's years of maintenance experience have proven that an online work order management system is critical to the success of a maintenance program. DC Electric has developed a custom designed Traffic Signal, Streetlight, and Municipal Electrical Service Maintenance Database. Our database is a live web-based inventory and work order management system which can be customized and made accessible to designated City staff if requested. Our database system capabilities include electronic portal for online service request reporting, contract management, infrastructure management, maintenance scheduling, service request initiation and tracking, material tracking, historical data collection, and up-to-date reporting for agency informational requirements and billing purposes. All information related to service requests will be entered into the system, including type of service, means of call origination, time/date stamp for call origination, field staff arrival time, reporting of site/safety conditions, irregularities, photos (if necessary), investigational information, diagnoses, means of service, tasks performed, material used or installed, work complete, and departure time.

Each of our field staff are required to carry an internet-enabled device for dispatch and completion of service requests. Pertinent information collected in the database is available to the technician while in the field. Location maintenance history, repair history and infrastructure information are valuable tools which can assist with investigations and diagnosis of malfunctions. Field technician mobile access to our database also allows for real time logging of all task closures.

Other data collected through the Maintenance Databases can be custom formatted to meet City's reporting needs and is accessible to City staff at its convenience. A total monthly activity report by location will be provided for the City's review in conjunction with the corresponding maintenance billing period. In addition, we will provide the Public Works representative with a detailed report on all pending or outstanding work. This report will be provided on a routine monthly basis or more regularly to meet your requirements and/or preferences.

Below you will find screen-shot samples of our Computerized Maintenance and Inventory System and Monthly Billing Reporting:

New Service Ticket

Customer Detail

Customer Name *: Sonoma, County of
Caller Type *: City / DPW
Caller Name: Joe Pease
Customer Phone: (707) 565-2231
Caller Phone Number: (707) 953-9249

Ticket Detail

Date / Time Ticket Opened *: 04-15-2026 09:04 AM
Service Type: Emergency Response
Emergency Response Time: 1 Hour Emergency Response
Job# *: M1022
Problem Type: Vehicle Indication Out
Location *: Old Redwood Hwy. & Main St.
Location Type: Signalized Intersection
Location - Related Division:
Report Detail: Red Ball Out on N/E/C Mast Arm for N/B Old Redwood Hwy.
Internal Notes:
Due Date: 04-15-2026
Due Time: 10:04 AM
File Attachment?

Dispatch Detail

Assigned Team Member: Jason Filippi
Status: O-Assigned
Created By: Angelo Cortes

Ticket Resolution

Ticket Resolution

Start Date: 10-08-2025

Start Time: 5:11 pm

Analysis: Safed off TS cabinet and confirmed the SMART crossings were still operational. Notified Joe P/DPW with findings. County to follow up and replace the 332 cabinet. Will follow up if otherwise requested. Billed separately on job #J8805.

Labor

Labor

Full Report | Grid Edit | Email | More ▾ 1 Labor Line Item

Type of Labor	Type of Hours	Hours	Team Member	Date
Electrician	Premium Time	2	Jason Filippi	10-08-2025
TOT		2		

Equipment

Full Report | Grid Edit | Email | More ▾ 1 Equipment Line Item

Equipment	Hours
Bucket Truck	2
TOT	2

Materials

Item Description	Non-Inventory Material	Non-Inventory Material Description	Quantity	Non-Inventory Material TOTAL COST	Non-Inventory Material SALE Price

No Material Line Item records found

Completion Date: 10-08-2025

Completion Time: 7:00 pm

Completed By: Jason Filippi

Follow-up Needed?

Email Notification of Ticket Dispatch / Ticket Resolution

From: <notify@quickbase.com>
Date: Thu, Oct 9, 2025 at 9:30 AM
Subject: TS Database Job Ticket#TS-113867 Completed
To: <acortes@dcelectricgroup.com>

A Traffic Signal Database Ticket Has Been Marked Complete:

Ticket#: TS-113867

Customer: Sonoma, County of

Location: Main St @ SMART Tracks (Queue Cutter Signal)

Job#: J8805

Details: Joe P/DPW reports a traffic signal cabinet knock down.

Analysis: Safe off TS cabinet. Smart crossings are still operational. Notified Joe DPW with findings. Joe to follow up and swap the 332 cabinet.

Completion Date: 10-08-2025

Dispatched Tickets

C-Closed-Resolved (6891 tickets)

Ticket ID	Date / Time Ticket Opened	Customer Name	Location	Additional Location Info	Job#	Service Type	Location Type	Problem Type	Details	Assigned Team Member	Due Date	Due Time
TS-113653	10-01-2025 12:00 AM	Sonoma, County of	Arnold Dr. & Leveroni Rd.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113655	10-01-2025 12:00 AM	Sonoma, County of	Arnold Dr. & Petaluma Ave.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113652	10-01-2025 12:00 AM	Sonoma, County of	Arnold Dr. & Grove St.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113656	10-01-2025 12:00 AM	Sonoma, County of	Arnold Dr. & Verano Ave.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113651	10-01-2025 12:00 AM	Sonoma, County of	Arnold Dr. & Boyes Blvd.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113867	10-08-2025 05:11 PM	Sonoma, County of	Main St @ SMART Tracks (Queue Cutter Signal)		J8805	Job	Signalized Intersection	Knockdown / Vehicle Damage	Joe P/DPW reports a traffic signal cabinet knock down.	Jason Filippi	10-08-2025	19:11
TS-113680	10-01-2025 12:00 AM	Sonoma, County of	Petaluma Hill Rd. & Rohnert Park Express.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113678	10-01-2025 12:00 AM	Sonoma, County of	Petaluma Hill Rd. & E. Cotati Ave.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113674	10-01-2025 12:00 AM	Sonoma, County of	Petaluma Blvd. No. & Skillman Ln.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113679	10-01-2025 12:00 AM	Sonoma, County of	Petaluma Hill Rd. & Roberts Rd.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00
TS-113675	10-01-2025 12:00 AM	Sonoma, County of	Petaluma Hill Rd & Valley House Dr.		M1021	Routine Maintenance - Quart...	Signalized Intersection	Routine Maintenance	Perform Routine Maintenance		10-31-2025	17:00

Monthly Billing Report Detail

Main St @ SMART Tracks (Queue Cutter Signal) (SC123Q)

Ticket #: TS-113661
Date: 10/1/2025
Service Type: Routine Maintenance - Quarterly
Caller:
Technician: Jason Filippi

End Date/Time: 10/02/2025 2:00 PM
Problem: Routine Maintenance

Details: Perform Routine Maintenance

Notes: Performed quarterly maintenance tasks. 123V. All ops ok.

LocationType
Signalized Intersection

ServiceType
Routine Maintenance - Quarterly

Ticket #: TS-113867
Date: 10/8/2025 5:11:00PM
Service Type: Job
Caller: Joe Pease
Technician: Jason Filippi
Start Date/Time: 10/08/2025 5:11 PM
End Date/Time: 10/08/2025 7:00 PM
Problem: Knockdown / Vehicle Damage

Details: Joe P/DPW reports a traffic signal cabinet knock down.

Notes: Safed off TS cabinet and confirmed the SMART crossings were still operational. Notified Joe P/DPW with findings. County to follow up and replace the 332 cabinet. Will follow up if otherwise requested. Billed separately on job #J8805.

Meeting Contract Requirements and Experience:
DC Electric meets and exceeds all required licenses, experience, personnel, and service requirements as required in the RFP and Exhibit C of the Draft Contract.

Prevailing Wages, Legal Requirements and Permits:
DC Electric has reviewed the Draft Contract and will comply with all Prevailing Wage Requirements, as well as all federal, state, and local wage and labor laws, OSHA requirements, and appropriate safety measures. DC Electric is registered with the California Department of Industrial Relations, DIR#1000003395. DC Electric agrees to obtain any necessary permits, licenses, and/or clearances.

Debarment or Other Disqualification:
DC Electric has never been disbarred or disqualified as a supplier or vendor for any Federal, State, or local entities.

Customer Satisfaction:
To succeed as a traffic signal and streetlight maintenance and municipal electrical services company, not only do we have to be experts, but we must also satisfy our customers. From our perspective, successfully completing large construction projects is easy relative to achieving total customer satisfaction year-after-year while performing thousands of routine maintenance and emergency response tasks for dozens of agencies. It is our mission to provide exceptional service and 100% customer satisfaction. In the traffic signal and streetlight services industry, there is no better way to judge the quality of a service provider than by asking their customers. For municipal electrical maintenance and emergency response/repairs where public safety is at issue and the reputation of a municipality is at stake, it is critical that the City be 100% satisfied with the quality, timeliness, expertise, and level of service provided by your service contractor.

For this reason, DC Electric holds customer satisfaction as the single most important measure of our success. In addition to DC Electric's staff regularly checking in with all our customers to ensure they're satisfied; we also engage a 3rd party consultant to periodically contact our customers and provide feedback regarding their experience. We are pleased to say that based on the results of our 3rd party interviewing DC Electric is proud to continually achieve 100% customer satisfaction.

DC Electric feels so strongly about customer satisfaction that we have provided reference information (below) for ***every*** agency we perform traffic signal maintenance, streetlight maintenance, and municipal electrical services. It is easy for a contractor to hand pick 3 positive references as many RFPs require. It is much more difficult to have confidence that every agency we support can act as a positive reference.

We encourage you to contact any of our references (***below***) for information about our technical expertise, customer service, and company qualifications.

References:

Agency	Contact	Contact #:	Email
City of Benicia	Ted Corder	707-580-5888	tcorder@ci.benicia.ca.us
City of Berkeley	Tom Salkowitz	510-517-3361	tsalkowitz@cityofberkeley.info
City of Cloverdale	Derrick Montanye	707-894-1728	DMontanye@ci.cloverdale.ca.us
City of Concord	Virenda Patel	925-671-3129	Virendra.Patel@cityofconcord.org
City of Cotati	Craig Scott	707-665-3620	cscott@cotaticity.org
City of Emeryville	Ryan O'Connell	510-596-4346	roconnell@emeryville.org
City of Healdsburg	Jarrod Dericco	707-799-2623	jderrico@ci.healdsburg.ca.us
City of Lafayette	Mike Moran	925-935-1238	mmoran@ci.lafayette.ca.ua
City of Larkspur	Bob Quinn	707-246-2152	rquinn@cityoflarkspur.org
City of Livermore	Jason Calkins	925-960-8042	jwcalkins@cityoflivermore.net
City of Mill Valley	Andrew Poster	415-384-4848	APoster@cityofmillvalley.org
City of Novato	Petr Skala	415-899-8237	PSkala@novato.org
City of Oakley	Billilee Saengchalern	925-625-7154	Saengchalern@ci.oakley.ca.us
City of Orinda	Kevin McCourt	925-253-4251	kmccourt@cityoforinda.org
City of Petaluma	Jeff Stutsman	707-776-3673	jstutsman@ci.petaluma.ca.us
City of Rohnert Park	Jason Sampietro	707-588-2235	jsampietro@rpcity.org
City of San Pablo	Daniel Gomez	510-215-3077	danielg@sanpabloca.gov
City of San Rafael	April Miller	415-485-3496	Willie.Lagleva@cityofsanrafael.org
City of San Ramon	Greg Bender	925-973-2694	gbender@sanramon.ca.gov
City of Sausalito	Kevin McGowan	415-289-4176	KMcGowan@sausalito.gov
City of Sebastopol	Erik Billing	707-823-5331	ebilling@cityofsebastopol.gov
City of Ukiah	Andrew Stricklin	707-463-6297	astricklin@cityofukiah.com
City of Walnut Creek	Karlan Larson	925-943-5899	klarson@walnut-creek.org
Contra Costa County	Dave Lavelle	925-383-8982	dave.lavelle@pw.cccounty.us
County of Marin	Brett Cutler	415-473-6525	Brett.Cutler@marincounty.gov
County of Mendocino	Bill Wood	707-234-2823	woodb@mendocinocounty.gov
County of Sonoma	Joe Pease	707-565-2231	Joe.Pease@sonoma-county.gov
GGNRA	Nick Geitner	(415) 740-4090	john_geitner@nps.gov
The Presidio Trust	Petey (Vaega) Ulufatu	(415) 850-5657	VUlufatu@presidiotrust.gov
Town of Corte Madera	Chris Good	415-927-5120	cgood@cortemadera.gov
Town of Fairfax	Mark Lockaby	415-458-2370	mlockaby@townoffairfax.org
Town of Ross	Richard Simonitch	415-453-1453	rsimonitch@townofross.org
Town of San Anselmo	Sean Condry	415-258-4676	scondry@sananslmo.gov
Town of Windsor	Tod Ceruti	707-536-3489	tceruti@townofwindsor.com

C - PROJECT APPROACH AND WORK SCHEDULE

We offer to execute a comprehensive signal maintenance and emergency repair program that provides performance, reliability and the functional requirements necessary to achieve a high quality of intersection operation at a reasonable cost to the City. Our traffic signal maintenance and emergency repair program is essentially the preventative and responsive activities taken to preserve traffic signal systems, safety lighting systems, and other electronic traffic control systems necessary for the safe and efficient utilization of arterial and local roadways. While enhancing public perception and experience, our program is designed to maximize safety and minimize delay, with an overall reduction in cost and exposure to the City.

Please refer to Section "***E - List of Locations***" below for the list of intersections and traffic control devices included in the Scope of Work. The City can modify the inventory of Traffic Signals or other devices to be included in the Traffic Signal Maintenance Program at any time by simply notifying DC Electric of the change.

Preventative Maintenance

Routine traffic signal maintenance operations include all of the non-emergency tasks associated with maintaining a fully functional traffic signal system. We will repair, replace, or otherwise render in good working order any and all defective parts of the traffic signal system as directed. DC Electric will acknowledge all routine service requests and will schedule routine repairs in such a way as to be present each week within the City as directed. Routine repairs will be performed during normal business hours, 7:00am to 3:30pm Monday through Friday (nationally recognized holidays excepted).

An advanced schedule for all maintenance inspections will be submitted at the inception of the contract for the Citty's approval. We shall maintain readily available paper and electronic copies of all preventive maintenance checklists specific to the infrastructure at each location. The full results of traffic signal conflict monitor annual field tests performed will also be provided. All preventative maintenance and repair shall be performed in accordance with applicable codes and standards including but not limited to MUTCD standards, Caltrans Standard Plans & Specifications including Maintenance Standards, the National Electric Code with California Amendments, and City Standards and Specifications (if applicable). For a comprehensive scope of work Annual preventative maintenance activities, please see Section "***D – Scope of Work"*** below.
All preventative maintenance work will be performed per the rates provided in the "***Attachment 1 – Cost Proposal Form"*** *(separate sealed envelope).*

Emergency Response Services

As we realize that time is of the essence when issues of public safety arise, our emergency services are available 24 hours a day and 365 days a year. After a call is placed to our toll free, emergency dispatch line, a local DC Electric technician will be dispatched, arrive with the necessary inventory of required material, and investigate, diagnose, and repair malfunctions while onsite. When responding to an emergency, communication is critical. An open line of communication will be established between the responding technician and appropriate City/Emergency personnel. If repairs are unable to be made immediately, the area will be made safe and a follow up visit will be made with additional material, manpower, and/or equipment necessary to make the repairs. If additional material, manpower and/or equipment are required to make final repairs, our technician will notify the emergency/safety personnel, Public Works Department, and internal project management team, and make accommodations for final repair. DC Electric will respond to all requests for emergency services within **(1) hour** for initial evaluation, safety, and clean-up tasks. The outside time limit for follow-up action is two hours from notification. All calls, other than Emergency Calls as defined above shall be responded to within 24

hours of communication, unless another mutually agreed upon time is determined in writing by City and DC Electric. Response times are from the time of notification by City/Emergency personnel.

USA Locating & Marking

DC Electric will perform USA locating/marking services ("USA's") for traffic signal infrastructure as requested within 48 hours from receipt of USA requests from the City. In addition to using the proper line locating equipment, having a depth of streetlight and traffic signal infrastructure knowledge is essential to performing USA services. DC Electric technicians use industry standard Metrotech line locators and have the years of experience necessary to properly identify and mark traffic signal infrastructure. Successful USA services protect jurisdictions from dig-in liability, and facilitate contractor construction activities. USA's will be identified on the monthly activity reports, and can be billed separately as needed for separate cost accounting (e.g. to be allocated to a specific construction project). Emergency USA locating/marking can also be provided within normal emergency response times.

Communications

Communication between the traffic signal service provider and City staff is key to overall project success. DC Electric will establish communication protocols as part of our maintenance services. These protocols will clearly identify what information needs to be communicated to which stake-holders and when. DC Electric will work with City staff to assemble the necessary contact information including project management staff, public works, police/sheriff, fire, dispatch, etc., as well as provide a complete set of contact information for DC Electric's team. Separately, an Emergency Communications Procedure will be established in the unlikely event an emergency arises during field operations. Automatic electronic notifications such as email alerts of service activity can be created and customized to meet the City's needs. The communications protocols will ensure that correct City staff are aware of all DC Electric activities as needed.

Meetings

As part of the communications program between DC Electric and the City, DC Electric will be available to meet City staff monthly and as needed upon request to review all ongoing maintenance activities including status of open work orders, completed repairs, estimates and proposal for additional work, and any quality control issues. DC Electric will also be available to provide technical advice and support to the City relating to all traffic signal operations and infrastructure.

Reporting

Project reporting is an important part of providing traffic signal maintenance services. DC Electric's Traffic Signal Database produces complete activity reports by location showing all activities including service tickets that remain "open." These reports can be customized as needed to meet any specific requirements. DC Electric's standard is to provide monthly activity reporting of all operations (routine and emergency response). Reporting is based on the calendar month and is accompanied by corresponding invoice(s) for all work performed during the reporting period. Additionally, our Database system automatically segregates all service tickets (and associated costs) using a unique incident number when a 3rd party has potential responsibility. This allows DC Electric to provide all of the necessary supporting information and documentation for a jurisdiction to hold a responsible 3rd party accountable for system damage and maximize the City's ability for cost recovery. All reporting activities can be customized and segregated by location/type to meet the City's requirements. See below for detailed samples of our Traffic Signal Database reporting.

Recycling and Hazardous Waste

DC Electric intends to segregate waste materials into recyclable materials such as paper packaging and metal and hazardous waste (lamps). DC Electric will ensure 100% recycling of disposed recyclable materials. DC Electric uses certified hazardous waste disposal companies to properly transport, dispose of, and document the disposal of all hazardous lamp material. DC Electric will recycle all materials, properly dispose of all hazardous waste and provide all required documentation to the City upon request.

Other Services/Miscellaneous Improvements

Providing innovative solutions and approaches in support of the City's vision, budget, and schedule is an integral part of any successful traffic signal infrastructure management plan. We consistently work with our clients to add additional value to the system and ensure the infrastructure is optimized for current needs as well as maximized for future utilization. DC Electric can provide any other necessary services, including building electrical services, as requested by City staff. DC Electric can also perform streetlight and traffic signal improvement projects either on a time and materials basis, or through a letter proposal accepted by City staff. No work shall proceed without written authorization except in emergencies and/or when the immediate replacement or repairs are required to prevent injury to persons or property damage.

After complete review of the information provided in this proposal, we hope that you consider DC Electric Group, Inc. the most experienced and qualified partner for Healdsburg's Traffic Signal & Pathway Lighting Maintenance.

D – SCOPE OF WORK

The following specifications describe the minimum service requirements to provide the Services:

1. TRAFFIC SIGNAL MAINTENANCE

The Consultant will perform annual maintenance inspections at each signalized intersection within the City, including the cabinet, controller, pedestrian components and other hardware or apparatuses present at the intersection as well as provide emergency response and repair on an as needed basis. The City of Healdsburg maintains 14 (fourteen) signalized intersections, three (3) flashing beacons and six (6) in street lighted crosswalks and one lighted LED overhead sign and lighted pedestrian crossing signs each with Spanish/English enunciators.

2. ANNUAL MAINTENANCE TASKS

- Clean all signal lamps, pedestrian signal lamps and Opticom lenses as necessary
- Inspect and service controller cabinet and contents and replace cabinet filter
- Check connectors and indicator lamps
- Check detector extensions
- Clean and test BBS system, check all terminals and connections
- Automated test of Conflict Monitor or Malfunction Management Unit (manually test non-NEMA Conflict Monitor) and provide report
- Test railroad preemption equipment in signal cabinet when present
- Clean detection camera lenses.
- Clean camera detection zone alignment.

3. TRAFFIC SIGNAL UNSCHEDULED MAINTENANCE TASKS

- Respond to malfunctioning/damaged equipment - report within 1-hour
- Repair or replace parts/components as necessary to correct malfunction
- Rewire as necessary to correct fault·
- Mark Underground Service Alert (USA) tickets for all traffic signal related requests
- Install inductive loop detectors
- Inspect new traffic signal and safety lights installations, when requested
- Field test and repair traffic signal interconnect
- Paint traffic signal heads, visors, back plates, controllers and poles
- Replace battery back-up system batteries
- Replace burn out signal lamps, pedestrian lamps, in street lighting and safety street lighting as needed

4. OTHER SERVICES

- Defective or malfunctioning controller cabinet equipment will be reported to the City of for approval to make the necessary changes. Consultant will notify the City within twenty-four (24) hours, or the next working day whenever traffic signal equipment is replaced/removed/modified. Changes made will be recorded on the maintenance or repair log within the traffic signal controller cabinet.

- Consultant agrees to notify the City in advance to facilitate the approval for any planned or scheduled traffic signal turn-offs/turn-ons necessitated by our operations.
- Consultant will not perform turn-ons or turn-offs without a Public Works employee presence unless permission to do so is granted by the City.
- If a controller becomes obsolete or deteriorates to the point of being beyond repair, the Consultant will report such conditions to the City and provide evidence that replacement is necessary and provide an estimate indicating the costs for replacement of the controller and submit this information to the City. Permanent replacement of the traffic signal controller will not be completed without approval of City staff.
- Consultant will not remove equipment from a controller cabinet without notifying the City within 24 hours or by the next working day.

5. ADDITIONAL SERVICES

- Sensys Detector Replacement- Contractor will typically respond within five (5) working days of having received a request, and will frequently respond more rapidly when detection has failed in critical locations.
- Modify or upgrade traffic signal equipment at the request of the City staff.
- No extra work without prior consent from the City.
- Provide USA Service Alerts upon request.
- Consultant agrees to keep records and activity reports at each intersection for the duration of the contract.
- Consultant will agree to warranty all work and repairs for a 12-month period.

E - LIST OF LOCATIONS

	Location	Location Type
1	Dry Creek & Grove	Signalized Intersection
2	Dry Creek Rd & SMART Crossing	Signalized Intersection
3	Healdsburg & Boxheart Dr/North Village	Signalized Intersection
4	Healdsburg & Community Center (Foss Creek School)	Signalized Intersection
5	Healdsburg & Dry Creek/March	Signalized Intersection
6	Healdsburg & Exchange	Signalized Intersection
7	Healdsburg & Grant	Signalized Intersection
8	Healdsburg & Grove	Signalized Intersection
9	Healdsburg & Matheson	Signalized Intersection
10	Healdsburg & North	Signalized Intersection
11	Healdsburg & Parkland Farms Blvd	Signalized Intersection
12	Healdsburg & Piper	Signalized Intersection
13	Healdsburg & Powell	Signalized Intersection
14	Healdsburg/Front/Kennedy	Signalized Intersection
15	Grove St & Grove Ct	RRFB
16	Healdsburg Ave & Healdsburg Center (Mitchell Ln)	RRFB
17	Healdsburg Ave & Plaza St	RRFB
18	Healdsburg Ave & Veterans Memorial Beach	RRFB
19	Fitch St & Harmon St	Lighted Crosswalk
20	Grant St & Bike Path (Foss Creek)	Lighted Crosswalk
21	1124 N. Fitch Mtn Rd	Flashing Beacon
22	1474 S. Fitch Mtn Rd	Flashing Beacon
23	Powell Ave & Prince Ave	Flashing Beacon

F – IDENTIFICATION OF SUBCONTRACTORS

While DC Electric ***does not*** intend to use any subcontractors for the proposed scope of work in this RFP, DC Electric frequently coordinates and/or consults directly with Kimley-Horn and Associates, Inc. (Tim McCarron, PE) to provide engineering services to municipalities as-needed.

Tim McCarron & Staff at Kimley-Horn and Associates, Inc.

Kimley»Horn

1. Firm Bio

4637 Chabot Drive
Suite 300
Pleasanton, California 94588
TEL 925.398.4840
www.kimley-horn.com

As a full-service engineering, planning, and environmental consulting firm providing similar services to municipalities and public agencies nationwide, Kimley-Horn is a leading national consultant in the planning and design of transit systems. Since our founding in 1967, Kimley-Horn has grown from a small group of traffic engineers and transportation planners to a firm of more than 10,000 employees with 145 offices nationwide. Our 15 California offices have more than 800 planners, engineers, designers, and technicians—affording us the depth of resources necessary to staff and execute virtually any assignment in response to your needs on this project. We offer clients the local knowledge and responsiveness of a small organization, backed by the depth of resources only a national firm can offer. Our success is a result of our steadfast commitment to providing responsive client service, pursuing continuous quality improvement, and operating as a business-based practice. Through our background in completing projects across the Bay Area, we have gained great familiarity with local agencies, existing transit services, and transit project implementation practices, which we utilize throughout the course of this project. Kimley-Horn provides comprehensive services for the design, implementation, development of traffic signal timing, and optimization of traffic signal controller software, traffic central management software, adaptive traffic control and transit signal priority (TSP) software systems, collaborating with clients to tailor innovative solutions that integrate seamlessly with existing traffic management infrastructure. Our extensive experience across numerous successful projects highlights Kimley-Horn's commitment to improving transit reliability and delivering exceptional client service.

Tim McCarron, PE

Tim is a transportation engineer with over seven years of multifaceted experience in traffic engineering and technology support. His system integration and signal timing experience include data collection, development of Synchro models, database conversions, and traffic central system and traffic signal controller integration. **He has worked on multiple projects including the Rohnert Park ATCS Project, Mill Valley ATCS Project, South San Francisco ATCS Project, AC Transit Line 97 Adaptive Traffic Control System (ATCS) Project, and Santa Clara Advanced Traffic Management System (ATMS), Cloud-based TSP and ATCS Project, which required him to work and communicate with various vendors to deploy and implement certain devices and project elements within the project timeline.**

CREDENTIALS

- Bachelor of Science, Civil Engineering, California State University, Chico
- Professional Engineer in California #94914

RELEVANT EXPERIENCE

- City of Rohnert Park, 2024 Golf Course Road and RPX Signal Timing Updates, Rohnert Park, CA – Project Manager
- City of Rohnert Park, Advanced Traffic Management System, Rohnert Park, CA – Project Analyst
- City of Mill Valley Adaptive Traffic Control System (ATCS) Project, Mill Valley, CA – Project Manager

G – ADDITIONAL INFORMATION

1.) Resumes of Key Personnel

Timothy Carter, Vice President

- 23 years of local experience in traffic signal and street light maintenance industry.
- Bachelor of Arts Degree with High Honors in Environment al Studies and Planning, Energy Management and Design from Sonoma State University.
- IMSA Certified - Work Zone Safety, Traffic Signal Level I & Level II
- 19 years of experience as a Project Manager for traffic signal and street light maintenance and construction management in the North Bay Area Region.

Employment:

- **DC Electric Group, Inc**. (2012 – Present)
  Regional Vice President
- **Republic Intelligent Transportation Services, Inc.** (2003 – 2012)
  Project Manager & Service Operations Manager (2003 – 2012)

Experience:

- Project Manager, Service Operations Manager, and primary contact person for all public agencies in Marin, Sonoma, Mendocino, Solano, Napa, Alameda, Contra Costa counties for all traffic signal maintenance, streetlight maintenance, and associated construction projects.
- **Currently responsible for the project management (maintenance, repair and after- hours emergency services) of signal and street light infrastructure for the following local agencies:** Cities of Novato, Petaluma, San Rafael, Mill Valley, Larkspur, Sausalito, Rohnert Park, Cotati, Sebastopol, Benicia, and Ukiah, Counties of Marin and Sonoma, Towns of Corte Madera, San Anselmo, Fairfax, Ross, and Windsor, as well as the Bel Marin Keys and Marinwood Community Services Districts.
- Specific knowledge of the geography and electrical infrastructure in the City of Novato and surrounding areas, including traffic signal and street light maintenance history.
- Managed a wide-variety of traffic signal, streetlight, and pedestrian improvement projects with excellent customer service, satisfaction, and safety:
- Expert in the installation and maintenance of Signalized Intersections, Street Lighting, Sport Lighting, Facility Lighting, Vehicle Detection (Video, Loops, Sensys™, etc.), Adaptive Traffic Control Systems, Battery back-up systems, CCTV Cameras, Emergency Vehicle Pre-emption (EVP), Signal interconnect and GPS time-clock installations, RRFBs, Lighted Crosswalks, Flashing Beacons, Radar Feedback Signs, Service Pedestals, Pedestrian (ADA) Upgrades/Improvements, Undergrounding and overhead utility and infrastructure, and Energy Efficiency Upgrades.
- Development and execution of traffic signal maintenance contracts and construction projects in the San Francisco Bay Area Region, with a concentration in the North Bay.
- Project manage from initial development through project completion including Estimating and proposal writing, Bid preparation, Contract Review/Execution, Purchasing, Subcontracting, Scheduling, Traffic Control Plans, Obtaining Permits, Job tracking and reporting, and Billing review
- Responsibility for Training and Safety as well as Fleet Management

Tim Carter is the assigned point of contact for this SOQ.

Patrick Madden

Sr. Traffic Signal & Streetlight Technician

- 37 years Journeyman Electrician
- California State Certified – General Electrician
- IMSA Certified – Workzone Safety, Traffic Signal Field Technician Level I, II & III
- 17 years local experience in the traffic signal, street lighting industry including maintenance, repair, and on-call emergency services.
- General knowledge of the geography, history, and technical requirements of the electrical infrastructure system for the North Bay and surrounding areas.

Experience:

- Senior Traffic Signal Technician, Foreman and Superintendent
- Operational knowledge of various types of traffic signal equipment, controller assemblies and associated electrical component functions: 332 & NEMA Cabs, 170 & NEMA TS1, and TS2 controllers. Installation, repair, programming, and general maintenance of total controller assemblies including malfunction management systems, battery back-up systems, output circuit drivers, vehicle and pedestrian detectors including, magnetometer – based vehicle detection, wireless (Sensys Networks), inductive loop detection, Piezo loop detection, various video detection systems (Iteris, Econolite and Trafficon), emergency vehicle pre-emption systems (Opticom & Emtrac), vehicle and pedestrian indications, in pavement warning systems, traffic calming devices, red light camera systems, and all associated wiring.
- 10 years experience in complete operations (maintenance, repair and after – hours emergency services) of Traffic Signal infrastructure for the following local municipal agencies:
- Cities of Novato, San Rafael, Mill Valley, Larkspur, Sausalito, Rohnert Park, Cotati, Sebastopol, American Canyon, El Cerrito, Benicia, Emeryville and Ukiah. Counties of Marin and Sonoma. Towns of Corte Madera, San Anselmo, Fairfax, Ross, and Windsor.
- 10 years experience in complete operations (maintenance, repair and after-hours emergency services) of Streetlight infrastructure for the following local municipal agencies:
- El Cerrito, Emeryville, Windsor, Benicia and total inventories for all MGSA agencies (Cities of Novato, San Rafael, Mill Valley, Larkspur, Sausalito and Belvedere. County of Marin, Towns of Corte Madera, San Anselmo, Fairfax, Ross, Tiburon. Community Services Districts, Bel Marin Keys and Marinwood.
- On-Call utility locate and marking (USA)

Chris Wilson

Traffic Signal and Street Light Foreman

- 24 years of local experience in the traffic signal, street lighting, and electrical industry
- 19 years Journeyman Electrician, IBEW Local #551
- IBEW Local #551 Apprenticeship Program
- D.I.R State Certified General Electrician
- *IMSA Certified – Work Zone Safety, Traffic Signal Level I, Level II, & Level III*
- Tower climbing, aerial safety, and rescue training and certification
- Anritsu Site Master line sweep certification.
- Andrew Institute EZFIT and Positive Stop Series connectors certification
- Specific knowledge of the geography and the electrical infrastructure for the North Bay Area

Experience:

- Traffic signal and street light maintenance, repair – Journeyman Electrician and Field Superintendent
- Extensive knowledge of various types of traffic signal equipment, controller assemblies, and associated electrical component functions. Installation, repair, programming, and general maintenance of total controller assemblies including malfunction management systems, output circuit drivers, and vehicle and pedestrian detectors including inductive loop detection and video detection systems
- Expert underground utility location and repair
- Emergency, non-emergency, and preventative maintenance service for the following local municipal clients: Cities of Novato, San Rafael, Mill Valley, Larkspur, Sausalito, Rohnert Park, Cotati, Sebastopol, American Canyon, Benicia, Emeryville, Petaluma, and Ukiah. Counties of Marin and Sonoma. Towns of Corte Madera, San Anselmo, Fairfax, Ross and Windsor.

Jason Filippi

Traffic Signal and Street Light Technician

- 21 years traffic signal and streetlight maintenance technician for MGSA and surrounding agencies.
- 17 years Journeyman Electrician, IBEW Local #551
- IBEW 1245 Apprenticeship Program (4 years)
- 21 years local experience in the electrical construction industry with extensive underground and joint trenching experience for PG&E.
- D.I.R State Certified General Electrician
- *IMSA Certified – Work Zone Safety, Traffic Signal Level I, Level II, & Level III*
- OSHA 20 / Forklift Certified
- Specific knowledge of the geography and the electrical infrastructure for the North Bay Area

Experience:

- Traffic signal and street light maintenance, repair – Journeyman Electrician
- Extensive knowledge of various types of street light and traffic signal equipment, controller assemblies, and associated electrical component functions. Installation, repair, programming, and general maintenance of total controller assemblies including malfunction management systems, output circuit drivers, and vehicle and pedestrian detectors including inductive loop detection and video detection systems.
- Expert underground utility location and repair
- Emergency, non-emergency, and preventative maintenance service for the following local municipal clients: Cities of Novato, San Rafael, Mill Valley, Larkspur, Sausalito, Rohnert Park, Cotati, Sebastopol, American Canyon, Benicia, Berkeley, Emeryville, and Ukiah. Counties of Marin and Sonoma. Towns of Corte Madera, San Anselmo, Fairfax, Ross, and Windsor.

Justin Calkins

ITS Manager and Senior Traffic Signal Technician

- 20 years of experience in all facets of the traffic signal and streetlighting industry including design, installation, maintenance, sales, technical support and project management
- California State Certified – General Electrician
- *IMSA Certified – Workzone Safety, Traffic Signal Field Technician Level I, II & III*
- Consortium for ITS Training and Education (C.I.T.E) – Traffic Engineering and Operations certification
- ITE - Northern California Section board member 2015-2017.

Experience:

- Traffic Signal Technician for the City of Livermore and City of Cupertino – 10 years
  - Responsible for the maintenance and repair of City owned traffic signals, ITS devices, ATMS systems, street lights, crosswalks and traffic calming devices
  - Extensive experience locating and marking underground utilities for USA's
  - Experienced interfacing with the general public and City management with an understanding of public agency operational and budgetary requirements
- Engineering Technician, Sales Account Manager and Field Service Representative with Econolite – 6 years
  - In various roles was responsible for assisting public agencies with project design, procurement, installation, configuration, training, ongoing support and maintenance of traffic signal and ITS equipment
  - Worked with a wide range of public agencies to integrate and maintain all different makes, models and types of traffic signal and ITS systems and devices providing a well-rounded and robust knowledge of the traffic signal industry
  - Specifically, knowledgeable with Econolite's Centracs ATMS system, Cobalt controllers and Autoscope video detection systems after serving as the sole technical support resource for all Northern CA
- Senior Traffic Technician/Project Manager for DC Electric 2018 – Present
  - Responsible for providing technical support to fellow traffic signal and streetlight technicians as well assisting with routing maintenance and repair work as needed
  - Provide estimating and project management support for current and prospective customers ensuring projects are completed on time and within budget
  - Assist customers with ITS and communications system design, installation, integration, and support

Jeff Asch, Chief Operating Officer

- 24 years experience in streetlight and traffic signal maintenance, and 33 years of total experience in the electrical industry
- California State License Holder –Class B (General Building); C-10 (Electrical) C-31 (Construction Zone Traffic Control); C-61/D-31 (Pole Installation & Maintenance)
- Experienced executive with a proven track record of successfully operating and growing small businesses. Strengths include Operations, Project Development, Project Management, Accounting & Finance, Geographic Expansion, Information Technologies, Legal & Risk Management, and Contract Administration,
- Bachelor of Arts Degree in Government with High Honors, Wesleyan University, Middletown, CT
- Certificate in Energy Management & Design, Sonoma State University, Rohnert Park, CA

Employment:

- **DC Electric Group, Inc**. (2015 – Present)
  Chief Operating Officer
- **Cartelligent** (2013 – 2015)
  Chief Executive Officer
- **Republic Intelligent Transportation Services, Inc.** (2002 – 2011)
  Vice President & Chief Financial Officer (2002 – 2011)
- **Northeast Energy Services Company (NORESCO)**
  Western Region Vice President (2000 – 2002)
  Western Regional Manager (1997 – 2000)
  Engineering & Project Management (1994 – 1997)

Experience:

- At Northeast Energy Services Company, oversaw western regional operations for the premier provider of energy efficiency services, including expansions to central and southern California, Hawaii, and the Pacific Northwest, growing the region from $1M in annual construction to over $30M. Key clients included Pacific Gas & Electric, Southern California Edison, Safeway, Rite-Aid, the County of Los Angeles, the California Army National Guard, as well as smaller cities throughout California.
- As the Vice President & Chief Financial Officer of Republic Intelligent Transportation Services, Inc., helped operate the nation's leading traffic signal and streetlight maintenance services company with 10,000 intersections and over 170,000 streetlights under maintenance. Oversaw the expansion to New England, Southern California, Texas, and Arizona.
- As the Chief Operating Officer of DC Electric, Inc. has direct oversight for all operations. Responsible for all project management, management, and administrative functions such as accounting, fleet management, insurance, risk management, legal, and IT, including the creation and ongoing support for our web-based custom written streetlight and traffic signal work order management system.

Dave D'Elicio, CEO

- 23 years local experience in the traffic signal, street lighting, and electrical industry.
- 20 years Journeyman Electrician, IBEW Local #551
- D.I.R State Certified General Electrician
- California State License Holder – C-10
- *IMSA Certified – Traffic Signal Field Technician Level II*
- Exceptional training and understanding of electrical theory and its relation to practical application

Experience:

- Traffic Signal and Street Light Repair and Maintenance Technician
- Extensive knowledge of various types of traffic signal equipment, controller assemblies, and associated electrical component functions. Installation, repair, programming, and general maintenance of total controller assemblies including malfunction management systems, output circuit drivers, and vehicle and pedestrian detectors including inductive loop detection and video detection systems.
- Emergency, non-emergency, and preventative maintenance service for the following local municipal clients: City of Emeryville, City of San Rafael, City of Mill Valley, City of Petaluma, City of Rohnert Park, City of Novato, City of Sausalito, Town of San Anselmo, Town of Ross, Town of Corte Madera, and County of Marin.
- Industrial electrical design, installation, and repair with expertise in street light and traffic signal infrastructure installations and associated undergrounding. Extensive history in design, installation, programming, and maintenance of commercial energy management systems and smart systems.

2.) Contractor's License

Contractor's License Detail for License # 949934

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click here for a definition of disclosable actions.
- Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- Arbitrations are not listed unless the contractor fails to comply with the terms.
- Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Business Information

D C ELECTRIC GROUP INC
P O BOX 7525
COTATI, CA 94931
Business Phone Number:(707) 992-0141

Entity Corporation
Issue Date 07/14/2010
Reissue Date 10/17/2013
Expire Date **10/31/2027**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- A - GENERAL ENGINEERING
- C10 - ELECTRICAL
- C31 - CONSTRUCTION ZONE TRAFFIC CONTROL
- C-61 / D31 - POLE INSTALLATION AND MAINTENANCE
- B - GENERAL BUILDING

3.) Corporate W-9

Form **W-9** (Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

DC Electric Group, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

P.O. Box 7525; 605 W. Sierra Ave

Requester's name and address (optional)

6 City, state, and ZIP code

Cotati, CA 94931

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	6	–	3	6	1	2	0	1	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [signature] Date 5.29.2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

4.) Business License

City of Healdsburg
401 Grove Street, Healdsburg, CA
95448
(707) 431-3307

Business License Certificate
It shall be unlawful for any person to transact and carry on any business, trade, profession, calling or occupation in the City without an active business tax license from the City of Healdsburg.

Business Name: DC Electric Group, Inc.
DBA:

Business Location:
605 W. Sierra Ave., Cotati, CA 94931

Owner(s)/Officer(s):
Don Caramagno

Classification: Outside City Limits
Business Type: Commercial
License Number: BLO-840
Issued Date: May 14, 2026
Expiration Date: June 30, 2027

License Type:

☐ Retail	☐ Wholesale	☐ Service
☐ Manufacturing	☑ Contractor	☐ Exempt:
☐ Professional:	☐ Transportation:	☐ Hospital
☐ Barbershop/Beauty Salon	☐ Motels, B&B Inns, RV	☐ Auto Rental
☐ Coin/Token Game Machines	☐ Coin/Token Vending Machine	

Katie Edgar, Finance Director

This is to certify that the licensee, named herein, has paid the required license fee, as described in Title 5 of the Healdsburg Municipal Code, Chapter 5.04, wherein it states this chapter was enacted solely to raise revenue for municipal purposes and is not intended for regulation.

Issuance of a Business License Certificate is a **tax license only** and does not constitute compliance with, nor does it grant authorization for any use or work to be done in manner in violation of, any federal or state law the provisions of California Code of Regulations Title 24, or ordinances of the City of Healdsburg.

Business Tax Certificates are non-transferable. A change in business address and/or ownership should be reported immediately to the business license office.

TO BE POSTED IN A CONSPICUOUS PLACE

5.) Insurance Certificate

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Rose Amoroso
Woodruff-Sawyer & Co. 50 California Street, Floor 12 San Francisco CA 94111	PHONE (A/C, No, Ext): 415-391-2141 FAX (A/C, No): E-MAIL ADDRESS: ramoroso@woodruffsawyer.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Continental Insurance Company	35289
INSURER B : American Casualty Company of Reading	20427
INSURER C : Transportation Insurance Company	20494
INSURER D : Valley Forge Insurance Company	20508
INSURER E :	
INSURER F :	

INSURED: DC Electric Group, Inc.
P.O. Box 7525
Cotati, CA 94931 — DCELECT-01

COVERAGES **CERTIFICATE NUMBER:** 386788167 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:	Y		GL7036532942	3/1/2026	3/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y		BUA7036532973	3/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $			CUE7036532956	3/1/2026	3/1/2027	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N [ ] ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC7036532987	3/1/2026	3/1/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Traffic Signal Maintenance & Repair. The City of Healdsburg, its officers, officials, employees, agents and volunteers are named additional insured per forms attached. Coverage is Primary and Non-Contributory per forms attached. Policies contain a 30 day notice of cancellation and a 10 day notice of cancellation for non-payment of premium.

CERTIFICATE HOLDER

City of Healdsburg
401 Grove Street
Healdsburg CA 95448

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Zoe Overbay

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6.) Proof of Registration with DIR

1000003395 - DC ELECTRIC GROUP, INC.

Customer Account Lookup

PWCR	1000003395
Legal Entity Name	DC ELECTRIC GROUP, INC.
Contractor Status	DIR Approved
Doing Business As (DBA)	DC ELECTRIC GROUP, INC.
CSLB	949934
Business Structure	Corporation - S corp
Business Phone	707-992-0141
President	David M D'Elicio
Ext	
Email	dispatch@dcelectricgroup.com
Registration Start Date	2024-07-01
Registration End Date	2027-06-30

Crafts

Electrical Utility | Light Fixture Maintenance | Electrical Utility Lineman | Traffic Control/Lane Closure (Laborer) | Electrician

Address

Mailing Address	605 W. Sierra Ave
Physical Address	
Mailing Address - City	COTATI
Physical Address - City	
Mailing Address - State	CA
Physical Address - State	
Mailing Address - Zip	94931
Physical Address - Zip	
Mailing Address - Country	United States
Physical Address - Country	

H – ATTACHMENTS (Required City Forms)

Attachment 1: Cost Proposal Form (****Separate Sealed Envelope****) 2 pgs.
Attachment 2: Proper Information and Certifications Form – 4 pgs.
Attachment 3: References – 1 pg.
Attachment 5: Statement of Qualifications 1 pg.

Attachment 2 – Proposer Information and Certifications Form

Proposer: DC Electric Group, Inc.

Name of person submitting proposal: David D'Elicio Email: dave@dcelectricgroup.com

By: _____ Title: CEO

Dated this 14th day of May, 20 26

1. ACCEPTANCE OF TERMS AND CONDITIONS

By signing below, Proposer agrees to enter into an agreement with the City to provide the services specified in the attached *Draft Contract (Attachment 4)* according to the terms and conditions of the attached *Draft Contract (Attachment 4)*. The City reserves the right to modify the terms and conditions prior to sending the agreement to the Contractor for signature.

2. NON-COLLUSION DECLARATION

The Proposer declares, by signing below that his or her proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the Proposer has not directly or indirectly induced or solicited any other Proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any Proposer or anyone else to put in a sham proposal, or that anyone shall refrain from submitting a proposal; that the Proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Proposal price of the Proposer or any other Proposer, or to fix any overhead, profit, or cost element of the Proposal price, or of that of any other Proposer, or to secure any advantage against the public body awarding the agreement of anyone interested in the proposed agreement; that all statements contained in the Proposal are true; and, further, that the Proposer has not, directly or indirectly, submitted his or her Proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, or to any member or agent thereof to effectuate a collusive or sham Proposal.

Any person executing this declaration on behalf of a Proposer that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Proposer.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 5/14/26, at Cotati, CA.

3. WORKERS COMPENSATION INSURANCE CERTIFICATION

By submitting its Proposal, the Proposer certifies as follows:

I am aware of the provisions of California Labor Code Section 3700, which require every employer to be insured against liability for workmen's compensation or to undertake self-insurance in accordance with the provisions of the Labor Code, and I will comply with such provisions before commencing performance of the work of this Contract.

Attachment 2 – Proposer Information and Certifications Form

4. DEBARMENT CERTIFICATION

By submitting its Proposal, the Proposer certifies in accordance with California Public Contract Code Section 6109 that neither the Proposer nor any subcontractor included on the list of proposed subcontractors submitted with the Proposal is ineligible to perform work on public works projects pursuant to California Labor Code Sections 1777.1 or 1777.7. In accordance with California Public Contract Code Section 6109, contractors and subcontractors who are ineligible to perform work on public works projects pursuant to California Labor Code Sections 1777.1 or 1777.7 may neither bid on, be awarded or perform as a subcontractor on public works projects.

I have read, understand and agree to comply with the Indemnity and Insurance requirements supplied with this notice to Proposers.

5. PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In accordance with Public Contract Code Section 10285.1 (Chapter 376, Stats, 1986), the Proposer hereby declares under penalty of perjury under the laws of the State of California, that the Proposer has ___ , has not X been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the Proposal upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "Proposer" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The Proposer must place a check mark after "has" or "has not" in one of the blank spaces provided.

The above Statement is part of the Proposal. Signing the Contractor's Proposal on the signature portion thereof shall also constitute signature of this Statement.

Proposers are cautioned that making false certification may subject the certifier to criminal prosecution.

6. PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In accordance with Public Contract Code Section 10162, the Proposer shall complete, under penalty of perjury, the following questionnaire:

Has the Proposer, any officer of the Proposer, or any employee of the Proposer who has a proprietary interest in the Proposer, ever been disqualified, removed, or otherwise prevented from Proposal on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No X

If the answer is "Yes", explain the circumstances in the following space.

7. PUBLIC CONTRACT SECTION 10232 STATEMENT

In accordance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Attachment 2 – Proposer Information and Certifications Form

8. CONTRACTOR LICENSE INFORMATION

The Proposer acknowledges that the licenses required for performance of the Project is a Class A AND C-10.

The Bidder holds the following California Contractors License(s):

1. License No. 949934, Class A, Expiration Date 10/31/27
2. License No. 949934, Class C-10, Expiration Date 10/31/27
3. License No. 949934, Class B, Expiration Date 10/31/27
4. License No. 949934, Class C-31, Expiration Date 10/31/27
5. License No. 949934, Class C61/D31, Expiration Date 10/31/27

Proposer's Taxpayer Identification No. 46-3612010

Proposer's DIR Registration No. 1000003395

9. PROPOSAL VALIDITY PERIOD

The Proposer agrees that its Proposal and the content thereof are valid for 90 days following the submission deadline, unless otherwise agreed to in writing by both parties. The Proposal will become part of the contract that is negotiated between the City and the successful Proposer.

10. RFP REQUIREMENTS

By signing below, the submission of the Proposal shall be deemed a representation and certification by the Proposer that they have investigated all aspects of the RFP, that they are aware of the applicable facts pertaining to the RFP process, its procedures and requirements, and they have read and understand the RFP. No request for modification of the Proposal shall be considered after its submission on the grounds that the Proposer was not fully informed as to any fact or condition.

1. By signing below, the Proposer confirms that the Proposal is complete and includes the required documents below:
   - Attachment 1 Cost Proposal Form *(Requires Signature(s))*
   - Attachment 2 Proposer Information and Certifications *(Requires Signature(s))*
   - Attachment 3 Proposer References
   - Narrative Proposal
   - Attachment 5*; Statement of Qualifications*

Attachment 2 – Proposer Information and Certifications Form

Signatures

1. If Proposer is INDIVIDUAL, sign here:

N/A

Date: _____

_____
Proposer Signature

_____
Proposer typed name and title

2. If Proposer is PARTNERSHIP or JOINT VENTURE, at least (2) Partners of each of the Joint Ventures shall sign here:

_____
Partnership or Joint Venture Name (type or print)

N/A

Date: _____

_____
Member of the Partnership or Joint Venture signature

_____
Member's typed name and title

Date: _____

_____
Member of the Partnership or Joint Venture signature

_____
Member's typed name and title

3. If the Proposer is a CORPORATION, the duly authorized officer shall sign as follows:

DC Electric Group, Inc.
Corporation Name (type or print)

(Corporate Seal)

Corporate signature _____

Address: 605 W. Sierra Ave, Cotati, CA 94931

Phone No.: 707-992-0141

President's signature _____ David D'Elicio

Secretary's signature _____ Trent D'Elicio

Corporation organized under the laws of the State of California

Attachment 3 – References

EXPERIENCE & REFERENCES- Provide a listing of recent and successfully completed agreements/contracts (preferably with public agencies) for the type of services described in scope of work.

AGENCY OR FIRM NAME	AGREEMENT AMOUNT	AGREEMENT DATE	CONTACT/REFERENCE (NAME/PHONE/EMAIL)
City of Rohnert Park	$600,000.00	5/26/2020	Jason Sampietro 707-588-2235 jsampietro@rpcity.org
County of Sonoma	$1,325,000.00	6/2/2020	Joe Pease 707-565-3620 joe.pease@sonomacounty.gov
Town of Windsor	$1,100,000.00	6/25/2020	Mike Cave 707-838-5309 mcave@townofwindsor.ca.gov
City of Petaluma	$200,000.00	7/25/2025	Jeff Stutsman 707-776-3673 jstutsman@cityofpetaluma.org
City of Ukiah	$44,322.60	11/12/2025	Andrew Stricklin 707-463-6297 astricklin@cityofukiah.com
City of San Rafael	1,650,000.00	10/21/2024	Sayed Fakhry 415-720-9588 sayed.fakhry@cityofsanrafael.org
City of Larkspur	$120,000.00	6/28/2024	Julian Skinner 415-927-5020 jskinner@cityoflarkspur.org
See attached additional "References" (Pg. 14)			

Resumes - Resumes of the key members of the proposed team, including subcontractors, shall be provided on additional pages attached hereto. The resumes shall include relevant experience related to the work requested in this RFP.

See attached "Resumes of Key Personnel" (Pgs. 21-27)

Attachment 5 – Statement of Qualifications

1. *Name of proposed project superintendent:* Chris Wilson

2. *How many years have you been engaged in the traffic signal maintenance under your present business name? (State names and dates of previous business names, if any):*

13 Years

3. *In the last five years, has Contractor ever been terminated from a contract or project? If so, explain:*

No.

4. *In the last five years, has Contractor ever been party to litigation related to the Contractor's work? If so, explain:*

Yes. Pending Case: Vehicle Vs Pedestrian

City of Petaluma, DC Electric Group, Inc., Alfred Alys, and Does 1 Through 100

5. *Please identify the number of qualified electricians in your company available to work under this contract and are the employees listed certified electricians? List the key personnel available:*

DC Electric has eight (8) Sonoma County based Electricians (Qualified and Certified).

Refer to "Local Field Staff (Pg. 5, attached)

Refer to "Resumes of Key Personnel" (Pg 19, attached)

6. *Can the Contractor provide 24-hour "on call" emergency coverage? (Y/N):* Yes

7. *Please provide response time to an emergency call:*

1 Hour

8. *Please provide response time for non-emergency request for service:* 24 Hours

(Please provide responses on additional sheets as necessary)

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Fire Protection Services Agreement with Northern Sonoma County Fire Protection District

PREPARED BY: Jason Boaz, Fire Chief

STRATEGIC INITIATIVE(S):
Effective Governance
Enhance Public Health and Safety

RECOMMENDED ACTION(S):
Adopt a Resolution approving an agreement with Northern Sonoma County Fire Protection District relating to fire protection services and authorizing the City Manager to execute the agreement.

COMMUNITY ENGAGEMENT/OUTREACH:
Not applicable

BACKGROUND:
The City of Healdsburg has been providing contractual fire protection services to Zone FS-Fitch Mountain for over 30 years and Zone FS-Dry Creek-Sotoyome for over 20 years under a contract with the County of Sonoma. In 2023, these territories were annexed into Northern Sonoma County Fire Protection District (NSCFPD), a fire protection district organized and operating pursuant to the California Fire Protection District Law of 1987. All contracts moving forward will be with NSCFPD

DISCUSSION/ANALYSIS:
Northern Sonoma County Fire Protection District wishes to continue to contract with the City of Healdsburg to provide fire protection services to these areas. This entails responding to all fire, rescue, and medical emergencies and potentially other non-emergency events requiring fire department services, to the areas located within Fitch Mountain and Dry Creek-Sotoyome. Fitch Mountain includes all unincorporated areas of Fitch Mountain outside of the City of Healdsburg and generated 25 calls for service in 2025. On average, of these calls for service, 30 percent involve hazardous conditions such as fallen trees and PG&E power lines; 30 percent are medical emergencies; 30 percent are public service type events including fire alarms and lift assists, and

10 percent involve fires. Dry Creek-Sotoyome contains 65 square miles of unincorporated Sonoma County areas adjacent to the City of Healdsburg, including lower Dry Creek Valley extending to the Rio Lindo Academy, Westside Road to Sweetwater Springs, and the Mill Creek area. The Dry Creek-Sotoyome zone generated 147 calls for service in 2025. Of these calls, approximately 50 percent involve medical emergencies; 30 percent are public service type events; 15 percent involve hazardous conditions, and 5 percent involve fires. The attached agreement enables Healdsburg to provide an additional year of contractual fire services beginning on July 1, 2026.

ENVIRONMENTAL STEWARDSHIP:
Not Applicable

ALTERNATIVES:
The City Council may choose not to provide contract fire protection services to this area of NSCFPD. Declining approval of the agreement will eliminate the General Fund revenue source to the City of Healdsburg and diminish the level of fire protection services provided to Fitch Mountain and Dry Creek-Sotoyome areas of NSCFPD.

FISCAL IMPACT:
The proposed contract includes the Northern Sonoma County Fire Protection District paying the City of Healdsburg a flat fee of $200,000 for services in Fiscal Year 2026-27. The fee will be paid in two equal installments due by November 30th and April 30th respectively. The revenue from the contract was included in the Fiscal Year 2026-27 budget. There are no changes to the fee or services provided from the prior year agreement. Staff believes that the revenue received from the contract will be sufficient to cover the costs of providing the contracted services.

ENVIRONMENTAL ANALYSIS:
Pursuant to Title 14, the California Code of Regulations, Section 15378(b)(5) of the California Environmental Quality Act (“CEQA”) guidelines, the proposed action is an administrative activity of the City that will not result in direct or indirect physical changes to the environment; and therefore, is not a project for purposes of CEQA.

ATTACHMENT(S):
Resolution

CITY OF HEALDSBURG

RESOLUTION NO. -2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING THE AGREEMENT BETWEEN NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT AND THE CITY OF HEALDSBURG RELATING TO FIRE PROTECTION SERVICES

WHEREAS, the City of Healdsburg maintains a fire department capable of providing fire protection services; and

WHEREAS, the County of Sonoma has historically contracted with the City of Healdsburg to provide fire protection services to those areas of local responsibility not located within incorporated cities or fire protection districts; and

WHEREAS, the City of Healdsburg has been providing fire protection to the Dry Creek/Sotoyome and Fitch Mountain areas for over 30 years; and

WHEREAS, both areas are now part of Northern Sonoma County Fire Protection District (NSCFPD) through a recent annexation; and

WHEREAS, Northern Sonoma County Fire Protection District wishes to continue to contract with the City of Healdsburg to provide fire protection services to areas located within Fitch Mountain and Dry Creek-Sotoyome of their service area; and

WHEREAS, the City of Healdsburg has the equipment and personnel and is willing to provide such services; and

WHEREAS, the term of this agreement shall be for one (1) year commencing on July 1, 2026, and expiring at midnight on June 30, 2027, unless terminated sooner, as provided in the agreement; and

WHEREAS, Northern Sonoma County Fire Protection District shall pay to the City of Healdsburg an amount equal to $200,000 for fiscal year 2026-27.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby approves an agreement between Northern Sonoma County Fire Protection District and the City of Healdsburg relating to fire protection services**.**

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Healdsburg this 15th day of June 2026 by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

AGREEMENT BETWEEN THE NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT AND THE CITY OF HEALDSBURG RELATING TO FIRE AND EMERGENCY SERVICES

This AGREEMENT is made by and between the Northern Sonoma County Fire Protection District, a fire district organized and operated pursuant to the Fire Protection District Law of 1987 (hereinafter referred to as "**DISTRICT**"), and the City of Healdsburg, a California municipal corporation (hereinafter referred to as "**CITY**"), referred to collectively as the "**PARTIES**," as of July 1, 2026.

RECITALS

WHEREAS, **CITY** and **DISTRICT** have provided uncompensated assistance to each other, by request (mutual aid) or without a request and dispatched simultaneously (automatic aid) and desire to maintain continued collaboration and coordination.

WHEREAS, **DISTRICT** annexed areas (hereinafter referred to as "AREAS") in southern Dry Creek Valley, Mill Creek Road, Westside Road, Bailache Avenue, and the Rio Lindo area (previously referred to as Zone FS-Dry Creek-Sotoyome) and the unincorporated area of Fitch Mountain between Healdsburg city limits and the Russian River (previously referred to as Zone FS-Fitch Mountain) effective April 6, 2023.

WHEREAS, **DISTRICT** now has jurisdiction over and receives tax revenues from properties located in AREAS, and is governed by an independent fire district board of directors elected by voters of AREAS.

WHEREAS, **DISTRICT** desires to increase emergency prevention, mitigation, risk reduction, and community preparedness in AREAS utilizing AREAS tax revenue.

WHEREAS, **CITY** owns unincorporated parcels within AREAS and may eventually annex portions of AREAS thereby decreasing **DISTRICT** tax revenue.

WHEREAS, **CITY** maintains a fire department capable of providing response to emergencies and is located closer than the **DISTRICT** to portions of the AREAS.

WHEREAS, **DISTRICT** desires to provide fiscal compensation and use of **DISTRICT** owned water tender, for the **CITY** to provide initial, closest resource, response to emergencies.

WHEREAS, for the purposes of this AGREEMENT, the **PARTIES** define "emergency" as an event that has an immediate threat to cause death, severe injury, and/or involves a fire and are generally medical emergencies, traffic accidents, rescues, and building fires.

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WHEREAS, **DISTRICT** desires to reduce the need to provide uncompensated assistance to the **CITY** while the **CITY** is providing compensated assistance to the **DISTRICT**, specifically where the compensated assistance is for non-emergencies.

NOW, THEREFORE, **DISTRICT** and **CITY** mutually agree as follows:

I. The foregoing recitals are true and correct and are incorporated herein by reference.

II. **CITY** shall provide firefighters in place of or to augment the **DISTRICT** firefighters in AREAS for emergencies and non-emergencies, if firefighters are available, as determined by the **CITY**.

III. **DISTRICT** allows the **CITY** to utilize **DISTRICT** water tender for response to CITY incidents, emergencies and non-emergencies, with no compensation to the **DISTRICT**.

a. **DISTRICT** will provide insurance for water tender.
b. **CITY** agrees to store water tender in secure location preferably indoors and is responsible for vandalism, theft, or damage related to storage.
c. **CITY** will provide fuel and conduct daily, weekly, or monthly checks to ensure the water tender remains in operational readiness at no cost to the **DISTRICT.**
d. **DISTRICT** will perform periodic operational readiness inspections in coordination with **CITY** for planning necessary repairs and preventative maintenance**. DISTRICT** will coordinate all repairs and pay for any costs associated by these inspections.
    i. **CITY** will notify **DISTRICT** of maintenance or repairs that the **CITY** would like to perform, at DISTRICT's cost.
    ii. **CITY** will not commit the **DISTRICT** to costs of maintenance or repairs without prior approval from the **DISTRICT.**
e. **DISTRICT** allows the **CITY** to place **CITY** owned equipment on water tender.
f. **DISTRICT** reserves the right to utilize the water tender for its own emergency and non-emergency use with notification to and collaboration with the **CITY**.

CITY will forward any reimbursement funds generated from utilization of water tender, excluding the portion of funds necessary to compensate **CITY** employees for operation of the water tender, to the **DISTRICT**.

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IV. **CITY** agrees to document CITY's response to AREAS using **CITY** fire department reporting system as providing automatic aid to **DISTRICT** (FDID 49055) unless the **DISTRICT** is also present.

For Incidents Where DISTRICT is Not Present

a. **DISTRICT** will refer requests for reports to the **CITY** and will not maintain or retain reports completed by **CITY**
b. **CITY** may request a response from the **DISTRICT** to complete a report
c. **CITY** will provide information to the **DISTRICT** as necessary to complete any **DISTRICT** required reporting or necessitating **DISTRICT** action such as for fire investigation, fire prevention, or risk reduction efforts
d. **DISTRICT** will complete a report stating the **CITY** responded automatic aid in place of the **DISTRICT**

For Incidents Where **DISTRICT** is present

a. **DISTRICT** and **CITY** will work together to compile report information
b. **DISTRICT** will complete a report and retain
c. **DISTRICT** does not require the **CITY** to complete a report

For Incidents Where **CITY** Utilizes **DISTRICT** Water Tender for their own non-emergency or emergency

a. **CITY** will acknowledge **DISTRICT** as providing automatic or mutual aid
b. **DISTRICT** may complete a report as providing automatic or mutual aid to **CITY**

V. **CITY** agrees to reconsider amount the **DISTRICT** compensates **CITY** when annexing AREAS or when there is a large loss in property tax revenue such as from a wildfire or decline in assessed property value.

VI. **CITY** and **DISTRICT** agree to collaborate on fire prevention and wildfire risk reduction on **CITY** owned unincorporated parcels within AREAS.

VII. Nothing in this Agreement is intended to affect the legal liability of either party to this Agreement by imposing or requiring any standard of care different than that provided by or existing in applicable law.

a. Neither party shall have any liability for failure or refusal to furnish automatic or mutual aid, or for recalling or releasing resources in accordance with the terms of this Agreement. Neither party shall make a claim against the other for refusal to provide automatic or mutual aid.
b. No debt, liability, or obligation of one party shall be the debt, obligation, or liability of the other party. Each party shall be responsible for its own acts and/or omissions.
c. Each party shall be responsible for injuries or death to its own personnel to the extent required by law. Each party, to the extent it is at fault, shall be

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responsible for damage to or loss of equipment while acting within the scope of this Agreement.

d. Each party shall procure and maintain its own cost such insurance as is required by applicable federal and state law and as may be appropriate and reasonable in its discretion, or cover its personnel, equipment, vehicles, and property, including, but not limited to, liability insurance, workers' compensation, unemployment insurance, automobile liability and property damage. Each party may self-ensure when appropriate.

e. In lieu of and withstanding the pro rata risk allocation which might otherwise be imposed between the parties pursuant to Government Code Section 895.6, **DISTRICT** and **CITY** agree that all losses or liabilities incurred by a party shall not be shared pro rata, but instead pursuant to Government Code 895.4, each party shall full indemnify, defend and hold the other party, its elected and appointed officials, officers employees and agents, harmless from any claim, expense or cost (including court costs and reasonable attorneys' fees), damage or liability imposed for injury (as defined in Government Code Section 810.8) occurring by reason of the negligent acts or omissions or willful misconduct of the indemnifying party, its elected and appointed officials, officers, employees, or agents, under or in connection with any work, authority or jurisdiction delegated to such party under this Agreement. Neither party, nor either party's elected and appointed officials, officers, employees, or agents, shall be responsible for any damage or liability occurring by reason of the negligent acts or omissions or willful misconduct of the other party, its officers, employees, or agents under or in connection with any work, authority or jurisdiction delegated to such party hereunder. The parties' obligations pursuant to this Paragraph X.e. shall survive the expiration or termination of this Agreement as to activities occurring or being carried out during the term of this Agreement in the performance of this Agreement.

VIII. This Agreement shall be for a one (1) year term, commencing on July 1, 2026, and expiring at midnight on June 30, 2027, unless terminated sooner, as herein provided.

IX. In consideration of the services described herein, **DISTRICT** shall pay the **CITY** two hundred thousand dollars ($200,000). Such sum will be paid to **CITY** in two installments; the first installment shall be paid before November 30 of the applicable fiscal year, and the second installment shall be paid on or before April 30 of the applicable fiscal year. This amount is a flat rate, and is not tied to the number of incidents to which the CITY responds.

X. This Agreement can be terminated for any reason with ninety (90) days written notice by one party to the other.

XI. All notices required or permitted hereunder shall be deemed sufficiently given if delivered by hand, mailed by United States mail, postage prepaid, by certified

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or registered mail, or by electronic mail, addressed to the parties at the address set forth below or to such other addresses as may from time to time be designated in writing:

To **CITY**:
Fire Chief Jason Boaz
Healdsburg Fire Department
601 Healdsburg Avenue
Healdsburg, CA 95448
JBoaz@Healdsburg.gov

To **DISTRICT**:
Fire Chief Marshall Turbeville
Northern Sonoma County Fire Protection District
Post Office Box 217
Geyserville, CA 95441
mturbeville@nosocofire.com

XII. The parties agree to meet and confer in good faith over any issue not expressly described herein, as necessary to further the purposes of this Agreement.

XIII. If any term or provision of this Agreement is held to be illegal, invalid, or otherwise unenforceable by a court of competent jurisdiction, the remaining terms and provision of this Agreement shall continue in full force and effect.

XIV. The parties do not intend to create, and nothing in this Agreement shall be construed to create any benefit or right in any third party.

XV. This Agreement, including any exhibits attached hereto and incorporated herein, constitutes the entire agreement between the parties with respect to the subject matter hereof, and supersedes all prior agreements or understandings, oral or written, between the parties in this regard.

XVI. The parties may amend this Agreement only by writing signed by both of the Parties.

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IN WITNESS WHEREOF, the parties hereto have executed this document as of the date first above written.

CITY OF HEALDSBURG

By: _____
Jeffrey Kay, City Manager

Date: _____

NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT

By: _____

Date: _____

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CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Acceptance of the Victory Apartments Rehabilitation Project as Complete and Authorization to File a Notice of Completion

PREPARED BY: Stephen F. Sotomayor, Housing Director

STRATEGIC INITIATIVE(S):

- Expand Affordable Housing Opportunities
- Provide Effective Governance

RECOMMENDED ACTION(S):
Adopt a Resolution accepting the Victory Apartments Rehabilitation Project at 306/308 East Street as complete and authorizing staff to file a Notice of Completion with the Sonoma County Recorder's Office.

COMMUNITY ENGAGEMENT/OUTREACH:
This item will be considered during a public meeting wherein public comment and participation will be provided. The rehabilitation of Victory Apartments was previously reviewed by the City Council in connection with acceptance of the City's Prohousing Incentive Program ("PIP") grant award, award of the construction contract, and approval of additional construction contingency authority.

BACKGROUND:
Victory Studios and Apartments ("Victory Apartments") is a City-owned supportive housing complex located at 306/308 East Street consisting of eleven (11) affordable housing units serving individuals and families experiencing or at risk of homelessness.

On December 29, 2023, the California Department of Housing and Community Development ("HCD") awarded the City of Healdsburg a Prohousing Designation score of 41 points, qualifying the City for up to $560,000 in Round 2 Prohousing Incentive Program ("PIP") funding.

On December 2, 2024, the City Council adopted Resolution No. 135-2024 accepting the $560,000 PIP grant award for the rehabilitation and preservation of Victory Apartments.

On November 17, 2025, the City Council adopted Resolution No. 101-2025 awarding the

construction contract for the rehabilitation of Victory Apartments to Cestarollo Construction LLC in an amount not-to-exceed $326,246 and approving a 10% construction contingency in the amount of $32,624.

On June 1, 2026, the City Council approved additional contingency authority associated with unforeseen field conditions encountered during construction activities.

Construction activities associated with the rehabilitation project commenced in late 2025 and have now been completed.

DISCUSSION/ANALYSIS:
Cestarollo Construction LLC has completed all work associated with the Victory Apartments Rehabilitation Project in substantial conformance with the approved plans, specifications, contract documents, approved change orders, and applicable City standards.

The rehabilitation project included improvements associated with deferred maintenance, exterior rehabilitation, HVAC improvements, accessibility improvements, fire suppression improvements, deck and structural repairs, lighting upgrades, and replacement or rehabilitation of deteriorated building components intended to preserve the long-term viability of the property as supportive housing.

During construction, additional rehabilitation work associated with unforeseen field conditions was completed, including deck reframing, supplemental joist stiffeners, guardrail improvements, and related rehabilitation improvements necessary to complete the project.

City representatives have reviewed the contract documents and performed inspections associated with the work and have determined that the project has been completed in accordance with the approved contract documents. There are no known outstanding contractor claims or liquidated damages associated with the project.

Completion of the project is therefore ready for formal acceptance by the City Council and filing of a Notice of Completion with the Sonoma County Recorder's Office.

ENVIRONMENTAL STEWARDSHIP:
The rehabilitation project preserved an existing supportive housing asset, improved building efficiency and life safety systems, and extended the useful life of the property through rehabilitation of existing structures rather than new construction. Construction waste was diverted from landfill for reuse or recycling where feasible.

ALTERNATIVES:
The City Council may choose not to accept the project as complete and provide alternative direction to staff. However, staff does not recommend this alternative as the work has been completed and the City has commenced beneficial use of the completed improvements.

FISCAL IMPACT:
The Victory Apartments Rehabilitation Project was funded through a $560,000 Prohousing Incentive Program ("PIP") grant awarded by the California Department of Housing and Community Development. No local matching funds were required.

The original construction contract awarded to Cestarollo Construction LLC totaled $326,246 and included a 10% contingency amount of $32,624 for a total authorized construction amount of $358,870. On June 1, 2026, the City Council approved an additional contingency amount of $8,377, increasing the total authorized construction amount to $367,247.

The project remains within the overall appropriated PIP grant budget previously approved by the City Council.

ENVIRONMENTAL ANALYSIS:
The Victory Studios rehabilitation project was previously determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because it involved the repair and rehabilitation of an existing residential facility with negligible or no expansion of use.

The recommended action accepting the completed improvements and authorizing the filing of a Notice of Completion does not result in any direct or indirect physical change to the environment and therefore does not constitute a "project" pursuant to CEQA Guidelines Section 15378(b)(5). Accordingly, no additional environmental review is required.

ATTACHMENT(S):
Resolution
Notice of Completion

CITY OF HEALDSBURG

RESOLUTION NO. ___ -2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ACCEPTING THE VICTORY APARTMENTS REHABILITATION PROJECT AS COMPLETE AND AUTHORIZING STAFF TO FILE A NOTICE OF COMPLETION WITH THE SONOMA COUNTY RECORDER'S OFFICE

WHEREAS, on December 2, 2024, the Healdsburg City Council adopted Resolution No. 135-2024 accepting a $560,000 Prohousing Incentive Program ("PIP") grant award from the California Department of Housing and Community Development ("HCD") for the rehabilitation and preservation of Victory Studios and Apartments located at 306/308 East Street; and

WHEREAS, on November 17, 2025, the Healdsburg City Council adopted Resolution No. 101-2025 awarding a construction contract for the Victory Apartments Rehabilitation Project to Cestarollo Construction LLC in an amount not-to-exceed $326,246 and approving a construction contingency in the amount of $32,624; and

WHEREAS, on June 1, 2026, the Healdsburg City Council approved additional contingency authority associated with unforeseen field conditions encountered during construction; and

WHEREAS, the rehabilitation project included deferred maintenance repairs, exterior rehabilitation, HVAC improvements, accessibility improvements, fire suppression improvements, deck and structural repairs, lighting upgrades, and related rehabilitation improvements intended to preserve the long-term viability of the property as supportive housing; and

WHEREAS, the City's Housing Director has reported to the City Council that the Victory Apartments Rehabilitation Project has been satisfactorily completed in accordance with the approved plans, specifications, contract documents, approved change orders, and applicable City standards; and

WHEREAS, the City's Housing Director has recommended that the City Council accept the project as complete and authorize staff to file a Notice of Completion with the Sonoma County Recorder's Office; and

WHEREAS, the Victory Apartments rehabilitation project was previously determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and

WHEREAS, the proposed action does not constitute a project under CEQA Guidelines Section 15378(b)(5) and no additional CEQA review is required; and

WHEREAS, after due consideration, the City Council accepts the recommendation of the Housing Director.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Finds that the action does not constitute a "project" under CEQA pursuant to CEQA Guidelines Section 15378(b)(5); and

2. Accepts the Victory Apartments Rehabilitation Project at 306/308 East Street as complete; and

3. Authorizes staff to file a Notice of Completion with the Sonoma County Recorder's Office and take all related actions necessary to finalize the project.

PASSED, APPROVED AND ADOPTED this 15th day of June 2026, by the following vote:

SO ORDERED: ATTEST:

_____ _____

J. Chris Herrod, Mayor Raina Allan, City Clerk

CITY OF HEALDSBURG
CERTIFICATE OF COMPLETION

Project Title:	Victory Studios & Apartments
City Project No.	2025-101
Site Address or Location:	306 and 308 East Street
Property Owner:	City of Healdsburg
Address:	401 Grove Street, Healdsburg, CA 95448
Nature of Owner's Interest	Public Facilities

I, Stephen Sotomayor, Housing Director, of the City of Healdsburg, California, on June 10, 2026, have determined and hereby certify that:

- Victory Studios & Apartments, Project 2025-101, the contract for doing which was hereto awarded to Cestarollo Construction on November 17, 2025, had been substantially completed by Cestarollo Construction, Inc. in accordance with the project plans and specifications;
- Said work and improvements were actually completed on June 8, 2026;
- Said work and improvements consisted generally of the rehabilitation and preservation of the Victory Apartments supportive housing complex, and other such items of work as more specifically described in the plans and specifications approved by the City Council of the City of Healdsburg.

I, Stephen Sotomayor, Housing Director of the City of Healdsburg do hereby certify, under penalty of perjury, that the foregoing is true and correct.

DATED: 01 June 2026

Stephen Sotomayor
Housing Director

ATTEST:

Raina Allan

Raina Allan, CMC
City Clerk

Recording Requested by:
Healdsburg City Clerk

When Recorded Return to:
Healdsburg City Clerk
401 Grove Street
Healdsburg, CA. 95448

CITY OF HEALDSBURG
NOTICE OF COMPLETION

Project Title:	Victory Studios & Apartments
City Project No.	2025-101
Site Address or Location:	306 and 308 East Street
Property Owner:	City of Healdsburg
Address:	401 Grove Street, Healdsburg, CA 95448
Nature of Owner's Interest	Public Facilities

NOTICE IS HEREBY GIVEN THAT I, Stephen F. Sotomayor, Housing Director of the City of Healdsburg, California, on behalf of the City of Healdsburg, did file with the City Clerk of the City of Healdsburg my Certificate of Completion of the following described work, the contract for which was heretofore awarded to Cestarollo Construction LLC on November 17, 2025, in accordance with the contract documents approved by the City Council of said City.

That said work and improvements were actually completed on June 8, 2026.

That acceptance of the said work and improvements was ordered by City Council Resolution No. ___- 2026 on June 15, 2026.

That said work and improvements consisted generally of the rehabilitation and preservation of the Victory Apartments supportive housing complex.

I, Stephen Sotomayor, Housing Administrator, of the City of Healdsburg do hereby certify, under penalty of perjury, that the foregoing is true and correct.

DATED:

_____
Stephen Sotomayor, Housing Director

ATTEST:

_____
Raina Allan, City Clerk

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: L&M Village Quarterly Report

PREPARED BY: Stephen F. Sotomayor, Housing Director

STRATEGIC INITIATIVE(S):
- Expand Affordable Housing Opportunities
- Provide Effective Governance

RECOMMENDED ACTION(S):
Receive the L&M Village Quarterly Update.

COMMUNITY ENGAGEMENT/OUTREACH:
This item will be heard at a public meeting where time is set aside for public comment and participation. City staff and Reach for Home will continue to maintain open communication with neighbors of the project and the broader community through quarterly updates and ongoing coordination as needed. The most recent quarterly report was presented to the City Council on February 17, 2026.

BACKGROUND:
On October 26, 2021, the County of Sonoma approved $950,000 in Capital Match funding and $3,388,660 in operating subsidy for the L&M Village as part of Project Homekey Round 2.

On December 21, 2021, the City, in partnership with Reach for Home and Burbank Housing, was awarded $7,048,800 in Project Homekey funding by the State of California. The award included $5,720,000 in capital funding and $1,328,800 in operating subsidy.

On February 16, 2022, the City executed the State Standard Agreement and received the Project Homekey Round 2 program funds.

On May 3, 2022, the City closed escrow on the L&M Motel, bringing the property under City ownership.

On November 21, 2022, the City adopted Resolution No. 173-2022, approving the Lease, Funding, and Service Agreement with Reach for Home for the operation of the L&M Village. The agreement established the Terms of Service and annual project budget.

On October 30, 2024, the County of Sonoma executed an agreement with the City to provide operational funding for the L&M Village in an amount not-to-exceed $644,160.

On February 10, 2025, the County executed a third modification to the operational funding agreement with the City to support L&M Village operations for Fiscal Year 2024–25 in an amount not-to-exceed $1,263,570.

On September 17, 2025, the City submitted a proposal to the Sonoma County Department of Health Services in response to the Measure O Pathways to Sustainability Notice of Funding Availability (NOFA), requesting $999,101 to continue operating the L&M Village.

On February 10, 2026, the Sonoma County Board of Supervisors approved an award of $900,000 through the Measure O Pathways to Sustainability NOFA. City staff is currently working with the County to develop a grant agreement.

DISCUSSION/ANALYSIS:
This report provides the City Council and the public with a quarterly update regarding operational status, participant outcomes, service engagement, and funding associated with the L&M Village Program.

The L&M Village Program continues to provide interim housing and supportive services to individuals experiencing homelessness within Northern Sonoma County. Program operations remain stable, and participants continue to engage in case management, housing navigation, employment readiness activities, behavioral health support, and other stabilization services intended to support transitions toward permanent housing.

Since opening, the L&M Village Program has served a total of 124 participants, with 70 participants successfully transitioning to permanent housing. During the current reporting period, seven additional participants entered the program.

The program continues to demonstrate strong housing stabilization outcomes through coordinated case management and housing navigation support. Since opening, 31 participants have successfully obtained housing vouchers or project-based voucher assistance supporting transitions toward long-term housing stability. Additionally, 18 participants initially accessed the program through master leasing arrangements, with three participants continuing to access housing through that structure.

Participants continue to access a broad range of supportive services and stabilization resources. Since program inception:

- 115 participants have accessed mental health services;
- 122 participants have accessed medical services or appointments;
- 97 participants have increased income through employment or earned income sources; and

- 121 participants have increased income through public benefits or subsidy programs.

Reach for Home continues to provide ongoing supportive programming focused on long-term housing stability and self-sufficiency. Services and activities include case management, employment support, budgeting assistance, healthcare coordination, housing search assistance, addiction recovery support, and life skills development.

The program continues to serve participants with varying levels of housing stabilization needs. Since opening, 35 participants have exited to non-permanent housing destinations or other circumstances, including:

- 12 participants who later secured housing;
- 7 participants placed into interim housing programs including Wallace House, Cafferata Center, and Butler House;
- 1 participant exiting to another shelter program;
- 10 participants exiting to unsheltered situations; and
- 5 participants exiting due to other circumstances.

Recent outcomes continue to reflect coordinated regional efforts associated with homelessness response activities in North Sonoma County, including the operation of L&M Village by Reach for Home, outreach and case management provided through the City's CORE Team and Social Services Team, and regional coordination with Sonoma County and local service providers.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:
This item is intended to serve as an informational update regarding the L&M Village Program; therefore, no action is required.

FISCAL IMPACT:
The County of Sonoma operational funding agreement for $900,000 supporting L&M Village operations for Fiscal Year 2025–26 is in the process of being executed. City staff are currently preparing reimbursement requests associated with eligible operating expenditures for Fiscal Year 2025–26. It is anticipated that the grant will cover all operating expenses incurred in Fiscal Year 2025-26.

The County has additionally indicated that it is currently developing a longer-term operational funding framework associated with interim and supportive housing programs, including consideration of future operational funding opportunities for projects such as L&M Village.

While long-term operational funding remains an ongoing regional challenge, City staff continue to coordinate closely with Sonoma County and regional partners regarding future sustainability planning for the program.

ENVIRONMENTAL ANALYSIS:
Pursuant to Title 14, California Code of Regulations Section 15378(b)(5) of the California

Environmental Quality Act ("CEQA") Guidelines, the proposed action is an administrative activity of the City that will not result in direct or indirect physical changes to the environment.

ATTACHMENT(S):
Power Point Presentation

L&M Quarterly Update

June 15, 2026



Recommended Action

Receive the L&M Village Quarterly Report.



Overview

- Highlights
- Program Outcomes
- Supportive Services Offered
- Financial Status
- Conclusion & Future Activities

Highlights

Program Outcomes

- Keeping People Housed Homelessness Prevention Program Pilot received reduced funding, which will impact households served in Northern Sonoma County.
- By Names List Coordinators and Sonoma County have a draft definition of *Sheltered Functional Zero.* Northern Sonoma County is 41 individuals away from this goal.
- Point-in-Time Count preliminary results are in line with the data manually captured from the count conducted in Northern Sonoma County.

Staffing Updates

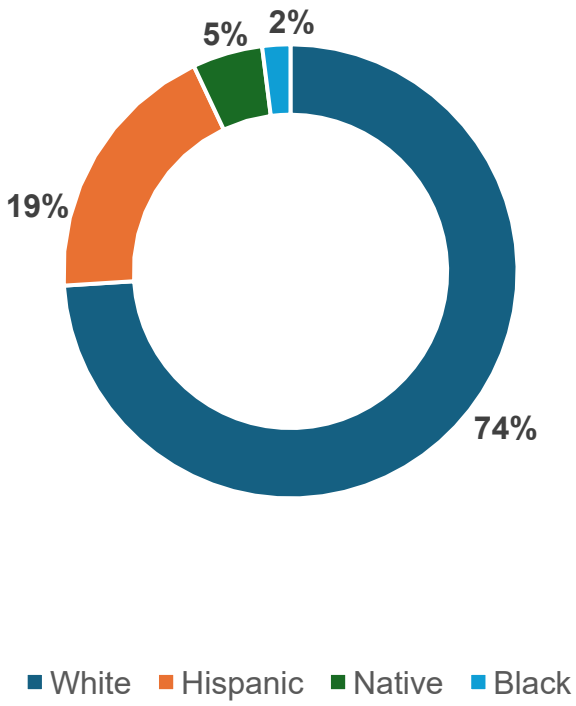
- Currently have one potential backfill position open.
- Completed CPR/First Aid Training, Trauma-Informed Training, and Leadership Training.

Program Outcomes

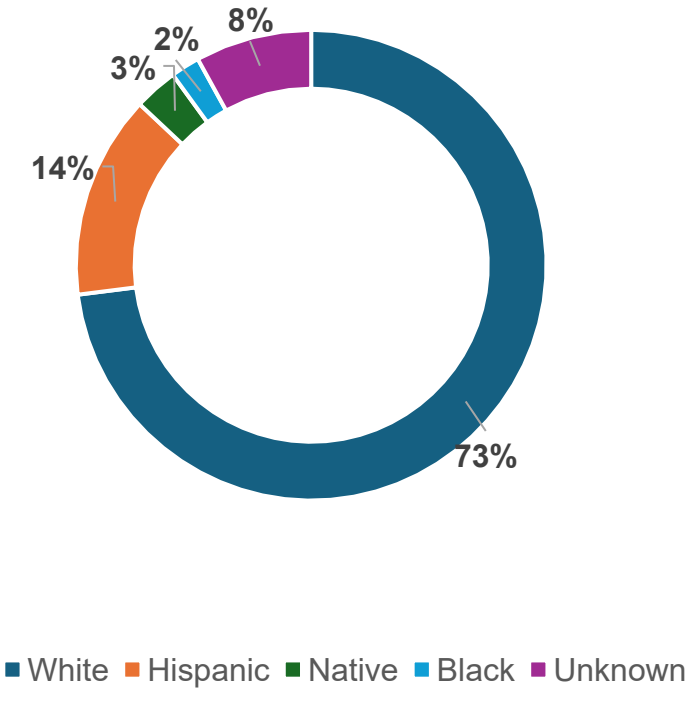
Data Point	Since Last Report	L&M Village Totals Since Program Start
Participants Served	7	124
Successful Exits to Housing	8	70
Housing Voucher Applications	0	31
Health & Wellness - Accessed Mental Health	22	115
Health & Wellness - Accessed Medical Services/Appointments	1	122
Income Progress - Income Increase by Employment	12	97
Income Progress - Income Increase by Utilizing Subsidies (Food Stamps/SSI)	5	121

Occupancy By Race/Ethnicity

Occupancy By Race & Ethnicity
L&M Village



Race & Ethnicity of Those Experiencing Homelessness
Healdsburg



Supportive Services Offered

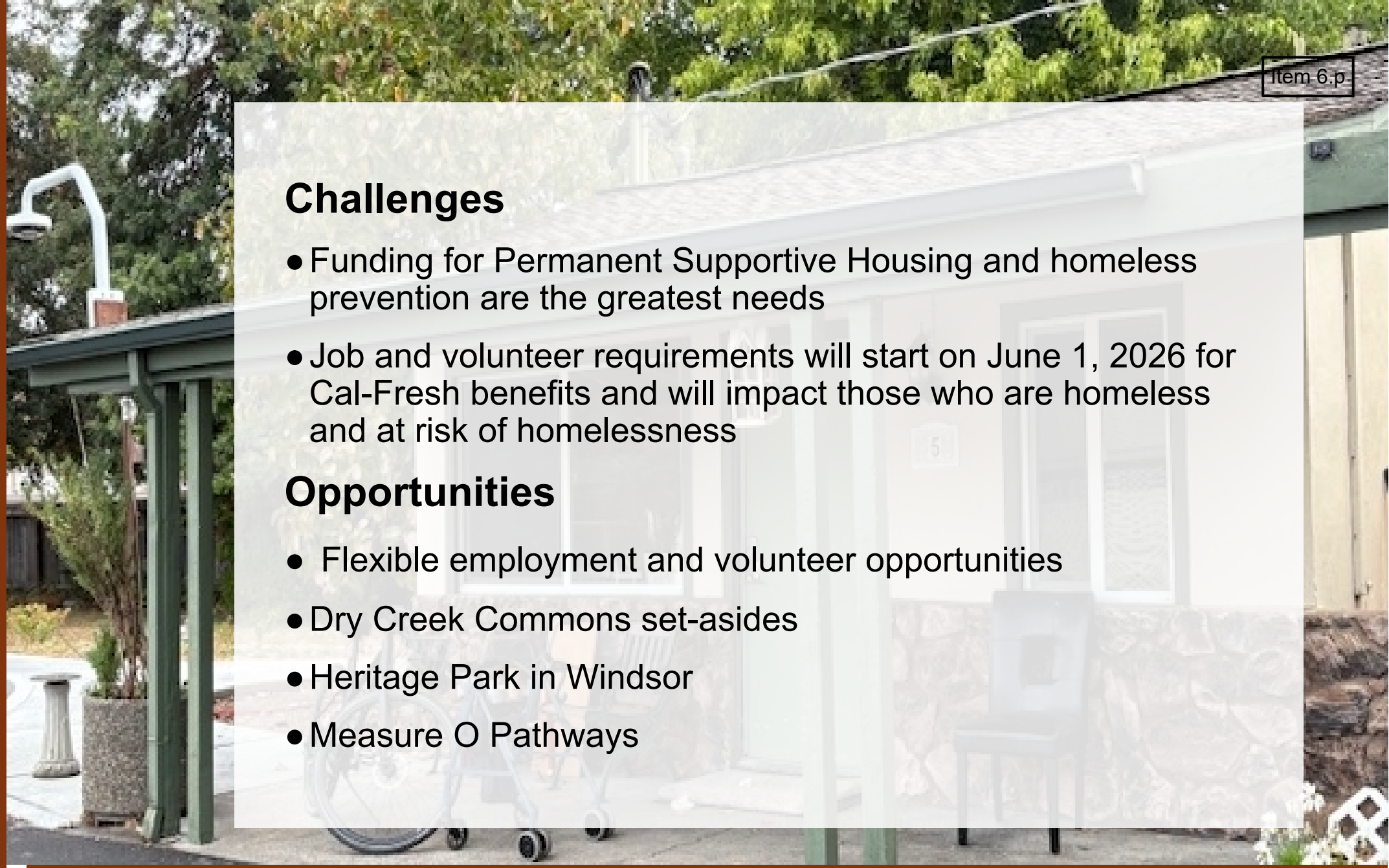
- **Nearly 80% of participants engaged in at least 2 activities/week**
- One-on-one counseling sessions
- Food pantry access
- Budgeting and cooking classes
- Employment search support
- Haircut services
- Interview clothing assistance
- Daily living skills training
- Housing search and application classes
- Weekly healthcare visits by Providence Healthcare
- Active participation in Fentanyl awareness events
- Collaboration with Face to Face for HIV testing
- Addiction recovery group on-site



L&M Village Funding

Funding Sources	Amount	Status	Use
Homekey Capital	$6,168,000	Awarded	Acquisition/Construction
Homekey Operations	$660,800	Awarded	L&M Operations
County Capital Match	$950,000	Awarded	Acquisition/Construction
Early Occupancy Bonus	$220,000	Awarded	Operations
County Operating	$1,263,570	Awarded	Operations FY 23-24 & FY 24-25
Total	**$9,262,370**		
Measure O Pathways to Sustainability		Awarded Contract in Progress	

Conclusion & Future Activities



Challenges

- Funding for Permanent Supportive Housing and homeless prevention are the greatest needs
- Job and volunteer requirements will start on June 1, 2026 for Cal-Fresh benefits and will impact those who are homeless and at risk of homelessness

Opportunities

- Flexible employment and volunteer opportunities
- Dry Creek Commons set-asides
- Heritage Park in Windsor
- Measure O Pathways

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Amendment to the Lease, Funding, and Service Agreement with Reach for Home for the L&M Village and Approval of Fiscal Year 2026-27 Terms of Service

PREPARED BY: Stephen F. Sotomayor, Housing Director

STRATEGIC INITIATIVE(S):

- Expand Affordable Housing Opportunities
- Maintain and Improve Infrastructure and Facilities
- Provide Effective Governance

RECOMMENDED ACTION(S):
Adopt a Resolution approving the Fifth Amendment to the Lease, Funding, and Service Agreement with Reach for Home for operation of the L&M Village, approving the Fiscal Year 2026-27 Terms of Service, and authorizing the City Manager to execute any documents necessary to effectuate the transaction.

COMMUNITY ENGAGEMENT/OUTREACH:
The proposed amendment to the Lease, Funding, and Service Agreement and the Fiscal Year (FY) 2026-27 Terms of Service for the L&M Village will be considered during a Regular City Council meeting, providing an opportunity for public comment and participation. City staff and Reach for Home will continue coordination and outreach efforts with neighboring businesses and residents through ongoing communication and periodic neighborhood meetings.

BACKGROUND:
On October 18, 2021, the City Council authorized City staff, in collaboration with Reach for Home and Burbank Housing, to apply for the FY 2021-22 Project Homekey Round 2 program to acquire the L&M Motel for interim housing serving individuals experiencing chronic homelessness.

On October 26, 2021, the County of Sonoma approved $950,000 in Capital Match funding and $3,388,660 in operating subsidy funding for the L&M Village as part of the Project Homekey Round 2 program.

On December 21, 2021, the City, in partnership with Reach for Home and Burbank Housing, was awarded $7,048,800 in Project Homekey funding by the State of California, including $5,720,000 in capital funding and $1,328,800 in operating subsidy funding.

On February 16, 2022, the City executed the State Standard Agreement and received Project Homekey Round 2 funding. Escrow for acquisition of the L&M Motel closed on May 3, 2022, bringing the property under City ownership.

On November 21, 2022, the City Council adopted Resolution No. 173-2022 approving the Lease, Funding, and Service Agreement ("Agreement") with Reach for Home for operation of the L&M Village. Pursuant to the Agreement, the City Council annually reviews and approves updated Terms of Service and operational budgets for the Project.

On June 16, 2025, the City Council approved the Fourth Amendment to the Agreement, which extended the Agreement term through April 22, 2029, while maintaining the requirement for annual City Council review and approval of the Terms of Service and Annual Budget.

As the initial State Homekey operational funding was substantially expended, the City continued to coordinate with Sonoma County regarding ongoing operational sustainability funding for the project. On October 30, 2024, the County of Sonoma executed an operational funding agreement with the City for the L&M Village in an amount not-to-exceed $644,160. On February 10, 2025, the County executed a third modification to the operational funding agreement increasing operational support for FY 2024-25 to an amount not-to-exceed $1,263,570.

To support longer-term operational sustainability for the L&M Village, on September 17, 2025, the City submitted a proposal to the Sonoma County Department of Health Services in response to the Measure O Pathways to Sustainability Notice of Funding Availability ("NOFA"), requesting $999,101 to continue operation of the L&M Village. On December 1, 2025, the City was notified that it was recommended to receive an award of $900,000 through the Measure O Pathways to Sustainability NOFA. On February 10, 2026, the Sonoma County Board of Supervisors approved the recommended award.

The L&M Village currently operates as a low-barrier, non-congregate interim housing program providing twenty-two (22) interim housing units serving individuals experiencing chronic homelessness. The program includes case management, housing navigation, coordinated entry participation, and supportive services focused on stabilization and transition into permanent housing. Since opening, the L&M Village has served numerous individuals experiencing homelessness within the Healdsburg community and continues to serve as a key component of the City's homelessness response and housing stabilization efforts.

DISCUSSION/ANALYSIS:

This item requests that the City Council approve the Fifth Amendment to the existing Lease, Funding, and Service Agreement with Reach for Home and approve updated Terms of Service for FY 2026-27 for continued operation of the L&M Village. The Agreement currently remains in effect through April 22, 2029.

Pursuant to Section 7.2 of the Agreement, the Parties annually update the Terms of Service and Annual Budget for the Project. The updated Terms of Service attached as Exhibit 1 would be effective from July 1, 2026, through June 30, 2027. No significant operational changes are proposed as part of the FY 2026-27 Terms of Service update.

Since opening, the L&M Village has served as a core component of the City's homelessness response efforts and broader regional coordination efforts in Northern Sonoma County. Through coordinated outreach, interim housing, case management, and housing placement efforts, the City and its regional partners have contributed to substantial reductions in unsheltered homelessness within both Healdsburg and the broader North Sonoma County region.

Operational Sustainability Funding
The proposed FY 2026-27 operational funding amount for Reach for Home services at the L&M Village is approximately $811,037. In addition to the operational funding agreement, the City continues to separately fund City-owned property costs associated with the L&M Village, including property insurance costs currently budgeted at approximately $41,053 annually. Property insurance costs are funded through the City's Measure S funding source and are not included within the Reach for Home operational agreement amount.

The City also included approximately $50,000 within the FY 2026-27 budget for repairs and maintenance associated with the City-owned L&M Village property. As property owner, the City remains responsible for major repairs, maintenance, and capital-related needs beyond routine operational upkeep conducted by Reach for Home.

The City is currently implementing the Measure O Pathways to Sustainability operational funding agreement for $900,000 with Sonoma County. The funding agreement is intended primarily to reimburse eligible operational expenditures associated with prior FY 2025-26 L&M Village operations and related homelessness response activities. The agreement includes an administrative contract term extending through June 30, 2027, to provide sufficient time for reimbursement processing and grant administration activities.

City staff continue to actively coordinate with Sonoma County regarding reimbursement requests, eligible operational expenditures, and future operational sustainability funding opportunities associated with the L&M Village. Sonoma County has indicated that additional regional homelessness and operational funding opportunities are currently under development.

Approval of the proposed amendment and FY 2026-27 Terms of Service will allow the City and Reach for Home to continue uninterrupted operations at the L&M Village while the City continues pursuing long-term operational sustainability strategies and external funding opportunities.

ENVIRONMENTAL STEWARDSHIP:
The continued operation of the L&M Village supports the use of an existing developed property to provide interim housing and supportive services within the community. The project continues to utilize existing infrastructure while supporting the City's broader housing and homelessness response efforts.

The L&M Village also supported regional coordination efforts associated with Encampment Resolution Funding ("ERF") activities along the Russian River corridor, including efforts that helped reduce debris and trash impacts while assisting individuals living along the river transition into interim housing and supportive services.

ALTERNATIVES:
The City Council may choose not to approve the proposed amendment and FY 2026-27 Terms of Service. However, doing so could disrupt ongoing operations at the L&M Village and impact the City's ability to meet ongoing Project Homekey operational obligations and pursue operational reimbursement and sustainability funding opportunities associated with the project.

The City Council may also provide alternative direction to staff regarding the proposed Terms of Service, annual operational funding levels, or future agreement structure.

FISCAL IMPACT:
The proposed FY 2026-27 Terms of Service establish an operational funding amount not to exceed $811,037 for Reach for Home services associated with operation of the L&M Village. Funding for the proposed operational agreement is included within the adopted FY 2026-27 Measure S Affordable Housing budget.

In addition to the operational funding agreement, the City has budgeted approximately $41,053 for property insurance and approximately $50,000 for repairs and maintenance associated with the City-owned L&M Village property. These costs are separate from the Reach for Home operational agreement amount.

It is the intent of City staff to continue pursuing additional operational funding opportunities through Sonoma County and other regional funding sources for future fiscal years in order to reduce reliance on Measure S funding for ongoing operations.

ENVIRONMENTAL ANALYSIS:
Pursuant to Title 14 of the California Code of Regulations Section 15378 of the California Environmental Quality Act ("CEQA") Guidelines, the proposed action constitutes an administrative activity that will not result in direct or indirect physical changes to the environment. In addition, the continued operation of the L&M Village is consistent with the previously approved Project Homekey project and does not represent an expansion of use beyond that previously analyzed by the City.

ATTACHMENT(S):
Resolution
Exhibit A – Fifth Amendment to Lease, Funding, and Service Agreement (including Exhibit 1 – FY 2026-27 Terms of Service).

CITY OF HEALDSBURG

RESOLUTION NO. _____-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING THE FIFTH AMENDMENT TO THE LEASE, FUNDING, AND SERVICE AGREEMENT WITH REACH FOR HOME FOR THE L&M VILLAGE, APPROVING THE FISCAL YEAR 2026-27 TERMS OF SERVICE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSACTION

WHEREAS, on November 21, 2022, the City Council of the City of Healdsburg ("City") approved a Lease, Funding, and Service Agreement between the City and Reach for Home ("Agreement") to operate the L&M Village. Section 7.2 of the Agreement required the parties to the Agreement to meet and prepare terms of service and an annual budget for the project ("Terms of Service"). The Council also requested annual review of the Terms of Service. The City and Reach for Home have previously amended the Agreement to align with the City's fiscal year and incorporate updated Terms of Service; and

WHEREAS, the Agreement currently expires on April 22, 2029; and

WHEREAS, the City and Reach for Home wish to adopt updated Fiscal Year (FY) 2026-27 Terms of Service pursuant to Section 7.2 of the Agreement; and

WHEREAS, the L&M Village continues to operate as a low-barrier, non-congregate interim housing program serving individuals experiencing homelessness through interim housing, supportive services, housing navigation, and case management; and

WHEREAS, pursuant to Section 15378 of the CEQA Guidelines (Title 14, California Code of Regulations, Section 15378), this action constitutes an administrative activity that will not result in direct or indirect physical changes to the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Approves the Fifth Amendment to the Lease, Funding, and Service Agreement between the City and Reach for Home for operation of the L&M Village, attached hereto as Exhibit A; and

2. Approves the FY 2026-27 Terms of Service attached to the Fifth Amendment as Exhibit 1 and incorporated therein; and

3. Authorizes the City Manager to execute the Fifth Amendment and any other documents necessary to effectuate the transaction as approved by the City Attorney.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Healdsburg, this 15th day of June, 2026.

SO ORDERED:

J. Chris Herrod, Mayor

ATTEST:

Raina Allan, City Clerk

FIFTH AMENDMENT TO LEASE, FUNDING, AND SERVICE AGREEMENT

THIS FIFTH AMENDMENT TO LEASE, FUNDING, AND SERVICE AGREEMENT ("Amendment") is made by and between Reach for Home, a nonprofit public benefit corporation ("RFH"), and the CITY OF HEALDSBURG ("City"), collectively referred to as the "Parties," and shall be effective as of June 15, 2026, for the purpose of amending that certain Lease, Funding, and Service Agreement ("Agreement") between the Parties dated November 21, 2022.

WHEREAS, on November 21, 2022, the City Council of the City of Healdsburg ("City") approved a Lease, Funding, and Service Agreement between the City and Reach for Home ("Agreement") to operate the L&M Village;

WHEREAS, Section 7.2 of the Agreement requires the Parties to meet and prepare annual Terms of Service and a budget for the Project and to annually update such Terms of Service;

WHEREAS, the City and Reach for Home have previously amended the Agreement to incorporate updated Terms of Service and annual budgets; and

WHEREAS, the Parties desire to replace the current Terms of Service with updated Terms of Service for Fiscal Year 2026-27, attached hereto as Exhibit 1 and incorporated herein by this reference.

NOW, THEREFORE, the Parties hereby agree to amend the Agreement as follows:

1. The Terms of Service currently attached to the Agreement are hereby deleted and replaced in their entirety with the Fiscal Year 2026-27 Terms of Service attached hereto as Exhibit 1.
2. Except as expressly modified by this Amendment, all terms, conditions, covenants, and provisions of the Agreement shall remain unchanged and in full force and effect.
3. This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written:

CITY OF HEALDSBURG, a Municipal Corporation

_____
Jeffrey Kay, City Manager

Reach for Home

_____
Margaret Sluyk, CEO

ATTEST:

_____
Raina Allan, City Clerk

EXHIBIT 1

TERMS OF SERVICE AND ANNUAL BUDGET
(FY 2026-2027)

The City of Healdsburg, a municipal corporation ("City") and Reach for Home, a nonprofit public benefit corporation ("RFH") hereby enter into and agree upon these Terms of Service and Annual Budget ("Terms of Service"), which have been prepared and executed pursuant to Section 7.2 of the Lease, Funding and Service Agreement between City and RFH dated November 21, 2022 ("Lease"). Collectively herein, the City and RFH are referred to as the "Parties".

These Terms of Service are hereby incorporated into the Lease by reference.

PROJECT DESCRIPTION

The L&M Village is an interim housing project for individuals experiencing homelessness, located at 70 Healdsburg Avenue, City of Healdsburg, CA 95448 ("Project Site"). The project ("Project") includes 22 units for adults, 100% of which are set aside for those experiencing chronic homelessness. The low-barrier, non-congregate interim housing program will provide a safe and supportive environment for those experiencing homelessness. The goal of the program is to support individuals experiencing homelessness in accessing permanent housing.

SERVICE TERM

These Terms of Service shall commence on July 1, 2026. Unless amended, or otherwise terminated as provided herein, these Terms of Service shall be in effect through June 30, 2027 ("Service Term"). Pursuant to Section 7.2 of the Lease, City and RFH shall meet and confer on changes and amendments to these Terms of Service and execute an annual update to the Terms of Service. Subsequent annual updates shall be for the City's fiscal year from July 1 through June 30.

COMPENSATION

The budget and compensation for the Service Term is set forth in Attachment 1, which is incorporated herein by reference. Pursuant to Section 7.3.3 of the Lease, RFH shall not undertake any work that exceeds the amounts specified herein. In no event shall the total amount paid by the City to RFH and/or funds allocated to RFH programs exceed eight hundred eleven thousand and thirty-seven dollars ($811,037) during FY 2026-27.

Payments to RFH shall be made once per month in accordance with the budget amount depicted in Attachment 1. Monthly disbursements will include a true-up to account for actual expenditures and revenues in prior months. City and RFH will meet and confer during each year of the Service Term to adjust the annual budget beginning July 1.

RFH shall submit invoices in a form approved by the City, detailing the number of clients housed and the total number of days housed per client. Payments shall be made only upon satisfactory completion of the services and review of invoices for completeness as determined by the City.

OUTSIDE FUNDING AND OTHER NON HOMEKEY REVENUE

RFH and City agree that outside funding received from private foundations, grants, other governmental revenue, or any other funding source dedicated to the L&M Village shall be utilized in the operations or capital improvements of the L&M Village. Both RFH and City agree to meet and confer prior to either applying for additional funding for the L&M Village. RFH and City will meet and confer during each year of the Service Term to make any requisite adjustments to the budget based upon outside funding received.

PROJECT COORDINATION

The City Manager or his/her designee shall represent City for all purposes under these Terms of Service. All changes to these Terms of Service must be approved by the City Council. The City's Housing Director is hereby designated as the Project Manager. The Project Manager shall supervise the progress and execution of these Terms of Service.

REFERRAL AND PRIORITIZATION PROCESS

RFH shall follow the Program Participant Selection Plan, as approved by the City, County, and State. One hundred percent (100%) of the units in the Project will be set aside for chronically homeless individuals.

SERVICE LOCATION

Services shall be delivered at the Project Site, 70 Healdsburg Avenue, City of Healdsburg, CA 95448. Case management and staff responsible for screening and enrollment will conduct meetings with participants off-site or "in the field" on a case-by-case basis.

DATA TRACKING AND REPORTING

Reach for Home staff will track and report the following data, in addition to any data required by the Project Homekey Program, to the City on an annual basis:

• Exit destination of individuals who exit to a destination that is not permanent housing;
• Average length of stay in days for individuals exiting to a permanent housing destination;
• Average length of stay in days for individuals exiting to a destination that is not permanent housing;

• Average length of time in days for individuals who were homeless prior to becoming housed;
• Number of individuals who re-enter homelessness after exiting the interim housing program into permanent housing;

• Veterans served;
• Income (by area median income);
• Race and ethnicity of all Program participants; and
• Program participants' geographic location prior to entering the Program.

In addition to the above, RFH will report the number of individuals served, income, demographics, ethnicity, outcome performance, significant changes in program staffing, and anecdotal descriptions of services provided by the program quarterly to the Project Manager, using the City's provided template, starting July 1, 2026.

Additionally, RFH staff will provide the Project Manager with a weekly "snapshot" report, which will include:

• Current occupancy of the Project including number of individuals enrolled in the program and number of units currently filled;
• The number of people who have exited Year to Date (YTD);
• Of those exited YTD, the number who exited into housing and number that exited to a destination that is not permanent housing; and
• Any additional Project-related information reasonably requested by City.

PROGRAM REVIEW

RFH staff and the Project Manager will meet as needed to review and evaluate Project status and compliance with these Terms and Conditions.

RFH staff will input Project participant data into the Federal Homeless Management Information System (HMIS) following all relevant data quality standards.

COUNTY AND STATE REQUIREMENTS

RFH will operate the program as described in the Homekey Funding Agreement between the City, Reach for Home, Burbank Housing and the State of California executed on February 16, 2022. Reach for Home will also adhere to the terms outlined in applicable Sonoma County operational funding agreements associated with the L&M Village.

CORE SERVICES

Eligibility and Screening & Enrollment

RFH staff will manage the wait list for entry into a housing unit in the L&M Village, obtain documentation necessary to demonstrate eligibility for the program, and coordinate participants' enrollment and move-ins.

Case Management

RFH staff will provide case management support to participants designed to help participants access permanent housing. Case management support will include development of an individualized housing plan for each participant.

Exit Coordination

In the event a participant is required to leave the program, RFH staff will provide emergency shelter resource information to that participant upon exit. Whenever possible, RFH staff will coordinate transportation for the participant to their next living situation.

Project Site Supervision

RFH staff is responsible for day-to-day site operations. RFH staff will respond to participant needs and facilitate the availability of on-site amenities such as showers, laundry, and food services to ensure participants' essential needs are met. Staff will also ensure participant safety through regular check-ins and monitoring of the Project Site.

Community Engagement

RFH staff is responsible for bringing additional support resources to the Project Site and developing a sense of community for participants. Fostering relationships and developing partnerships to recruit service providers to the Project Site and providing input and feedback opportunities from neighboring businesses and residents will remain a priority. On a quarterly basis, and additionally as needed, RFH and City will coordinate outreach meetings with surrounding neighbors.

Project Site Safety and Cleanliness

RFH will maintain the Project Site in a clean and orderly condition and ensure that any activities that may result in neighborhood disruption will be minimized and consistent with City regulations.

INSPECTION

City shall be permitted to inspect the Project Site to ensure compliance with the Lease and these Terms and Conditions. Any improvements to the Project Site shall be subject to the Project Manager's inspection and approval.

ATTACHMENT 1

REACH FOR HOME
L&M VILLAGE
FY 2026-2027 ANNUAL BUDGET

Annual Compensation and Budget Authorization

Pursuant to Section 7.3.3 of the Lease, Funding, and Service Agreement, the total compensation and budget authorization for operation of the L&M Village during Fiscal Year 2026-2027 shall not exceed Eight Hundred Eleven Thousand Thirty-Seven Dollars ($811,037).

Reach for Home shall provide services in accordance with the Terms of Service and approved annual operating budget. City and Reach for Home may meet and confer during the Service Term regarding adjustments to budget categories, provided that the total annual compensation authorized herein shall not exceed $811,037 without further City Council approval.

L&M Village

Annual Operating Budget - 12 Month Budget

07/01/2026 - 06/30/2027

Budget for Meals	
Annual cost of meals	**$15,000**
Budget for Security	
Estimate based on market rate	
Cost of Security per year	**$115,000**

Budget for L&M Village Case Manager	
Interim Housing Supervisor	1
Hourly Rate	$34.00
Annual Compensation	$74,880
Taxes & Benefits (T&B) - Rate	23.00%
Taxes & Benefits (T&B)	$17,222
Annual Salary & Wages + T&B	**$92,102**
FTE (Case Manager I)	1
Hourly Rate	$30.00
Annual Compensation	$62,400
Taxes & Benefits (T&B) - Rate	23.00%
Taxes & Benefits (T&B)	$14,352
Annual Salary & Wages + T&B	**$76,752**
FTE (Case Manager I)	1
Hourly Rate	$28.00
Annual Compensation	$58,240
Taxes & Benefits (T&B) - Rate	23.00%
Taxes & Benefits (T&B)	$13,395
Annual Salary & Wages + T&B	**$71,635**
FTE (Case Manager I)	1
Hourly Rate	$28.00
Annual Compensation	$58,240
Taxes & Benefits (T&B) - Rate	23.00%
Taxes & Benefits (T&B)	$13,395
Annual Salary & Wages + T&B	**$71,635**
Facilities	1
Hourly Rate	$33.78
Annual Compensation	$70,262
Taxes & Benefits (T&B) - Rate	23.00%
Taxes & Benefits (T&B)	$16,160
Annual Salary & Wages + T&B	**$86,422**
Property Management	1
Hourly Rate	$33.28
Annual Compensation	$69,222
Taxes & Benefits (T&B) - Rate	23.00%
Taxes & Benefits (T&B)	$15,921
Annual Salary & Wages + T&B	**$85,143**
Total Salary & Wages + T&B	**$483,689**

Insurance	$5,000
Office supplies	$1,006
Electricity, Water, starlink, gas, sewer, etc...	$51,000
Rehabilitative Activities for Participants (garden, art therapy, etc..)	$5,000
Transportation for participants	$8,000
Maintenance and Repair	$20,000
Miscellaneous	$7,342
Estimated Non-Payroll Budget	**$97,348**

Budget Summary Request	
Meals	$15,000
Security	$115,000
L&M Village Staffing Budget	$483,689
Non-Payroll	$97,348
Admin OH	$100,000
Total Preliminary Annual Budget Request	**$811,037**
Total Preliminary Monthly Budget Request	**$67,586**
Cost per door per day	**$101**

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Professional Services Agreement with Reach for Home for Street Outreach and Prevention Services

PREPARED BY: Stephen F. Sotomayor, Housing Director

STRATEGIC INITIATIVE(S):

- Expand Affordable Housing Opportunities
- Maintain and Enhance Public Health and Safety

RECOMMENDED ACTION(S):
Adopt a Resolution approving a Professional Services Agreement with Reach for Home for services to individuals experiencing homelessness and those at risk of becoming homeless, for an initial one-year term ending June 30, 2027, with up to two additional one-year renewals, and authorizing the City Manager to execute said agreement.

COMMUNITY ENGAGEMENT/OUTREACH:
This item will be considered at a public meeting, providing time for public comment regarding the proposed Professional Services Agreement. City housing staff and Reach for Home continue to actively engage with the community regarding programs and services addressing homelessness through periodic updates, outreach efforts, and ongoing coordination with local and regional service providers.

BACKGROUND:
As part of an ongoing effort to address housing challenges within the community, the City has partnered with Reach for Home to provide programs and services aimed at addressing homelessness and preventing individuals and families from becoming homeless.

Timeline of Agreements with Reach for Home

December 2009: The Redevelopment Agency of the City of Healdsburg entered into a lease agreement with Reach for Home (formerly North Sonoma County Services) to provide affordable transitional housing at 306 and 308 East Street (Victory Apartments and Studios). This partnership

enabled the City to provide affordable transitional housing to families working toward stability, economic independence, and permanent housing placements.

October 2018: The City Council expanded its partnership with Reach for Home by entering into a Professional Services Agreement to include prevention services, housing navigation, and street outreach.

June 2021: The City Council authorized a one-year agreement with Reach for Home to continue services at the Victory Apartments and Studios, including case management, street outreach, and relocation assistance.

November 2022: The City Council authorized an agreement with Reach for Home expanding services to include the newly constructed on-site Navigation Center at the Victory Studios and Apartments. Services included case management, temporary emergency shelter services, and relocation assistance.

June 2024: The City Council approved a two-year Professional Services Agreement with Reach for Home for street outreach, prevention services, case management, and related homelessness response services through June 30, 2026.

The current agreement is set to expire on June 30, 2026.

DISCUSSION/ANALYSIS:
Staff recommends approval of a Professional Services Agreement with Reach for Home for an initial one-year term ending June 30, 2027, with the option for two additional one-year renewals exercisable by the City. The proposed structure is intended to maintain operational continuity while preserving flexibility associated with future funding availability and evolving regional homelessness response strategies.

This agreement remains separate from the Lease, Funding, and Service Agreement associated with operation of the L&M Village. However, together these agreements form a coordinated homelessness response system that includes outreach, prevention, shelter, interim housing, case management, and pathways to permanent housing.

Reach for Home continues to play a central role in coordinating homelessness response efforts within the City of Healdsburg and Northern Sonoma County. Services provided under this agreement include street outreach, housing stabilization assistance, case management, emergency weather shelter coordination, relocation assistance, and referrals to behavioral health and supportive services.

Recent outcomes associated with City and Reach for Home coordination efforts include continued reductions in unsheltered homelessness within the community, increased access to supportive services, and successful transitions of participants into interim and permanent housing opportunities.

Maintaining continuity of services remains important as the City and regional partners continue efforts focused on achieving long-term reductions in homelessness and improving housing stability for vulnerable residents.

ENVIRONMENTAL STEWARDSHIP:
There is no direct correlation to environmental stewardship associated with this item.

ALTERNATIVES:
The City Council may choose to modify the terms of the agreement or provide alternative direction to staff.

FISCAL IMPACT:
The proposed agreement for street outreach and prevention services with Reach for Home has an initial one-year term with two optional one-year extensions not to exceed $150,000 annually. The adopted Fiscal Year 2026-27 and 2027-28 budget includes sufficient appropriations in the Measure S Affordable Housing Fund to support the proposed contract. The third renewal would be subject to future budget appropriations, and both optional extensions will be subject to funding availability within the Measure S Affordable Housing Fund.

ENVIRONMENTAL ANALYSIS:
Pursuant to Title 14, California Code of Regulations Section 15378(b)(5) of the California Environmental Quality Act ("CEQA") Guidelines, approval of this Resolution is an administrative activity of the City that will not result in direct or indirect physical changes to the environment.

ATTACHMENT(S):
Resolution
Exhibit A – Scope of Work

CITY OF HEALDSBURG

RESOLUTION NO. ___ -2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH REACH FOR HOME FOR SERVICES TO INDIVIDUALS EXPERIENCING HOMELESSNESS AND THOSE AT RISK OF BECOMING HOMELESS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT

WHEREAS, the City of Healdsburg has expressed an ongoing commitment to providing housing services and assistance to low-income residents and individuals experiencing homelessness within the community; and

WHEREAS, in December 2009, the Redevelopment Agency of the City of Healdsburg entered into a lease agreement with Reach for Home, formerly North Sonoma County Services, to provide affordable transitional housing at 306 and 308 East Street; and

WHEREAS, the City is the owner of the dwelling units located at 306 and 308 East Street; and

WHEREAS, affordable and supportive housing services for individuals and families working toward stability, economic independence, and permanent housing placements are critical to the community; and

WHEREAS, Reach for Home's housing programs, outreach efforts, and case management services provide an effective housing stabilization and supportive services solution for vulnerable residents within the community; and

WHEREAS, the City has previously partnered with Reach for Home to provide street outreach, prevention services, temporary emergency shelter coordination, relocation assistance, case management, and housing navigation services; and

WHEREAS, the current Professional Services Agreement with Reach for Home is scheduled to expire on June 30, 2026; and

WHEREAS, the City desires to continue these services through a Professional Services Agreement for an initial one-year term ending June 30, 2027, with up to two additional one-year renewal options; and

WHEREAS, funding for Fiscal Year 2026–27 is anticipated to be included within the Affordable Housing, Measure S Fund budget, subject to City Council appropriation authority; and

WHEREAS, any future renewal terms would remain subject to future appropriations and satisfactory performance of services; and

WHEREAS, pursuant to Title 14, California Code of Regulations Section 15378(b)(5) of the California Environmental Quality Act ("CEQA") Guidelines, approval of this Resolution is an administrative activity of the City that will not result in direct or indirect physical changes to the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Approves a Professional Services Agreement with Reach for Home for services to individuals experiencing homelessness and those at risk of becoming homeless for an initial one-year term ending June 30, 2027, with up to two additional one-year renewal options, for a not-to-exceed amount of $150,000 annually; and
2. Authorizes the City Manager to execute an Agreement consistent with the Scope of Work, subject to approval by the City Attorney; and
3. Authorizes the City Manager to approve up to two additional one-year renewal options subject to available funding, satisfactory performance, and City Council appropriation authority.

PASSED, APPROVED AND ADOPTED this 15th day of June, 2026, by the following vote:

SO ORDERED: ATTEST:

_____ _____

J. Chris Herrod, Mayor Raina Allan, City Clerk

Exhibit A

Reach for Home – Scope of Work

Case Management and Outreach Services

For the not-to-exceed amount of $150,000 annually for the initial one-year term ending June 30, 2027, with up to two additional one-year renewal options, utilizing the Victory Studios, a seven-unit studio apartment complex located at 306 East Street in Healdsburg, the Victory Apartments, a four-unit two-bedroom apartment complex located at 308 East Street in Healdsburg, and the on-site Navigation Center for housing programs including:

1. Case Management Services

a. Ensure that programs and clients comply with the rules and requirements associated with applicable Federal, State, and County housing programs and assist participants in becoming self-reliant and able to transition into independent housing.

b. Ensure the establishment of necessary controls to qualify for and administer government funding programs.

c. Utilize the full spectrum of County and regional social services resources to serve participant needs, striving for the goal of helping participants gain the skills necessary to become stable, independent, and productive members of the community following transition into permanent housing.

d. Work in partnership with other agencies, faith-based organizations, healthcare providers, businesses, and service organizations within the area to reduce duplication of services and implement best practices in support of participants at the lowest reasonable cost to the City.

e. Programs offered may include emergency shelter, permanent supportive housing, rapid rehousing, homelessness prevention, housing navigation, and supportive services.

f. Oversee management and coordination associated with the Victory Studios and Apartments located at 306 and 308 East Street consistent with the terms of applicable agreements.

2. Temporary Emergency Shelter Services (“TESS”)

a. Oversee and manage all aspects associated with activation and operation of temporary emergency shelter services during extreme weather events, including monitoring weather conditions, identifying and securing facility locations, event activation and deactivation, staffing coordination, tracking and reporting services provided, and operational oversight.

b. Coordinate entry and referrals for homeless residents impacted by extreme weather conditions.

c. Coordinate with Sonoma County Coordinated Entry and related service systems as appropriate.

d. Provide and/or coordinate staffing, food, bedding, facilities, transportation, supplies, and other resources necessary for operation of temporary emergency shelter services.

e. Provide 24-hour staffing coverage for the duration of temporary emergency shelter operations.

f. Coordinate transportation assistance for participants accessing temporary emergency shelter services.

g. Notify the City Manager and/or designee, as well as the Chief of Police, when temporary emergency shelter services are activated or deactivated.

h. Coordinate with the City regarding media notifications and public information if appropriate.

i. Eligible reimbursable costs may include staffing, operational expenses, food, utilities, cleaning, supplies, transportation, facility costs, and related approved expenses associated with temporary emergency shelter operations.

3. Relocation Assistance and Stabilization Services

a. Provide relocation assistance and stabilization services for Healdsburg residents and families impacted by displacement, rent increases, unsafe housing conditions, or construction-related impacts.

b. Assist eligible households with housing navigation, landlord coordination, referrals, and connection to available support services.

4. Street Outreach and Referrals

a. Conduct street outreach and engagement activities for individuals experiencing homelessness within the City of Healdsburg.

b. Provide referrals and coordination with behavioral health, healthcare, housing, employment, substance abuse recovery, and supportive service providers utilizing a warm hand-off approach where appropriate.

c. Coordinate outreach activities with City staff, regional providers, Sonoma County programs, and the Continuum of Care system as appropriate.

5. Reporting

a. Provide the City Housing Director or their designee with weekly written reports summarizing outreach and case management activities conducted during the reporting period. Reports shall include, at a minimum, the number of outreach contacts made, referrals provided, housing placements or exits achieved, coordination activities conducted with partner agencies, temporary emergency shelter activations if applicable, and identification of significant challenges, trends, or emerging community needs.

b. Provide quarterly summary reports documenting program activities, participant outcomes, service trends, and performance metrics associated with services provided under this Agreement in a format reasonably acceptable to the City.

c. Maintain records sufficient to document services provided, participant engagement, program outcomes, and expenditures associated with this Agreement and provide such records to the City upon reasonable request consistent with applicable confidentiality requirements.

d. Participate in periodic coordination meetings with City staff as reasonably requested to review program operations, discuss emerging issues, and evaluate service delivery needs within the community.

CITY OF HEALDSBURG
CITY COUNCIL/REDEVELOPMENT SUCCESSOR AGENCY
REGULAR MEETING MINUTES
June 1, 2026
CITY HALL COUNCIL CHAMBER
401 Grove Street, Healdsburg

CALL TO ORDER/ROLL CALL

Mayor/Chairperson Herrod called to order the concurrent meeting of the City Council and Redevelopment Successor Agency of the City of Healdsburg at 6:00 p.m. with the following Council Members present:

Present: Council Members/: Edwards, Hagele, Kelley, Mitchell and Mayor Herrod
Board Members

Absent: Council Members/: None
Board Members

APPROVAL OF AGENDA

On a motion by Councilmember Mitchell, seconded by Councilmember Kelley, approved the June 1, 2026, City Council and Redevelopment Successor Agency meeting agenda as submitted. The motion carried on a unanimous voice vote. (Ayes 5, Noes 0, Absent – None)

REPORT ON CLOSED SESSION

None.

ANNOUNCEMENTS/PRESENTATIONS – RECOGNITION OF EMPLOYEES WITH MILESTONE ANNIVERSARIES

Fire Chief Boaz recognized Fire Inspector John Sullivan for twenty years of service to the Fire Department.

Fire Inspector Sullivan thanked Chief Boaz and the City Council for the recognition.

ANNOUNCEMENTS/PRESENTATIONS – PROCLAMATION DECLARING JUNE 2026 AS GUN VIOLENCE AWARENESS MONTH

Mayor Herrod with Council concurrence issued a Proclamation declaring June 2026 as Gun Violence Awareness Month in the City of Healdsburg.

CITY MANAGER REPORTS

City Manager Kay reported on items of interest to the City Council.

PUBLIC COMMENTS ON ITEMS ON THE CONSENT CALENDAR AND NON AGENDA ITEMS

Jason Taormino PG& E representative commented on the undergrounding projects and upcoming wildfire legislation.

Cathy Waterbury commented on wildlife and birds in Healdsburg.

CONSENT CALENDAR

On a motion by Councilmember Kelley, seconded by Councilmember Mitchell, approved the Consent Calendar as follows:

A. MONTHLY INVESTMENT REPORT FOR APRIL 2026

Received and approved the Monthly Treasurer's Investment Report for April 2026. (Ayes 5, Noes 0, Absent – None)

B. APPROVAL OF DISBURSEMENT REPORT FOR WITHDRAWALS DURING THE MONTH OF APRIL 2026

Approved the Disbursement Report for April 2026. (Ayes 5, Noes 0, Absent – None)

C. APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27

Adopted Resolution No. 50-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27." (Ayes 5, Noes 0, Absent – None)

D. FISCAL YEAR 2026-2027 INVESTMENT POLICY

Adopted Resolution No. 51-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ADOPTING AN INVESTMENT POLICY FOR FISCAL YEAR 2026-2027." (Ayes 5, Noes 0, Absent – None)

E. AMENDMENT OF PROFESSIONAL SERVICES AGREEMENT WITH INFOSEND, INC.

Adopted Resolution No. 52-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AN AMENDMENT TO THE AGREEMENT WITH INFOSEND, INC. FOR UTILITY BILLING SERVICES IN AN AMOUNT NOT-TO-EXCEED $50,000 AND EXTENDING THE CONTRACT TERM FOR ONE YEAR." (Ayes 5, Noes 0, Absent – None)

F. CONDITIONAL AWARD OF CONTRACT FOR HIGH-VOLTAGE VEGETATION LINE CLEARANCE

Adopted Resolution No. 53-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG CONDITIONALLY AWARDING A CONTRACT TO MOUNTAIN F. ENTERPRISES, INC. TO PERFORM HIGH-VOLTAGE VEGETATION MANAGEMENT SERVICES FOR FIRST-YEAR ANNUAL AMOUNT OF $166,669, AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT AND APPROVED CHANGE ORDERS UP TO 20% OF THE ANNUAL BASE BID AMOUNT, AND AUTHORIZE THE CITY MANAGER TO EXECUTE UP TO FOUR, ONE-YEAR EXTENSIONS FOR A MAXIMUM FIVE-YEAR NOT-TO-EXCEED AMOUNT OF $1,000,015." (Ayes 5, Noes 0, Absent – None)

G. SURPLUS EQUIPMENT

Adopted Resolution No. 54-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG DECLARING VARIOUS EQUIPMENT AS SURPLUS." (Ayes 5, Noes 0, Absent – None)

H. ST. PAUL'S EPISCOPAL CHURCH SHOWER SERVICES AGREEMENT

Adopted Resolution No. 55-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH ST. PAUL'S EPISCOPAL CHURCH FOR SHOWER SERVICES FOR INDIVIDUALS EXPERIENCING HOMELESSNESS WITH THE OPTION TO EXTEND THE AGREEMENT FOR TWO ADDITIONAL YEARS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT." (Ayes 5, Noes 0, Absent – None)

I. APPROVAL OF ADDITIONAL CONSTRUCTION CONTINGENCY AUTHORITY FOR THE VICTORY APARTMENTS REHABILITATION PROJECT

Adopted Resolution No. 56-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING AN INCREASE TO THE PREVIOUSLY AUTHORIZED CONSTRUCTION CONTINGENCY FOR THE REHABILITATION OF THE VICTORY APARTMENTS AT 306/308 EAST STREET AND AUTHORIZING THE CITY MANAGER TO EXECUTE RELATED CHANGE ORDERS." (Ayes 5, Noes 0, Absent – None)

J. FISCAL YEAR 2025-26 THIRD QUARTER FINANCIAL UPDATE

Received an update on the financial performance through the third quarter of Fiscal Year 2025-26. (Ayes 5, Noes 0, Absent – None)

K. ANNUAL REVIEW OF GOOD FAITH COMPLIANCE WITH THE TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENTS

Adopted Resolution No. 57-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG FINDING THAT REPLAY HEALDSBURG LLC, MILL DISTRICT UNIT 4 ASSOCIATION, EDEN MILL DISTRICT LP, AND MILL DISTRICT HOTEL, LLC ARE IN GOOD FAITH COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT FOR THE MILL DISTRICT PROJECT; AND CCS HEALDSBURG LLC, KENDAL AT SONOMA, A ZEN INSPIRED COMMUNITY, AND BHDC NORTH VILLAGE LLC ARE IN GOOD FAITH COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT FOR THE NORTH VILLAGE PROJECT; AND FREEBIRD DEVELOPMENT COMPANY LLC, SAGGIO HILLS LOT 14, L.P., AND SAGGIO HILLS LOT 3, L.P. ARE IN GOOD FAITH COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT FOR THE SAGGIO HILLS AFFORDABLE HOUSING PROJECT." (Ayes 5, Noes 0, Absent – None)

L. APPROVAL OF MINUTES

Approved the May 18, 2026 Regular Meeting Minutes. (Ayes 5, Noes 0, Absent – None)

The motion to approve the Consent Calendar as above carried on a unanimous roll call vote. (Ayes 5, Noes 0, Absent – None)

PUBLIC HEARINGS-THE CITY OF HEALDSBURG VACANCIES, RECRUITMENT, AND RETENTION EFFORTS PURSUANT TO ASSEMBLY BILL 2561

Chief Human Resources Officer Lopez presented the report.

International Association of Firefighters (IAFF 2604) President Newhall provided information on behalf of IAFF 2604.

Mayor Herrod opened the public hearing and comment period.

There were no public comments on this item.

The Council asked various questions of Ms. Lopez.

Mayor Herrod thanked Ms. Lopez for the presentation.

PUBLIC HEARINGS – 2025 URBAN WATER MANAGEMENT PLAN

Utility Conservation Analyst Terra Sampson, Utilities Engineering Manager Patrick Fuss and Water and Wastewater Superintendent Rob Scates presented the report.

Mayor Herrod opened the public hearing and comment period.

The following members(s) of the public spoke on the item:
Louis Jordan

The Council asked questions of staff.

Mayor Herrod thanked Ms. Sampson, Mr. Fuss and Mr. Scates for the presentation.

BUSINESS ITEMS – WATER WASTE PROVISIONS AND WATER SHORTAGE CONTINGENCY PLAN

Utility Conservation Analyst Terra Sampson presented the report.

Mayor Herrod opened the public comment period.

The following members(s) of the public spoke on the item:
Louis Jordan

Mayor Herrod closed the public comment period.

The Council asked various questions of Ms. Sampson.

On a motion by Councilmember Kelley, seconded by Councilmember Mitchell, introduced for first reading, by title only, waiving further reading of the text, "AN ORDINANCE OF THE CITY OF HEALDSBURG ADDING SECTION 13.12.210, WATER WASTE PROHIBITIONS,

TO THE MUNICIPAL CODE AND AMENDING SECTION 13.12.220, WATER SHORTAGE CONTINGENCY PLAN, OF THE MUNICIPAL CODE." The motion carried on a unanimous roll call vote. (Ayes 5, Noes 0, Absent – None)

Mayor Herrod thanked Ms. Sampson for the presentation.

BUSINESS ITEMS – FISCAL YEAR 2026-27 AND 2027-28 BUDGET AND CAPITAL IMPROVEMENT PLAN ADOPTION

Finance Director Edgar presented the report.

Mayor Herrod opened the public comment period.

There were no public comments on this item.

The Council asked questions of Director Edgar and Community Services Director Themig.

Following a discussion by Council, on a motion by Councilmember Hagele, seconded by Councilmember Mitchell, adopted the following Resolutions:

Resolution No. 58-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ADOPTING THE 2026-27 BUDGET."

Resolution No. 59-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ADOPTING THE 2027-28 BUDGET."

Resolution No. 60-2026, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ADOPTING THE 2026-31 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM."

The motion to adopt the above three Resolutions carried on a unanimous roll call vote. (Ayes 5, Noes 0, Absent – None)

BUSINESS ITEMS – CITY COUNCIL SUBCOMMITTEE TO INTERVIEW PLANNING COMMISSION APPLICANTS

City Clerk Allan presented the staff report.

Mayor Herrod opened the public comment period.

There were no public comments on this item.

On a motion by Councilmember Hagele, seconded by Vice Mayor Edwards, appointed Mayor Herrod and Councilmember Kelley to the subcommittee to interview Planning Commission applicants. The motion carried on a unanimous voice vote. (Ayes 5, Noes 0, Absent – None)

COUNCIL REPORTS ON MATTERS OF INTEREST OCCURRING SINCE PREVIOUS REGULAR MEETING/EXPENSE REIMBURSEMENT REPORTS

Councilmembers reported on recent and upcoming activities, including reports from meetings attended.

ADJOURNMENT

There being no further City Council/Redevelopment Successor Agency business to discuss, the meeting was adjourned at approximately 9:18 p.m.

APPROVED: ATTEST:

_____ _____

J. Chris Herrod, Mayor Raina Allan, City Clerk

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Landscaping and Lighting Assessment District

PREPARED BY: Jaime Licea, Parks and Open Space Superintendent

STRATEGIC INITIATIVE(S):
- Maintain and Improve Infrastructure and Facilities
- Provide Resident-Driven Community Services

RECOMMENDED ACTION(S):

1. Hold a public hearing and receive public comments or protests on the Annual Engineer's Report, the proposed budget, and proposed annual assessments for the Healdsburg Landscaping and Lighting Assessment District (Assessment District); and

2. Adopt a Resolution accepting the Annual Engineer's Report, confirming the assessment diagram and annual assessment amounts, and the levying and collection of assessments for FY 2026-27 for the Assessment District.

COMMUNITY ENGAGEMENT/OUTREACH:
Beginning in 2020, staff meet with residents from the Landscaping and Lighting Assessment District to identify concerns and opportunities as part of a working group. The working group meets twice per year and helps identify the work to be completed in the zones each year.

BACKGROUND:
The City of Healdsburg utilizes the Assessment District in accordance with the provisions of the Landscaping and Lighting Act of 1972 to fund the operation and maintenance of the landscaping improvements within the public right-of-way along specific streets and the maintenance of riparian and park areas in the City. The Assessment District consists of separate zones (areas) within the City. The funding sources are assessed parcels within each of the zones.

On February 16, 2026, the City Council began the required annual Assessment District proceedings by adopting a Resolution appointing the Engineer of Work and directing the preparation and filing of the Annual Engineer's Report for FY 2026-27.

On May 4, 2026, the City Council adopted a Resolution of Intention to levy and collect annual assessments for FY 2026-27, preliminarily approved the filed Engineer's Report, and set the date and time for the public hearing.

DISCUSSION/ANALYSIS:
Tonight's public hearing is the last of three City Council meetings regarding the levy and collection of FY 2026-27 assessments for the Assessment District. The Engineer's Report being presented to the City Council for final approval is substantially the same as the Engineer's Report preliminarily approved on May 4, 2026.

If approved at the conclusion of the public hearing, the City Council will confirm the assessment diagram and assessment amounts as set forth in the Annual Engineer's Report and authorize the levy and collection of annual assessments for FY 2026-27.

The District currently consists of seven zones. The Annual Engineer's Report includes the description and proposed changes for each of the existing zones, the description and the proposed costs to operate and maintain the improvements, the method of apportionment of the assessments, the assessment roll for all parcels, and the assessment diagram of each zone.

The zones detailed in the Engineer's Report are as follows:

Zone 1 – Parkland Hills Subdivision
Zone 2 – Healdsburg Estates and River's Landing
Zone 3 – Park and Healdsburg Avenue
Zone 4 – Senior Housing Development
Zone 5 – Sonata Subdivision (Includes Grant Street Village)
Zone 6 – Sorrento Square
Zone 7 – Mill District

For FY 2026-27, the estimated maximum annual assessments for all zones are proposed to increase by the allowable annual Consumer Price Index (CPI) (Year 2025) increase of +3.0%.

The annual assessments to be levied are proposed to decrease in Zones 1, 2, 4 and 6 as no special projects are planned in those zones requiring extra funding. Assessments in Zones 3, 5, and 7 will remain consistent with last year. Community Services Fund contributions will be used in Zones 3 and 6 to account for special benefits conferred upon out-of-district properties.

The following table presents the actual levied assessments from FY 2025-26 and proposed annual assessments to levy in FY 2026-27.

Zone	Proposed Maximum Annual Assessment	Proposed Actual Assessment	Last Year's Actual Assessment	Units

Zone 1	$334.77	$277.28	$302.32	per ESD
Zone 2	$214.32	$134.64	$144.88	per ESD
Zone 3	$277.72	$202.04	$202.04	per ESD
Zone 4	$313.53	$304.20	$304.32	per ESD
Zone 5	$999.51	$632.84	$632.80	per ESD
Zone 6	$970.86	$559.56	$575.88	per ESD
Zone 7	$21,940.79	$21,025.44	$21,025.44	per Acre

The overall Assessment District budget has decreased approximately 5.9% from last year's budget, primarily due to a reduction in planned projects requiring additional funding.

The adoption of tonight's resolution is pursuant to Section 22631 of the California Streets and Highways Code.

ENVIRONMENTAL STEWARDSHIP:
The City has transitioned to drought-tolerant, and low water use landscaping throughout the District. Future work will continue to focus on drought tolerant approaches.

ALTERNATIVES:
By virtue of the Streets and Highways Code (Code), the City of Healdsburg is mandated to adhere to the recommendation in the Code to file an Annual Engineer's Report. By not filing the report, the City would not be in conformance with the rules and regulations of the Code and assessments could be subject to challenge. Accordingly, staff does not recommend options with respect to filing the annual Engineer's Report.

FISCAL IMPACT:
Revenues from the Assessment District are estimated at $422,091.66 (total of all 7 zones.) Overall expenditures are estimated at $451,459.83. The difference between the Assessment District revenues and the overall estimated expenditures will come from $12,202.94 in Annual Reserves and $17,165.23 in Community Services Fund contributions.

ENVIRONMENTAL ANALYSIS:
Activities associated with the Landscaping and Lighting Assessment District includes maintenance of existing landscaping, native growth, and related facilities. Per Section 15301(h) of Article 19 in Chapter 3 of Title 14 of the California Code of Regulations, these activities are considered Categorically Exempt.

ATTACHMENT(S):
Resolution
Engineer's Report

CITY OF HEALDSBURG

RESOLUTION NO. -2026

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING THE ANNUAL ENGINEER'S REPORT, CONFIRMING THE ASSESSMENT DIAGRAM AND THE ANNUAL ASSESSMENT AMOUNTS AND AUTHORIZING THE LEVYING AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR THE CITY OF HEALDSBURG LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

WHEREAS, the City Council ordered the formation of the Healdsburg Landscaping and Lighting Assessment District (Assessment District) on November 4, 1996, to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972; and

WHEREAS, the City Council intends to levy and collect assessments within the Assessment District during FY 2026-27, and the lands to be assessed are located in the City of Healdsburg, Sonoma County; and

WHEREAS, on February 16, 2026, the City Council adopted a Resolution appointing Coastland Civil Engineering as the Engineer of Work, directing the preparation and filing of the Annual Engineer's Report, and describing the potential changes to the Assessment District for FY 2026-27; and

WHEREAS, Coastland Civil Engineering prepared and filed with the City Clerk the Annual Engineer's Report for FY 2026-27 as required by the Landscaping and Lighting Act of 1972; and

WHEREAS, on May 4, 2026, the City Council adopted a Resolution of Intention to levy and collect assessments, preliminarily approving the Engineer's Report for FY 2026-27 and setting the time and date of the public hearing pursuant to Section 22624 of the Streets and Highways Code; and

WHEREAS, the operations and maintenance to be made to the improvements for the upcoming FY 2026-27 in the Assessment District are generally described as follows:

Zone 1 – The operation, maintenance and other incidental costs associated with back-on street landscaping, riparian areas, and weed abatement areas (including the detention basin) within the Parkland Hills Subdivision (includes Quarry Ridge) and the Foss Creek Restoration Project.

Zone 2 – The operation, maintenance and other incidental costs associated with weed abatement along Paul Witke Drive fronting Healdsburg Estates and River's Landing.

Zone 3 – The operation, maintenance and other incidental costs associated with the Barbieri Brothers Park and landscaping on multiple reaches along the east side of Healdsburg Avenue,

located within Area A as defined in the Second Amended Engineer's Report for the North Healdsburg Avenue Specific Plan Area A Assessment District.

Zone 4 – The operation, maintenance and other incidental costs associated with the back-on street landscaping located within the Senior Housing development along Parkland Farms Boulevard frontage.

Zone 5 – The operation, maintenance and other incidental costs associated with the back-on street landscaping and a creek-side trail located along Larkspur Drive within the Sonata and the previously known Grant Street Village developments; and

Zone 6 – The operation, maintenance and other incidental costs associated with the back-on street landscaping along Healdsburg Avenue and a small pocket park along Monte Vista Avenue within the Sorrento Square development; and

Zone 7 – The operation, maintenance and other incidental costs associated with the back-on street landscaping, street lighting and storm water treatment facilities associated with landscaping located within Healdsburg Avenue, Saw Mill Circle, Branch Lane and South Street.

WHEREAS, all interested persons are referred to the Engineer's Report for a full and detailed description of the improvements, the proposed operation and maintenance costs, the boundaries of the Zones of the Assessment District and the proposed assessments upon assessable lots and parcels of land within the Assessment District; and

WHEREAS, the proposed FY 2026-27 amount to actually levy and collect in Zones 1 through 7 inclusive, include $277.28 per Equivalent Single-Family Dwelling (ESD) for Zone 1, $134.64 per ESD for Zone 2, $202.04 per ESD for Zone 3, $304.20 per ESD for Zone 4, $632.84 per ESD for Zone 5, $559.56 per ESD for Zone 6 and $21,025.44 per acre for Zone 7; and

WHEREAS, in order to keep up with inflation, the maximum annual assessments for Zones 1, 2, 3, 4, 5, 6 and 7 are proposed to be increased by the 2025 Consumer Price Index (CPI) of +3.0%, the annual CPI is based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics; and

WHEREAS, the new Maximum Annual Assessments that can be assessed will be $334.77 per ESD in Zone 1, $214.32 per ESD in Zone 2, $277.72 per ESD in Zone 3; $313.53 per ESD in Zone 4; $999.51 per ESD in Zone 5; $970.86 per ESD in Zone 6; $21,940.79 per acre in Zone 7, plus any allowable future annual CPI increases; and

WHEREAS, this Resolution is adopted pursuant to Section 22631 of the California Streets and Highways Code; and

WHEREAS, per Section 15301(h) of Article 19 in Chapter 3 of Title 14 of the California Code of Regulations, these activities are considered Categorically Exempt.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby:

1. Approves the FY 2026-27 Annual Engineer's Report as prepared and filed,
2. Confirms the assessment diagram and assessment amounts as set forth in the annual Engineer's Report including the increase in the Maximum Annual Assessment for each existing Zone by the 2025 CPI of 3%, and any amendments incorporated at the City Council's direction, and authorizes the levy and collection of the annual assessments for:
    - Zone 1 – Parkland Hills (includes Quarry Ridge) Street Landscaping;
    - Zone 2 – Healdsburg Estates & River's Landing Street Landscaping;
    - Zone 3 – Park and Healdsburg Avenue Landscaping;
    - Zone 4 – Senior Housing Street Landscaping; and
    - Zone 5 – Sonata Subdivision (includes Grant Street Village)
    - Zone 6 – Sorrento Square
    - Zone 7 – Mill District
3. Per Section 15301(h) of Article 19 in Chapter 3 of Title 14 of the California Code of Regulations, the City Council finds these activities are considered Categorically Exempt.
4. Adopts this resolution pursuant to Section 22631 of the Streets and Highways Code.

PASSED, APPROVED AND ADOPTED this 15th day of June, 2026, by the following vote:

SO ORDERED:

J. Chris Herrod, Mayor

ATTEST:

Raina Allan, City Clerk

CITY OF HEALDSBURG

County of Sonoma

State of California

FY 2026-27

ANNUAL ENGINEER'S REPORT
HEALDSBURG LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

For Final Approval

June 2026

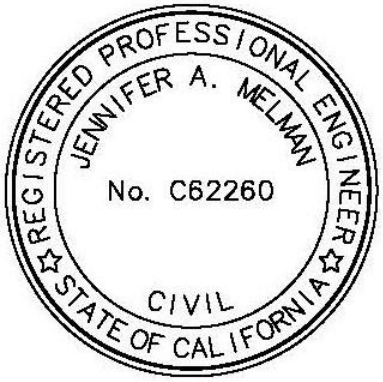
Prepared By:

Coastland Civil Engineering, LLP

FY 2026-27 ANNUAL ENGINEER'S REPORT
HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits, as directed by the City Council on February 16, 2026, the enclosed Annual Engineer's Report on June 15, 2026.



By:__ _____

Jennifer A. Melman, RCE 62260, Exp. 9/30/27
Coastland Civil Engineering, LLP

I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Assessments and Assessment Diagram thereto attached was filed with the City on the _____ day of _____, 2026.

Raina Allan, City Clerk, City of Healdsburg,
Sonoma County, California

By:_____

I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Assessments and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Healdsburg, California, on the _____ day of _____, 2026.

Raina Allan, City Clerk, City of Healdsburg,
Sonoma County, California

By:_____

I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Assessments and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Sonoma on the _____ day of _____, 2026.

Raina Allan, City Clerk, City of Healdsburg,
Sonoma County, California

By:_____

FY 2026-27 ANNUAL ENGINEER'S REPORT
HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT

(Pursuant to the Landscaping & Lighting Act of 1972)

Coastland Civil Engineering, LLP, Engineer of Work for the Healdsburg Landscaping & Lighting Assessment District, City of Healdsburg, Sonoma County, California, makes this Annual Engineer's Report, as directed on February 16th, 2026, by the City Council, pursuant to Sections 22565 and 22620 of the California Streets & Highways Code for the Healdsburg Landscaping & Lighting Assessment District for Fiscal Year (FY) 2026-27.

INTRODUCTION

Background

The Healdsburg Landscaping & Lighting Assessment District was formed in November of 1996, by the City Council to cover costs associated with the operation and maintenance of landscaping within specific public rights-of-way along City streets and the maintenance of riparian and park areas within specific areas in the northern part of the City. As new subdivisions and parks are built within the City of Healdsburg, they may be annexed into existing zones or as new zones of the Assessment District on an annual basis.

Pursuant to the Landscaping & Lighting Act of 1972 (Act), an Annual Engineer's Report must be prepared and filed in order to levy and collect assessments the following fiscal year. In the Annual Engineer's Report, cost estimates for operation and maintenance of the facilities and new assessments are developed each year. The original 1996 formation proceedings included the estimated maximum annual assessment amount of each Zone.

Proposition 218 and Special Benefits

In 1996, California voters approved Proposition 218 which granted local governments the ability to create assessment districts, and to levy and collect assessments. Assessment districts provide funding for the City to maintain improvements that provide special benefits to the parcels within the District. This law stipulates that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred upon that parcel. "Special benefit" is defined as "a particular and distinct benefit over and above any general benefits conferred upon the public at large.

The Annual Engineer's Report must identify the special benefits conferred upon assessed parcels through the improvements and services funded by the Assessment District. The Report must also identify any general benefit conferred upon the public at large by those same improvements and services ("improvements and services" primarily refers to landscaping or lighting in identified areas and the operation and maintenance thereof.) The annual costs of the assessed improvements and services must be apportioned between special and general benefits. The costs attributed to a general benefit may not be assessed.

The special benefits provided by maintained landscaping within each area include:

- Enhanced desirability of properties through association with the improvements,
- Improved aesthetic appeal of the neighborhood,
- Improved air quality from additional vegetation, and/or
- Improved fire safety through weed abatement.

The special benefits provided by maintained lighting within each area include:

- Enhanced pedestrian safety,
- Enhanced vehicle safety, and
- Enhanced security to properties.

The special benefits provided by parks are:

- A nearby location for recreational activities,
- Improved aesthetic appeal of the neighborhood,
- Improved air quality from additional vegetation, and
- Open space.

The special benefits provided by stormwater treatment facilities associated with landscaping are:

- Improved water quality from reduced pollutants in stormwater runoff,
- Improved air quality from additional vegetation, and
- Enhanced desirability of properties through association with the improvements.

Each parcel within a zone receives a particular and distinct special benefit from the maintenance of the lighting, landscaping, stormwater treatment facilities and/or park within that zone even though the improvements may not be adjacent to each parcel. Although members of the public may walk or drive through a zone and appreciate the aesthetic appeal of the maintained improvements, this does not necessarily confer a general benefit to the public at large.

In the case where assessed improvements confer both special benefits to the parcels of a zone as well as general benefits to the public at large, the portion of each type of benefit must be quantified, and the costs apportioned accordingly. The discussion of such conditions, should they occur, is presented in Section D.

Maximum Annual Assessment and Consumer Price Index

Every zone in the Assessment District has been designated a Maximum Annual Assessment which limits the amount that can be assessed without going through a balloting process. The Maximum Annual Assessment is based upon estimates of the maximum anticipated cost of operating and maintaining the assessed facilities within each zone.

The original formation proceedings of this Assessment District allowed for an annual increase to the estimated Maximum Annual Assessments in accordance with the annual Consumer Price Index (CPI) to take inflation into account. CPI is an index of the variation in prices paid by typical consumers for retail goods and other items. The annual CPI is based on the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics. All new

zones to be annexed into this district shall include an allowance for an annual increase to the Maximum Annual Assessments in accordance with the same CPI.

An annual CPI adjustment to the Maximum Annual Assessment is not mandatory. It is considered annually by the City Council. If the Annual Engineer's Report recommends an assessment that is less than the sum of the prior year's estimated maximum annual assessment adjustments at build out plus an adjustment up by the latest annual CPI, notices shall not be required to be sent, nor shall a vote be required from the impacted property owners. If, however, the Annual Engineer's Report recommends an assessment that exceeds the sum of the prior year's estimated maximum annual assessment adjustments plus an adjustment up by the latest annual CPI, noticing and/or voting shall be required from the impacted property owners for the proposed increase in accordance with the applicable provisions.

The most recent annual CPI data is from 2025 and is +3.0%. For FY 2026-27, the annual CPI rate adjustment will be applied to each Maximum Annual Assessment for each zone in order to keep up with inflation. The proposed FY 2026-27 Maximum Annual Assessment for each zone is shown in Table 1.

Annual Reserve Funds

An Annual Reserve Fund has been established for each zone, which allows for carryover of unspent monies to the next fiscal year. In order to cover unanticipated expenses and funding delays, the City aims to maintain each zone's end-of-fiscal-year Annual Reserve Fund at 50% of each zone's annual operating budget. For the purpose of this report, annual operating budgets include all annual budget expenses except contributions to the Long-Term Capital Reserves and funds for Current Year Projects.

When estimated year-end Annual Reserve Fund balances are anticipated to exceed the targeted 50% of the annual operating budget, excess annual reserves may be used to reduce the zone's annual assessment and/or be transferred to the zone's Long-Term Capital Reserve for future long-term maintenance projects.

The Estimated Annual Reserve balances are included in the Fund Balance Section of each zone in Part B of this Report.

Long-Term Capital Reserves

Long-Term Capital Reserve funds have been established for zones to accrue funds for the long-term replacement of assessed improvements. This fund accumulates from annual contributions to the full estimated cost of replacing the assessed improvements. Pursuant to Streets and Highways Code Section 22660, monies for non-annual budget items may be collected through annual installments that the City will place in a fund specific for the anticipated work.

A Long-Term Capital Reserve Fund was formed in FY 2016-17 for Zone 6 to fund long-term maintenance projects such as tree pruning and replacement of plantings, soil amendments, mulch and irrigation.

For FY 2022-23, Long-Term Capital Reserves were created for Zones 1, 3, 4 and 5 to fund long-term maintenance projects such as tree pruning and replacement of plantings, soil amendments, mulch and irrigation. The City determined that Zone 2 does not require a Long-Term Capital Reserve fund because only weed abatement activities are conducted in the zone.

For FY 2023-24, a Long-Term Capital Reserve was created for Zone 7 to collect annual contributions towards long-term maintenance projects including the replacement of plantings, soil amendments, mulch, and irrigation, street light luminaires (light bulbs), and storm water treatment units.

Because Zone 2 provides funding only for weed abatement within the public right-of-way, no long-term maintenance projects are anticipated, and therefore no Long-Term Capital Reserve has been established.

For any zones to be created in the future, a budget for the long-term replacement of the assessed improvements will be developed and a Long-Term Capital Reserve Fund will be created. An annual contribution will be made to the fund such that the full replacement costs will be accrued at the anticipated end of the design life of the improvements.

A discussion of each zone's Long-Term Capital Reserve is included in Part B of this report, which provides a description of the long-term projects to be funded and their budgets, the number of years needed to accumulate the total budget, and the annual contribution to be made to the Long-Term Capital Reserve. The estimated balance of the Long-Term Capital Reserve is included in the Fund Balance Section of each zone in Part B of this Report.

Streetlight Knockdown Reserve

A Streetlight Knockdown Reserve was created for Zone 7 to accrue funds for the replacement of streetlights after a knockdown. This fund accumulates to the full estimated cost of replacing 10% of the most expensive style of street lights maintained within the zone, with a minimum of 1 street light. In Zone 7, there are 26 streetlights within the zone, so the fund will accumulate the replacement cost of 3 streetlights (10% rounded to a whole number). The replacement cost of each street light is currently $10,000, so this reserve will accumulate funds up to $30,000.

Balloting Requirements

With the passage of Proposition 218, the California Constitution made several changes in State law which impact Assessment Districts. By virtue of Article XIII D, Section 4, property owners may express their support or opposition to a proposed assessment increase by ballot. Per Section 4, ballots are required to be sent out for annexations of new properties into an existing Zone within the Assessment District, for new Zones that are added into the Assessment District or for other proposed changes causing an increase over the Maximum Annual Assessment (above the allowed annual CPI increases). The balloting is limited to only those property owners directly impacted

by those proposed changes to the Assessment District.

FISCAL YEAR 2026-27

Proposed Changes

For FY 2026-27, the following changes are proposed for the Assessment District:

- Maximum Annual Assessments will be increased by the Consumer Price Index inflation rate of +3.0%.
- There will be no new zones created, nor annexations of properties into new or existing zones.
- No ballots will be required in order to levy and collect the proposed FY 2026-27 assessments.

For FY 2026-27, the total proposed Assessment District budget is $451,480.53, which is a 5.9% decrease over last year. The proposed funding sources are $422,091.66 from FY 2026-27 assessment revenues, $12,202.94 from existing Assessment District reserves and $17,165.23 from Community Services Fund contributions.

The proposed annual assessment to be levied and collected in all zones are proposed to increase over last year. Table 1, below, summarizes the proposed FY 2026-27 annual assessments to levy and collect and the new estimated maximum annual assessments allowed to be assessed.

Table 1: Proposed FY 2026-27 Annual Assessments

	Proposed Assessment per ESD	Proposed Assessment per Acre	Proposed Maximum Assessment per ESD	Proposed Maximum Assessment per Acre
Zone 1	$277.28		$334.77	
Zone 2	$134.64		$214.32	
Zone 3	$202.04		$277.72	
Zone 4	$304.20		$313.53	
Zone 5	$632.84		$999.51	
Zone 6	$559.56		$970.86	
Zone 7		$21,025.44		$21,940.79

DESCRIPTIONS OF ZONES

The following sections include a description of each zone with their associated budgets and assessments.

Zone 1 – Parkland Hills Subdivision (Including Quarry Ridge)

Zone 1 was created to recover the costs associated with the operation and maintenance of back-on landscaping of several streets, several weed abatement areas and re-vegetation of a riparian area located within Parkland Hills Subdivision (including Quarry Ridge). More specifically, assessments pay for the operation and maintenance costs associated with street landscaping of Parkland Farms Blvd., Canyon Run, Saddle Draw, Bridle Path, several weed abatement areas, maintenance of the riparian area (Foss Creek Relocation / Renovation Area), and water and electric utility costs associated with the landscaping maintenance and administrative costs. All Zone 1 landscaping improvements have been constructed.

The Parkland Hills Subdivision was constructed in phases. In Phases 1, 2, 3, 4, 5, 6, 7, 8, 9, 10A and 10B, most residences have been built. The Quarry Ridge Subdivision, formerly known as Parcel A, was subdivided into 21 lots and is currently built out. Twenty of the twenty-one lots were sold to private parties for partial self-construction of single-family residences, similar to a "sweat equity" arrangement. On the last lot, Lot 21, 51 apartment units were built. Parkland Hills, Parcel B, owned by the City of Healdsburg Redevelopment Agency, was previously designated for development with affordable housing units. In FY 2004-05, it was developed into 15 lots and is currently built out. There are no annexations into Zone 1 for FY 2026-27.

The Zone 1 annual assessment, which will be levied on each parcel, is dependent on the development status (vacant, single-family dwelling, multiple dwelling units, etc.) which determines the equivalent single-family dwelling units (ESD) of a particular parcel. The number of ESDs is expected to remain at 380.0 units, the same as last year. See Part D, Method of Apportionment of Assessment, for a description of the manner in which the assessment has been apportioned to each parcel.

A Long-Term Capital Reserve Fund was created for Zone 1 to collect annual contributions towards long-term maintenance projects, including the replacement of plantings, soil amendments, mulch, and irrigation. The total budget for the proposed long-term projects is $240,000. It is anticipated that these funds will need to be expended every 15 years, or as otherwise needed. The annual contribution to the Long-Term Capital Reserve Fund is expected to be $16,000, or as annual budgets allow. The estimated balance of the Long-Term Capital Reserve is included in the Fund Balance Section of Zone 1 in Part B of this Report.

For FY 2026-27, a budget of $105,643.38 is proposed for Zone 1. This is a 13.0% decrease from the FY 2025-26 budget. The funding source for the proposed budget is entirely from FY 2026-27 assessment revenue.

The proposed Zone 1 annual assessment to be levied and collected for FY 2026-27 is $277.28 per

ESD, which is a $25.04 decrease from last year. The estimated Zone 1 Annual Reserve balance at the end of the fiscal year is anticipated to meet the target 50% of the annual operating budget.

To keep up with inflation, the Maximum Annual Assessment is proposed to increase to $334.77 per ESD. See Part B of this Engineer's Report for Zone 1 budget details determined in accordance with Section 22569 of the Streets and Highways Code.

For FY 2026-27, as proposed assessments for Zone 1 are below the Maximum Annual Assessment, balloting requirements per California Constitution Article XIII D, Section 4, do not apply.

Zone 2 - Healdsburg Estates and River's Landing Subdivisions

Zone 2 provides funding for the operation and maintenance of weed abatement areas within the public right-of-way along a section of Paul Wittke Drive. All 60 lots within Healdsburg Estates and River's Landing Subdivisions are within Zone 2. Build-out was reached in FY 2008-09. There are no annexations into Zone 2 for FY 2026-27.

The Zone 2 annual assessment, which will be levied on each parcel, depends on its development status (vacant, single-family dwelling, multiple dwelling units, etc.), which determines the equivalent single-family dwelling units (ESD) for that parcel. The number of ESDs is expected to remain at 60.0, the same as last year. See Part D, Method of Apportionment of Assessment, for a description of the manner in which the assessment has been apportioned to each parcel.

For FY 2026-27, a budget of $8,586.14 is proposed for Zone 2. This is a 1.2% decrease from last year. Funding sources for the proposed budget include FY 2026-27 assessment revenue and annual reserves.

The proposed Zone 2 annual assessment for FY 2026-27 is $134.64 per ESD, a $10.24 decrease from last year. The estimated Zone 2 Annual Reserve balance at the end of the fiscal year is anticipated to meet the target 50% of the annual operating budget.

To keep up with inflation, the Maximum Annual Assessment is proposed to increase to $214.32 per ESD. See Part B of this Engineer's Report for Zone 2 budget details determined in accordance with Section 22569 of the Streets and Highways Code.

For FY 2026-27, as proposed assessments for Zone 2 are below the Maximum Annual Assessment, balloting requirements per California Constitution Article XIII D, Section 4, do not apply.

Zone 3 – Barbieri Brothers Park and Healdsburg Avenue Frontage Landscaping

Zone 3 provides funding for the operation and maintenance of Barbieri Brothers Park located within the Parkland Hills Subdivision as well as the frontage landscaping along the east side of Healdsburg Avenue within Area A (*For the specific boundary of Area A, see the Second Amended Engineer's Report North Healdsburg Avenue Specific Plan Area A Assessment District, City of Healdsburg, Sonoma County, CA, dated June 19, 1995, and amended August 7, 1995, and August 21, 1995)*. The existing retaining wall within the landscaped area was constructed by the City as

part of the widening of Healdsburg Avenue. The Assessment District is not responsible for the maintenance of the retaining wall. Barbieri Brothers Park is designated as mitigation for park area within North Healdsburg Avenue Specific Plan Area A Assessment District. Barbieri Brothers Park was completed, and the grand opening was held in April 2005. Assessments for all parcels within Area A are determined for Zone 3. The parcels that have not yet been annexed into the assessment district have their share of special benefits covered by a Community Services Fund contribution. The Assessment District subdivisions within Zone 3 are: Parkland Hills, Quarry Ridge, Healdsburg Estates, Ridgeline, Sienna Pointe, Fanny Hill Estates, Senior Housing, River's Landing, Rosewood Creek and Rosewood Heights. There are no proposed annexations into Zone 3 for FY 2026-27.

The Zone 3 annual assessment, which will be levied on each parcel, is dependent on the development status (vacant, single-family dwelling, multiple dwelling units, etc.) which determines the equivalent single-family dwelling units (ESD) of a particular parcel. The number of ESDs is expected to remain at 508.5 units, the same as last year. See Part D, Method of Apportionment of Assessment, for a description of the manner in which the assessment has been apportioned to each parcel and how the Community Services Fund contribution level was determined.

In FY 2022-23, a Long-Term Capital Reserve Fund was created for Zone 3 to collect annual contributions towards long-term maintenance projects, including the replacement of plantings, soil amendments, mulch, and irrigation. The total budget for the proposed long-term projects is $99,000. It is anticipated that these funds will need to be expended every 15 years, or as otherwise needed. The annual contribution to the Long-Term Capital Reserve Fund is expected to be $6,600, or as annual budgets allow. The estimated balance of the Long-Term Capital Reserve is included in the Fund Balance Section of Zone 3 in Part B of this Report.

For FY 2026-27, a budget of $115,513.63 is proposed for Zone 3, a 5.6% decrease from last year. A budget of $12,293.29 has been set aside for current-year projects in Zone 3, including the installation of mulch and playground fiber. Funding sources for the proposed budget include FY 2026-27 assessment revenue, annual reserves, and a $7,023.23 Community Services Fund contribution.

The proposed Zone 3 annual assessment for FY 2026-27 is $202.04 per ESD, the same as last year. The estimated Zone 3 Annual Reserve balance at the end of the fiscal year is anticipated to meet the target 50% of the annual operating budget.

To keep up with inflation, the Maximum Annual Assessment is proposed to increase to $277.72 per ESD. See Part B of this Engineer's Report for Zone 3 budget details determined in accordance with Section 22569 of the Streets and Highways Code.

For FY 2026-27, as proposed assessments for Zone 3 are below the Maximum Annual Assessment, balloting requirements per California Constitution Article XIII D, Section 4, do not apply.

Zone 4 – Senior Housing

Zone 4 was created to provide funding for the operation and maintenance of landscaping fronting a senior housing development along Parkland Farms Boulevard. The senior housing development contains 24 single-family dwelling units and is fully built-out.

The Zone 4 annual assessment, which will be levied on each parcel, is dependent on the development status (vacant, single-family dwelling, multiple dwelling units, etc.) which determines the equivalent single-family dwelling units (ESD) of a particular parcel. The number of ESDs is expected to remain at 24.0 units, the same as last year. See Part D, Method of Apportionment of Assessment for a description of the manner that the assessment has been apportioned to each parcel.

In FY 2022-23, a Long-Term Capital Reserve Fund was created for Zone 4 to collect annual contributions towards long-term maintenance projects including the replacement of plantings, soil amendments, mulch, and irrigation. The total budget for the proposed long-term projects is $35,000. It is anticipated that these funds will need to be expended every 20 years, or as otherwise needed. The annual contribution to the Long-Term Capital Reserve Fund is expected to be $1,750, or as annual budgets allow. The estimated balance of the Long-Term Capital Reserve is included in the Fund Balance Section of Zone 3 in Part B of this Report.

For FY 2026-27, a budget of $7,300.80 is proposed for Zone 4. This is a 0% increase from last year's budget. The proposed funding for the budget is entirely from FY 2026-27 assessment revenues.

The proposed Zone 4 annual assessment for FY 2026-27 is $304.20 per ESD, a $0.12 decrease from last year. The estimated Zone 4 Annual Reserve balance at the end of the fiscal year is anticipated to meet the target 50% of the annual operating budget.

To keep up with inflation, the Maximum Annual Assessment is proposed to increase to $313.53 per ESD. See Part B of this Annual Engineer's Report for Zone 4 budget details determined in accordance with Section 22569 of the Streets and Highways Code.

For FY 2026-27, as proposed assessments for Zone 4 are below the Maximum Annual Assessment, balloting requirements per California Constitution Article XIII D, Section 4, do not apply.

Zone 5 – Sonata Subdivision (includes Grant Street Village)

Zone 5 provides funding for the operation and maintenance of a trail along Foss Creek and landscaping along Larkspur Drive within Grant Street Village.

In FY 2008-09, a proposed 40-lot subdivision, Grant Street Village, was annexed into a new Zone 5. Grant Street Village was never completed. As there were no accepted City improvements in this Zone, assessments were set to zero in FY 2010-11 and continued at that level through FY 2012-13.

During 2013, a new map, Sonata Subdivision, was recorded for the undeveloped area. This map reduced the overall number of lots to 37 and added a small pocket park. The pocket park is used as a waiting area for a bus stop and a public art display area. This pocket park area has been deemed a general benefit to the City at large. Maintenance and upkeep are paid for by the City with other funding. The maintenance requirements and utility costs associated with the proposed trail and landscaping improvements along Larkspur Drive remained unchanged. Due to the maintenance requirements and the reduced number of parcels, a new maximum annual assessment was established in FY 2013-14 according to CC Article XIII D, Section 4 noticing/voting requirements.

The Zone 5 annual assessment, which will be levied on each parcel, is dependent on the development status (vacant, single-family dwelling, multiple dwelling units, etc.) which determines the equivalent single-family dwelling units (ESD) of a particular parcel. The number of ESDs is expected to remain at 37.0 units, the same as last year. See Part D, Method of Apportionment of Assessment, for a description of the manner in which the assessment has been apportioned to each parcel.

A Long-Term Capital Reserve Fund for Zone 5 collects annual contributions towards long-term maintenance projects including the replacement of plantings, soil amendments, mulch, and irrigation. The total budget for the proposed long-term projects is $108,000. It is anticipated that these funds will need to be expended every 20 years, or as otherwise needed. The annual contribution to the Long-Term Capital Reserve Fund is expected to be $5,400, or as annual budgets allow. The estimated balance of the Long-Term Capital Reserve is included in the Fund Balance Section of Zone 5 in Part B of this Report.

For FY 2026-27, a budget of $29,535.08 is proposed for Zone 5. This is a 1.3% decrease from last year. The proposed funding for the budget will be from FY 2026-27 assessment revenues and available annual reserves.

The proposed Zone 5 assessment for FY 2026-27 is $632.84 per ESD, a $0.04 increase from last year. The estimated Zone 5 Annual Reserve balance at the end of the fiscal year is anticipated to meet the target 50% of the annual operating budget.

To keep up with inflation, the Maximum Annual Assessment is proposed to increase to $999.51 per ESD. See Part B of this Annual Engineer's Report for Zone 5 budget details determined in accordance with Section 22569 of the Streets and Highways Code.

For FY 2026-27, as proposed assessments for Zone 5 are below the Maximum Annual Assessment, balloting requirements per California Constitution Article XIII D, Section 4, do not apply.

Zone 6 – Sorrento Square

In FY 2016-17, Sorrento Square Subdivision, a 34-lot subdivision, was annexed into a new Zone 6. All of the homes in this subdivision have been built. Zone 6 was created to provide funding for the operation and maintenance of back-on street landscaping along Healdsburg Avenue at Sorrento Square and landscaping, lighting, and other related costs for a small pocket park within

the subdivision along Monte Vista Avenue. Landscape maintenance in the pocket park includes the maintenance of tables and benches, a drinking fountain (including water costs), a concrete retaining wall and sidewalks within the pocket park. The Healdsburg Avenue frontage improvements being maintained by this zone are not within the previously mentioned Area A.

The Zone 6 annual assessment, for each parcel, is dependent on the development status (vacant, single-family dwelling, multiple dwelling units, etc.) which determines the equivalent single-family dwelling units (ESD) of a particular parcel. The number of ESDs is expected to remain at 34.0 units, the same as last year. Parcels that receive a special benefit from the pocket park but have not been annexed into the assessment district have their share of benefit costs covered by a Community Services Fund contribution. See Part D, Method of Apportionment of Assessment for a description of the manner that the assessment has been apportioned to each parcel and a description of how the Community Services Fund contribution level was determined.

A Long-Term Capital Reserve Fund for Zone 6 collects annual contributions towards long-term maintenance projects including the replacement of plantings, soil amendments, mulch, and irrigation. The total budget for the proposed long-term projects is $80,000. It is anticipated that these funds will need to be expended every 20 years, or as otherwise needed. The annual contribution to the Long-Term Capital Reserve Fund is expected to be $4,000, or as annual budgets allow. The estimated balance of the Long-Term Capital Reserve is included in the Fund Balance Section of Zone 5 in Part B of this Report.

For FY 2026-27, a budget of $29,167.04 has been proposed for Zone 6. This is a 15.2% decrease from last year. Funding sources for the proposed budget include FY 2026-27 assessment revenue, annual reserves, and a Community Services Fund contribution of $10,142.00.

The proposed Zone 6 assessment for FY 2026-27 is $559.56 per ESD, a $16.32 decrease from last year. The estimated Zone 6 Annual Reserve balance at the end of the fiscal year is anticipated to meet the targeted 50% of the annual operating budget.

To keep up with inflation, the Maximum Annual Assessment is proposed to increase to $970.86 per ESD. See Part B of this Annual Engineer's Report for Zone 6 budget details determined in accordance with Section 22569 of the Streets and Highways Code.

For FY 2026-27, as proposed assessments for Zone 6 are below the Maximum Annual Assessment, balloting requirements per California Constitution Article XIII D, Section 4, do not apply.

Zone 7 – Mill District

In FY 2023-24, Mill District was annexed into Zone 7 to provide funding for the operation and maintenance of street lighting, landscaping, and storm water treatment facilities associated with the landscaping (Silva cells and rain garden units) in the public right-of-way fronting Healdsburg Avenue, Saw Mill Circle, Branch Lane and South Street.

Mill District consists of seven parcels with mixed uses including residential units (market-rate and affordable units), commercial space, a hotel, and a privately-owned park.

The Zone 7 annual assessment, which will be levied on each parcel in the zone, will be apportioned by parcel area (not by ESDs) due to the considerable variation in parcel size and corresponding degree of benefit from the assessed improvements. See Part D, Method of Apportionment of Assessment for a description of the manner that the assessment has been apportioned to each parcel.

A Long-Term Capital Reserve Fund for Zone 7 collects annual contributions towards long-term maintenance projects including the replacement of plantings, soil amendments, mulch, and irrigation, street light luminaires, and storm water treatment units. The total budget for the proposed long-term projects is $4,687,954.00. The replacement costs and frequency anticipated for each item are detailed in the table below.

Zone 7 Long-Term Capital Reserve Detail

Item	Total Replacement Reserve Needed	Replacement Frequency (years)	Annual Reserve Contribution
Silva cells (10 units)	$ 4,150,000.00	75	$ 55,333.33
Bioretention (25 rain garden units)	$ 100,800.00	10	$ 10,080.00
Irrigation	$ 138,250.00	20	$ 6,912.50
Landscaping (less mulch)	$ 217,250.00	20	$ 10,862.50
Mulch	$ 39,500.00	20	$ 1,975.00
Site Furnishing	$ 5,000.00	10	$ 500.00
Street Light Luminaire Replacement	$ 37,154.00	12	$ 3,096.17
Total	**$ 4,687,954.00**		**$ 88,759.50**

The 12-month annual contribution to the Long-Term Capital Reserve Fund is expected to be $88,759.50, or as annual budgets allow. The estimated balance of the Long-Term Capital Reserve is included in the Fund Balance Section of Zone 7 in Part B of this Report.

For FY 2026-27, a budget of $155,713.46 has been proposed for Zone 7. This is an increase of 0.1% from the previous year. The proposed budget funding sources will be from FY 2026-27 assessment revenues and available reserves.

The proposed Zone 7 annual assessment for FY 2026-27 is $21,025.44 per acre, a $0.00 increase from last year. The estimated Zone 7 Annual Reserve balance at the end of the fiscal year is anticipated to meet the target 50% of the annual operating budget.

To keep up with inflation, the Maximum Annual Assessment is proposed to increase to $21,940.79 per acre. See Part B of this Annual Engineer's Report for Zone 7 budget details determined in accordance with Section 22569 of the Streets and Highways Code.

For FY 2026-27, as proposed assessments for Zone 7 are below the Maximum Annual Assessment,

balloting requirements per California Constitution Article XIII D, Section 4, do not apply.

FY 2026-27 ENGINEER'S REPORT FORMAT

This FY 2026-27 Engineer's Report consists of the following parts:

PART A **Plans** - This portion of the Engineer's Report describes any plans and specifications that may be needed for the installation of improvements. If plans and specifications exist, they are filed with the City Clerk. Although separately bound, the plans and specifications are part of this Engineer's Report and are included in it by reference.

PART B **Budget Cost Estimate** – Budget cost estimates associated with the operations and maintenance of the described improvements for each of the Zones. In addition to an overall budget summary for all Zones, a detailed FY 2026-27 Budget and a FY 2026-27 Summary of Fund Balance is provided for each of the Zones.

PART C **Assessment Roll** – A listing of the assessment on each benefited parcel of land in each of the Zones within the Assessment District. The assessment amount is the estimated cost each parcel will contribute towards the operation and maintenance of the improvements within the Assessment District for FY 2026-27.

PART D **Method of Apportionment of Assessment** – A statement of the method used by the Engineer of Work to determine the proposed amount to be assessed against each parcel within the Assessment District.

PART E **Property Owners List** – The names and addresses of the owners of real property listed within this Assessment District, as shown on the last equalized assessment roll for taxes. Assessor Parcel Number (APN) keys the list into the Assessment Roll of Part C.

PART F **Assessment Diagram** – Diagrams (maps) showing all of the parcels of real property within each of the Zones of the Assessment District. The assessment number keys the diagram to Part C – Assessment Roll.

PART A
PLANS AND SPECIFICATIONS

The Assessment District proposes to operate and maintain the landscaping improvements, weed abatement areas, pocket parks, and riparian area located in specific public rights-of-way, once it has been installed by the development and accepted by the City, located in specific public rights-of-way of the various subdivisions, developments and improvement areas in this assessment district. In addition, the Assessment District developed the improvement plans and specifications for a park located in Parkland Hills Subdivision (now known as Barbieri Brothers Park). Maintenance in each of the Zones may include repair, removal or replacement of any landscape improvement, damaged irrigation facilities or diseased landscaping, weed and brush clearing and all other allowable maintenance items including Section 22531 of the California Streets and Highways Code for the life of the Assessment District.

PART B
FY 2026-27 BUDGET COST ESTIMATE

In the attached sheets you will find the detailed budgets for FY 2026-27 for all those costs associated with the operation and maintenance of each of the Zones within the Assessment District. The budgets have been separated by Zone for clarity. The total budget summary for FY 2026-27 for the Healdsburg Landscaping & Lighting Assessment District is as follows:

Zone	As Filed with the City	As Preliminarily Approved	As Finally Approved at the Public Hearing
Zone 1	$105,643.68	$105,643.68	$
Zone 2	$8,586.14	$8,586.14	$
Zone 3	$115,513.63	$115,513.63	$
Zone 4	$7,300.80	$7,300.80	$
Zone 5	$29,535.08	$29,535.08	$
Zone 6	$29,167.04	$29,167.04	$
Zone 7	$155,713.46	$155,713.46	$
Total	**$451,459.83**	**$451,459.83**	**$**

A breakdown of the total FY 2026-27 budget, revenue source amounts, and anticipated starting fiscal year reserve per Zone is as follows:

Zone	Estimated Starting Reserves	Budget	Assessment Revenue	Reserves Used	Community Services Fund for Special Benefit
Zone 1	$44,741.89	$105,643.68	$105,643.68	$0.00	$0.00
Zone 2	$4,740.14	$8,586.14	$8,078.40	$507.74	$0.00
Zone 3	$53,215.04	$115,513.63	$103,040.40	$5,450.00	$7,023.23
Zone 4	$2,940.62	$7,300.80	$7,300.80	$0.00	$0.00
Zone 5	$18,057.49	$29,535.08	$23,415.08	$6,120.00	$0.00
Zone 6	$12,478.55	$29,167.04	$19,025.04	$0.00	$10,142.00
Zone 7	$32,262.36	$155,713.46	$155,588.26	$125.20	$0.00
Total	**$168,436.09**	**$451,459.83**	**$422,091.66**	**$12,202.94**	**$17,165.23**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 1 - Parkland Hills Subdivision (Includes Quarry Ridge)

	Budget 2025-26	Budget 2026-27
Landscaping		
City Staff Salaries and Benefits	$15,136.00	$18,349.00
Insurance	$774.00	$827.00
Contract/Professional Services	$36,030.00	$36,823.80
Repairs and Maintenance	$1,699.00	$1,699.00
Rentals and Leases (Previously Equipment and Supplies)	$0.00	$750.00
Long Term Capital Reserve		
Contribution towards Future Projects	$16,000.00	$16,000.00
Current Year Projects		
Zone 1 Projects	$23,500.00	$0.00
Utility Costs		
Utility Services (Includes both Water and Electric)	$12,000.00	$16,905.00
County Fee	$16.00	$16.00
Subtotal	**$105,155.00**	**$91,369.80**
Assessment Engineering (Coastland)	$4,502.20	$5,127.36
City Administration (including audit)	$6,484.00	$4,571.00
Contingency	$5,240.40	$4,575.52
Total Expenses	**$121,381.60**	**$105,643.68**
Less Contributions from Annual Reserves	$6,500.00	$0.00
Less Long Term Capital Reserve Fund Expenditures	$0.00	$0.00
Total Costs	**$114,881.60**	**$105,643.68**
Total Revenue	**$114,881.60**	**$105,643.68**
Total Equivalent Single Family Dwelling Units (ESD)	380.0	381.0
Proposed Fiscal Year Assessment per ESD	**$302.32**	**$277.28**

Maximum Annual Assessment per ESD for Zone 1, FY 2025-26 with allowed CPI increase of:	2.40%	$325.02	
Current Maximum Annual Assessment per ESD for Zone 1, FY 2026-27 with allowed CPI increase of:	**3.00%**		**$334.77**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 1 - Parkland Hills Subdivision
Summary of Fund Balance

	2026-27
Estimated Annual Reserve Fund on July 1 (Start of FY)*	**$44,741.89**
Estimated Long Term Capital Reserve Fund on July 1 (Start of FY)*	**$168,544.00**
Estimated Annual Revenue	**$89,643.68**
Estimated Long Term Capital Revenue	$16,000.00
Estimated Interest Earned	**$500.00**
Total Estimated Funds Available	**$319,429.57**
Estimated Annual Expenditures	**$89,643.68**
Estimated Long Term Capital Expenditures	$0.00
Estimated Annual Reserve Balance on June 30 (End of FY)	**$45,241.89**
As a percent of Annual Operating Expenses (Goal is 50%)	50%
Estimated Long Term Capital Reserve Balance on June 30 (End of FY)	$184,544.00

*** For FY 2026-27, $47,500 of excess Annual Reserve Funds were transferred to the Long Term Capital Reserve Fund.**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 2 - Healdsburg Estates & River's Landing Subdivisions

	Budget 2025-26	Budget 2026-27
Landscaping		
City Staff Salaries and Benefits	$4,289.00	$4,876.00
Insurance	$141.00	$150.00
Contract/Professional Services	$513.00	$539.00
Repairs and Maintenance	$1,000.00	$0.00
Rentals and Leases (Previously Equipment and Supplies)	$0.00	$0.00
Current Year Projects		
Zone 2 Projects	$0.00	$0.00
Utility Costs		
Utility Services (Includes both Water and Electric)	$872.00	$1,280.00
County Fee	$0.00	$0.00
Subtotal	**$6,815.00**	**$6,845.00**
Assessment Engineering (Coastland)	$470.57	$476.11
City Administration (including audit)	$725.00	$578.00
Contingency	$682.23	$687.03
Total Expenses	**$8,692.80**	**$8,586.14**
Less Contribution from Annual Reserves	$0.00	$507.74
Total Costs	**$8,692.80**	**$8,078.40**
Total Revenue	**$8,692.80**	**$8,078.40**
Total Equivalent Single Family Dwelling Units (ESD)	60.0	60.0
Proposed Fiscal Year Assessment per ESD	**$144.88**	**$134.64**

Maximum Annual Assessment per ESD for Zone 2, FY 2025-26 with allowed CPI increase of:	2.40%	$208.08	
Current Maximum Annual Assessment per ESD for Zone 2, FY 2026-27 with allowed CPI increase of:	**3.00%**		**$214.32**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 2 - Healdsburg Estates & River's Landing Subdivisions
Summary of Fund Balance

	2026-27
Estimated Annual Reserve Fund on July 1 (Start of FY)	**$4,740.14**
Estimated Annual Revenue	**$8,078.40**
Estimated Interest Earned	**$60.00**
Total Estimated Funds Available	**$12,878.54**
Estimated Annual Expenditures	**$8,586.14**
Estimated Annual Reserve Balance on June 30 (End of FY)	**$4,292.40**
As a percent of Annual Operating Expenses (Goal is 50%)	50%

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 3 - Park and Healdsburg Avenue

	Budget 2025-26	Budget 2026-27
Landscaping		
City Staff Salaries and Benefits	$9,164.00	$10,821.00
Insurance	$422.00	$451.00
Contract/Professional Services	$58,940.00	$48,084.70
Repairs and Maintenance	$1,650.00	$1,650.00
Rentals and Leases (Previously Equipment and Supplies)	$0.00	$0.00
Rental Equipment	$0.00	$0.00
Long Term Capital Reserve		
Contribution towards Future Projects	$6,600.00	$6,600.00
Current Year Projects		
Zone 3 Projects	$12,293.29	$12,293.29
Utility Costs		
Utility Services (Includes both Water and Electric)	$16,960.00	$21,000.00
County Fee	$16.00	$16.00
Subtotal	**$106,045.29**	**$100,915.99**
Assessment Engineering (Coastland)	$5,763.45	$5,519.11
City Administration (including audit)	$5,196.00	$4,026.00
Contingency	$5,301.02	$5,052.53
Total Expenses	**$122,305.76**	**$115,513.63**
Less Community Services Funding for Special Benefit	$7,448.42	$7,023.23
Less Annual Reserve Fund Contribution	$12,120.00	$5,450.00
Less Long Term Capital Reserve Fund Expenditures	$0.00	$0.00
Total Costs	**$102,737.34**	**$103,040.40**
Total Revenue	**$102,737.34**	**$103,040.40**
Total Equivalent Single Family Dwelling Units (ESD)	508.5	510.0
Proposed Fiscal Year Assessment per ESD	**$202.04**	**$202.04**

Maximum Annual Assessment per ESD **for Zone 3, FY 2025-26 with allowed CPI increase of:**	**2.40%**	**$269.63**	
Current Maximum Annual Assessment per ESD for Zone 3, FY 2026-27 with allowed CPI increase of:	**3.00%**		**$277.72**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 3 - Park and Healdsburg Avenue
Summary of Fund Balance

	2026-27
Estimated Annual Reserve Fund on July 1 (Start of FY)*	**$53,215.04**
Estimated Long Term Capital Reserve Fund on July 1 (Start of FY)*	**$74,445.73**
Estimated Annual Revenue	**$96,440.40**
Estimated Long Term Capital Reserve Revenue	**$6,600.00**
Estimated Community Services Fund Contribution for Special Benefits	**$7,023.23**
Estimated Interest Earned	**$400.00**
Total Estimated Funds Available	**$238,124.40**
Estimated Annual Expenditures	**$108,913.63**
Estimated Long Term Capital Expenditures	**$0.00**
Estimated Annual Reserve Balance on June 30 (End of FY)	**$48,165.04**
As a percent of Annual Operating Expenses (Goal is 50%)	50%
Estimated Long Term Capital Reserve Balance on June 30 (End of FY)	**$81,045.73**

*** For FY 2026-27, $20,000 of excess Annual Reserve Funds were transferred to the Long Term Capital Reserve Fund.**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 4 - Senior Housing

	Budget 2025-26	Budget 2026-27
Landscaping		
City Staff Salaries and Benefits	$4,288.00	$4,874.22
Insurance	$141.00	$150.00
Contract/Professional Services	$0.00	$0.00
Repairs and Maintenance	$450.00	$0.00
Rentals and Leases (Previously Equipment and Supplies)	$0.00	$0.00
Long Term Capital Reserve		
Contribution towards Future Projects	$1,200.00	$1,200.00
Current Year Projects		
Zone 4 Projects	$0.00	$0.00
Utility Costs		
Utility Services (Includes both Water and Electric)	$0.00	$0.00
County Fee	$0.00	$0.00
Subtotal	**$6,079.00**	**$6,224.22**
Assessment Engineering (Coastland)	$346.69	$356.44
City Administration (including audit)	$676.00	$533.00
Contingency	$201.99	$187.14
Total Expenses	**$7,303.68**	**$7,300.80**
Less Annual Reserve Fund Expenditures	$0.00	$0.00
Less Long Term Capital Reserve Fund Expenditures	$0.00	$0.00
Total Costs	**$7,303.68**	**$7,300.80**
Total Revenue	**$7,303.68**	**$7,300.80**
Total Equivalent Single Family Dwelling Units (ESD)	24.0	24.0
Proposed Fiscal Year Assessment per ESD	**$304.32**	**$304.20**

Maximum Annual Assessment per ESD for Zone 4, FY 2025-26 with allowed CPI increase of:	2.40%	$304.40	
Current Maximum Annual Assessment per ESD for Zone 4, FY 2026-27 with allowed CPI increase of:	**3.00%**		**$313.53**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 4 - Senior Housing
Summary of Fund Balance

	2026-27
Estimated Annual Reserve Fund on July 1 (Start of FY)	**$2,940.62**
Estimated Long Term Capital Reserve Fund on July 1 (Start of FY)	**$4,736.00**
Estimated Annual Revenue	**$6,100.80**
Estimated Long Term Capital Reserve Revenue	**$1,200.00**
Estimated Interest Earned	**$100.00**
Total Estimated Funds Available	**$15,077.42**
Estimated Annual Expenditures	**$6,100.80**
Estimated Long Term Capital Expenditures	**$0.00**
Estimated Annual Reserve Balance on June 30 (End of FY)	**$3,040.62**
As a percent of Annual Operating Expenses (Goal is 50%)	50%
Estimated Long Term Capital Reserve Balance on June 30 (End of FY)	**$5,936.00**

*** For FY 2026-27, $1,330 of Long-Term Capital Reserves were transferred to Annual Reserves to maintain the City policy minimum of keeping 50% of budget in Annual Reserves.**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 5 - Sonata (Includes Grant Street Village)

	Budget 2025-26	Budget 2026-27
Landscaping		
City Staff Salaries and Benefits	$4,290.00	$4,875.00
Insurance	$141.00	$150.00
Contract/Professional Services	$6,000.00	$5,700.00
Repairs and Maintenance	$1,000.00	$650.00
Rentals and Leases (Previously Equipment and Supplies)	$0.00	$0.00
Long Term Capital Reserve		
Contribution towards Future Projects	$5,400.00	$5,400.00
Current Year Projects		
Zone 5 Projects	$2,000.00	$0.00
Utility Costs		
Utility Services (Includes both Water and Electric)	$6,000.00	$8,000.00
County Fee	$0.00	$0.00
Subtotal	**$24,831.00**	**$24,775.00**
Assessment Engineering (Coastland)	$1,177.18	$1,305.43
City Administration (including audit)	$1,431.00	$978.00
Contingency	$2,479.42	$2,476.65
Total Expenses	**$29,918.60**	**$29,535.08**
Less Annual Reserve Fund Expenditures	$6,505.00	$6,120.00
Less Long Term Capital Reserve Fund Expenditures	$0.00	$0.00
Total Costs	**$23,413.60**	**$23,415.08**
Total Revenue	**$23,413.60**	**$23,415.08**
Total Equivalent Single Family Dwelling Units (ESD)	37.0	37.0
Proposed Fiscal Year Assessment per ESD	**$632.80**	**$632.84**

Maximum Annual Assessment per ESD			
for Zone 5, FY 2025-26 with allowed CPI increase of:	2.40%	$970.40	
Current Maximum Annual Assessment per ESD for Zone 5, FY 2026-27 with allowed CPI increase of:	**3.00%**		**$999.51**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 5 - Sonata (Includes Grant Street Village)
Summary of Fund Balance

	2026-27
Estimated Annual Reserve Fund on July 1 (Start of FY)*	**$18,057.49**
Estimated Long Term Capital Reserve Fund on July 1 (Start of FY)*	**$39,540.00**
Estimated Annual Revenue	**$18,015.08**
Estimated Long Term Capital Reserve Revenue	**$5,400.00**
Estimated Interest Earned	**$150.00**
Total Estimated Funds Available	**$81,162.57**
Estimated Annual Expenditures	**$24,135.08**
Estimated Long Term Capital Expenditures	**$0.00**
Estimated Annual Reserve Balance on June 30 (End of FY)	**$12,087.49**
As a percent of Annual Operating Expenses (Goal is 50%)	50%
Estimated Long Term Capital Reserve Balance on June 30 (End of FY)	**$44,940.00**

*** For FY 2026-27, $3,500 of excess Annual Reserve Funds were transferred to the Long Term Capital Reserve Fund.**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 6 - Sorrento Square

	Budget 2025-26	Budget 2026-27
Landscaping		
City Staff Salaries and Benefits	$4,290.00	$4,875.00
Insurance	$141.00	$150.00
Contract/Professional Services	$11,791.00	$10,300.00
Repairs and Maintenance	$1,200.00	$1,200.00
Rentals and Leases (Previously Equipment and Supplies)	$0.00	$0.00
Long Term Capital Reserve		
Contribution towards Future Projects	$4,000.00	$4,000.00
Current Year Projects		
Zone 6 Projects	$4,200.00	$0.00
Utility Costs		
Utility Services (Includes both Water and Electric)	$4,250.00	$4,830.00
County Fee	$0.00	$0.00
Subtotal	**$29,872.00**	**$25,355.00**
Assessment Engineering (Coastland)	$1,451.41	$1,440.57
City Administration (including audit)	$1,584.00	$1,105.00
Contingency	$1,491.51	$1,266.47
Total Expenses	**$34,398.92**	**$29,167.04**
Community Services Fund contribution for Special Benefits	$11,949.00	$10,142.00
Less Contribution from Annual Reserve Funds	$2,870.00	$0.00
Less Contribution from Long Term Capital Reserve Funds	$0.00	$0.00
Total Costs	**$19,579.92**	**$19,025.04**
Total Revenue	**$19,579.92**	**$19,025.04**
Total Equivalent Single Family Dwelling Units (ESD)	34.00	34.00
Proposed Fiscal Year Assessment per ESD	**$575.88**	**$559.56**

Maximum Annual Assessment per ESD			
For Zone 6, FY 2025-26 with allowed CPI increase of:	2.40%	$942.58	
Current Maximum Annual Assessment per ESD			
For Zone 6, FY 2026-27 with allowed CPI increase of:	**3.00%**		**$970.86**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 6 - Sorrento Square
Summary of Fund Balance

	2026-27
Estimated Annual Reserve Fund on July 1 (Start of FY)*	**$12,478.55**
Estimated Long Term Capital Reserve Fund on July 1 (Start of FY)*	**$75,841.00**
Estimated Annual Revenue	**$15,025.04**
Estimated Long Term Capital Reserve Revenue	**$4,000.00**
Est. Community Services Fund Contribution for Special Benefits	**$10,142.00**
Estimated Interest Earned	**$150.00**
Total Estimated Funds Available	**$117,636.59**
Estimated Annual Expenditures	**$25,167.04**
Estimated Long Term Capital Expenditures	**$0.00**
Estimated Annual Reserve Balance on June 30 (End of FY)	**$12,628.55**
As a percent of Annual Operating Expenses (Goal is 50%)	50%
Estimated Long Term Capital Reserve Balance on June 30 (End of FY)	**$79,841.00**

*** For FY 2026-27, $9,900 of excess Annual Reserve Funds were transferred to the Long Term Capital Reserve Fund.**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 7 - Mill District

		Budget FY 2025-26	Budget FY 2026-27
Street Lighting			
Maintenance		$4,054.00	$4,054.00
Street Light Knockdown Reserve		$2,000.00	$2,000.00
Landscaping			
City Staff Salaries and Benefits		$4,278.00	$4,875.00
Insurance		$141.00	$150.00
Contract/Professional Services		$32,200.00	$31,300.00
Repairs and Maintenance		$1,000.00	$1,700.00
Rentals and Leases (Previously Equipment and Supplies)		$0.00	$0.00
Long Term Capital Reserve			
Silva Cells, Raingardens, Landscaping, Street Light Luminaire and Irrigation		$88,759.50	$88,759.50
Current Year Projects			
Zone 7 Projects		$0.00	$0.00
Utility Costs			
Utility Services (Includes both Water and Electric)		$3,955.00	$5,000.00
County Fee		$0.00	$0.00
Subtotal		**$137,887.50**	**$137,838.50**
Assessment Engineering (Coastland)		$3,128.49	$3,204.98
City Administration (including audit)		$1,000.00	$890.00
Contingency		$13,572.27	$13,779.98
Total Expenses		**$155,588.26**	**$155,713.46**
Less Contribution from Annual Reserve Funds		$0.00	$125.20
Less Street Light Knockdown Reserve Expense		$0.00	$0.00
Less Long-Term Capital Reserve Expense		$0.00	$0.00
Total Costs		**$155,588.26**	**$155,588.26**
Total Revenue		**$155,588.26**	**$155,588.26**
Total Estimated Parcel Acreage		7.40	7.40
Estimated Annual Assessment per Acre		**$21,025.44**	**$21,025.44**
Maximum Annual Assessment per Acre For Zone 7, FY 2025-26 with allowed CPI increase of:	2.40%	$21,301.74	
Current Maximum Annual Assessment per Acre For Zone 7, FY 2026-27 with allowed CPI increase of:	**3.00%**		**$21,940.79**

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
FY 2026-27 Budget
Zone 7 - Mill District
Summary of Fund Balance

	2026-27
Estimated Annual Reserve Fund on July 1 (Start of FY)*	**$32,262.36**
Estimated Long Term Capital Reserve Fund on July 1 (Start of FY)*	**$262,708.88**
Estimated Street Light Knockdown Reserve on July 1 (Start of FY)	**$4,500.00**
Estimated Annual Revenue	**$64,828.76**
Estimated Long Term Capital Reserve Revenue	**$88,759.50**
Estimated Street Light Knockdown Reserve Revenue	**$2,000.00**
Estimated Interest Earned	**$400.00**
Total Estimated Funds Available	**$455,459.50**
Estimated Annual Expenditures	**$64,953.96**
Estimated Long Term Capital Reserve Expenditures	**$0.00**
Estimated Street Light Knockdown Reserve Expenditures	**$0.00**
Estimated Annual Reserve Balance on June 30 (End of FY)	**$32,537.16**
As a percent of Annual Operating Expenses (Goal is 50%)	50%
Estimated Long Term Capital Reserve Balance on June 30 (End of FY)	**$351,468.3800**
Est. Street Light Knockdown Reserve Balance on June 30 (End of FY)	**$6,500.00**

*** For FY 2026-27, $63,000 of excess Annual Reserve Funds were transferred to the Long Term Capital Reserve Fund.**

PART C
FY 2026-27 ASSESSMENT ROLL

As described in Part B, the total proposed Assessment District FY 2026-27 revenue of $422,091.66 consists of:

$105,643.68	From Zone 1
$8,078.40	From Zone 2
$103,040.40	From Zone 3
$7,300.80	From Zone 4
$23,415.08	From Zone 5
$19,025.04	From Zone 6
$155,588.26	From Zone 7

The individual assessment per parcel is listed in the Assessment Roll shown in the following pages. The lines and dimensions of each parcel are shown on the maps in the office of the County Assessor of the County of Sonoma.

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
GRANT STREET VILLAGE PH 1	002-101-010-000	0019	1.0						$632.84			$632.84	JUHNKE CHARLES & GUGLIELMINI JAMIE
	002-101-011-000	0019	1.0						$632.84			$632.84	SMITH JENNIFER ET AL
	002-101-012-000	0010	1.0						$632.84			$632.84	MULVIHILL JEFFREY & MALAKOOTY TANDIS
	002-101-013-000	0010	1.0						$632.84			$632.84	ROBERSON VERONICA T
	002-101-014-000	0019	1.0						$632.84			$632.84	LEON LUIS A & LEON GRACIELA ET AL
	002-101-015-000	0019	1.0						$632.84			$632.84	MENDEZ PEDRO GOMEZ & GOMEZ MARIA D
	002-101-016-000	0019	1.0						$632.84			$632.84	BOLAND ALISON ET AL
	002-101-017-000	0019	1.0						$632.84			$632.84	MUIR RYAN & MUIR MEGAN
	002-101-018-000	0018	1.0						$632.84			$632.84	BASTAR ROBIN W & BASTAR SHIRLENE
	002-101-019-000	0018	1.0						$632.84			$632.84	WARNER CHARLES D TR & WARNER PATRICIA H TR
	002-101-020-000	0018	1.0						$632.84			$632.84	KAWASAKI MICHAEL K TR & STEWART KIERA WYN BUCKNAM
	002-101-021-000	0018	1.0						$632.84			$632.84	GAVIGLIO MICHAEL TR & KEEFE MAUREEN R TR
	002-101-022-000	0018	1.0						$632.84			$632.84	MARTIN DAVID O TR & MARTIN JANE F TR
	002-101-023-000	0018	1.0						$632.84			$632.84	WEBB THOMAS W & WEBB JAN J
SONATA SUBDIVISION	002-101-039-000	0010	1.0						$632.84			$632.84	MEYERS DAVID W TR & MEYERS JANE TR
	002-101-040-000	0010	1.0						$632.84			$632.84	CHRISTOPHER MARY & SILVESTRO CLAUDIO
	002-101-041-000	0010	1.0						$632.84			$632.84	GIOVANNOLI DENNIS TR & GIOVANNOLI LAURA TR
	002-101-042-000	0010	1.0						$632.84			$632.84	WEISS ALAN D TR
	002-101-043-000	0010	1.0						$632.84			$632.84	KELLY DOUGLAS & MOLDVAY CAITLIN AUGUST
	002-101-044-000	0010	1.0						$632.84			$632.84	GALINDO GUSTAVO & GALINDO ERIN
	002-101-045-000	0010	1.0						$632.84			$632.84	MILLER CLYDE D TR & MILLER SUSAN M TR
	002-101-046-000	0010	1.0						$632.84			$632.84	STUHLMULLER JULIANN TR & FRITZ TR
	002-101-047-000	0010	1.0						$632.84			$632.84	ADDERTON ANNE W & DOLAN PETER E
	002-101-048-000	0010	1.0						$632.84			$632.84	STUECHER KRISTEN TR ET AL
	002-101-049-000	0010	1.0						$632.84			$632.84	KIM DONG HWA
	002-101-050-000	0080	0.0						$0.00			$0.00	D R HORTON BAY INC
	002-101-051-000	0010	1.0						$632.84			$632.84	SHREINER DAVID R TR & SHREINER VICTORIA E TR
	002-101-052-000	0010	1.0						$632.84			$632.84	BANANA TREE INVESTMENTS LLC
	002-101-053-000	0010	1.0						$632.84			$632.84	BRINKMAN DOREEN M TR
	002-101-054-000	0010	1.0						$632.84			$632.84	IZERRADEN HAFID
	002-101-055-000	0010	1.0						$632.84			$632.84	WILLIAMS KELLY DAVID TR & KEEHAN MARGARET G TR
	002-101-056-000	0010	1.0						$632.84			$632.84	DANIELS STEVEN TR & DANIELS MARJATTA TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	002-101-057-000	0010	1.0						$632.84			$632.84	FRANDSEN CLAUDIA J TR
	002-101-058-000	0010	1.0						$632.84			$632.84	NG EDWARD TR ET AL
	002-101-059-000	0010	1.0						$632.84			$632.84	FOLLANSBEE MATTHEW R TR & FOLLANSBEE LAUREN E STON
	002-101-060-000	0010	1.0						$632.84			$632.84	EGGERS BILL T & EGGERS ANN ET AL
	002-101-061-000	0010	1.0						$632.84			$632.84	DEVOS MAX & DEVOS KATHY
	002-101-062-000	0010	1.0						$632.84			$632.84	COYNE JAMES M TR & COYNE MARY P TR
SORRENTO SQUARE	002-480-047-000	0019	1.0							$559.56		$559.56	CAMPOS PEDRO PINON & LOPEZ IVONNE CALLEJAS ET A
	002-480-048-000	0010	1.0							$559.56		$559.56	RILLA JOHN L & RILLA PAMELA
	002-480-049-000	0010	1.0							$559.56		$559.56	DENBESTE SYNICA & GREGOR SHELBY T TR
	002-480-050-000	0010	1.0							$559.56		$559.56	GRIFFITHS EDWARD A TR & JOHNSEN PHYLLIS C TR
	002-480-051-000	0010	1.0							$559.56		$559.56	QUEIROLO SILVIO J TR & QUEIROLO LINDA G TR
	002-480-052-000	0010	1.0							$559.56		$559.56	LACY KATHERINE
	002-480-053-000	0010	1.0							$559.56		$559.56	ATKINSON TERRY L TR
	002-480-054-000	0019	1.0							$559.56		$559.56	KLEEFELD WAYNE & BEVERLY ET AL
	002-480-055-000	0010	1.0							$559.56		$559.56	DEFRIEZ HERB & DEFRIEZ SUZANNE
	002-480-056-000	0010	1.0							$559.56		$559.56	WANG LAUREN ALDINE TR & KALLINSKY LEWIS ALEXANDER
	002-480-057-000	0019	1.0							$559.56		$559.56	BASQUE JACOB & HANNAH ET AL
	002-480-058-000	0010	1.0							$559.56		$559.56	FERRERO DRIVE LLC
	002-480-059-000	0010	1.0							$559.56		$559.56	ROBINSON VICKI C TR
	002-480-060-000	0010	1.0							$559.56		$559.56	STURMFELS ANDREW J TR & STURMFELS NICHOLE M TR
	002-480-061-000	0010	1.0							$559.56		$559.56	LOWRY ANN N TR & PEREZ JOHN A TR
	002-480-062-000	0010	1.0							$559.56		$559.56	THOMPSON JOAN S TR
	002-480-063-000	0010	1.0							$559.56		$559.56	DONALDSON THOMAS TR & JANET TR
	002-480-064-000	0010	1.0							$559.56		$559.56	KOTNIK ANDREW JR TR & KOTNIK LYDIA LUCY TR
	002-480-065-000	0010	1.0							$559.56		$559.56	MIRAMONTES LOUIS P TR & MIRAMONTES KRISTI K TR
	002-480-066-000	0010	1.0							$559.56		$559.56	LOWRY ANN N TR & PEREZ JOHN A TR
	002-480-067-000	0019	1.0							$559.56		$559.56	DOHERTY NICHOLAS ET AL
	002-480-068-000	0010	1.0							$559.56		$559.56	DEMPSEY NEAL III TR & DEMPSEY JANET RAE TR
	002-480-069-000	0010	1.0							$559.56		$559.56	116 LAVENDER CIRCLE LLC
	002-480-070-000	0019	1.0							$559.56		$559.56	MEZA CHRISTOPHER N & JESSICA G ET AL
	002-480-071-000	0010	1.0							$559.56		$559.56	ROCHIOLI THERESA C TR ET AL & ROCHIOLI THOMAS M TR
	002-480-072-000	0010	1.0							$559.56		$559.56	BURNLEY DIANE M TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	002-480-073-000	0010	1.0							$559.56		$559.56	ROCHIOLI THOMAS M TR & ROCHIOLI THERESA C TR ET AL
	002-480-074-000	0010	1.0							$559.56		$559.56	KITLEN JOHN W & KITLEN SHEILA G
	002-480-075-000	0010	1.0							$559.56		$559.56	BEAL GRAHAM WILLIAM JOHN TR & ANDREWS NANCY TR
	002-480-076-000	0010	1.0							$559.56		$559.56	DIRKS GLENN TR & DIRKS PATRICIA TR
	002-480-077-000	0010	1.0							$559.56		$559.56	OLOFFSON RUSSELL GLEN & DE BENEDETTO PAULA V
	002-480-078-000	0019	1.0							$559.56		$559.56	CHAVEZ JESSICA ET AL
	002-480-079-000	0010	1.0							$559.56		$559.56	ATKINSON TERRY L REVOCABLE TRUST
	002-480-080-000	0010	1.0							$559.56		$559.56	CARTER B AND BARBARA L SMITH LLC
	002-480-081-000	0080	0.0							$0.00		$0.00	ELACORA MIDTOWNE LLC
	002-480-082-000	0080	0.0							$0.00		$0.00	ELACORA MIDTOWNE LLC
	002-480-083-000	0933	0.0							$0.00		$0.00	ELACORA MIDTOWNE LLC
MILL DISTRICT	002-870-002-000	0101		1.40							$29,435.62	$29,435.62	MILL DISTRICT HOTEL LLC
	002-870-003-000	0202		1.35							$28,384.34	$28,384.34	REPLAY HEALDSBURG LLC
	002-870-004-000	0101		0.86							$18,081.88	$18,081.88	REPLAY HEALDSBURG LLC
	002-870-006-000	0101		1.16							$24,389.51	$24,389.51	REPLAY HEALDSBURG LLC
	002-870-007-000	0101		0.48							$10,092.21	$10,092.21	REPLAY HEALDSBURG LLC
	002-870-008-000	0040		0.86							$18,081.88	$18,081.88	EDEN MILL DISTRICT LP
	002-880-002-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-003-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-004-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-005-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-007-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-008-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-009-000	0011		0.03							$630.76	$630.76	TCHAO MICHAEL C TR
	002-880-010-000	0011		0.03							$630.76	$630.76	BIDDLE WARNER W TR & FAZIO JENNIFER E TR
	002-880-011-000	0011		0.03							$630.76	$630.76	KLEIN VICTORIA S TR & ALLRED KRISTIN L TR
	002-880-012-000	0011		0.03							$630.76	$630.76	JENKINS KIMBERLY JILL TR
	002-880-013-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-014-000	0011		0.03							$630.76	$630.76	LINDEN DANA W & LINDEN LAWRENCE H
	002-880-016-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-017-000	0011		0.03							$630.76	$630.76	SCHUMACHER REBECCA TR
	002-880-018-000	0011		0.03							$630.76	$630.76	151 SAW MILL PROPERTY HOLDINGS LLC
	002-880-019-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	002-880-021-000	0011		0.03							$630.76	$630.76	BEVERIDGE CRAWFORD TR & BEVERIDGE IAIN CRAWFORD TR
	002-880-022-000	0011		0.03							$630.76	$630.76	ZETTERBERG ALAN & GOODWIN PAMELA
	002-880-023-000	0011		0.03							$630.76	$630.76	ESCANO NANCY & SCHMIDT RANDAL
	002-880-024-000	0011		0.03							$630.76	$630.76	LEE JUDY MAY YUNG TR
	002-880-025-000	0011		0.03							$630.76	$630.76	BUNSZEL AMY L TR & BUNSZEL CHRISTOPHER TR
	002-880-026-000	0011		0.03							$630.76	$630.76	YESAWICH PETER & YESAWICH PARIS
	002-880-027-000	0011		0.03							$630.76	$630.76	LAWRENCE DAVID M TR & LAWRENCE STEPHANIE P TR
	002-880-028-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-029-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-030-000	0011		0.03							$630.76	$630.76	GRIFFITH TIMOTHY D & MURRAY KIRSTEN R
	002-880-031-000	0011		0.03							$630.76	$630.76	BRADLOW DAVID A TR
	002-880-032-000	0011		0.03							$630.76	$630.76	SCHUMACHER REBECCA TR
	002-880-033-000	0011		0.03							$630.76	$630.76	YOUNG JESS W
	002-880-034-000	0011		0.03							$630.76	$630.76	MURRAY PATRICIA & MURRAY STEPHEN B
	002-880-035-000	0011		0.03							$630.76	$630.76	HYMAN TED A TR & HYMAN KELLY A TR
	002-880-036-000	0011		0.03							$630.76	$630.76	MANLEY CAROL F TR
	002-880-037-000	0011		0.03							$630.76	$630.76	BROUILETTE KERRI
	002-880-038-000	0011		0.03							$630.76	$630.76	COFFMAN PATRICK L TR
	002-880-039-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-040-000	0011		0.03							$630.76	$630.76	WOODWARD KENNETH J JR TR & BENSON JILL I TR
	002-880-041-000	0011		0.03							$630.76	$630.76	KIND GABRIEL M TR & KIND ELIZABETH A TR
	002-880-042-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-043-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-044-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-045-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
	002-880-046-000	0011		0.03							$630.76	$630.76	KULPENGER EILEEN H TR & KULPERGER ROBERT J TR
	002-880-047-000	0011		0.03							$630.76	$630.76	CANOPY HEALDSBURG LLC
HEALDSBURG ESTATES	003-060-001-000	0010	1.0			$134.64	$202.04					$336.68	LINHARES CYNTHIA J TR & DECRISTOFORO LORA A TR
	003-060-002-000	0010	1.0			$134.64	$202.04					$336.68	RITCHIE DEVORAH R
	003-060-003-000	0010	1.0			$134.64	$202.04					$336.68	HARTSOCK LAURAE A TR
	003-060-004-000	0010	1.0			$134.64	$202.04					$336.68	WESSEL DENNIS W & WESSEL PEGGY M
	003-060-005-000	0010	1.0			$134.64	$202.04					$336.68	PEREZ ROGELIO & ESTELA
	003-060-006-000	0010	1.0			$134.64	$202.04					$336.68	WEBER SALLY A TR
	003-060-007-000	0010	1.0			$134.64	$202.04					$336.68	ROBERTSON CHERE BETH TR
	003-060-008-000	0010	1.0			$134.64	$202.04					$336.68	ANDERSON ROBERT B TR & ANDERSON CRISTINA M TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-060-009-000	0010	1.0			$134.64	$202.04					$336.68	ROBERTS KATHLEEN COLETTE TR
	003-060-010-000	0010	1.0			$134.64	$202.04					$336.68	CORNWELL KAREN J TR
	003-060-011-000	0010	1.0			$134.64	$202.04					$336.68	OPHEIM ROBERT W TR & RENE M TR
	003-060-012-000	0010	1.0			$134.64	$202.04					$336.68	KELLY JEFFREY C TR & WILLOUGHBY MARY K TR
	003-060-013-000	0010	1.0			$134.64	$202.04					$336.68	COOPER ANDREW & CURRY MARGARET
	003-060-014-000	0010	1.0			$134.64	$202.04					$336.68	BURWELL BLAKE J & HEIDI ANN
	003-060-015-000	0010	1.0			$134.64	$202.04					$336.68	DREXLER BRAD TR & DREXLER PAMELA A TR
	003-060-016-000	0010	1.0			$134.64	$202.04					$336.68	HILBORN DAY W TR & HILBORN JEAN T TR
	003-060-017-000	0010	1.0			$134.64	$202.04					$336.68	BISHOP JACOB J & BISHOP DEBORAH D
	003-060-018-000	0010	1.0			$134.64	$202.04					$336.68	KAMINSKI MATTHEW J
	003-060-019-000	0010	1.0			$134.64	$202.04					$336.68	BLANCHARD JENNA
	003-060-020-000	0010	1.0			$134.64	$202.04					$336.68	KLINE JAMES R & PATRICIA K TR
	003-060-021-000	0010	1.0			$134.64	$202.04					$336.68	CARPENTER RUSSELL SCOTT & KUHNER JAMES LEGIER
	003-060-022-000	0010	1.0			$134.64	$202.04					$336.68	ALLRED WAID C TR & ALLRED TANJA C TR
	003-060-023-000	0010	1.0			$134.64	$202.04					$336.68	TAYLOR KATHLEEN C TR
	003-060-024-000	0010	1.0			$134.64	$202.04					$336.68	CIARADLI BRYAN & FREMONT LAUREN
	003-060-025-000	0010	1.0			$134.64	$202.04					$336.68	GRACE-FECKER CATHERINE
	003-060-026-000	0010	1.0			$134.64	$202.04					$336.68	GUERRA JOSEPH S TR & GUERRA VIRGINIA L TR
	003-060-027-000	0010	1.0			$134.64	$202.04					$336.68	COCHRAN JONATHAN D TR & SCHMERSAL PATRICIA A TR
	003-060-028-000	0010	1.0			$134.64	$202.04					$336.68	LOPEZ JESSICA CHRISTINE
	003-060-029-000	0010	1.0			$134.64	$202.04					$336.68	PEARSON ELAINE M TR
	003-060-030-000	0010	1.0			$134.64	$202.04					$336.68	GROOM DARYL REX TR & GROOM LISA ANN TR
	003-060-031-000	0010	1.0			$134.64	$202.04					$336.68	BOTELLO AGUSTIN & ABELINA
	003-060-032-000	0010	1.0			$134.64	$202.04					$336.68	GROSS WALTER G TR
	003-060-033-000	0010	1.0			$134.64	$202.04					$336.68	HARRINGTON JOSEPH P TR & HARRINGTON JOLINE D TR
	003-060-034-000	0010	1.0			$134.64	$202.04					$336.68	ANGELL ANN KARAN & ANGELL BRADFORD WILLIAM
	003-060-035-000	0010	1.0			$134.64	$202.04					$336.68	TINGLE RALPH J III TR & LUEKER SUSAN M TR
	003-060-036-000	0010	1.0			$134.64	$202.04					$336.68	LERCHE VIVIAN LEUNG TR
	003-060-037-000	0010	1.0			$134.64	$202.04					$336.68	MARAVIGLIA DANIELE LUIGI TR & MCPEAKE MARGARET CAT
	003-060-039-000	0010	1.0			$134.64	$202.04					$336.68	BAILEY DAREK THOMAS & BAILEY BRENDA CLARY
	003-060-040-000	0010	1.0			$134.64	$202.04					$336.68	DURLER ROBERT H JR TR & DURLER PATRICIA RILEY TR
	003-060-041-000	0010	1.0			$134.64	$202.04					$336.68	MIELOCK CHRISTINE TR
	003-060-042-000	0010	1.0			$134.64	$202.04					$336.68	TEUSCHLER MARK W TR & TEUSCHLER SUZANNE M TR
	003-060-043-000	0010	1.0			$134.64	$202.04					$336.68	NEGUS DAVID & LE MONNIER CAROLLE
	003-060-044-000	0010	1.0			$134.64	$202.04					$336.68	DIEBOLD A JOHN TRUST
	003-060-045-000	0010	1.0			$134.64	$202.04					$336.68	TYLER LAURA M

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-060-046-000	0010	1.0			$134.64	$202.04					$336.68	MITCHELL DAVID L TR & MARTEL JOAN H TR
	003-060-047-000	0010	1.0			$134.64	$202.04					$336.68	STONE GERALD L TR & STONE VICTORIA M TR
	003-060-048-000	0010	1.0			$134.64	$202.04					$336.68	DEVINCENTIS JOHN R & MANKIN DENNIS
	003-060-049-000	0010	1.0			$134.64	$202.04					$336.68	SCHROEDER RICHARD W
	003-060-050-000	0010	1.0			$134.64	$202.04					$336.68	SCHULZE GEORGE P TR & SCHULZE PATRICIA A TR
	003-060-051-000	0010	1.0			$134.64	$202.04					$336.68	FREDSON ROBERT L TR & LAURA B TR
	003-060-052-000	0010	1.0			$134.64	$202.04					$336.68	ECKMAN GARY A TR & ECKMAN MARY K TR
	003-060-053-000	0010	1.0			$134.64	$202.04					$336.68	BARBERA ROBERT H & BARBERA TERRI L TR
	003-060-054-000	0010	1.0			$134.64	$202.04					$336.68	DORRANCE KELLY L
	003-060-055-000	0010	1.0			$134.64	$202.04					$336.68	MC WILLIAMS MARK TR & MC WILLIAMS JENNIFER TR
	003-060-056-000	0010	1.0			$134.64	$202.04					$336.68	CORNILSEN CHRIS L & LEISEN MICHELLE MARIE
	003-060-057-000	0010	1.0			$134.64	$202.04					$336.68	GABAEFF STEVEN C TR
RIVERS LANDING (PM 158)	003-060-058-000	0010	1.0			$134.64	$202.04					$336.68	BULLOCH QUINN
	003-060-059-000	0010	1.0			$134.64	$202.04					$336.68	GARCIA MARCEL WAELCHLI
	003-060-060-000	0010	1.0			$134.64	$202.04					$336.68	STROUD SEAN & STROUD ANNA
	003-060-061-000	0010	1.0			$134.64	$202.04					$336.68	ENGELKE JEROLD O JR & LISA M
	003-060-062-000	0000	0.0			$0.00	$0.00					$0.00	CITY OF HEALDSBURG
RIDGELINE SUBDIVISION PHASE 1	003-070-001-000	0010	1.0				$202.04					$202.04	KEYES GARY W & KEYES JOAN F
	003-070-002-000	0006	0.5				$101.02					$101.02	CAMPBELL GEORGE J III TR & MARY JANE TR
	003-070-003-000	0051	1.0				$202.04					$202.04	REGAN TIMOTHY J TR & REGAN MICHELLE M TR
	003-070-004-000	0010	1.0				$202.04					$202.04	FROST ROBERT M TR & FROST GLENDA E TR
	003-070-005-000	0010	1.0				$202.04					$202.04	HAZLETT JOHN ROBERT TR & HAZLETT CAROL TR
	003-070-006-000	0010	1.0				$202.04					$202.04	DARNAUD MICHAEL J & KLEIN JODINE A
	003-070-007-000	0010	1.0				$202.04					$202.04	ADAMS DAYTON W JR TR & ADAMS SHELLEY A TR
	003-070-008-000	0010	1.0				$202.04					$202.04	PENG VICTOR TR & PENG DEBORAH J TR
	003-070-009-000	0010	1.0				$202.04					$202.04	BIGGERS LINDA KAY TR
	003-070-010-000	0010	1.0				$202.04					$202.04	WHITE NICOLE ALISON
	003-070-011-000	0051	1.0				$202.04					$202.04	PRCHAL MARY M TR
	003-070-012-000	0010	1.0				$202.04					$202.04	KOCH APRIL & KOCH ROBERT
	003-070-013-000	0010	1.0				$202.04					$202.04	MOORE FRANK S TR & MOORE PATRICIA A TR
	003-070-014-000	0010	1.0				$202.04					$202.04	DENNEN MARK & DENNEN JOAN
	003-070-015-000	0010	1.0				$202.04					$202.04	GABAEFF STEVEN C TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-070-016-000	0010	1.0				$202.04					$202.04	SCHMID MARY ANN & PETER TR
RIDGELINE SUBDIVISION PHASE 2	003-070-020-000	0006	0.5				$101.02					$101.02	GAMA PROPERTIES LLC
	003-070-021-000	0006	0.5				$101.02					$101.02	GAMA PROPERTIES LLC
ROSEWOOD HEIGHTS SUBDIVISION	003-080-012-000	0051	1.0				$202.04					$202.04	WANG CYNTHIA
	003-080-013-000	0010	1.0				$202.04					$202.04	HUGHES DONALD
	003-080-014-000	0050	0.5				$101.02					$101.02	DAVEY BRIAN TR & DAVEY SHELLY TR
	003-080-015-000	0010	1.0				$202.04					$202.04	DESAI NITIN R & PRITI N
	003-080-016-000	0001	0.5				$101.02					$101.02	SAYLOR BRADLEY S TR & SAYLOR STACY L TR
	003-080-017-000	0010	1.0				$202.04					$202.04	JENKINS DANNELLE D TR & JENKINS MATTHEW C TR
	003-080-018-000	0010	1.0				$202.04					$202.04	RIPES DAVID A TR & RIPES WENDY S TR
	003-080-019-000	0023	2.0				$404.08					$404.08	GROTHJAN HEATHER CAROLYN PENG TR & GROTHJAN NICHOL
	003-090-001-000	0018	1.0		$277.28		$202.04					$479.32	SUAZO BONIFACIO JR & SUAZO EDUARDO LAGUNAS
	003-090-002-000	0018	1.0		$277.28		$202.04					$479.32	GUTIERREZ JOSE TR & GUTIERREZ MARIA MERCEDES TR
	003-090-003-000	0018	1.0		$277.28		$202.04					$479.32	AVILA ALEJANDRO PIMENTEL & MENDEZ EVNAGELINA AVILA
	003-090-004-000	0018	1.0		$277.28		$202.04					$479.32	AVILA-AVILA SALVADOR ET AL
	003-090-005-000	0018	1.0		$277.28		$202.04					$479.32	CARRILLO REYMUNDO & ELVA
	003-090-006-000	0018	1.0		$277.28		$202.04					$479.32	AGUADO JOSE REFUGIO & AUSENCIA VEGA DE ET AL
	003-090-007-000	0018	1.0		$277.28		$202.04					$479.32	GIRON SUSANA MONTESINOS DE & CUPERTINO MARIO
	003-090-008-000	0018	1.0		$277.28		$202.04					$479.32	RODRIGUEZ SALVADOR LEDEZMA & RUIZ MARIA
	003-090-009-000	0018	1.0		$277.28		$202.04					$479.32	CONTRERAS BERENICE TORRES & RUIZ MARCOS
	003-090-010-000	0018	1.0		$277.28		$202.04					$479.32	TORRES-AGUILAR JAVIER ET AL
	003-090-011-000	0018	1.0		$277.28		$202.04					$479.32	CASTILLO JESUS RAMOS & CARMEN RIVAS DE
	003-090-012-000	0018	1.0		$277.28		$202.04					$479.32	PANTOJA JESUS MURILLO & VICTORIA LEON DE
	003-090-013-000	0018	1.0		$277.28		$202.04					$479.32	VELAZQUEZ JUAN & ABELINA
	003-090-014-000	0018	1.0		$277.28		$202.04					$479.32	LOPEZ RAMIRO LEON & LEON GLORIA RAMIREZ
	003-090-015-000	0018	1.0		$277.28		$202.04					$479.32	PANTOJA JESUS L & ESPERANZA LEON DE
	003-090-016-000	0018	1.0		$277.28		$202.04					$479.32	MITCHELL JEFFREY
	003-090-017-000	0018	1.0		$277.28		$202.04					$479.32	SANCHEZ SERGIO MAYA & DE MAYA CAROLINA AGUAYA
	003-090-018-000	0018	1.0		$277.28		$202.04					$479.32	FOX KAREN YUEN TR
	003-090-019-000	0018	1.0		$277.28		$202.04					$479.32	ARREOLA VICTOR & MARIA
	003-090-020-000	0018	1.0		$277.28		$202.04					$479.32	KOPETSKY MICHAEL J
	003-090-021-000	0049	51.0		$14,141.28		$10,304.04					$24,445.32	MONTE VINA L P

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
PARKLAND FARMS SUBDIVISON PHASE 1	003-100-001-000	0010	1.0		$277.28		$202.04					$479.32	HOLMEFJORD LISBETH
	003-100-002-000	0010	1.0		$277.28		$202.04					$479.32	BYRNE KATHLEEN JOHNSON & MISKO TIMOTHY ALAN
	003-100-003-000	0010	1.0		$277.28		$202.04					$479.32	SARQUIS ROBERT H TR & SARQUIS SHARYN L TR
	003-100-004-000	0010	1.0		$277.28		$202.04					$479.32	CHEN LING & RIVERA CATHLEEN RACHEL IRENE
	003-100-005-000	0010	1.0		$277.28		$202.04					$479.32	BRENTON JAMES F TR & BRENTON CYNTHIA L TR
	003-100-006-000	0010	1.0		$277.28		$202.04					$479.32	WHITEMORE THOMAS BORDEN TR & WHITEMORE CONNI LYNN
	003-100-007-000	0010	1.0		$277.28		$202.04					$479.32	BUTLER MARIE J TR
	003-100-008-000	0010	1.0		$277.28		$202.04					$479.32	WILLIAMS DANIELLE & LAIRD JACOB H
	003-100-009-000	0010	1.0		$277.28		$202.04					$479.32	RAMAZZOTTI ADRIAN B & RAMAZZOTTI SHELLIE A
	003-100-010-000	0010	1.0		$277.28		$202.04					$479.32	LUSHER JESSICA MARIE & LUSHER CORY MICHAEL
	003-100-011-000	0010	1.0		$277.28		$202.04					$479.32	POWELL STEVE M TR & POWELL LYNN M MC CAFFREY TR
	003-100-012-000	0010	1.0		$277.28		$202.04					$479.32	MCKINNEY NANCY LUBICH TR & MCKINNEY GREGORY WILLIA
	003-100-013-000	0010	1.0		$277.28		$202.04					$479.32	FILBEN JOHN M TR & MAZZONI LISA M TR
	003-100-014-000	0010	1.0		$277.28		$202.04					$479.32	BOYD JOSEPH E TR & JOANNE F TR
	003-100-015-000	0010	1.0		$277.28		$202.04					$479.32	COUSINS BRUCE & MONTGOMERY SUSAN
	003-100-016-000	0010	1.0		$277.28		$202.04					$479.32	CONTRERAS ROBERT & CONTRERAS JODI
	003-100-017-000	0010	1.0		$277.28		$202.04					$479.32	GARRETT PAUL D TR & CABRAL THERESA L TR
	003-100-018-000	0010	1.0		$277.28		$202.04					$479.32	OGDEN GERALD R & ALISON L TR
	003-100-019-000	0010	1.0		$277.28		$202.04					$479.32	PONITKOFF VADIM V & TATIANA P TR
	003-100-020-000	0010	1.0		$277.28		$202.04					$479.32	DELFINO DIANNE MARIE TR
	003-100-021-000	0010	1.0		$277.28		$202.04					$479.32	MUELLER MARVIN J TR & MUELLER WANDA TR
	003-100-022-000	0010	1.0		$277.28		$202.04					$479.32	FEUERSTEIN CAROL TR
	003-100-023-000	0080	0.0		$0.00		$0.00					$0.00	CITY OF HEALDSBURG
PARKLAND FARMS SUBDIVISON PHASE 7 & 8	003-110-001-000	0010	1.0		$277.28		$202.04					$479.32	BOREL SYLVAIN A TR & LORRAINE D TR
	003-110-002-000	0010	1.0		$277.28		$202.04					$479.32	MCGARRAUGH GEOFFREY VINCENT TR & MCGARRAUGH HOLLY
	003-110-003-000	0010	1.0		$277.28		$202.04					$479.32	NARDI THOMAS J TR & NARDI SOUNDRA S TR
	003-110-004-000	0010	1.0		$277.28		$202.04					$479.32	GOULD ROBERT G & GRADY GIGI M
	003-110-005-000	0010	1.0		$277.28		$202.04					$479.32	CHIMINELLO PHILIP D & CHIMINELLO CATHERINE K
	003-110-006-000	0001	0.0		$0.00		$0.00					$0.00	CITY OF HEALDSBURG
	003-110-007-000	0010	1.0		$277.28		$202.04					$479.32	FRASER ROBERT P & FRASER CHRISTINE E

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-110-008-000	0010	1.0		$277.28		$202.04					$479.32	VAN EVEREN DAVID & VAN EVEREN SHERRI ALEXANDER
	003-110-009-000	0010	1.0		$277.28		$202.04					$479.32	LOUPY THOMAS R & LUCY A
	003-110-010-000	0010	1.0		$277.28		$202.04					$479.32	KUPERS JEFFREY B & KOHLER KAY E
	003-110-011-000	0010	1.0		$277.28		$202.04					$479.32	WILSON CATHY J TR
	003-110-012-000	0010	1.0		$277.28		$202.04					$479.32	FRANKLIN SUZANNE T TR
	003-110-013-000	0010	1.0		$277.28		$202.04					$479.32	DUFFY MICHAEL J & DUFFY NICOL L
	003-110-014-000	0010	1.0		$277.28		$202.04					$479.32	CAMPBELL CHRISTINE BELLA TR & CAMPBELL WILLIAM DOU
	003-110-015-000	0022	2.0		$554.56		$404.08					$958.64	VOGENSEN SHARON K TR ET AL
	003-110-016-000	0010	1.0		$277.28		$202.04					$479.32	STALLARD BARRY W TR & STALLARD KAYE B TR
	003-110-017-000	0010	1.0		$277.28		$202.04					$479.32	STEWART DONNA M TR
	003-110-018-000	0010	1.0		$277.28		$202.04					$479.32	FRECHETTE PAUL W TR & FRECHETTE CHERYL A TR
	003-110-019-000	0010	1.0		$277.28		$202.04					$479.32	DEUTSCH L PETER TR
	003-110-022-000	0010	1.0		$277.28		$202.04					$479.32	SMITH SHARON K TR & WARE HILARY E TR
	003-110-023-000	0010	1.0		$277.28		$202.04					$479.32	HOPKINS DONALD GREGORY TR & HOPKINS CATHY TR
	003-110-024-000	0010	1.0		$277.28		$202.04					$479.32	BEVERIDGE ASHLEY ANN & BEVERIDGE IAIN C
	003-110-025-000	0010	1.0		$277.28		$202.04					$479.32	WESTFALL JAMES S TR
	003-110-026-000	0010	1.0		$277.28		$202.04					$479.32	MERCER MICHAEL
	003-110-027-000	0010	1.0		$277.28		$202.04					$479.32	FLORES HENRY CUEVAS & FLORES COLLEEN TR
PARKLAND FARMS SUBDIVISON PHASE 9	003-120-001-000	0010	1.0		$277.28		$202.04					$479.32	ODATO DAVID TR
	003-120-004-000	0010	1.0		$277.28		$202.04					$479.32	LIPPS ROBERT T TR & LIPPS SUSAN F TR
	003-120-005-000	0010	1.0		$277.28		$202.04					$479.32	DEMAREST JOHN H TR & DEMAREST LISA E TR
	003-120-006-000	0010	1.0		$277.28		$202.04					$479.32	WILKIE LINDA C & WILKIE ROBERT J
	003-120-007-000	0051	1.0		$277.28		$202.04					$479.32	MALPASS HERBERT H III TR & MALPASS JOIE L TR
	003-120-008-000	0000	0.5		$138.64		$101.02					$239.66	JORDAN LOUIS & JORDAN LYNDA LL
	003-120-009-000	0010	1.0		$277.28		$202.04					$479.32	JORDAN LOUIS G
	003-120-010-000	0010	1.0		$277.28		$202.04					$479.32	BORGES JANE TR & BORGES TIMOTHY TR
	003-120-011-000	0930	0.0		$0.00		$0.00					$0.00	CITY OF HEALDSBURG
	003-120-012-000	0010	1.0		$277.28		$202.04					$479.32	MOSKOVITS STEVEN J TR & KOZENY MOSKOVITS CONNIE C
	003-120-013-000	0010	1.0		$277.28		$202.04					$479.32	SCHOCK CHRISTIAN TR
PARKLAND FARMS SUBDIVISON PHASE 2	003-130-001-000	0010	1.0		$277.28		$202.04					$479.32	ROUSCHE PATRICK
	003-130-002-000	0010	1.0		$277.28		$202.04					$479.32	AZEVEDO GRANT I TR & AZEVEDO KELLYANN TR
	003-130-003-000	0010	1.0		$277.28		$202.04					$479.32	LOPEZ ROBERT J
	003-130-004-000	0023	2.0		$554.56		$404.08					$958.64	WEBER SALLY A

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-130-005-000	0023	2.0		$554.56		$404.08					$958.64	WEBER SALLY A
	003-130-006-000	0010	1.0		$277.28		$202.04					$479.32	CARR THOMAS COLIN
	003-130-007-000	0010	1.0		$277.28		$202.04					$479.32	LELIS JAMES & NIKNAFS NICHOLE
	003-130-008-000	0010	1.0		$277.28		$202.04					$479.32	FOSTER ANN M TR & FOSTER CRAIG B TR
	003-130-009-000	0010	1.0		$277.28		$202.04					$479.32	SMITH TOMI TR & CULLINEN ROBERT E TR
	003-130-010-000	0023	2.0		$554.56		$404.08					$958.64	GONZALEZ JORGE & MARY
	003-130-011-000	0010	1.0		$277.28		$202.04					$479.32	CAVIGLIA MATT TR & CAVIGLIA CHERYL TR
	003-130-012-000	0010	1.0		$277.28		$202.04					$479.32	GLADDEN MARK L TR
	003-130-013-000	0010	1.0		$277.28		$202.04					$479.32	LOW MAY TR
	003-130-014-000	0010	1.0		$277.28		$202.04					$479.32	HEYFRON MICHAEL B & HEYFRON JESSICA C
	003-130-015-000	0010	1.0		$277.28		$202.04					$479.32	KRAEGER BRENDA B TR
	003-130-016-000	0010	1.0		$277.28		$202.04					$479.32	RODRIGUEZ-CEPEDA ENRIQUE TR
	003-130-017-000	0010	1.0		$277.28		$202.04					$479.32	SMART DANIELLE M & SMART WILLIAM V
	003-130-018-000	0010	1.0		$277.28		$202.04					$479.32	JIMENEZ JEREMY M & JIMENEZ TAMARA S
	003-130-019-000	0010	1.0		$277.28		$202.04					$479.32	CATENACCI MADALINE M TR
	003-130-020-000	0010	1.0		$277.28		$202.04					$479.32	BARRAGAN MARISELA & CALDERON SAMUEL
	003-130-021-000	0010	1.0		$277.28		$202.04					$479.32	GIORGI RICHARD A TR & GIORGI DOROTHY L TR
	003-130-022-000	0010	1.0		$277.28		$202.04					$479.32	MILLER JUSTIN B TR & MILLER KARIN S WERNELIUS TR
	003-130-023-000	0010	1.0		$277.28		$202.04					$479.32	KERN ROBERT M TR ET AL
	003-130-024-000	0010	1.0		$277.28		$202.04					$479.32	KRON ROBERT ET AL
	003-130-025-000	0010	1.0		$277.28		$202.04					$479.32	DINKEL DAVID A & DINKEL ALEJANDRINA
	003-130-026-000	0010	1.0		$277.28		$202.04					$479.32	DUGAN LINDA L
	003-130-027-000	0010	1.0		$277.28		$202.04					$479.32	ROBINSON E CHARLOTTE TR
	003-130-028-000	0010	1.0		$277.28		$202.04					$479.32	RAYTEK JOHN CHARLES
	003-130-029-000	0010	1.0		$277.28		$202.04					$479.32	KENNEDY LISAMARIE TR
	003-130-030-000	0010	1.0		$277.28		$202.04					$479.32	HARTMANN DAN P TR & WELLER OLGA JULIA TR
	003-130-031-000	0010	1.0		$277.28		$202.04					$479.32	CANELIS STEVE
	003-130-032-000	0010	1.0		$277.28		$202.04					$479.32	PENA MIGUEL A & PENA MARISELA
	003-130-033-000	0010	1.0		$277.28		$202.04					$479.32	STEINBACH SAN SAN
	003-130-034-000	0010	1.0		$277.28		$202.04					$479.32	CARY LAWRENCE E TR ET AL
	003-130-035-000	0010	1.0		$277.28		$202.04					$479.32	DELQUERRA MATTHEW J
	003-130-036-000	0010	1.0		$277.28		$202.04					$479.32	SMITH DORI A TR & NEGRINO THOMAS J TR
	003-130-038-000	0010	1.0		$277.28		$202.04					$479.32	MARQUIS SAMANTHA & MARQUIS IAN
	003-130-039-000	0010	1.0		$277.28		$202.04					$479.32	MEYER CHRISTOPHER & MEYER GRETCHEN
	003-130-040-000	0010	1.0		$277.28		$202.04					$479.32	NELSON STEVEN & NELSON JENNIFER

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-130-041-000	0010	1.0		$277.28		$202.04					$479.32	ANDERSON BRIDGET G & ANDERSON TIMOTHY K
	003-130-042-000	0010	1.0		$277.28		$202.04					$479.32	HEATH GEORGE R & PAM J
	003-130-043-000	0010	1.0		$277.28		$202.04					$479.32	BRIAN AND CATHY WILSON LLC
	003-130-044-000	0010	1.0		$277.28		$202.04					$479.32	GLADDEN MARK L TR
	003-130-045-000	0010	1.0		$277.28		$202.04					$479.32	CHAPMAN JOANNE G & CHAPMAN JOANNE G
	003-130-046-000	0010	1.0		$277.28		$202.04					$479.32	MELTZER JOSHUA & STOCKDALE SHANNON
	003-130-047-000	0010	1.0		$277.28		$202.04					$479.32	KUFUDAKES DANIEL A & RONDA LYN
	003-140-001-000	0010	1.0		$277.28		$202.04					$479.32	HYDEN TIM TR
	003-140-002-000	0023	2.0		$554.56		$404.08					$958.64	TAPPIN NATALEE
	003-140-003-000	0010	1.0		$277.28		$202.04					$479.32	SINDLE RACHELLE L
	003-140-004-000	0010	1.0		$277.28		$202.04					$479.32	GOOD SHEPHERD LUTHERAN CHURCH OF HEALDSBURG
	003-140-005-000	0023	2.0		$554.56		$404.08					$958.64	WU I CHIEN TR
	003-140-006-000	0010	1.0		$277.28		$202.04					$479.32	NELSON ERNEST & NELSON JANET
	003-140-007-000	0010	1.0		$277.28		$202.04					$479.32	MAURO-MANOS AMY J TR
	003-140-008-000	0010	1.0		$277.28		$202.04					$479.32	HART TALLIA
	003-140-009-000	0010	1.0		$277.28		$202.04					$479.32	WILSON DOUGLAS C TR & WILSON MARIA GRACE TR
	003-140-010-000	0010	1.0		$277.28		$202.04					$479.32	OSEGUERA MARIO ARMANDO
	003-140-011-000	0010	1.0		$277.28		$202.04					$479.32	BLANCHARD MATTHEW TR & BLANCHARD KELLY TR
	003-140-012-000	0010	1.0		$277.28		$202.04					$479.32	ELIE FOREST NIKOLA
	003-140-013-000	0010	1.0		$277.28		$202.04					$479.32	CHUNG EDWARD S
	003-140-014-000	0010	1.0		$277.28		$202.04					$479.32	FAIRCHILD SALLIE P TR
	003-140-015-000	0010	1.0		$277.28		$202.04					$479.32	MACIAS TRINIDAD & LOURDES
	003-140-016-000	0010	1.0		$277.28		$202.04					$479.32	MANA MITCHELL
	003-140-017-000	0010	1.0		$277.28		$202.04					$479.32	ALCALA JOSE J & ALCALA MARGARITA M
	003-140-018-000	0010	1.0		$277.28		$202.04					$479.32	FLORES FRANCISCO ROMERO & ROMO-FLORES ARACELY TR
	003-140-019-000	0010	1.0		$277.28		$202.04					$479.32	ANDERSON PAUL A TR
	003-140-020-000	0010	1.0		$277.28		$202.04					$479.32	GIDDINGS MALIN TR
	003-140-021-000	0010	1.0		$277.28		$202.04					$479.32	RICHARDS REBECCA & RICHARD Q IV
	003-140-022-000	0010	1.0		$277.28		$202.04					$479.32	IUS TINA ET AL
	003-140-023-000	0010	1.0		$277.28		$202.04					$479.32	GRAF GARY W TR & GRAF JANICE P TR
	003-140-024-000	0010	1.0		$277.28		$202.04					$479.32	SCHRADER WILLIAM R TR ET AL
	003-140-025-000	0010	1.0		$277.28		$202.04					$479.32	DEGONZALEZ OLIVIA & GONZALEZ DIANA
	003-140-026-000	0010	1.0		$277.28		$202.04					$479.32	BEALS HAROLD L III TR
	003-140-027-000	0010	1.0		$277.28		$202.04					$479.32	GANCIA CAROL S
	003-140-028-000	0010	1.0		$277.28		$202.04					$479.32	GAITAN ALICIA P & LYETH RYAN LONGYEAR TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-140-029-000	0010	1.0		$277.28		$202.04					$479.32	GRANDE STEVEN L & DANA J
	003-140-030-000	0010	1.0		$277.28		$202.04					$479.32	PRICER LOWELL KENT
	003-140-031-000	0023	2.0		$554.56		$404.08					$958.64	MIKSIS BARBARA L TR & MIKSIS GARY F TR
	003-140-032-000	0010	1.0		$277.28		$202.04					$479.32	LEGRAND RACHEL TR
	003-140-033-000	0010	1.0		$277.28		$202.04					$479.32	KAISER JON D TR
	003-140-034-000	0010	1.0		$277.28		$202.04					$479.32	LAROSSA SUSAN GAYLE TR & BICKFORD PATRICK GERARD T
	003-140-035-000	0010	1.0		$277.28		$202.04					$479.32	RUIZ JOSE L ET AL
	003-140-036-000	0930	0.0		$0.00		$0.00					$0.00	CITY OF HEALDSBURG
PARKLAND FARMS SUBDIVISION PHASE 3	003-150-001-000	0010	1.0		$277.28		$202.04					$479.32	ANDERSON AMY ELIZABETH TR & ANDERSON BRYAN MICHAEL
	003-150-002-000	0010	1.0		$277.28		$202.04					$479.32	THOMPSON KIM R TR
	003-150-003-000	0010	1.0		$277.28		$202.04					$479.32	NOBLES VICTORIA A TR
	003-150-004-000	0010	1.0		$277.28		$202.04					$479.32	STEWART ELLEN H & DARREL J
	003-150-005-000	0010	1.0		$277.28		$202.04					$479.32	KAIZENKOH LLC
	003-150-006-000	0010	1.0		$277.28		$202.04					$479.32	GLADDEN MARK L TR
	003-150-007-000	0010	1.0		$277.28		$202.04					$479.32	ZERMENO MARTHA IVONNE
	003-150-008-000	0010	1.0		$277.28		$202.04					$479.32	GONZALEZ VICTORIA E
	003-150-009-000	0010	1.0		$277.28		$202.04					$479.32	DE AVILA SILVIA REYES & MAGDALENO ROGELIO AVILA ET
	003-150-010-000	0010	1.0		$277.28		$202.04					$479.32	BIZIEFF GORDON M TR & BIZIEFF VICTORIA L TR
	003-150-011-000	0010	1.0		$277.28		$202.04					$479.32	ZHANG ZHAN TR & YANG LINDA TR
	003-150-012-000	0010	1.0		$277.28		$202.04					$479.32	HIRSCHMANN SANDRA J TR ET AL
	003-150-013-000	0010	1.0		$277.28		$202.04					$479.32	MARTIN LUCINDA TR
	003-150-014-000	0010	1.0		$277.28		$202.04					$479.32	NEAL THEODORE M & NEAL KIMBERLY
	003-150-015-000	0010	1.0		$277.28		$202.04					$479.32	AULD RICHARD M JR TR & AULD MARION M TR
	003-150-016-000	0010	1.0		$277.28		$202.04					$479.32	VIRAMONTES ANTONIO CORTES & MARIA REYNA
	003-150-017-000	0010	1.0		$277.28		$202.04					$479.32	PERRILL CHRISTIN J TR & PERRILL NOVA S TR
	003-150-018-000	0010	1.0		$277.28		$202.04					$479.32	GLADDEN MARK L TR & GLADDEN KATHLEEN M TR
	003-150-019-000	0010	1.0		$277.28		$202.04					$479.32	HALVORSEN RICHARD J TR & HALVORSEN ELENA M TR
	003-150-020-000	0010	1.0		$277.28		$202.04					$479.32	VILLANO MATTHEW J TR
	003-150-021-000	0010	1.0		$277.28		$202.04					$479.32	CHAVEZ CARLOS E & MAYBERRY-CHAVEZ LINDA
	003-150-022-000	0010	1.0		$277.28		$202.04					$479.32	DELOS ANDREW TR
	003-150-023-000	0010	1.0		$277.28		$202.04					$479.32	HENDRICKSON MERLIN ALEXANDER II ET AL
	003-150-024-000	0010	1.0		$277.28		$202.04					$479.32	GRASSI RONALD TR & GRASSI SALLY TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-150-025-000	0023	2.0		$554.56		$404.08					$958.64	SEGHESIO DONNA J
	003-150-026-000	0010	1.0		$277.28		$202.04					$479.32	MESZKAT JAMIE DAWN TR & STARNES VERNON DEWAYNE TR
	003-150-027-000	0010	1.0		$277.28		$202.04					$479.32	LABREE BETH
	003-150-028-000	0010	1.0		$277.28		$202.04					$479.32	CEJA SANDRA RODRIGUEZ & CEJA ALFONSO
	003-150-029-000	0010	1.0		$277.28		$202.04					$479.32	CONLAN TYE MITCHELL TR
	003-150-030-000	0010	1.0		$277.28		$202.04					$479.32	RYAN RICHARD D TR & RYAN CAROL A TR
	003-150-031-000	0023	2.0		$554.56		$404.08					$958.64	ROVCO INDUSTRIES TRUST ET AL
	003-150-032-000	0010	1.0		$277.28		$202.04					$479.32	HAGELE DAVID TR & HAGELE LAURIE TR
	003-150-033-000	0010	1.0		$277.28		$202.04					$479.32	PRENDIVILLE STEPHEN
	003-150-034-000	0010	1.0		$277.28		$202.04					$479.32	CHAVEZ WILLIAM
PARKLAND FARMS SUBDIVISION PHASE 4	003-150-035-000	0010	1.0		$277.28		$202.04					$479.32	EDWARDS KRISTA & POWELL JASMIN JOY
	003-150-036-000	0010	1.0		$277.28		$202.04					$479.32	BELL CHARLES E
	003-150-037-000	0010	1.0		$277.28		$202.04					$479.32	MUYSKENS LINDA D
	003-150-038-000	0010	1.0		$277.28		$202.04					$479.32	BRUINGTON VERA & BRUINGTON EUGENE
	003-150-039-000	0010	1.0		$277.28		$202.04					$479.32	ERTEL FRANCIS D TR & ERTEL KAREN R TR
	003-150-040-000	0010	1.0		$277.28		$202.04					$479.32	TREMONT MICHAEL TR & TREMONT JENNIFER M TR
	003-150-041-000	0010	1.0		$277.28		$202.04					$479.32	FOX JEANNE MARIE TR
	003-150-042-000	0010	1.0		$277.28		$202.04					$479.32	REED DAVID W TR & CHATTAN ONDINE M TR
	003-150-043-000	0010	1.0		$277.28		$202.04					$479.32	WIDICK SHAWN M & DENISE M
	003-150-044-000	0010	1.0		$277.28		$202.04					$479.32	HATHAWAY CAROL ANN TR
	003-150-045-000	0010	1.0		$277.28		$202.04					$479.32	KAMINSKI DOUGLAS J
	003-150-046-000	0010	1.0		$277.28		$202.04					$479.32	SCHUELER TODD R & SCHUELER ROSAELIA MEZA
	003-150-047-000	0010	1.0		$277.28		$202.04					$479.32	GATTUSO PHILLIP J TR & GATTUSO GINA L TR
	003-150-048-000	0010	1.0		$277.28		$202.04					$479.32	DEVITT THOMAS P & VERONICA C TR
	003-150-049-000	0010	1.0		$277.28		$202.04					$479.32	EICHINGER GREGORY H & LARSON ATHINA C
	003-150-050-000	0010	1.0		$277.28		$202.04					$479.32	GORDY TIMOTHY M & GUNES OLMEZ
	003-150-051-000	0010	1.0		$277.28		$202.04					$479.32	GOODWIN VALERIE
	003-150-052-000	0010	1.0		$277.28		$202.04					$479.32	ZIEGLER BARON V
	003-150-053-000	0010	1.0		$277.28		$202.04					$479.32	DELFINO MICHELE JANINE TR
	003-150-054-000	0010	1.0		$277.28		$202.04					$479.32	GIACOMELLI JESSE & GIACOMELLI JENNA
	003-150-055-000	0010	1.0		$277.28		$202.04					$479.32	REED DAVID S
	003-150-056-000	0010	1.0		$277.28		$202.04					$479.32	FLETCHER ABBY L & FLETCHER JAMES D
	003-150-057-000	0010	1.0		$277.28		$202.04					$479.32	RAMIREZ JAVIER & HERNANDEZ ISABELLE M

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

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	003-150-058-000	0010	1.0		$277.28		$202.04					$479.32	NOESEKABEL TOBIAS & NOESEKABEL ALLISON ELIZABETH
	003-150-059-000	0010	1.0		$277.28		$202.04					$479.32	FALBERG JAMES C & HANNAH
	003-150-060-000	0010	1.0		$277.28		$202.04					$479.32	ANDALIS ALEXIS A TR & ANDALIS JAMIE W TR
	003-150-061-000	0010	1.0		$277.28		$202.04					$479.32	RANE NEEL A
	003-150-062-000	0010	1.0		$277.28		$202.04					$479.32	GARVIN KEVIN J & SANDRA S
PARKLAND FARMS SUBDIVISION PHASE 10A	003-150-063-000	0010	1.0		$277.28		$202.04					$479.32	HODGES RONALD E TR & HODGES SHARON J TR
	003-150-064-000	0010	1.0		$277.28		$202.04					$479.32	VIDAURRI DAVID M & MARQUEZ MARGARET L TR
	003-150-065-000	0051	1.0		$277.28		$202.04					$479.32	GONZALEZ GABRIEL & YU CAROLINE WEI-TYNG
	003-150-066-000	0010	1.0		$277.28		$202.04					$479.32	SLAIKEU PAUL ET AL
	003-150-067-000	0010	1.0		$277.28		$202.04					$479.32	JACONETTI JAMES P & SROAT HASIA TR
	003-150-068-000	0010	1.0		$277.28		$202.04					$479.32	DIVITA DANIEL P TR & DIVITA CORLISS R TR
	003-150-069-000	0010	1.0		$277.28		$202.04					$479.32	ROBINETT DAVID FRANCIS TR & GREENAWALT LILA BENTE
PARKLAND FARMS SUBDIVISION PHASE 5	003-160-001-000	0010	1.0		$277.28		$202.04					$479.32	FREEMAN MONTY & FAVERO ANTOINE
	003-160-002-000	0010	1.0		$277.28		$202.04					$479.32	CLARFIELD JULIE A TR
	003-160-003-000	0010	1.0		$277.28		$202.04					$479.32	PRUNTY JOHN LYNN TR & PRUNTY NANCY E TR
	003-160-004-000	0010	1.0		$277.28		$202.04					$479.32	PRENDIVILLE MARK TR & PRENDIVILLE SHANNON TR
	003-160-005-000	0010	1.0		$277.28		$202.04					$479.32	FOLEY BEINING CHRISTIAN OLAF TR & FOLEY BEINING KA
	003-160-006-000	0010	1.0		$277.28		$202.04					$479.32	ANDREWS JOHN P TR & ANDREWS MONA L TR
	003-160-007-000	0010	1.0		$277.28		$202.04					$479.32	WILLIAMS MARY PATRICIA TR
	003-160-008-000	0010	1.0		$277.28		$202.04					$479.32	ZHARI ABDEL AZIZ TR & ZHARI MONICA E TR
	003-160-009-000	0010	1.0		$277.28		$202.04					$479.32	KYNTL JOSEF TR & KYNTL JANA TR
	003-160-010-000	0010	1.0		$277.28		$202.04					$479.32	FERRELL BRIAN MICHAEL & FERRELL MARISA MICHELE
	003-160-011-000	0010	1.0		$277.28		$202.04					$479.32	REEDY KATHRYN & REEDY ROSS
	003-160-012-000	0010	1.0		$277.28		$202.04					$479.32	TYLER ELLEN RAE
	003-160-013-000	0010	1.0		$277.28		$202.04					$479.32	WILDERMUTH DANIEL S TR & MAXWELL BEATRICE S TR
	003-160-014-000	0010	1.0		$277.28		$202.04					$479.32	SIGLER LEILA TR
	003-160-015-000	0010	1.0		$277.28		$202.04					$479.32	BERNARD STEVE P & BERNARD KIMBERLY ANN
	003-160-016-000	0010	1.0		$277.28		$202.04					$479.32	LOSEE HANS KYLE & WILKERSON APRIL
	003-160-017-000	0010	1.0		$277.28		$202.04					$479.32	LANGE MICHAEL B TR & LANGE CONSTANCE H TR
	003-160-018-000	0010	1.0		$277.28		$202.04					$479.32	WORKING CRAIG R ET AL
	003-160-019-000	0010	1.0		$277.28		$202.04					$479.32	HIXSON JUSTIN & HIXSON KRYSTLE

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-160-020-000	0010	1.0		$277.28		$202.04					$479.32	SEUFERER MARTIN L & KRIS E
	003-160-021-000	0010	1.0		$277.28		$202.04					$479.32	ALARY WANDA L TR
	003-160-022-000	0010	1.0		$277.28		$202.04					$479.32	TISCARENO ADAM & TISCARENO MIA PAULINE
	003-160-023-000	0010	1.0		$277.28		$202.04					$479.32	WHITE KATHLEEN A TR ET AL & WHITE THOMAS R TR
	003-160-024-000	0010	1.0		$277.28		$202.04					$479.32	ROTHBERG JULIE TR
	003-160-025-000	0010	1.0		$277.28		$202.04					$479.32	ALVAREZ JUANA R TR & ALVAREZ MANUEL O TR
	003-160-026-000	0010	1.0		$277.28		$202.04					$479.32	YU DAVID J TR & YU LYNN VANCE TR
	003-160-027-000	0010	1.0		$277.28		$202.04					$479.32	LEBOW BENJAMIN
	003-160-028-000	0010	1.0		$277.28		$202.04					$479.32	SAVAGE WILLIAM D TR & JENSEN ELLEN M TR
	003-160-029-000	0010	1.0		$277.28		$202.04					$479.32	QUIROZ KATHERINE RENE TR & QUIROZ MAURICE H TR
	003-160-030-000	0010	1.0		$277.28		$202.04					$479.32	BRIZZOLARA PAUL L & SHARON B
	003-160-031-000	0010	1.0		$277.28		$202.04					$479.32	WALSH MARK J TR & WALSH DENISE M TR
	003-160-032-000	0010	1.0		$277.28		$202.04					$479.32	TOTH THOMAS TR & ANDERSON ELIZABETH TR
	003-160-033-000	0010	1.0		$277.28		$202.04					$479.32	THWAITES CHRISTOPHER A & THWAITES KRISTIN
	003-160-034-000	0010	1.0		$277.28		$202.04					$479.32	KONRAD GERTRUDE V TR
	003-160-035-000	0010	1.0		$277.28		$202.04					$479.32	ABBOTT JARED A TR & ABBOTT LINDSEY E TR
	003-160-036-000	0010	1.0		$277.28		$202.04					$479.32	MCGEE KEVIN & PENDERGAST KATHLEEN
	003-160-037-000	0010	1.0		$277.28		$202.04					$479.32	PELM NICHOLAS TR
	003-160-038-000	0010	1.0		$277.28		$202.04					$479.32	BACH GALE W TR & BACH JOY C TR
	003-160-039-000	0010	1.0		$277.28		$202.04					$479.32	SOENNICHSEN RICHARD H TR & SOENNICHSEN SUSAN B TR
	003-160-040-000	0010	1.0		$277.28		$202.04					$479.32	FILLIPONE JEFFREY & FILLIPONE MARY ANNE
	003-160-041-000	0010	1.0		$277.28		$202.04					$479.32	WISEMAN CHRISTOPHER J & WISEMAN ALISON K
	003-160-042-000	0010	1.0		$277.28		$202.04					$479.32	STAHL DAVID & ULLOA MIGUEL
	003-160-043-000	0010	1.0		$277.28		$202.04					$479.32	MABRY RONALD H TR & MABRY SHEILA MCGUINNESS TR
	003-160-044-000	0010	1.0		$277.28		$202.04					$479.32	SCARDACI RITA TR
	003-160-045-000	0010	1.0		$277.28		$202.04					$479.32	KREMPA THOMAS S K TR & KREMPA ANDREA TR
	003-160-046-000	0010	1.0		$277.28		$202.04					$479.32	PRISHTINA MARY C TR
	003-160-047-000	0010	1.0		$277.28		$202.04					$479.32	GREENE DAVID & HANFORD CARRIE A
	003-160-048-000	0010	1.0		$277.28		$202.04					$479.32	CARPENTER AARON E & CARPENTER MANDY M
	003-160-049-000	0010	1.0		$277.28		$202.04					$479.32	CLAR RICHARD S TR & CLAR MARGARET TR
	003-160-050-000	0010	1.0		$277.28		$202.04					$479.32	NICHOLS WILLIAM C TR & NICHOLS KATHLEEN A TR
	003-160-051-000	0010	1.0		$277.28		$202.04					$479.32	NORLANDER HANS G TR & NORLANDER TOVE H TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-160-052-000	0010	1.0		$277.28		$202.04					$479.32	INEICH STEVEN C & INEICH DIANE M
	003-160-053-000	0010	1.0		$277.28		$202.04					$479.32	MCKAY THOMAS MICHAEL & COFFEY-MCKAY KIMBERLEY ANNE
	003-160-054-000	0010	1.0		$277.28		$202.04					$479.32	VICAR M DOUGLAS MAC TR & VICAR SUSAN P MAC TR
	003-160-055-000	0010	1.0		$277.28		$202.04					$479.32	DOHERTY LOUISE & DOHERTY STEVEN
	003-160-056-000	0010	1.0		$277.28		$202.04					$479.32	MCDONEL PHILLIP LANE TR & MCDONEL BARBARA GAIL TR
	003-160-057-000	0010	1.0		$277.28		$202.04					$479.32	LYETH CAMERON TR & LYETH TIFFANY TR
	003-160-058-000	0001	0.0		$0.00		$0.00					$0.00	CITY OF HEALDSBURG
PARKLAND FARMS SUBDIVISION PHASE 6	003-160-059-000	0001	0.5		$138.64		$101.02					$239.66	FRANCO KATHERINE
	003-160-060-000	0010	1.0		$277.28		$202.04					$479.32	AVILA ELADIO AVILA & AVILA MARIA CAROLINA
	003-160-061-000	0010	1.0		$277.28		$202.04					$479.32	RUETER JOCHEM M TR & RUETER JILL A TR
	003-160-062-000	0010	1.0		$277.28		$202.04					$479.32	MATNEY EDWARD R & DEVICO SUSAN
	003-160-063-000	0010	1.0		$277.28		$202.04					$479.32	HUGHES ROLAND A TR & FREDERICK JULIE A TR
	003-160-064-000	0001	0.5		$138.64		$101.02					$239.66	DVORAK EUGENE & DVORAK NATASHA
	003-160-065-000	0057	2.0		$554.56		$404.08					$958.64	LALONDE STEVEN JAMES TR & LALONDE REBECCA SUE TR
SIENNA POINTE SUBDIVISION	003-170-001-000	0019	1.0				$202.04					$202.04	MASSELINK RANDALL TR & VENEZIANI DONATELLA TR
	003-170-002-000	0010	1.0				$202.04					$202.04	FLEISCHLI GERALDINE FIDLER TR
	003-170-003-000	0010	1.0				$202.04					$202.04	DEPREEZ RONALD HERCULES & COCHRAN COURTNEY
	003-170-004-000	0010	1.0				$202.04					$202.04	LOPEZ EDWARD TR & LOPEZ JENNIFER E TR
	003-170-005-000	0010	1.0				$202.04					$202.04	BRENNAN JEROME F TR & BRENNAN CONSTANCE L TR
	003-170-006-000	0001	0.5				$101.02					$101.02	BURK HOLDINGS LLC
	003-170-007-000	0010	1.0				$202.04					$202.04	SAIGAL CHAMPA & SAIGAL SANJAY
	003-170-008-000	0010	1.0				$202.04					$202.04	BAKER EDWARD D TR & BAKER KYLE R TR
	003-170-009-000	0023	2.0				$404.08					$404.08	GEE SANDRA S TR & GEE ROBERT A TR
	003-170-010-000	0001	0.5				$101.02					$101.02	KAHN JAMES R TR
	003-170-012-000	0010	1.0				$202.04					$202.04	KAHN JAMES R TR
	003-170-013-000	0541	1.0				$202.04					$202.04	HERRON WILLIAM P TR ET AL
	003-170-014-000	0010	1.0				$202.04					$202.04	CAMPBELL GEORGE J III TR & MARY JANE TR
	003-170-015-000	0010	1.0				$202.04					$202.04	KEMP ALSON R TR & KEMP MARTHA G TR
	003-170-016-000	0051	1.0				$202.04					$202.04	DUNCAN KIONA RITA SCHERRER & DUNCAN MATTHEW CRAIG
PARKLAND FARMS SUBDIVISON PARCEL "B"	003-180-001-000	0019	1.0		$277.28		$202.04					$479.32	MENDEZ JOSE L REYES & REYES MARIA G MENDEZ DE
	003-180-002-000	0019	1.0		$277.28		$202.04					$479.32	RODRIGUEZ LUIS & RODRIGUEZ ALANA K
	003-180-003-000	0019	1.0		$277.28		$202.04					$479.32	SMITH MATTHEW B TR & RIFF KIMBERLY A TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-180-004-000	0019	1.0		$277.28		$202.04					$479.32	MOORE REBECCA N & DAVID J
	003-180-005-000	0019	1.0		$277.28		$202.04					$479.32	GRUNER GREGORY & TERESA
	003-180-006-000	0019	1.0		$277.28		$202.04					$479.32	PICKERING WAYNE LEON & GALINDO HELEN
	003-180-007-000	0019	1.0		$277.28		$202.04					$479.32	HAVILAND LINDA M
	003-180-008-000	0019	1.0		$277.28		$202.04					$479.32	SILVEIRA ROBERT TR
	003-180-009-000	0019	1.0		$277.28		$202.04					$479.32	BURTON WARREN J TR & BURTON BOBBI A TR
	003-180-010-000	0019	1.0		$277.28		$202.04					$479.32	COLLIN DAVID L TR & VANONI-COLLIN ALINA M TR
	003-180-011-000	0019	1.0		$277.28		$202.04					$479.32	BEARD JOHN V & CASTELLI TINA
	003-180-012-000	0019	1.0		$277.28		$202.04					$479.32	MCDANIEL MARY M
	003-180-013-000	0019	1.0		$277.28		$202.04					$479.32	LOVE MICHELE D
	003-180-014-000	0019	1.0		$277.28		$202.04					$479.32	NOVELLA DIANA TR
	003-180-015-000	0019	1.0		$277.28		$202.04					$479.32	GAUSE ADRIENNE & BEAMAN PETER ET AL
PARKLAND FARMS SUBDIVISON PHASE 10B	003-180-016-000	0010	1.0		$277.28		$202.04					$479.32	GRAVES MICHAEL DAVID & PAGE KATHLEEN REAVETTE
	003-180-017-000	0010	1.0		$277.28		$202.04					$479.32	JARVIS CYNTHIA A TR & JARVIS WILLIAM C TR
	003-180-018-000	0010	1.0		$277.28		$202.04					$479.32	RODRIGUEZ J JAIME & RODRIGUEZ ROSA E
ROSEWOOD CREEK SUBDIVISION	003-190-001-000	0051	1.0				$202.04					$202.04	KLICK TYLER D TR & KLICK KAREN R TR
	003-190-002-000	0010	1.0				$202.04					$202.04	BOWMAN DAVID K & BOWMAN MEGAN B
	003-190-003-000	0005	0.5				$101.02					$101.02	BOWMAN DAVID K & BOWMAN MEGAN B
	003-190-004-000	0010	1.0				$202.04					$202.04	MOONLIGHT OAKS LLC
	003-190-005-000	0010	1.0				$202.04					$202.04	GRABLE MICHAEL D TR & GRABLE AMY K TR
	003-190-006-000	0010	1.0				$202.04					$202.04	ROSSIE MATTHEW B & ROSSIE WENDY A
	003-190-007-000	0000	0.0				$0.00					$0.00	CITY OF HEALDSBURG
FANNY HILL ESTATES	003-200-001-000	0019	1.0		$277.28		$202.04					$479.32	MORALES TOMAS TR & MORALES LAURA TR
	003-200-002-000	0010	1.0		$277.28		$202.04					$479.32	CARRUBBA FRANCIS P JR & CARRUBBA PATRICIA A
	003-200-003-000	0010	1.0		$277.28		$202.04					$479.32	CARRUBBA FRANCIS P JR & CARRUBBA PATRICIA A
	003-200-004-000	0051	1.0		$277.28		$202.04					$479.32	LACONTE CYNTHIA A & LACONTE THOMAS J
	003-200-005-000	0001	0.5		$138.64		$101.02					$239.66	LACONTE CYNTHIA A & LACONTE THOMAS J
	003-200-006-000	0050	0.5		$138.64		$101.02					$239.66	CARRUBBA FRANCIS P JR TR & CARRUBBA PATRICIA A TR
	003-200-007-000	0010	1.0		$277.28		$202.04					$479.32	GRAY JONATHAN D TR
	003-200-008-000	0010	1.0		$277.28		$202.04					$479.32	EGAN WILLIAM K TR
	003-200-009-000	0010	1.0		$277.28		$202.04					$479.32	BORIOLO DANIEL J TR & BORIOLO GISELE D TR
	003-200-010-000	0010	1.0		$277.28		$202.04					$479.32	YAEGER MIKE S TR & YAEGER LEE ANNE TR

CITY OF HEALDSBURG
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT ROLL - FISCAL YEAR 2026-27

SUBDIVISION	APN	USE CODE	ESD UNITS	PARCEL AREA (AC)	ZONE 1 ASSESS	ZONE 2 ASSESS	ZONE 3 ASSESS	ZONE 4 ASSES	ZONE 5 ASSES	ZONE 6 ASSES	ZONE 7 ASSES	TOTAL ASSESS	PROPERTY OWNER
	003-200-011-000	0001	0.5		$138.64		$101.02					$239.66	BORIOLO DANIEL J TR & BORIOLO GISELE D TR
	003-200-012-000	0010	1.0		$277.28		$202.04					$479.32	CALLAHAN MICHAEL D TR & YOUNG-CALLAHAN PHYLLIS E T
	003-200-013-000	0010	1.0		$277.28		$202.04					$479.32	BRETT MATTHEW M & BRETT KATIE R
	003-200-014-000	0050	0.5		$138.64		$101.02					$239.66	STRAIGHT JOE L & STRAIGHT ANN S
	003-200-017-000	0000	0.5		$138.64		$101.02					$239.66	BROOKSIDE LODGE INC
PARKLAND FARMS SUBDIVISON	091-040-062-000	0930	0.0		$0.00		$0.00					$0.00	CITY OF HEALDSBURG
SENIOR HOUSING	91040072000.0	0044	24.0				$4,848.96	$7,300.80				$12,149.76	PARK LAND SENIOR APARTMENTS INVESTORS LP
PARKLAND FARMS SUBDIVISON	091-040-103-000	0920	0.0		$0.00		$0.00					$0.00	CITY OF HEALDSBURG
	091-040-104-000	0010	1.0		$277.28		$202.04					$479.32	DADAOS JAMES G TR & DADAOS MERRILEE TR
	091-040-105-000	0930	0.0		$0.00		$0.00					$0.00	CITY OF HEALDSBURG
	TOTAL ASSESSMENTS PER ZONE				$105,643.68	$8,078.40	$103,040.40	$7,300.80	$23,415.08	$19,025.04	$155,588.26	$422,091.66	
	TOTAL ESD UNITS PER ZONE				381.00	60.00	510.00	24.00	37.00	34.00			
	TOTAL ACREAGE PER ZONE										7.40		

*Number of Total Dwelling Units at Buildout

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

Special and General Benefits

Each parcel within each of the zones of the Assessment District receives a distinct special benefit from improvements and maintenance thereof as discussed below.

Zone 1 – Parkland Hills Subdivision (Including Quarry Ridge)

Zone 1 includes the maintenance of the landscaping, weed abatement and re-vegetation of various areas within the Parkland Hills Subdivision boundary, which includes the Quarry Ridge subdivision. The landscaping is at the entrance to Parkland Hills and along Parkland Farms Boulevard including the entrance median, along Saddle Draw, a portion of Bridle Path near Palomino Court, and a portion of Canyon Run south of Parkland Farms Boulevard. Weed abatement is done within the northwesterly area of this development including the detention basin area, and a central area south of Parkland Farms Boulevard. Re-vegetation and weed abatement are done along the Foss Creek area entirely within the subdivision.

The parcels within this zone receive a direct special benefit from the landscaping, weed abatement, creek re-vegetation and the maintenance thereof which include enhanced desirability of properties through association with the improvements, improved aesthetic appeal of the neighborhood, improved air quality from additional vegetation, fire safety from management of weeds and opportunity for recreation and dog walking in the open areas. The Zone 1 maintenance items have been determined to confer no general benefits to the community at large.

Zone 2 – Healdsburg Estates and River's Landing Subdivisions

Zone 2 consists of weed abatement along Paul Witke Drive. The parcels within this zone receive a direct special benefit from the weed abatement which includes enhanced fire safety from management of weeds. The Zone 2 maintenance items have been determined to confer no general benefits to the community at large.

Zone 3 – Barbieri Brothers Park and Healdsburg Avenue Frontage Landscaping

Zone 3 includes the maintenance of Barbieri Brothers Park, located within the Parkland Hills Subdivision, and the frontage landscaping along Healdsburg Avenue within Area A. Barbieri Brothers Park was designated as mitigation for park area within North Healdsburg Avenue Specific Plan Area A Assessment District, indicating that all parcels within the boundary of Area A have been determined to receive a special benefit from this park.

The special benefits to each parcel in Zone 3 provided by Barbieri Brothers Park and frontage landscaping along Healdsburg Avenue include the readily accessible opportunity for recreation and enhanced desirability of properties through association with the improvements, improved aesthetic appeal of the neighborhood and improved air quality from additional vegetation. The

Zone 3 benefits within this assessment district have been determined to confer no general benefits to the community outside of Area A.

There are a number of parcels within the Area A boundary that have not yet been annexed into Zone 3. Because these parcels receive a special benefit for the landscaping and the park but do not contribute to its maintenance, the City contributes Community Services Funds to cover what would be the combined annual assessment of these parcels. Consequently, every parcel within Zone 3 pays only for the proportional special benefit conferred upon that parcel.

Zone 4 – Senior Housing

Zone 4 includes the maintenance of landscaping along Parkland Farms Boulevard. There is a single parcel in this zone that receives a direct special benefit from the landscaping maintenance.

The special benefit to this parcel, provided by this area and maintenance thereof include enhanced desirability of properties through association with the improvements, improved aesthetic appeal of the neighborhood and improved air quality from additional vegetation. The Zone 4 benefits within this assessment district have been determined to confer no general benefits to the community at large.

Zone 5 – Sonata Subdivision (including Grant Street Village)

Zone 5 includes the maintenance associated with the trail along Foss Creek, the landscaping along Larkspur Drive within Grant Street Village and a small pocket park at Marigold Way and Healdsburg Avenue. The parcels within this zone receive a direct special benefit from the landscaping and maintenance of these areas.

The special benefits to each parcel in Zone 5 provided by these items and the maintenance thereof include enhanced desirability of properties through association with the improvements, improved aesthetic appeal of the neighborhood, improved air quality from additional vegetation, the opportunity for recreation and dog walking. The Foss Creek trail and the small pocket park have been determined to be too small to attract residents from outside of this subdivision. The Zone 5 maintenance items have been determined to confer no general benefits to the community at large.

Zone 6 – Sorrento Square Subdivision

Zone 6 includes the maintenance, lighting and related costs of back-on street landscaping along the portion of Healdsburg Avenue fronting this subdivision along with maintenance costs of a small pocket park within the subdivision along Monte Vista Avenue. Landscape maintenance in the pocket park includes the maintenance of tables and benches, a drinking fountain (including water costs), a concrete retaining wall and sidewalks within the pocket park. The parcels within this zone receive a direct special benefit from the landscaping, lighting and maintenance of these areas.

The special benefit to each parcel in Zone 6 provided by the landscaping and park maintenance thereof include enhanced desirability of properties through association with the improvements,

improved aesthetic appeal of the neighborhood, improved air quality from additional vegetation and the opportunity for recreation. The lights within this subdivision are spaced per adopted City standards, thereby providing the specific benefits of safety for vehicular traffic and pedestrian travel at night and safety lighting of the neighborhood in general.

The pocket park is very small and provides few park amenities, however it does provide special benefit to the Zone 6 parcels. It has been determined that residential parcels outside of Zone 6, within the same walking distance to the pocket park as the farthest Zone 6 parcel, also benefit from this pocket park. Because these parcels receive a special benefit from the park but are not within Zone 6 and do not contribute to its maintenance, the City contributes Community Services Funds to cover the combined special benefit value received by these parcels.

Consequently, every parcel within Zone 6 pays only for the proportional special benefit conferred upon that parcel. The pocket park has been determined to confer no general benefits to the community at large because of its small size and limited amenities.

Zone 7 – Mill District

Zone 7 includes the maintenance of street lighting, landscaping, and storm water treatment facilities associated with the landscaping (Silva cells and rain garden units) in the public right-of-way fronting Healdsburg Avenue, Saw Mill Circle, Branch Lane and South Street.

The parcels within this zone receive a direct special benefit from the street lighting, landscaping, and stormwater treatment facilities and the maintenance thereof. For street landscaping, each parcel within each zone receives a special benefit from the pleasing aesthetics of the landscaping, improved air quality from additional plant life and increased property value. Street lighting increases property security and safety of pedestrians and vehicular traffic at night. Stormwater treatment facilities associated with landscaping provide the ability for this development to meet required water quality standards due to maintenance of storm water treatment facilities. These assessed improvements also make these areas more desirable for future businesses, directly benefiting the property values in this zone.

The Zone 7 maintenance items have been determined to confer no general benefits to the community at large.

Apportionment of Assessments by ESD

The following is a brief description of the manner that the annual assessment has been apportioned to each parcel in Zones 1, 2, 3, 4, 5, and 6 within the Assessment District.

The method of apportionment equates all parcels within Zones 1, 2, 3, 4, 5 and 6 to an Equivalent Single-Family Dwelling (ESD) unit use, or portion thereof. The subdivisions in these Zones are: Parkland Hills Subdivision (all phases), Quarry Ridge, Healdsburg Estates, Ridgeline Subdivision, Sienna Pointe Subdivision, Fanny Hill Estates Subdivision, River's Landing, Rosewood Creek Subdivision, Rosewood Heights Subdivision, the Senior Housing Development, Sonata (Includes Grant Street Village), and Sorrento Square. The following basic use units reflect the relative

benefit accruing to parcels of land within each Zone of the Healdsburg Landscaping & Lighting Assessment District depending on the type of land use and stage of development.

Use Units by Parcel Type

Parcel Type	Use Units
Vacant parcel in undeveloped area	1/10 unit
Vacant parcel in developed area	½ unit
Single dwelling parcel	1 unit
Multiple dwelling unit parcels	1 unit per dwelling
Commercial parcel with no dwelling units	1 unit per business
Commercial parcels with dwelling units	1 unit per business + 1 unit per dwelling unit
Industrial parcel with no dwelling units	1 unit per business
Industrial parcel with dwelling unit	1 unit per business + 1 unit per dwelling unit
Parcels without a dwelling used exclusively for greenbelt, open space, drainage, or common area of any planned unit development	0 unit

Special Benefits in Zones 3 and 6:

- Zone 3: Various parcels outside of Zone 3 but located within Area A were identified as receiving special benefit from Barbieri Brothers Park and Healdsburg Avenue frontage maintenance. These benefitting parcels outside the Zone have been attributed ESD units in the same manner as parcels within the zone. Due to the type of land use and stage of development, these parcels currently represent 33 ESDs. Those 33 ESDs were added to the total number of ESDs within Zone 3 to total the ESD's within Area A. The ratio of these 33 ESD's over the total ESD's in Area A represent the ratio of special benefit to parcels outside of Zone 3. This ratio times the budget determines the Community Services Fund contribution for this zone.
- Zone 6: Various residential parcels outside of Zone 6 but located within the same walking distance as parcels within Zone 6 were found to receive special benefits due to their proximity to the pocket park. These benefitting parcels outside the zone have been attributed ESD units in the same manner as parcels within the zone. Due to the type of land use and stage of development, those parcels currently represent 34 ESDs. Those 34 ESDs were added to the total number of ESDs within Zone 6 to determine the total ESD's benefitting from the pocket park. The ratio of these 34 ESDs over the total ESDs benefitting from the pocket park represent the ratio of special benefit to parcels outside of Zone 6. This ratio times the park maintenance portion of the budget determines the Community Services Fund contribution for this zone.

For all Zones, once the determination is made of the total number of ESD units for each Zone, the total number of ESD units for each Zone shall be divided into each respective Zone's total operation and maintenance expenses for the upcoming fiscal year, less any Community Services Fund contribution, resulting in the proposed annual assessment per (ESD) unit. The assessment per ESD for each Zone shall be multiplied by the total ESD units established/calculated for each parcel to determine the proposed total annual assessment for each parcel within each Zone.

It was determined that only Zones 3 and 6 have parcels outside of the zone that receive special benefit. As the Community Services Fund contribution from the City pays the special benefit value for parcels outside of the zone, parcels in Zones 3 and 6 pay only for the portion of the special benefits that they receive.

Apportionment of Assessments by Parcel Size (Acreage)

Annual assessments will be apportioned to each parcel in Zone 7 according to parcel size.

The seven parcels within Zone 7 are of unequal size, with varying shapes and length of street frontage. Accordingly, the most equitable method of apportionment is to distribute the operation, maintenance and administrative costs for the assessed improvements by the size (acreage) of each parcel.

The assessment per acre shall be calculated by dividing the total annual assessment by the total number of acres within the zone.

PART E
FY 2026-27 PROPERTY OWNERS LIST

The names and addresses of each of the property owners as shown on the County of Sonoma Assessor's Tax Assessment Roll have been keyed into the special assessment number (Assessor Parcel Number) in Part C – Assessment Roll of this Engineer's Report.

PART F
FY 2026-27 ASSESSMENT DIAGRAM

Attached are the Assessment Diagrams (Maps) for the Zones within the Assessment District. The first Assessment Diagram is an overview map showing the locations of all Zones of the Assessment District. Please note the lines and dimensions of each parcel, as well as the distinctive Assessor's Parcel Number, are shown on the Assessor's Maps for the City of Healdsburg. These Maps are available at the County of Sonoma Assessor's Office. The attached pages also provide the reference to the appropriate Assessor Books at the County of Sonoma Assessor's Office for the respective subdivisions in each of the Zones.

Zone 1

All the land lying within the Parkland Hills Subdivision filed in the Recorder's Office of the County of Sonoma, P.M. Number 146 Book, 578, Pages 36-37.

All the land lying within the Parkland Hills Subdivision filed in the Recorder's Office of the County of Sonoma, A.P. Numbers 091-040-062, 105; 091-040-103, 104.

All the land lying within the Parkland Hills Phase 1 filed in the Recorder's Office of the County of Sonoma in Book 563, Pages 6-10.

All the land lying within the Parkland Hills Phase 2 filed in the Recorder's Office of the County of Sonoma in Book 580, Pages 21-25.

All the land lying within the Parkland Hills Phase 3 filed in the Recorder's Office of the County of Sonoma in Book 580, Pages 26-29.

All the land lying within the Parkland Hills Phase 4 filed in the Recorder's Office of the County of Sonoma in Book 593, Pages 6-9.

All the land lying within the Parkland Hills Phase 10A filed in the Recorder's Office of the County of Sonoma in Book 621, Pages 19-22.

All the land lying within the Parkland Hills Phase 7 & 8 filed in the Recorder's Office of the County of Sonoma in Book 589, Pages 35-39.

All the land lying within the Quarry Ridge Subdivision filed in the Recorder's Office of the County of Sonoma in Book 595, Pages 1-4.

All the land lying within the Parkland Hills Phase 5 filed in the Recorder's Office of the County of Sonoma in Book 600, Pages 40-44.

All the land lying within the Parkland Hills Phase 6 filed in the Recorder's Office of the County of Sonoma in Book 610, Pages 40-43.

All the land lying within the Parkland Hills Phase 9 filed in the Recorder's Office of the County of Sonoma in Book 620, Pages 30-33.

All the lands lying within the Parkland Hills, Phase 10B filed in the Recorder's Office of the County of Sonoma, in Book 659, Pages 42-45.

All the lands lying within the Parkland Hills, Parcel B filed in the Recorder's Office of the County of Sonoma, in Book 659, Pages 46-50.

Zone 2

All the land lying within the Healdsburg Estates Phase 1 filed in the Recorder's Office of the County of Sonoma in Book 556, Pages 39-42.

All the land lying within the Healdsburg Estates Phase 2 filed in the Recorder's Office of the County of Sonoma in Book 565, Pages 20-23.

All the land lying within the River's Landing Subdivision filed in the Recorder's Office of the County of Sonoma, in Book 660, Pages 22-25.

Zone 3

All the land lying within the Healdsburg Estates Phase 1 filed in the Recorder's Office of the County of Sonoma in Book 556, Pages 39-42.

All the land lying within the Healdsburg Estates Phase 2 filed in the Recorder's Office of the County of Sonoma in Book 565, Pages 20-23.

All the land lying within the Parkland Hills Subdivision filed in the Recorder's Office of the County of Sonoma, P.M. Number 146 Book, 578, Pages 36-37.

All the land lying within the Parkland Hills Subdivision filed in the Recorder's Office of the County of Sonoma, A.P. Numbers 091-040-062, 105; 091-040-103, 104.

All the land lying within the Parkland Senior Apartments Parcel filed in the Recorder's Office of the County of Sonoma, A.P. Numbers 091-040-072.

All the land lying within the Fanny Hill Estates filed in the Recorder's Office of the County of Sonoma, A.P. Numbers 091-050-060, 063.

All the land lying within the Parkland Hills Phase 1 filed in the Recorder's Office of the County of Sonoma in Book 563, Pages 6-10.

All the land lying within the Parkland Hills Phase 2 filed in the Recorder's Office of the County of Sonoma in Book 580, Pages 21-25.

All the land lying within the Parkland Hills Phase 3 filed in the Recorder's Office of the County of Sonoma in Book 580, Pages 26-29.

All the land lying within the Parkland Hills Phase 4 filed in the Recorder's Office of the County of Sonoma in Book 593, Pages 6-9.

All the land lying within the Parkland Hills Phase 10A filed in the Recorder's Office of the County of Sonoma in Book 621, Pages 19-22.

All the land lying within the Parkland Hills Phase 7 & 8 filed in the Recorder's Office of the County of Sonoma in Book 589, Pages 35-39.

All the land lying within the Quarry Ridge Subdivision filed in the Recorder's Office of the County of Sonoma in Book 595, Pages 1-4.

All the land lying within the Parkland Hills Phase 5 filed in the Recorder's Office of the County of Sonoma in Book 600, Pages. 40-44.

All the land lying within the Parkland Hills Phase 6 filed in the Recorder's Office of the County of Sonoma in Book 610, Pages. 40-43.

All the land lying within the Parkland Hills Phase 9 filed in the Recorder's Office of the County of Sonoma in Book 620, Pages. 30-33.

All the land lying within the Ridge Line Subdivision Phase 1 filed in the Recorder's Office of the County of Sonoma in Book 617, Pages. 41-44.

All the lands lying within the Sienna Pointe Subdivision filed in the Recorder's Office of the County of Sonoma in Book 647, Pages. 38-40.

All the lands lying within the River's Landing Subdivision filed in the Recorder's Office of the County of Sonoma, in Book 660, Pages 22-25.

All the lands lying within the Rosewood Creek Subdivision filed in the Recorder's Office of the County of Sonoma, in Book 660, Pages 35-38.

All the lands lying within the Parkland Hills, Phase 10B filed in the Recorder's Office of the County of Sonoma, in Book 659, Pages 42-45.

All the lands lying within the Parkland Hills, Parcel B filed in the Recorder's Office of the County of Sonoma, in Book 659, Pages 46-50.

All the lands lying within the Rosewood Heights Subdivision filed in the Recorder's Office of the County of Sonoma, in Book 698, Pages 17-21.

Zone 4

All the land lying within the Parkland Senior Apartments Parcel filed in the Recorder's Office of the County of Sonoma, A.P. Numbers 091-040-072.

Zone 5

All the land lying within Grant Street Village Phase 1 filed in the Recorder's Office of the County of Sonoma, in Book 718 of Maps, Pages 10-15.

All the land lying within the Sonata Subdivision filed in the Recorder's Office of the County of Sonoma, in Book 758 of Maps, Pages 1-3.

Zone 6

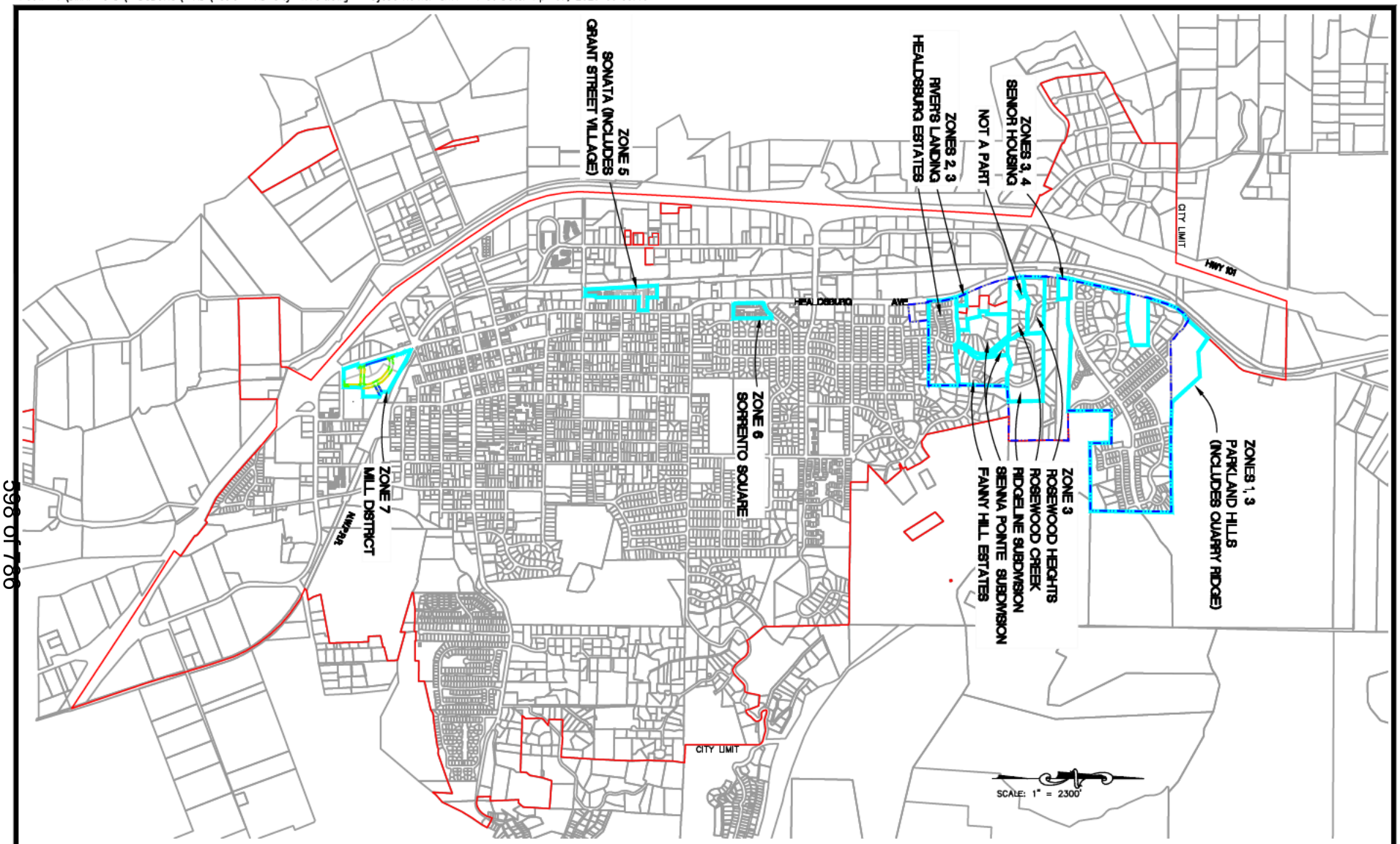
All the land lying within Midtowne Healdsburg Subdivision (now called Sorrento Square) filed in the Recorder's Office of the County of Sonoma, in Book 771 of Maps, Pages 44-49.

Zone 7

All the land lying within Mill District Development filed in the Recorder's Office of the County of Sonoma, in Book 817 of Maps, Pages 32-47.

F:\Projects\Healdsburg\LLAD\2026 hllad 09-5518\2026 Healdsburg LLAD Engr's Report - FFA.docx

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CITY OF HEALDSBURG

401 GROVE STREET, HEALDSBURG, CA 95448

HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT

ASSESSMENT DIAGRAM

ALL ZONES
FISCAL YEAR 2026-2027

LEGEND

- ZONE BOUNDARY
- AREA A BOUNDARY
- CITY LIMITS

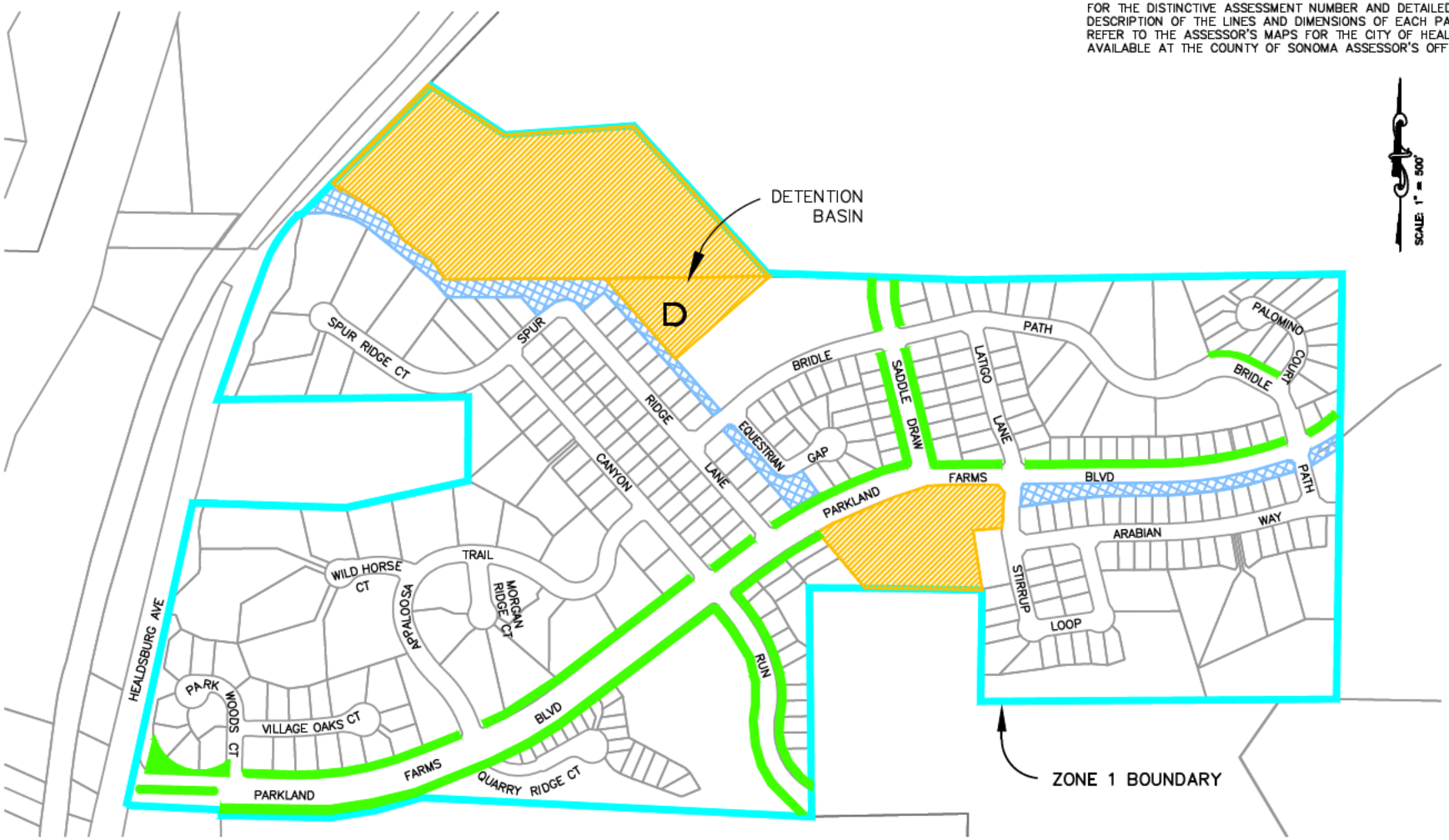
ZONE 1	PARKLAND HILLS	ZONE 4	SENIOR HOUSING
ZONE 2	HEALDSBURG ESTATES & RIVER'S LANDING	ZONE 5	SONATA (INCLUDES GRANT ST. VILLAGE)
ZONE 3	PARK & HEALDSBURG AVE.	ZONE 6	SORRENTO SQUARE
		ZONE 7	MILL DISTRICT

PREPARED BY:

DCCM Infrastructure, Inc.
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NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSOR'S MAPS FOR THE CITY OF HEALDSBURG AVAILABLE AT THE COUNTY OF SONOMA ASSESSOR'S OFFICE.



PARKLAND HILLS (INCLUDES QUARRY RIDGE)

CITY OF HEALDSBURG

401 GROVE STREET, HEALDSBURG, CA 95448

HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ASSESSMENT DIAGRAM

ZONE 1
FISCAL YEAR 2026-2027

LEGEND

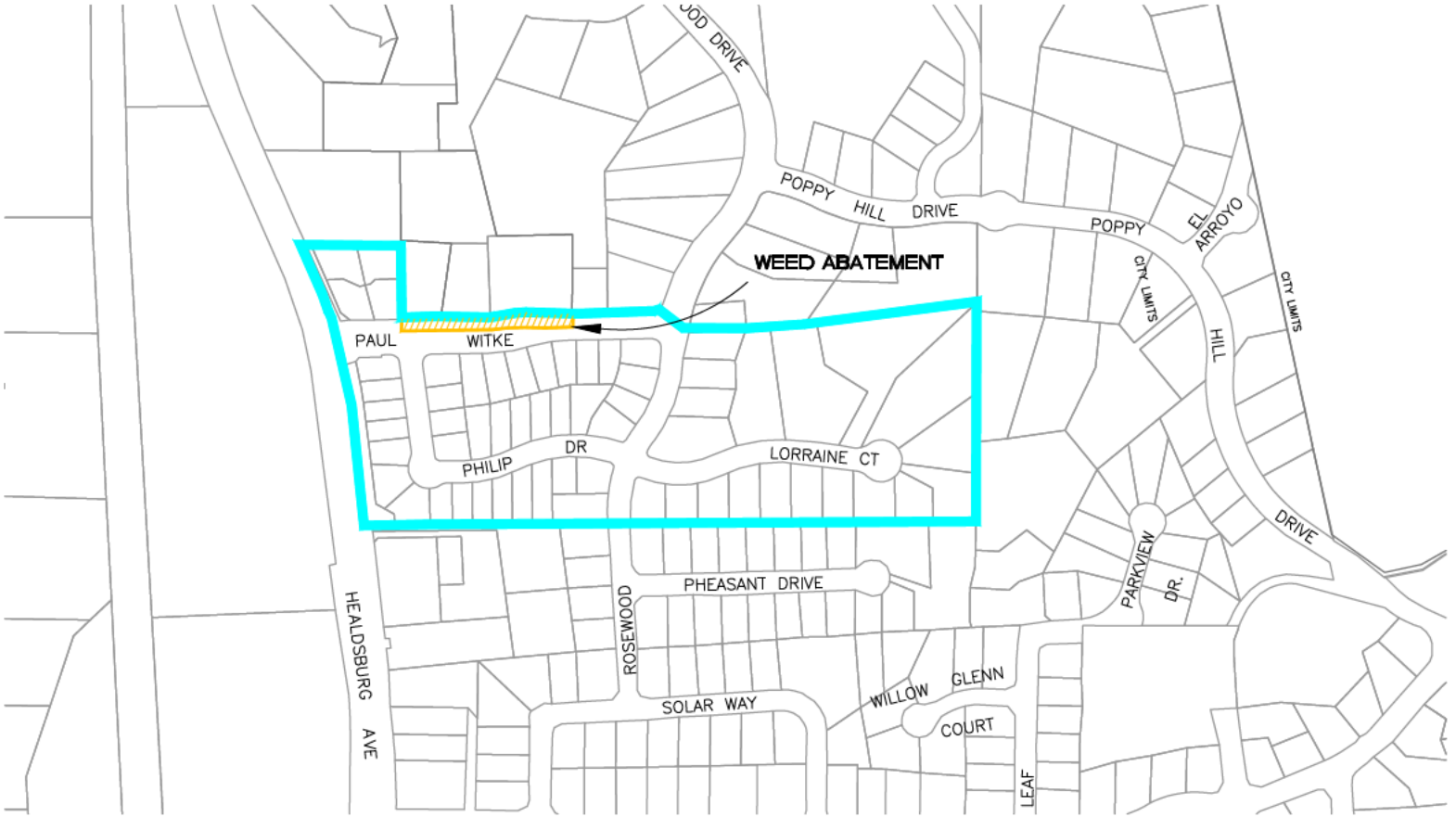
- ZONE 1 BOUNDARY
- LANDSCAPE MAINTENANCE
- FOSS CREEK (RELOCATION, RENOVATION, WEED ABATEMENT)
- WEED ABATEMENT AREAS

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HEALDSBURG ESTATES & RIVER'S LANDING

CITY OF HEALDSBURG

401 GROVE STREET, HEALDSBURG, CA 95448

HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ASSESSMENT DIAGRAM

ZONE 2
FISCAL YEAR 2026-2027

LEGEND

ZONE 2 BOUNDARY

WEED ABATEMENT AREA

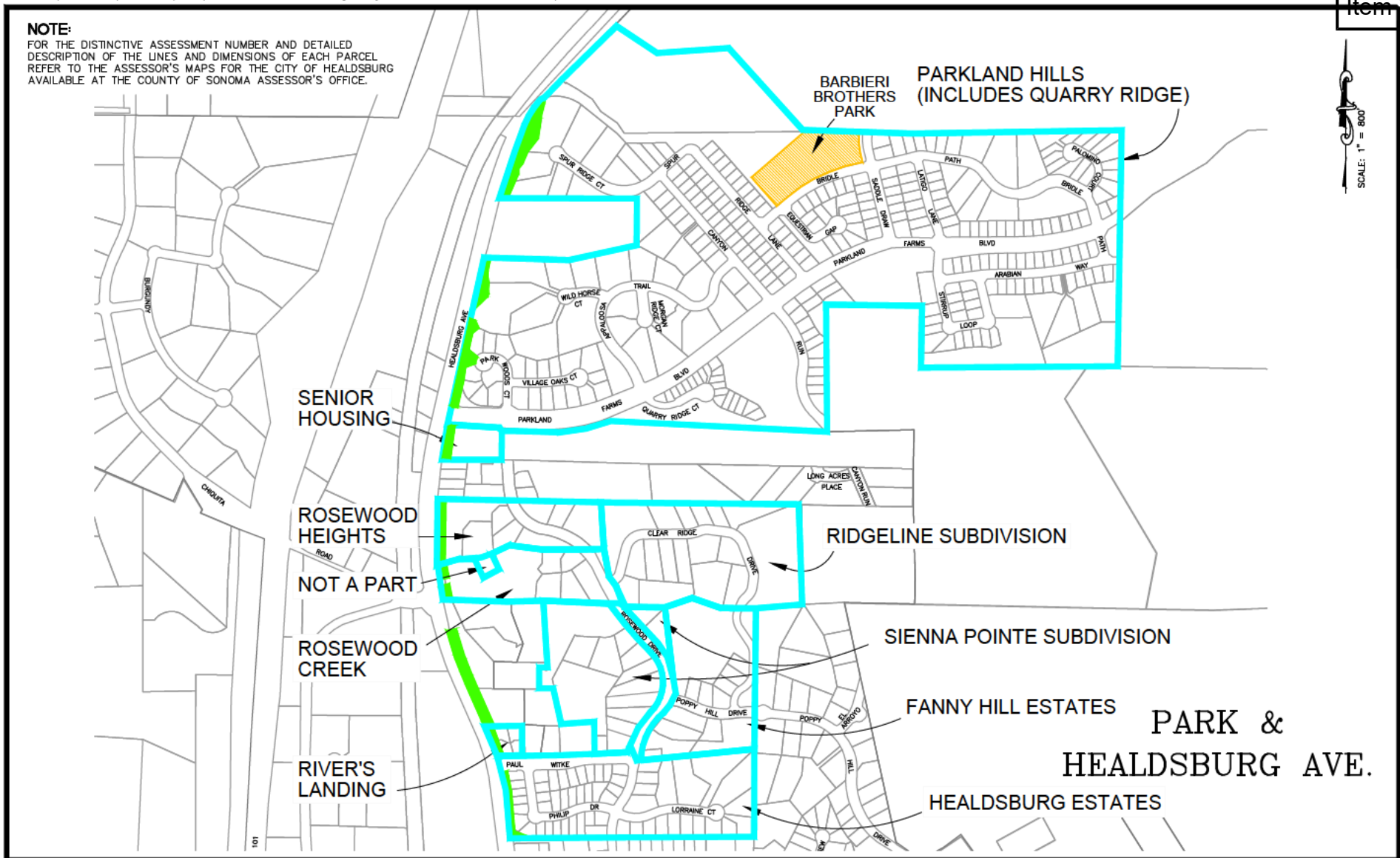
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CITY OF HEALDSBURG

401 GROVE STREET, HEALDSBURG, CA 95448

HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ASSESSMENT DIAGRAM

ZONE 3
FISCAL YEAR 2026-2027

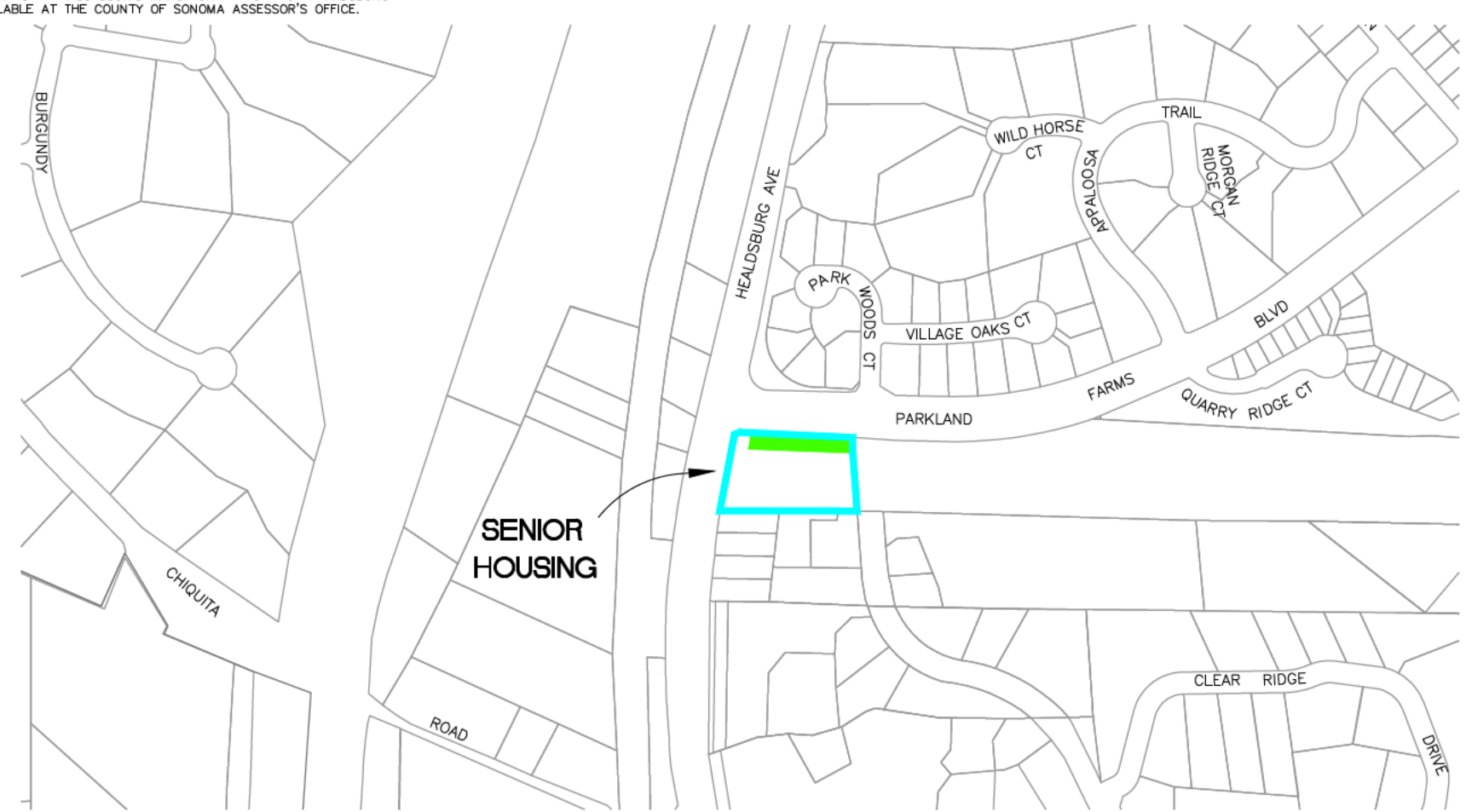
LEGEND

- ZONE 3 BOUNDARY
- LANDSCAPE MAINTENANCE AND WEED ABATEMENT
- PARK MAINTENANCE

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SENIOR HOUSING

CITY OF HEALDSBURG

401 GROVE STREET, HEALDSBURG, CA 95448

HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ASSESSMENT DIAGRAM

ZONE 4
FISCAL YEAR 2026-2027

LEGEND

- ZONE 4 BOUNDARY
- LANDSCAPE MAINTENANCE

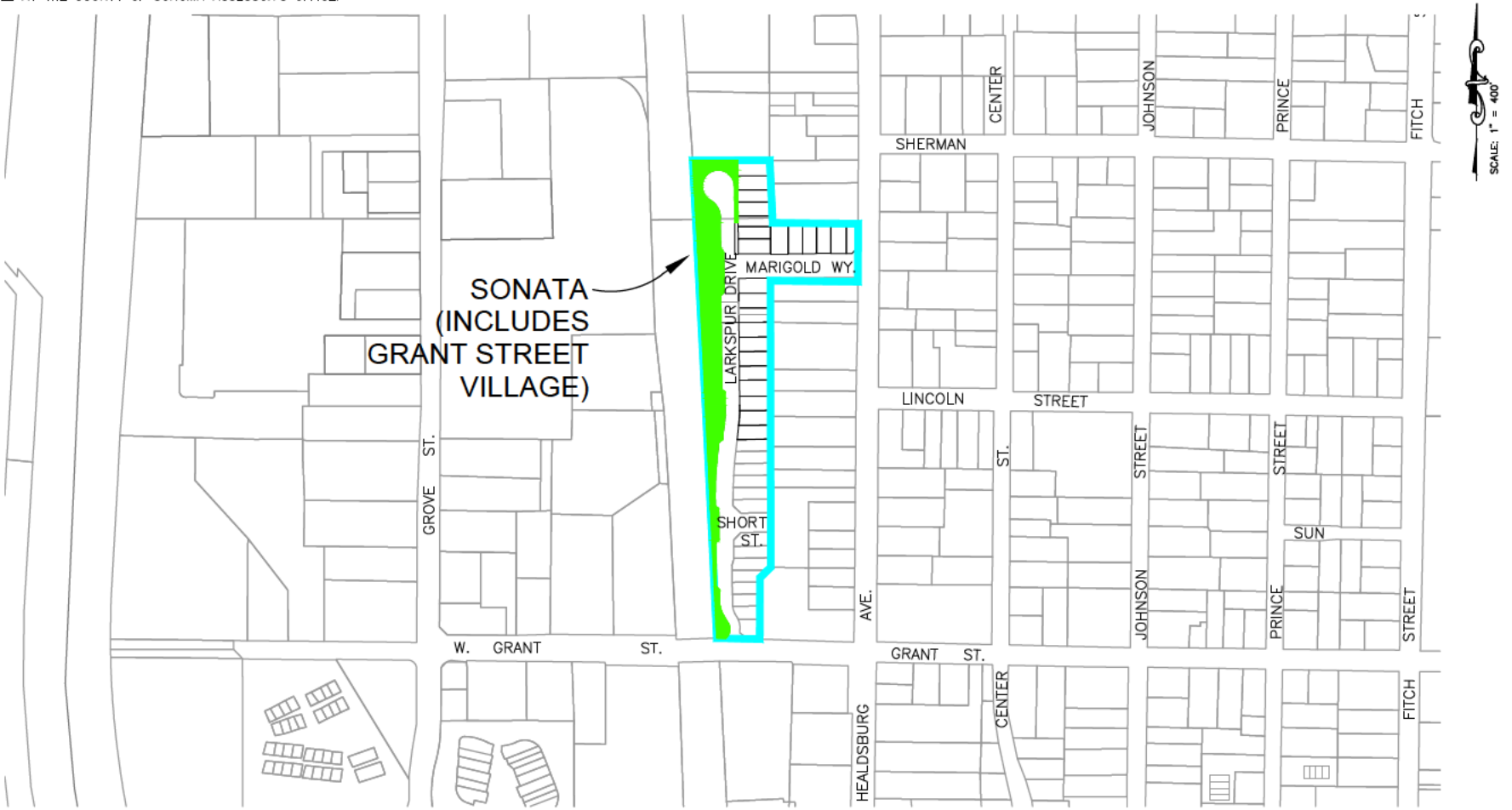
PREPARED BY:

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NOTE:
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SONATA (INCLUDES GRANT STREET VILLAGE)

CITY OF HEALDSBURG

401 GROVE STREET, HEALDSBURG, CA 95448

HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ASSESSMENT DIAGRAM

ZONE 5
FISCAL YEAR 2026-2027

LEGEND

ZONE 5 BOUNDARY

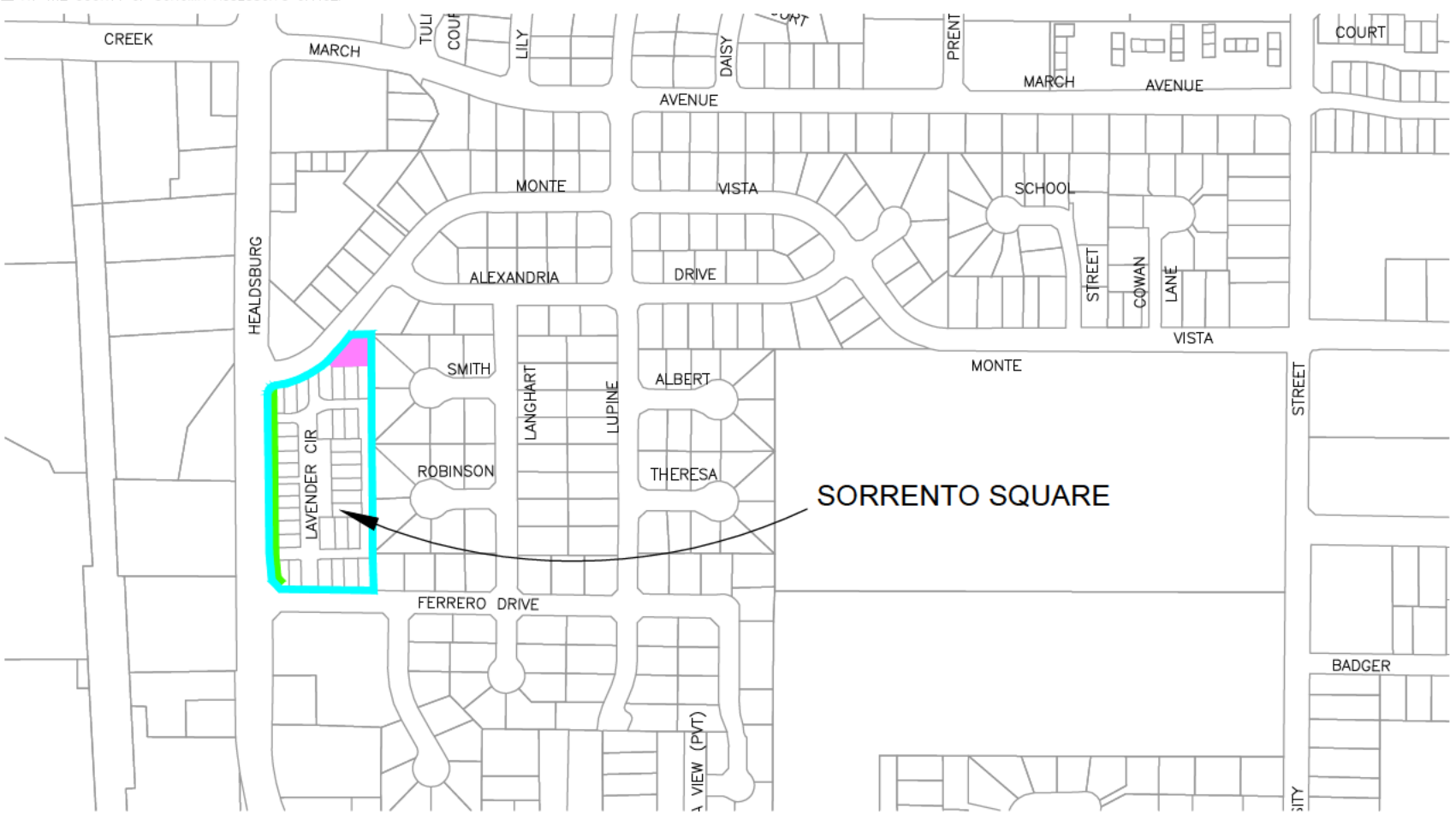
LANDSCAPE MAINTENANCE

PREPARED BY:

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NOTE:
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SORRENTO SQUARE SUBDIVISION

CITY OF HEALDSBURG

401 GROVE STREET, HEALDSBURG, CA 95448

HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ASSESSMENT DIAGRAM

ZONE 6
FISCAL YEAR 2026-2027

LEGEND

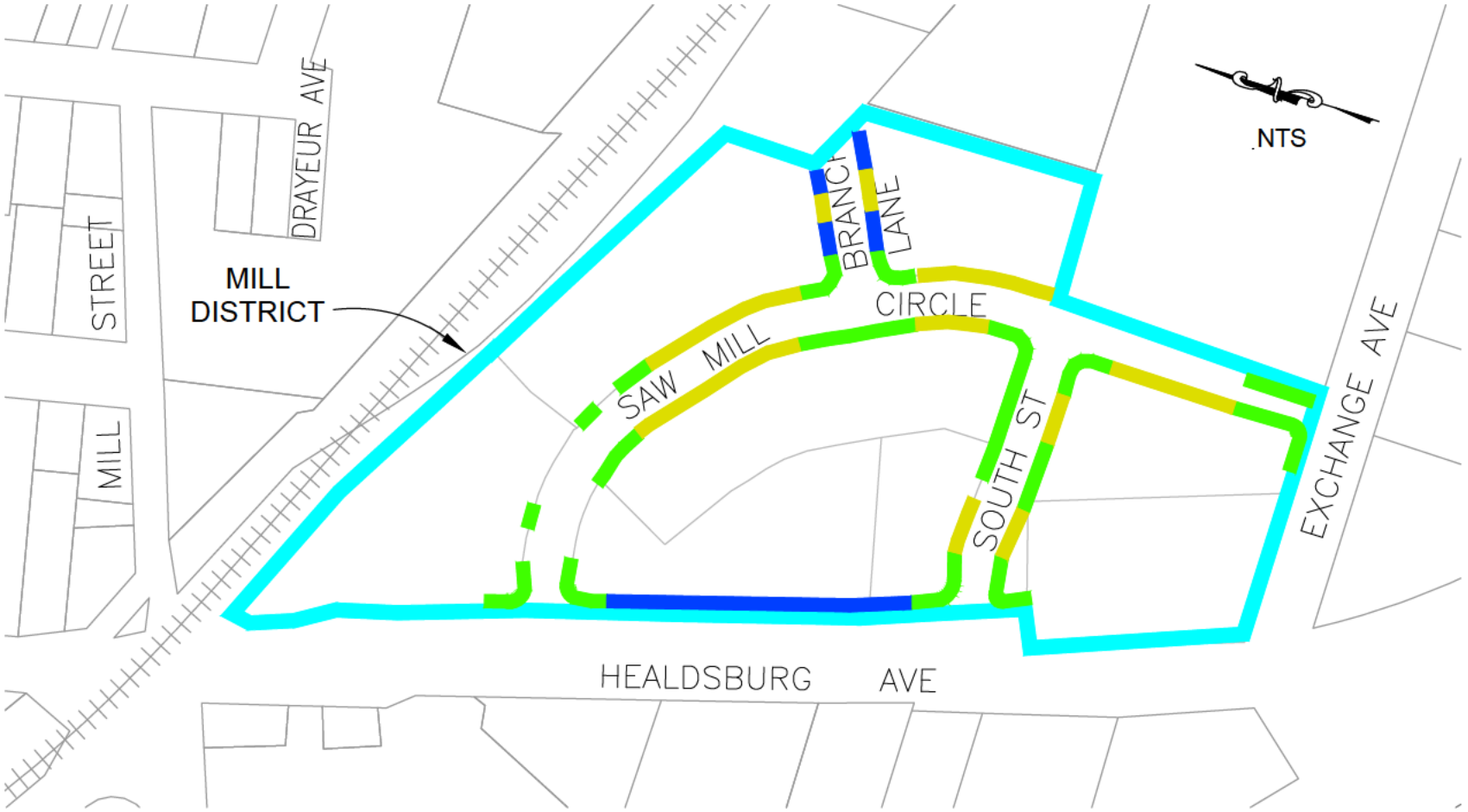
- ZONE 6 BOUNDARY
- LANDSCAPE MAINTENANCE
- POCKET PARK MAINTENANCE

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MILL DISTRICT

CITY OF HEALDSBURG

401 GROVE STREET, HEALDSBURG, CA 95448

HEALDSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
ASSESSMENT DIAGRAM

ZONE 7
FISCAL YEAR 2026-2027

LEGEND

- ZONE 7 BOUNDARY
- LANDSCAPE MAINTENANCE
- TREE MAINTENANCE
- BIO-RETENTION & TREE MAINT.

PREPARED BY:

DCCM

DCCM Infrastructure, Inc.
1400 Neotomas Ave, Santa Rosa, CA 95405
707.571.8005 | DCCM.com

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Railroad Quiet Zone Analysis

PREPARED BY: Curtis M. Bates, P.E., Principal Civil Engineer

STRATEGIC INITIATIVE(S):
Infrastructure and Facilities

RECOMMENDED ACTION(S):
Adopt a Resolution authorizing the City Manager to execute a Professional Services Agreement with RailPros in the not-to-exceed amount of $148,909 to perform a quiet zone feasibility analysis and risk calculations as well as prepare documentation to issue a notice of intent and notice of establishment of a quiet zone in accordance with Federal Rail Administration requirements. This action also includes authorizing a budget amendment in the not-to-exceed amount of $148,909 to amend the Fiscal Year 2026-27 budget as shown in Exhibit A to the resolution for this item.

COMMUNITY ENGAGEMENT/OUTREACH:
No community outreach has been performed related to this proposed action to study quiet zone feasibility. Community outreach will be performed and the opportunity for public comment on this matter will occur with a subsequent city council meeting to consider establishment of a quiet zone.

BACKGROUND:
Sonoma Marin Area Rail Transit (SMART) is funded to design and construct an extension of its existing train system from the existing station site located in downtown Windsor through Healdsburg to the railroad grade crossing at Lytton Springs Road. SMART staff and its design and construction team are currently preparing preliminary improvement plans for the extension and have started field investigation work for the project. SMART staff currently anticipates that the extension project will be completed with passenger train service commencing in December 2028.

There are eight public railroad grade crossings and two private railroad grade crossings in Healdsburg as follows (from south to north):

- Front Street
- Healdsburg Avenue Roundabout
- Matheson Street

- North Street
- Grant Street
- Dry Creek Road
- Grove Street
- Simi Winery pedestrian crossing (private)
- Boxheart Drive
- North Village Development Emergency Vehicle Access (private)

The Lytton Springs Road, Bailhache Avenue, and Grant Avenue railroad grade crossings are located within the County of Sonoma Jurisdiction.

City staff have been working with SMART staff on the preliminary design including the City's needs and requirements as part of the railroad extension project. The project schedule is now at a point where consultant assistance is required to perform the analysis and risk calculations required to establish a quiet zone.

DISCUSSION/ANALYSIS:
This is the first of several anticipated actions necessary by the City Council as part of the SMART extension to Healdsburg. As part of the SMART project, City staff anticipate the City Council will want to establish a quiet zone within the City. Other public agencies along the SMART corridor have opted to establish a quiet zone through their communities.

In general, a quiet zone is defined as a section of rail line one-half mile in length that contains one or more consecutive public railroad grade crossings within which blowing of locomotive horns is prohibited except in certain circumstances. Even in a designated quiet zone, the locomotive engineer may, and is legally obligated to, sound the train horn to provide warning if he or she has determined such action is warranted for safety purposes. Therefore, a quiet zone is not entirely quiet and could be better defined as a "no regular use of train horn" zone. A quiet zone is specific to the use of a train horn and does not include other railroad induced noises such as engine braking, engine noise, grade crossing bells and lights, or noise and vibration from rail joints.

To be eligible to designate a quiet zone, certain safety measures such as four-quadrant gate systems, medians, or channelization devices that physically separate traffic, must be installed at all railroad grade crossings. The purpose of the quiet zone study is to prepare an analysis and run risk calculations using the Federal Rail Administration calculator to determine if the railroad extension project is eligible for a quiet zone and ensure the required safety measures and designed into and constructed as part of the project. City staff anticipates the quiet zone analysis will conclude that the project will be eligible to establish a quiet zone in Healdsburg. It is the goal of City staff to work with SMART, Federal Railroad Administration (FRA), and California Public Utilities Commission (CPUC) staff to ensure the appropriate and required safety measures are constructed at each railroad grade crossing as part of the SMART project.

City staff are recommending the consulting engineering firm RailPros to perform the quiet zone analysis because RailPros has a proven track record of performing this work including recent quiet zone analysis work with the Town of Windsor. Additionally, RailPros is currently working with

the County of Sonoma, to analyze the feasibility of a quiet zone from the Town of Windsor to and including the Bailhache Avenue railroad grade crossing.

Subsequent to this action, staff anticipate the following additional items will be brought to the City Council at future meetings at dates yet to be determined:

- Presentation from SMART and City staff of preliminary project design and project schedule.
- Funding agreement/memorandum of understanding between City and SMART for SMART to design and construct critical City utility infrastructure needs along the rail corridor.
- Notice of intent to create quiet zone.
- Notice of establishment of quiet zone.
- Funding agreement/memorandum of understanding between the City and SMART for maintenance and operations responsibilities for on-going costs for signage, striping, pavement legend markings, City controlled interconnected traffic signal operations, Foss Creek Pathway, and other elements at railroad grade crossings and along the rail corridor.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:
City Council could choose not to study implementation of a quiet zone. Should the City Council choose not to pursue establishing a quiet zone, the train engineer will regularly sound the horn at all grade crossings as required by law.

FISCAL IMPACT:
The funds required to perform an analysis and process to establish a quiet zone were not included in the Fiscal Year 2026-27 budget. Staff are proposing to amend the Fiscal Year 2026-27 adopted budget for the streets operating fund by increasing the contracted services budget by $148,909. There are insufficient funds available in the streets fund to support the proposed additional costs, therefore staff are proposing to increase the Measure T contribution to the streets fund by $148,909. SMART has agreed to fund installation of additional safety measures required to make Healdsburg's grade crossings quiet zone eligible as part of its extension project. Long-term signage, striping, pavement legend markings maintenance, and City controlled interconnected traffic signals at grade crossings is the City's responsibility that will be budgeted as part of future street maintenance funds.

ENVIRONMENTAL ANALYSIS:
Entering into a contract for a feasibility analysis is an administrative activity and does not constitute a "project", pursuant to Section 15378(b)(4)(5) of the California Environmental Quality Act (CEQA).

ATTACHMENT(S):
Consultant Scope of Services and Fee Schedule

Resolution Including Exhibit A

CITY OF HEALDSBURG

RESOLUTION NO. ___-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH RAILPROS IN THE AMOUNT OF NOT-TO-EXCEED $148,909, AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT, AND AMENDING THE FISCAL YEAR 2026-27 BUDGET

WHEREAS, the Sonoma Marin Area Rail Transit District (SMART) has commenced the design of railway improvements in Healdsburg; and

WHEREAS, the City of Healdsburg desires to analyze the feasibility of establishing a quiet zone within Healdsburg; and

WHEREAS, a quiet zone analysis and risk calculations in accordance with Federal Rail Administration requirements are necessary during the design phase of the SMART extension project to determine what safety measures are required to be constructed throughout Healdsburg at railroad grade crossings; and

WHEREAS, the City of Healdsburg desires to enter into a professional services agreement with RailPros to perform the required quiet zone analysis and risk calculations in accordance with the scope of services provided by consultant; and

WHEREAS, staff is recommending that City Council authorize the City Manager to execute a professional service agreement with RailPros in the not-to-exceed amount of $148,909 to perform a quiet zone feasibility analysis and risk calculations as well as prepare documentation to issue a notice of intent and notice of establishment of a quiet zone in accordance with Federal Rail Administration requirements. This action also includes authorizing a budget amendment in the not-to-exceed amount of $148,909 to amend the Fiscal Year 2026-27 budget as shown in Exhibit A to this Resolution; and

WHEREAS, approving and authorizing the City Manager to sign a contract is an administrative activity and does not constitute a “project”, pursuant to Section 15378(b)(4)(5) of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby:

1. Entering into a contract for a feasibility analysis is an administrative activity and does not constitute a “project”, pursuant to Section 15378(b)(4)(5) of the California Environmental Quality Act (CEQA).

2. Approves a professional services agreement between the City of Healdsburg and RailPros for quiet zone analysis not-to-exceed $148,909 for a one-year term commencing July 1,

2026.

3. Authorizes the City Manager to execute the professional services agreement on behalf of the City.

4. Authorizes the City Manager to amend the agreement for an optional one-year extension as necessary to complete the required work.

5. Approves amending the Fiscal Year 2026-27 Budget as depicted on the attached Exhibit A.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Healdsburg this 15th day of June 2026, by the following vote:

SO ORDERED:

_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

Resolution No.
Exhibit A

FY 26-27 Budget Amendment			
Account Number	**Increase Amount**	**Decrease Amount**	**Description**
105-8080-42301-00000	$ 148,909		Increase Transfer Out from Measure T to Streets Fund for Quiet Zone Analysis
510-1000-39001-00000	$ 148,909		Increase Transfer In from Measure T to Streets Fund for Quiet Zone Analysis
510-6162-43205-00000	$ 148,909		Increase Streets Contracted Services Expense for Quiet Zone Analysis

HEALDSBURG, CA
QUIET ZONE FEASIBILITY STUDY AND IMPLEMENTATION COORDINATION AND ENGINEERING SERVICES

SCOPE OF WORK

SMART is currently developing track, station, and at-grade crossing improvements for new service along a rail corridor that runs through Healdsburg, CA (City). The City intends to establish a quiet zone through crossings within City/County limits between Bailhache Avenue on the south and Lytton Springs Road on the north. SMART is currently developing roadway modification plans at the impacted crossings as part of a separate project and other crossing to the south are planned as a separate quiet zone by the County of Sonoma and Town of Windsor. The City is seeking coordination and engineering services to evaluate the feasibility and assist the City in developing and coordinating Quiet Zone documentation and notices for implementation and establishment of the Quiet Zone.

RailPros is pleased to provide the City with this proposal to provide quiet zone feasibility study and implementation services outlined below. These tasks may be implemented together or phased at the City's discretion.

Task 1 – Quiet Zone Feasibility

The primary activities include developing a feasibility study for implementing the quiet zone for City review and for use in coordinating with key stakeholders. RailPros will start by coordinating a kick-off meeting with the City to review the project goals, obtain project information and details, and outline the approach to developing the feasibility study and other project deliverables. We will review existing documents and aerial imagery, evaluate existing site conditions, and other project details, identify potential Supplemental Safety Measures (SSMs) and Alternative Safety Measures (ASMs) for quiet zone establishment, prepare draft quiet zone calculations, and identify other potential safety enhancements or modifications that may be recommended at the crossings. These details will be presented to the City for review and feedback followed by presentation to stakeholders for their input as part of Task 2.

The anticipated scope of services includes the following tasks and activities:

- Project Management and Project Controls
- Participate in meetings and Coordination with the Project Team, City, SMART, CPUC, FRA, and other stakeholders
- Review existing project documents, including:
    - Existing project documents, if any
    - FRA Grade Crossing Inventories
    - FRA Accident History
    - Other FRA, City, Railroad data
- Data collection, site investigation and document review
- Prepare Feasibility Report with findings, recommendations, and supporting documentation, for City Staff review and feedback.
    - Draft Findings/Recommendation Log/Report for City Staff review and feedback
        - SSM/ASM options, alternatives, or recommendations

        - Prepare Draft High-Level Concept Quiet Zone Calculations to confirm quiet zone Feasibility
    - Prepare Draft Quiet Zone Exhibits detailing Quiet Zone Signage (developed with City input) and ASMs/SSMs (based SMART project improvements), up to 1 exhibit per crossing

Task 1 Deliverables:

- Project Meeting Minutes
- Feasibility Report
    - Data/Findings/Recommendations/Observations Log
    - Draft SSM/ASM Recommendations/alternatives
    - Draft High-level Concept Quiet Zone Calculation (up to 2 quiet zone corridor alternative scenarios)
    - Crossing Concept Signage and ASM/SSM Exhibits (1 sheets for each crossing)

Task 1 Meetings:

- Project Kick-off Meeting (Virtual)
- Up to 2 monthly PDT conference Meetings (Virtual)
- Regular, as needed, coordination conference calls

Task 2 – Stakeholder Coordination and Initial Quiet Zone Notices

The primary activities include performing stakeholder coordination, including stakeholder site diagnostic meetings, developing minutes, developing initial Quiet Zone Notices and responding to stakeholder comments. It is anticipated that a stakeholder pre-diagnostic conference and site diagnostic meeting will be held by SMART and will include all relevant stakeholders, including the FRA.

The anticipated scope of services includes the following tasks and activities:

- Project Management and Project Controls
- Participate in meetings and Coordination with the Project Team, City, Coordinate Stakeholder review and feedback
- Participate in Stakeholder Diagnostic Meeting and Workshop and develop meeting minutes
    - Includes Pre-Diagnostic Workshop with stakeholders and prepare meeting minutes
    - Hold diagnostic meeting in the field with stakeholders
    - Review meeting minutes provided by stakeholders and provide feedback
- Prepare Quiet Zone Notice of Intent and coordinate City and stakeholder review and feedback Includes:
    - Preliminary establishment methodology
    - Draft Quiet Zone calculations
    - Quiet Zone exhibits detailing Quiet Zone Signage and ASMs/SSMs, up to 1 exhibit per crossing based SMART project improvements
- Coordinate comments and develop a response to stakeholder comments with City input (60-day comment period)
- *Prepare FRA ASM Application and coordinate City and Stakeholder feedback (FRA ASM Application is contingent on establishment methodology based on existing/proposed conditions

and may be required due to irregular crossing configuration and elements such as roundabout and pedestrian trail crossings or other features) includes:
    - Development of updated Quiet Zone calculations
    - Development of Updated FRA Inventory Sheets
    - s
    - Update Quiet Zone Exhibits, up to 1 exhibit per crossing based on SMART project improvements
- *Respond to stakeholder comments (60-day comment period, though FRA responses/approvals may exceed this)

Task 2 Deliverables:

- Diagnostic Minute comments
- Quiet Zone NOI
- NOI Response to comments
- *FRA ASM Application
- *Response to Comments

Task 2 Meetings:

- Up to 3 monthly PDT conference Meetings (Virtual)
- Up to 1 Stakeholder Pre diagnostic Conference (Virtual)
- Up to 1 Stakeholder Site Diagnostic Meeting in Healdsburg
- Regular, as needed, coordination conference calls

Task 3 – Pre-Establishment Site Walk Through and Quiet Zone Establishment

The primary activities include performing a site walk with the FRA and other relevant stakeholders post construction and prior to the establishment of the Quiet Zone, assist in coordinating any outstanding improvements or modifications, and developing Quiet Zone Notice of Establishment documents.

The anticipated scope of services includes the following tasks and activities:

- Project Management and Project Controls
- Participate in meetings and Coordination with the Project Team, City, Coordinate and perform site walk
    - Record notes and observations
    - Coordinate any additional recommendations
- Develop and coordinate Quiet Zone Notice of Establishment (NOE) for City and Stakeholder review and feedback, including
    - Final Quiet Zone Calculations
    - Final pre and post construction FRA Inventory sheets
    - Final Quiet Zone Exhibits

Task 3 Deliverables:

- Site Walk Notes and Observations
- Quiet Zone NOE (Via Certified Mail with Return Receipt Requested)

Task 3 Meetings:

- Up to 3 monthly PDT conference Meetings (Virtual)
- Up to 1 site walk/meeting in Healdsburg
- Regular, as needed, coordination conference calls

Assumptions

1. Total meeting, coordination and participation hours are per the fee breakdown. If additional coordination is required, or the schedule exceeds 10 months, additional scope and fee may be required to complete or continue services. Coordination with various agencies, including railroads, can be significant for this type of project and stakeholder review periods and requirements are outside of RailPros control. If additional coordination is required it can be provided with City authorization.
2. Qualification of SSMs or ASMs may be contingent upon stakeholder/FRA review and approval. Stakeholders may recommend that additional modifications be implemented to qualify for the Quiet Zone or to address crossing safety. No design support or technical review of SMART plans and docuemnts is currently included, other than to identify and coordinate potential SSMs and/or ASMs.
3. ASM application may be required based on irregularities at the project crossings, including the roundabout and trail crossings, stakeholder recommendations or other factors. The ASM tasks are denoted with an asterisk (*) and are included as optional unless identified by the City or stakeholders as required. Other impacts, elements not noted or included herein may also be required depending on stakeholder recommendations.
4. CPUC GO 88-B and Form G documentation are anticipated to be completed by SMART and are not included in this scope of work. Coordination with the CPUC, SMART, and FRA related to these documents may be required to implement the Quiet Zone and approve the addition of Quiet Zone Signage at the crossings.
5. It is assumed that SMART will be holding pre-diagnostic conference and site diagnostic meetings that will include all relevant stakeholders and decision makers pertaining to both the CPUC and FRA processes and that City and RailPros staff will participate in these meetings and review minutes related to quiet zone elements. If additional diagnostic or related stakeholder meetings are required through the design or construction phases additional scope and fee may be required to support these efforts.
6. Up to 2 in person site visits with the Project Team (1 for diagnostic meeting, 1 for post construction site walk).
7. The City will provide copies of all existing data, plans, documentation, and any other pertinent information related to the crossings to RailPros.
8. Evaluations, reviews, findings, quiet zone calculations, exhibits, and recommendations are conceptual in nature and are subject to change.
9. Concept crossing quiet zone signage exhibits will be based on SMART design plans and/or available aerial imagery. Detailed survey, ROW engineering, utility research, subsurface investigation and other site work are not included or anticipated in this phase of work.
10. Concept exhibits and feasibility report will utilize the proposed SMART plans as a basis and the RailPros recommendations will include focus solely on SSMs and ASM for Quiet Zone compliance.

We assume that SMART has performed safety evaluations, studies, queuing analysis and that their plans meet current design standards and requirements for FRA, CPUC, CAMUTCD, address known safety concerns, and are acceptable to stakeholders. Detailed design, studies or evaluation of crossings is not included as part of this scope.

11. Other services not defined herein may be provided under a separate scope of work or an amendment approved by the City.
12. Documents, submittals, plans etc., will be submitted in electronic format, where possible, to reduce costs.
13. Meetings and coordination will be held via conference call, where possible, to reduce costs.
14. A budget for additional items is included in the fee estimate to provide for any other additional, unknown, or unidentified project needs not already included or described above, including, but not limited to, additional costs, fees, expenses, coordination, labor, or services. Additional items will be coordinated with the City prior to any performance or expenditures.

Fee

Tasks will be performed on a Time and Materials basis, billed monthly, in accordance with contract requirements. Tasks will be performed by RailPros based on the fee estimate in Attachment 1.

Healdsburg Quiet Zone Feasibility Study and Implementation, Coordination and Engineering Services

		RailPros, Inc.							
		PM		Civil/Traffic			Admin		
		Project Manager	Deputy PM	Senior Engineer	Junior Engineer	Civil Designer	Admin	RailPros Total Hours	RailPros Total Cost
Task Descriptions		$323.44	$304.78	$279.90	$155.50	$124.40	$108.85		
Task 1	**Quiet Zone Feasibility**								
1	Quiet Zone Feasibility Subtotal	14	32	24	24	16	3	113	27,048
1.1	Project Management and Project Controls	4	4				3	11	$2,839
1.2	Coordination and Meetings	4	16	4				24	$7,290
1.3	Data Collection and Review	2	4	8	8			22	$5,349
1.4	Feasibility Report with Exhibits, Calculations, Findings and Recommendations	4	8	12	16	16		56	$11,569
Task 2	**Stakeholder Coordination and Quiet Zone Notices**								
2	Stakeholder Coordination and Quiet Zone Notices Subtotal	38	82	56	48	24	6	254	$64,060
2.1	Project Management and Project Controls	10	10				6	26	$6,935
2.2	Coordination and Meetings	12	24	8				44	$13,435
2.3	Stakeholder Diagnostic (Prediagnostic meeting, site Diagnostic meeting and minutes)	4	24	12	8			48	$13,211
2.4	Prepare and Coordinate Quiet Zone NOI (including revised calculations and exhibits)	4	8	10	16	12		50	$10,512
2.5	Coordinate and respond to Stakeholder NOI comments	2	4	8	4			18	$4,727
2.6	*Prepare and Coordinate FRA ASM Application	4	8	10	16	12		50	$10,512
2.7	*Coordinate and respond to Stakeholder FRA ASM Application comments	2	4	8	4			18	$4,727
Task 3	**Pre-Establishment Site Walk Through and Quiet Zone Establishment**								
3	Pre-Establishment Site Walk Through and Quiet Zone Establishment Subtotal	20	54	40	16	12	4	146	$38,539
3.1	Project Management and Project Controls	4	8				4	16	$4,167
3.2	Coordination and Meetings	12	16	8				36	$10,997
3.3	Pre-Establishment Site walk with notes, observations and recommendations list		20	20				40	$11,694
3.4	Prepare and coordinate NOE with calculations and exhibits	4	10	12	16	12		54	$11,681
5	**Additional Services**							48	$13,062
5.1	Additional Services	8	16	16	4	4		48	$13,062
5.1.1	Additional Services as Authorized by the City	8	16	16	4	4		48	$13,062
		80	184	136	92	56	13	561 Hours	$142,709
		$ 25,875	$ 56,080	$ 38,066	$ 14,306	$ 6,966	$ 1,415		
								ODC's	$6,200
								Total	**$148,909**

RailPros Other Direct Costs (ODC's)		
Printing, Production, and Postage (including FRA submittals via certified mail)		$ 1,200.00
Travel, lodging and related costs		$ 5,000.00
Total		**$ 6,200.00**

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Abel De Luna Community Center Multicultural Center and Resilience Hub Tier 1 Painting Contract Award

PREPARED BY: Tom Campbell, Project Manager

STRATEGIC INITIATIVE(S):
Maintain and Improve Infrastructure and Facilities
Provide Resident-Driven Community Services

RECOMMENDED ACTION(S):
Adopt a Resolution conditionally awarding the contract for the Abel De Luna Community Center Multicultural Center and Resilience Hub Tier 1 Painting project to Affordable Quality Painting, Inc. in an amount not-to-exceed $156,200; authorizing the City Manager to execute the contract; and authorizing the City Manager to negotiate and approve contract change orders up to 12% of the original amount.

COMMUNITY ENGAGEMENT/OUTREACH:
Staff advertised a notice inviting bids for the painting work at Abel De Luna Community Center in the Press Democrat, on the City's website, and through correspondence to all Contractors on the City's Qualified Bidders List and to the Local Builder's Exchanges. The advertisement was completed in accordance with all applicable procedures and the City's Municipal Code.

BACKGROUND:
The City of Healdsburg's 2023 Diversity, Equity and Inclusion plan (DEI Plan) by Acosta Latino Learning Partnership includes recommendations and goals for the review, improvement, and establishment of community equity programming both within the City government and throughout the greater Healdsburg Community. Nine community events and in-depth listening sessions with 150 community members informed the DEI Plan, which recommends the development of a multicultural center to provide a space dedicated to celebrating cultural heritage and fostering a sense of belonging.

The Healthcare Foundation of Northern Sonoma County (the Foundation) led an initiative in 2024 to advance the multicultural center goal and brought together several community partners, including Corazón Healdsburg (Corazón) and Alliance Medical Center. The Foundation engaged

Goring & Straja Architects and Carducci Associates, two Bay area design firms, to lead a participatory process that engaged 129 residents through surveys, eight listening sessions, and two design workshops. The resulting Multicultural Center Report (the Report) identified the existing Abel De Luna Community Center as the preferred location for a multicultural center and outlined design and programming concepts that would build upon existing resources and strengthen community connections to realize the multicultural center goal by integrating it within the existing facility.

In April 2025, City Council received a presentation about the Abel De Luna Community Center multicultural center concepts and grant funding from Sonoma County. City Council directed staff to begin integrating the concepts into the design and operation of the community center and to return with a grant agreement that would authorize receipt of the County funding. The City Council was supportive of a grant-funded project focused on the painting concept in Tier 1 of the Report's framework. Also in April 2025, City Council held a goal setting session and included implementing the multicultural center concepts as a Fiscal Year 2025-26 goal.

In June 2025, the City Council approved a grant agreement with the County of Sonoma Department of Emergency Management in the amount of $500,000 for improvements to the Abel De Luna Community Center, including implementation of the Multicultural Center concepts identified in the Report and completion of ADA improvements such as signage with braille and site entrances and exits improvements.

In December 2025, the City Manager executed a professional services agreement with Goring & Straja Architects for the development of cost estimates for the first three tiers of the framework and a rough order of magnitude estimate for the Report's framework in its entirety.

In January 2026, the City Council approved an amendment to the Professional Services Agreement with Goring & Straja Architects for cost estimating, design, and bidding support services for the painting concepts in Tier 1 of the Reports framework, new wayfinding signage, and preparation for two new murals (the Project). The murals are to be funded, planned and implemented by Corazón with City approval under the City's Public Art Policy.

On May 4, 2026, the City Council approved a Memorandum of Understanding with Corazón and the Foundation for fundraising, community engagement, design and implementation of the Project. Corazón is leading community engagement efforts related to the Project; the Foundation is organizing and leading all fundraising, including engagement of a capital campaign consultant, for the Project; and the City is delivering (design, bid, and construct) the Project as approved by City Council.

Also on May 4, 2026, the City Council adopted its Fiscal Year 2026-27 Goals, which included "Develop a strategy and funding plan for implementing the vision set forth in the Healthcare Foundation's Multicultural Center Report which is focused on the Community Center facility. Work and funding would be implemented in collaboration with Healthcare Foundation Northern Sonoma County and Corazón Healdsburg"

DISCUSSION/ANALYSIS:

Statement from Corazón Healdsburg Regarding the Design Approach for the Project

The proposed painting and mural work is Tier 1 of the Healdsburg Multicultural Center initiative, a project years in the making and led through a partnership between Healthcare Foundation Northern Sonoma County, Corazón Healdsburg, and the City of Healdsburg. The initiative emerged from a shared vision to create a space where all Healdsburg residents, across backgrounds, cultures, and generations, feel a genuine sense of belonging and shared ownership. The Abel de Luna Community Center was identified by the community as the ideal home for the Healdsburg Multicultural Center.

Tier 1 focuses on what community members most consistently identified as an immediate priority: making the physical environment feel welcoming and culturally reflective. The exterior painting and mural work are designed to do exactly that, to signal, visibly and boldly, that this is a place that belongs to everyone. The design approach is rooted in the full breadth of the Healdsburg community.

Mural concepts are being developed to incorporate elements drawn from local history, agricultural heritage, cultural traditions, and symbols that carry meaning across the diverse groups who call Healdsburg home. Artists Jake Messing and Blanca Molina are bringing these elements to life in a way that reflects both the distinctiveness of individual community identities and the shared story of the city as a whole. At the conclusion of the process, community members will be invited to participate directly in painting the mural, ensuring that the finished work is not just representative of the community, but made by it.

Painting Concept

Corazón planned a series of Design & Visioning Sessions to expand upon the community engagement work for the Multicultural Center Report that they organized in 2024. The first session in March 2026 introduced this next phase of engagement and announced a nomination process for focus group participants. Corazón selected 15 individuals who represented the full diversity of Healdsburg, especially those who may not typically have access to decision-making processes.

The focus group, known as the Design Advisory Committee, met three times in March and April 2026 to provide Goring & Straja Architects with guidance on color concepts for exterior painting of the Abel De Luna Community Center. An online survey and interactive boards installed at the entrance to the Abel De Luna Community Center provided opportunities for the Healdsburg community at-large to provide feedback on color concepts.

Multicultural Center Report suggested painting the building with bright colors to add vibrancy and help with visitor wayfinding. The selected color palette is inspired by two Mexican architects, Luis Barragán and Ricardo Legorreta. Selected paint colors include:

- Rosy Blush Benjamin Moore #2086-30
- Startling Orange Benjamin Moore #2016-10
- Abstracta Benjamin Moore #322
- Purple Lotus Benjamin Moore #2072-30
- Bermuda Breeze Benjamin Moore #1345
- Iron Mountain Benjamin Moore #2134-30

- Twilight Blue Benjamin Moore #2067-30

The painting concept uses high-contrast colors and color-coded zones (e.g. “purple courtyard”) to distinguish areas and make navigation intuitive for visitors. Benjamim Moore Aura paints will be specified. Benjamin Moore Aura is an ultra-premium, zero-VOC exterior paint known for exceptional durability and rich color depth. It utilizes Gennex colorants for long-lasting color, excellent washability and minimal, seamless touch-ups. Benjamin Moore estimates that the Community Center will not need to be repainted for another 10-15 years. The painting work will include two coats of paint over one coat of primer.

Murals

The Design Advisory Committee considered mural locations during the visioning sessions held in April and selected two mural locations at its visioning session on May 12, 2026. Mural artists Blanca Molina and Jake Messing will present their draft mural designs to the Design Advisory Committee in June 2026 and then finalize their designs prior to going through a review and approval process under the City’s Public Art Policy. Corazón anticipates that mural painting work will begin in September 2026.

Painting Contract

Staff advertised a notice inviting bids in accordance with all applicable procedures, and the City received eight bids. The lowest apparent and responsive bid was from Affordable Quality Painting, Inc. of Rancho Cordova, CA in the amount of $98,200. The other bids received ranged from the apparent second lowest bid of $111,000 to a high bid of $350,000.

Staff developed three bid alternates so that additional project scope items could be considered if the project budget allowed. The bid alternate costs from Affordable Quality Painting, Inc. Are as follows:

Bid Alternate 1	Wall Prep for Murals	$18,000
Bid Alternate 2	Painting of Five Shipping Containers on Site	$22,000
Bid Alternate 3	Painting of Interior Door Faces and Frames	$18,000

The Affordable Quality Painting, Inc. bid was complete and timely regarding all other requirements. Affordable Quality Painting, Inc. possesses the required license(s) and is qualified to complete the project. Staff recommends that the City Council accept the base bid and all three bid alternates for a total of $156,200 awarded to Affordable Quality Painting, Inc. Staff also recommends that the City Council approve a 12% contract contingency and authorize the City Manager to execute the painting contract and related change orders.

The bidder agrees to deliver and to complete the Project within 78 calendar days from the date of issuance of notice to proceed. Staff anticipates that painting work would begin in August 2026 and be complete by November 2026. New signage, including wayfinding signage at Community Center entrances/exits and classroom signage with braille, will be installed shortly thereafter.

ENVIRONMENTAL STEWARDSHIP:

The Project's technical specifications specify low-VOC paints per Bay Area Air Quality Management District (BAAQMD) requirements. Under Regulation 8, Rule 3, BAAQMD limits VOC content for architectural coatings sold or used in the region to minimize ozone formation. Strict limits are placed on flat paints and non-flat, high-gloss paints to adhere to California Air Resources Board recommendations.

ALTERNATIVES:
The City Council could choose to reject all bids and direct staff not to go forward with the Project or to rebid the Project.

FISCAL IMPACT:
The adopted budget for the Project is $500,000, funded entirely by the grant from the County of Sonoma Department of Emergency Management. The contract with Goring & Straja for cost estimating and design services totals $81,193 with a 10% contract contingency for a total authorized amount of $89,312. The remaining project budget balance is $410,688. Staff are proposing that City Council award the painting contract to Affordable Quality Painting, Inc. and approve change orders up to 12% of the original amount for a total authorized amount of $174,944.

ENVIRONMENTAL ANALYSIS:
Painting the exterior of the Abel De Luna Community Center as a result of the grant agreements is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA 6 14 CCR 15061(b). Guidelines Section 15301 (exemption for existing facilities) because the improvements consist of the maintenance and minor alteration of existing an existing public facility, involving negligible or no expansion of existing or former use.

ATTACHMENT(S):
Resolution
Bid Summary
Multicultural Center Reflected Ceiling Plan & Elevation Drawings
Multicultural Center Exterior Paint Colors – Renderings
Abel De Luna Community Center Multicultural Center Report

CITY OF HEALDSBURG

RESOLUTION NO. _____-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG CONDITIONALLY AWARDING THE CONTRACT FOR THE ABEL DE LUNA COMMUNITY CENTER MULTICULTURAL CENTER AND RESILIENCE HUB TIER 1 PAINTING PROJECT TO AFFORDABLE QUALITY PAINTING, INC. IN AN AMOUNT NOT TO EXCEED $156,200; AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND APPROVE CONTRACT CHANGE ORDERS UP TO 12% OF THE ORIGINAL CONTRACT AMOUNT

WHEREAS, the City Council accepted the City's Diversity, Equity, and Inclusion Plan at an implementation workshop on October 23, 2023 and said plan includes a goal of creating a multicultural center in Healdsburg and encourages community organizations to engage in implementing the plan; and

WHEREAS, in 2024, the Healthcare Foundation and Corazon Healdsburg led a grant-funded community convening and visioning process for residents of Healdsburg to explore the potential for a multicultural Community Wellness Center, and released its Multicultural Center Report (the "Report") in January 2025; and

WHEREAS, in April 2025, the City Council received a presentation about the Abel De Luna Community Center multicultural center concepts and potential grant funding from Sonoma County, directed staff to begin integrating the concepts into the design and operation of the community center and to return with a grant agreement that would authorize receipt of the County funding; and expressed support for a grant-funded project focused on the painting and planting concepts in Tiers 1 and 2 of the Report's framework.

WHEREAS, also in April 2025, City Council held a goal setting session and included implementing the multicultural center concepts as a proposed Fiscal Year 2025-26 goal; and

WHEREAS, in June 2025, the City Council approved a grant agreement with the County of Sonoma Department of Emergency Management in the amount of $500,000 for improvements to the Abel De Luna Community Center, including implementation of the Multicultural Center concepts identified in the Report and enhancements related to the Community Center's role as a resiliency hub during times disasters, emergency response, and recovery; and

WHEREAS, the notice inviting bids for the Abel De Luna Community Center Multicultural Center and Resilience Hub Tier 1 painting project was advertised in accordance with applicable procedures that resulted in the City receiving eight bids; and

WHEREAS, the apparent lowest bid, with a base bid of $98,200, was submitted by Affordable Quality Painting, Inc.; and

WHEREAS, staff has verified that Affordable Quality Painting, Inc. processes the required license(s) and is otherwise qualified to complete the project; and

WHEREAS, staff has reviewed the proposal and determined that there are no irregularities; and

WHEREAS, staff recommends that the City Council accept the base bid and three bid alternates for a total of $156,200 awarded to Affordable Quality Painting, Inc. conditioned upon Affordable Quality Painting, Inc. providing all documents in satisfaction of the bid award requirements; and

WHEREAS, staff recommends that the City Council approve a 12% contract contingency and authorize the City Manager to execute the contract and related change orders not to exceed $174,944; and

WHEREAS, painting the exterior of the Abel De Luna Community Center as a result of the grant agreements is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA 6 14 CCR 15061(b). Guidelines Section 15301 (exemption for existing facilities) because the improvements consist of the maintenance and minor alteration of existing an existing public facility, involving negligible or no expansion of existing or former use.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg does hereby:

1. Conditionally awards the contract to Affordable Quality Painting, Inc. for the Abel De Luna Community Center Multicultural Center and Resilience Hub Tier 1 Painting Project for the base bid and three bid alternates in an amount not to exceed $156,200; and

2. Approves a 12% contract contingency in the amount of $18,744; and

3. Authorizes the City Manager to execute the contract and related change orders within the approved 12% contract contingency; and

4. Determines that improvements to the Abel de Luna Community Center are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA CCR Title 14, Section 15301 (exemption for existing facilities) because the improvements consist of the maintenance and minor alteration of an existing public facility, involving negligible or no expansion of existing or former use.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Healdsburg this 15th day of June, 2026 by the following vote:

SO ORDERED

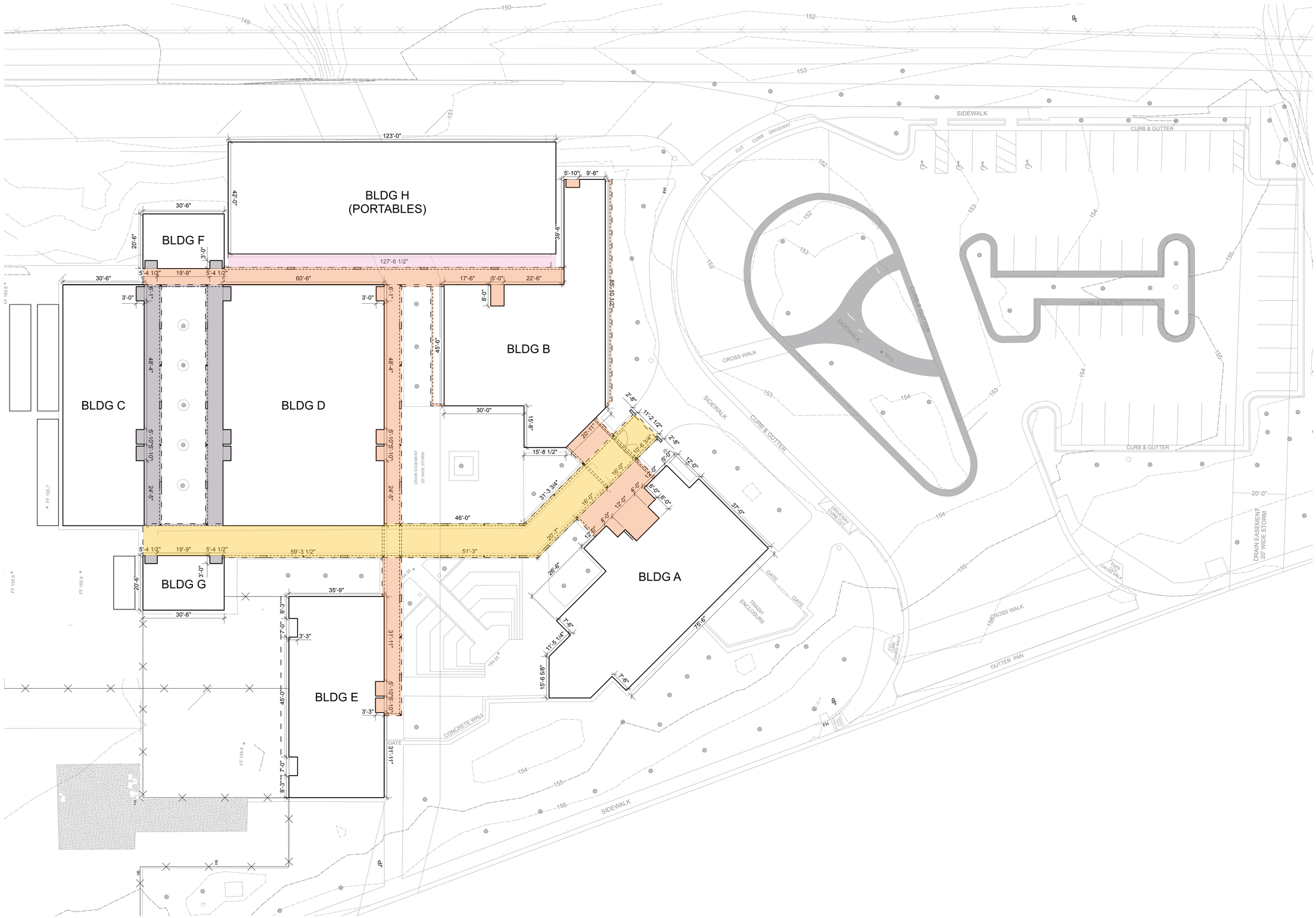
_____
J. Chris Herrod, Mayor

ATTEST:

_____
Raina Allan, City Clerk

Bid Opening: CIP-09-026 ADLCC Multicultural Center Tier 1 Painting Project
June 3, 2026 @ 2:00pm

Item	Item Description	Estimated Annual Quanity	Unit of Measure	All Star Painting KD, Inc.		KBI Painting, Inc.		Affordable Quality Painting, Inc.		C & J Painting		Color New Corp		Innovation Painting Inc		Diamond Painting Co		Athens Painting & Commercial Coatings, Inc.	
				Unit Cost (in figures)	Total Cost (in figures	Unit Cost (in figures)	Total Cost (in figures	Unit Cost (in figures)	Total Cost (in figures	Unit Cost (in figures)	Total Cost (in figures	Unit Cost (in figures)	Total Cost (in figures	Unit Cost (in figures)	Total Cost (in figures	Unit Cost (in figures)	Total Cost (in figures	Unit Cost (in figures)	Total Cost (in figures
1	General Conditions/Mobilization	1	LS	11000	$11,000.00	9611	$9,611.00	7000	$7,000.00	50000	$50,000.00	10000	$10,000.00	16440	$16,440.00	15000	$15,000.00	8139	$8,139.00
2	Materials	1	LS	30000	$30,000.00	106147	$106,147.00	25000	$25,000.00	100000	$100,000.00	25000	$25,000.00	39000	$39,000.00	45000	$45,000.00	68150	$68,150.00
3	Labor	1	LS	70000	$70,000.00	76242	$76,242.00	66200	$66,200.00	200000	$200,000.00	176000	$176,000.00	108960	$108,960.00	159125	$159,125.00	119673	$119,673.00
		Base Bid Total			**$111,000.00**		**$192,000.00**		**$98,200.00**		**$350,000.00**		**$211,000.00**		**$164,400.00**		**$219,125.00**		**$195,962.00**
				Alternate 1 Total Cost	**$5,000.00**	Alternate 1 Total Cost	**$10,000.00**	Alternate 1 Total Cost	**$18,000.00**	Alternate 1 Total Cost	**$29,800.00**	Alternate 1 Total Cost	**$38,000.00**	Alternate 1 Total Cost	**$30,000.00**	Alternate 1 Total Cost	**$30,750.00**	Alternate 1 Total Cost	**$21,150.00**
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1 KEY PLAN
1/16" = 1'-0"

N

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No. Date Issue

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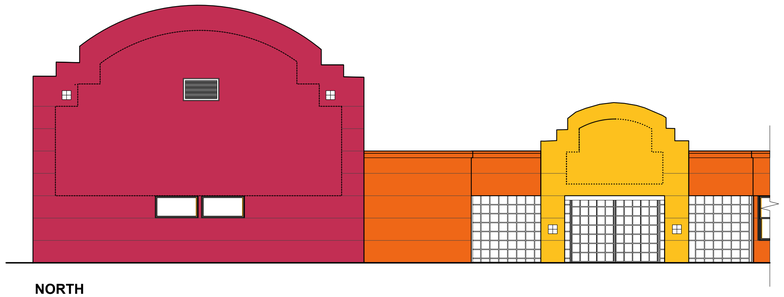
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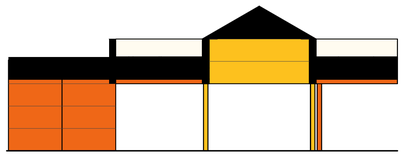
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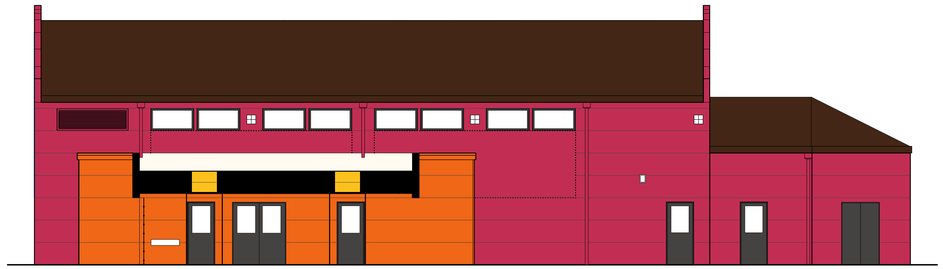
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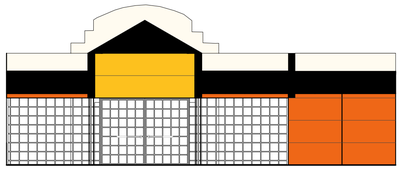


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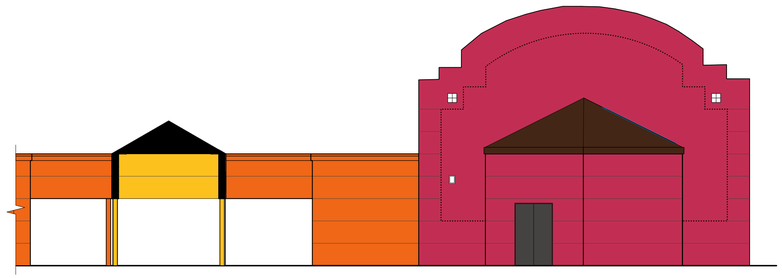


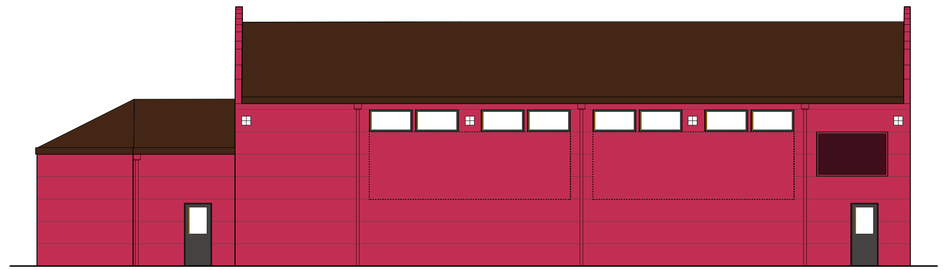


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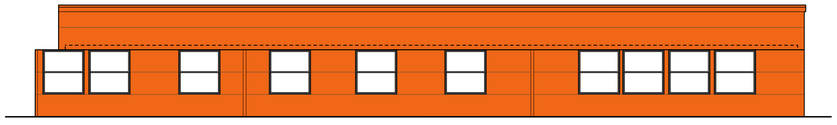
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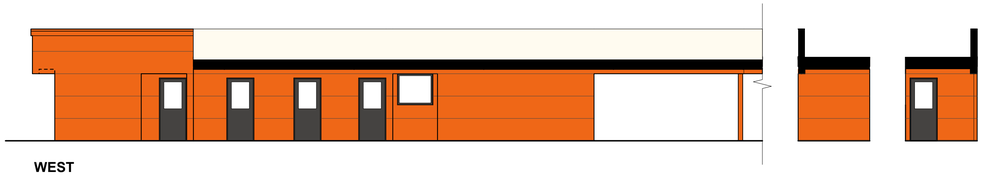


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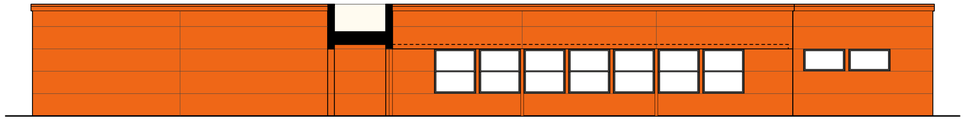
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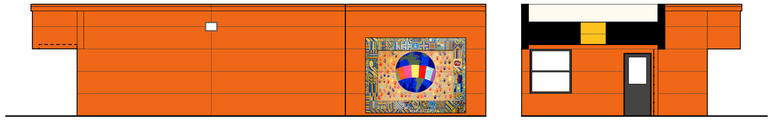
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WEST



SOUTH



EAST

1 BUILDING B
1/8" = 1'-0"

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No. Date Issue

Issue Note:

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Drawn By: RL
Review By: DT
Plot Date: 5/1/26

Sheet Title:

COLOR EXTERIOR ELEVATIONS

Sheet No.:

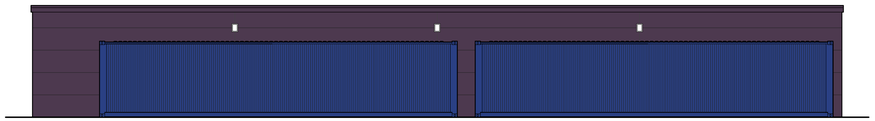
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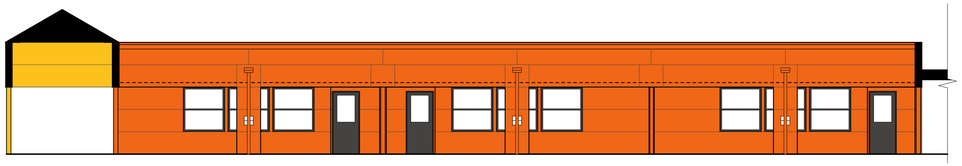


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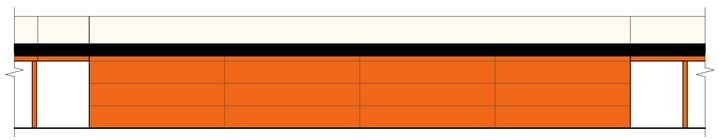


EAST

2 BUILDING C
1/8" = 1'-0"



NORTH



WEST



SOUTH



EAST

1 BUILDING D
1/8" = 1'-0"

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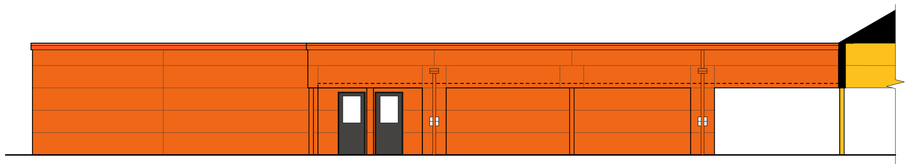
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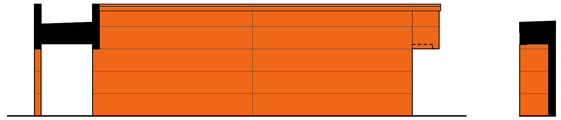
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ELEVATIONS

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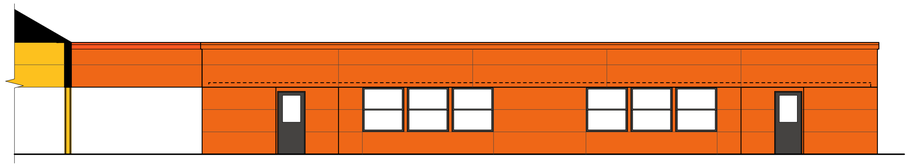
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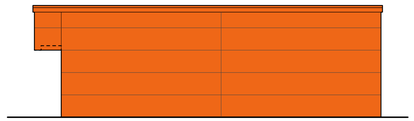
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WEST

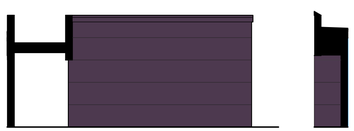


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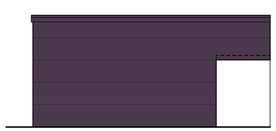
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1/8" = 1'-0"



NORTH



WEST

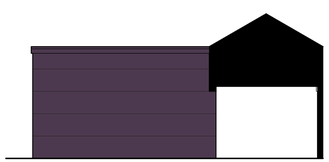


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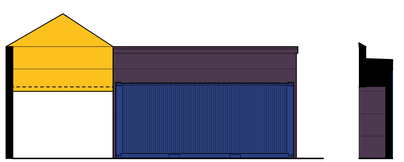
2 BUILDING F
1/8" = 1'-0"



NORTH



WEST



SOUTH



EAST

1 BUILDING G
1/8" = 1'-0"

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TEL: 925.621.5300

No. Date Issue

Issue Note:

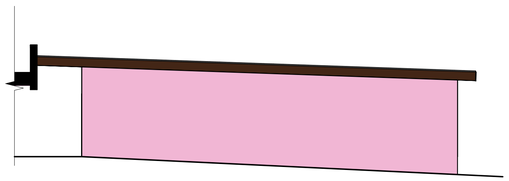
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Review By: DT
Plot Date: 5/1/26

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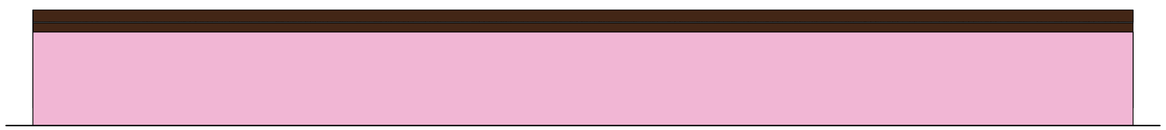
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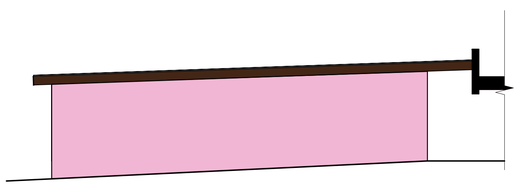
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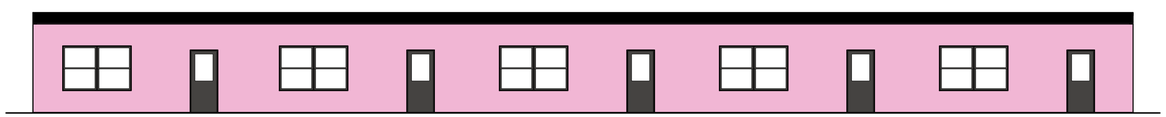
NORTH



WEST



SOUTH



EAST

1 BUILDING H
1/8" = 1'-0"

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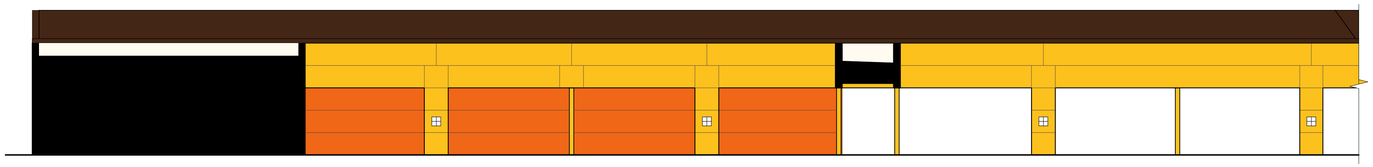
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ELEVATIONS

Sheet No.:

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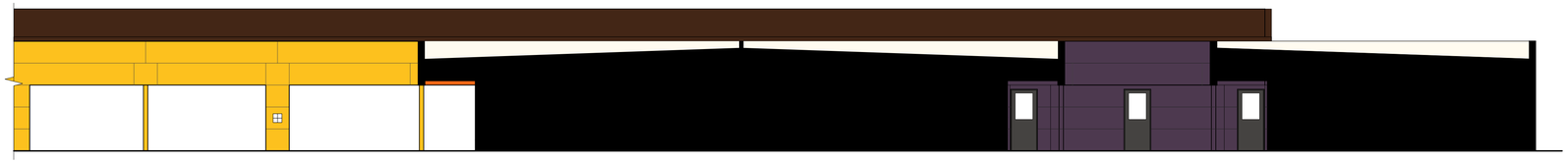
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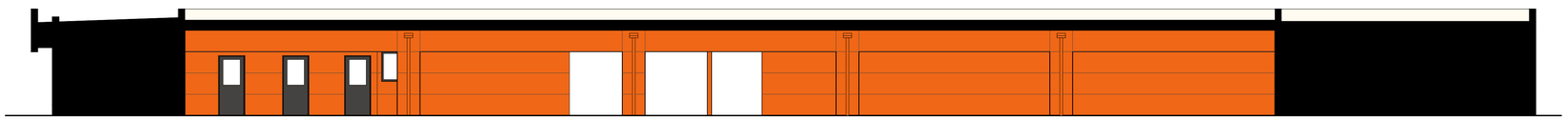


SOUTHWEST



WEST

2 MAIN ARCADE
1/8" = 1'-0"



WEST



EAST

1 SECONDARY ARCADE
1/8" = 1'-0"

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No. Date Issue

Issue Note:

Project ID: HFMC
Drawn By: RL
Review By: DT
Plot Date: 5/1/26

Sheet Title:

COLOR EXTERIOR ELEVATIONS

Sheet No.:

C3.5















HEALDSBURG MULTICULTURAL CENTER

January 2025

GORING&STRAJA ARCHITECTS

CARDUCCI ASSOCIATES

ON THE MARGINS

Alliance MEDICAL CENTER CLINICA ALIANZA

CORAZON HEALDSBURG

HEALTHCARE FOUNDATION NORTHERN SONOMA COUNTY

Table of Contents



Listening Sessions | On The Margins, Inc. **03**

- Executive Summary 04
- Introduction 05
- Healdsburg 07
- Methodology 12
- Findings, Conclusions, and Confirmations 14

Visioning Sessions | Goring & Straja Architects + Carducci Associates **17**

- Workshop #01 18
  - Context & Existing Conditions 20
  - Dot Polling & Results 24
- Workshop #02 34
  - Dot Polling Review & Commonalities 35
  - Site Planning Activity & Results 37
- Future Directions 47
  - Master Plan Concept 48
  - 3D Model Perspectives 50

Appendix **59**

- A: Protocol Questions 60
- B: Detailed Results from Each Survey Cards Question 61
- C: Detailed Results from Overall Survey Frequency 66
- D: Visioning Session Workshop Handouts 69
- E: Visioning Session 1 Imagery 72

Acknowledgements & References **90**

LISTENING SESSIONS

EIGHT PUBLIC EVENTS LEAD BY ON THE MARGINS, INC.
BETWEEN JANUARY & OCTOBER, 2024

Executive Summary

This report showcases the community's aspirations for the forthcoming Healdsburg Multicultural Center, shaped by a community-led research endeavor. In response to a profound need for a multicultural and inclusive space of belonging, the Healthcare Foundation of Northern Sonoma County spearheaded this initiative, bringing together the following partners — On the Margins, Corazón Healdsburg, Alliance Medical Center, Goring & Straja Architects, and Carducci Associates.

Through a participatory process involving surveys, listening sessions, and design workshops, 129 residents shared their voices and perspectives, shaping the Healdsburg Multicultural Center from its conceptualization to its architectural design. Analysis of the collected data revealed key themes and priorities, giving rise to ten "Design Mandates" that serve as a roadmap for the center's development. These mandates champion:

1. **Multigenerational Spaces for Movement and Play:** Design spaces that promote physical well-being for all ages, including multipurpose sports fields, exercise areas, and play spaces for children and youth.

2. **Community Kitchen & Cafe:** Enjoy a community-led kitchen and cafeteria that fosters culinary skills, shared meal preparation, and access to healthy, affordable food.

3. **Collaborative Murals:** Partner with Healdsburg artists, especially those from LGBTQIA+ and BIPOC communities, to co-create murals that celebrate cultural diversity and empowerment.

4. **Sensory-Aware Design:** Create spaces that offer varying levels of sensory engagement, from vibrant and stimulating to quiet and calming, to accommodate diverse needs and preferences.

5. **Spaces for Creative Expression:** Dedicate areas for community-led arts, crafts, and music programs, emphasizing cultural traditions and the therapeutic benefits of creative expression.

6. **Environmental Justice:** Demonstrate a commitment to sustainability through the incorporation of native plants, traditional medicinal plants, and edible gardens. The design should prioritize reclaiming and restoring natural spaces historically taken from BIPOC communities.

7. **Lifelong Learning Hub:** Establish a center for intergenerational learning and career development, offering academic support, life skills training, career/technical education, and resources for literacy, GED preparation, and certifications.

8. **Community Gathering Spaces:** Provide flexible spaces designed to foster community interaction, gatherings, and cross-cultural connection. Support community-led events, celebrations, and shared activities.

9. **Digital Access & Literacy:** Ensure on-site computer access and provide technology education, including coding classes, for all community members.

10. **Access, Autonomy, Accountability, and Justice:** Maintain a strong commitment to mutual accountability and justice for underserved communities in Healdsburg. The center must be physically and financially accessible to all, with community voices central to its design and operation.

This report exemplifies the transformative power of community-based participatory research and collaborative partnerships in shaping spaces that promote well-being, cultural celebration, and a more equitable future for all Healdsburg residents.

Introduction

In 2024, the Healthcare Foundation of Northern Sonoma County, driven by a deep commitment to health equity, recognized the pressing need for a dedicated multicultural center in Healdsburg. This recognition was a response to a long-held community aspiration, brought to light through compelling evidence. A 2023 Diversity, Equity and Inclusion report by Acosta Latino Learning Partnership, which involved in-depth listening sessions with 150 community members, revealed a strong desire for a space dedicated to celebrating cultural heritage and fostering a sense of belonging. This contemporary finding resonated with a decades-old recommendation from a 1982 American Institute of Architects study that proposed a "Hispanic Community Center" to address the dwindling number of traditional gathering places for the city's growing Latine population. These converging voices, spanning generations, painted a clear picture: Healdsburg needed a vibrant, dedicated space where residents, particularly those historically marginalized, could connect, thrive, and access essential resources.



This photo depicts one of the listening sessions.

Recognizing this historical context and the community's clearly articulated need, the Healthcare Foundation championed this vision, setting the Healdsburg Multicultural Center Project (HMCP) in motion. To ensure the initiative was truly community-driven, they enlisted On the Margins (OTM), an organization specializing in asset-based community development (ABCD) and participatory research. OTM, with its expertise in collaborative approaches like participatory mapping and "freedom dreaming" – methodologies that empower communities to envision and build their desired futures – was uniquely positioned to guide this effort.

Partnering with Corazón Healdsburg and Alliance Medical Center, two organizations deeply interwoven with the fabric of the Healdsburg community, OTM embarked on the HMCP. This initiative sought to cultivate a grassroots vision for a vibrant and inclusive space, one that authentically responded to the needs and aspirations of all residents, particularly those who are on the margins. Ensuring the active and meaningful engagement of these communities was paramount, with their voices and perspectives shaping every facet of the project, from its initial conception to the final design.

To gain a deeper understanding of the community's needs and aspirations for the HMCP, OTM, in collaboration with Alliance Medical Center and Corazón Healdsburg, facilitated a series of eight bilingual (Spanish and English) listening sessions in Healdsburg between January and October 2024. These in-person sessions provided a safe and welcoming platform for residents to share their visions for the center, prompting them to consider key questions such as:

- Who should the center serve, and who should be involved in its operation and governance?
- What kinds of activities, programs, and resources should it offer?
- How should the physical space be designed to foster a welcoming and inclusive space of belonging? What amenities are essential?
- What kind of atmosphere, or "spirit," should the center cultivate?
- What core values should guide the center's operations and programming?

By prioritizing community voices and fostering collaborative exploration, the listening sessions laid the groundwork for a culturally responsive and inclusive space where everyone can feel a sense of belonging.





These photos illustrate the dot polling activity.

During these eight listening sessions, Corazón Healdsburg and Alliance Medical Center meticulously documented the ideas, concerns, and aspirations expressed by Healdsburg residents. On the Margins then carefully analyzed this wealth of qualitative data, identifying recurring themes and priorities. These recurring themes, embodying the collective wisdom and desires of the community, were then synthesized into the "10 Design Mandates." These mandates served as guiding principles for the project, ensuring that the final design truly reflected the community's vision.

To further solidify the community's vision and translate it into tangible design concepts, two esteemed firms, Goring & Straja Architects and Carducci Associates, joined the HMCP. These two firms orchestrated two pivotal community sessions designed to bridge the gap between aspirations and architectural realities.

The inaugural community design session, held in September 2024, focused on exploring potential programs and architectural designs to best serve the Healdsburg Multicultural Center's mission. Participants delved into the "10 Design Mandates," with a particular emphasis on practical implementation and seamless integration into the existing Healdsburg Community Center site—the location favored by residents for the multicultural center. A key component of this session was a "dot polling" activity, an interactive exercise that allowed residents to quickly and visually express their design preferences, providing invaluable insights to guide the architects.

Building on this foundation, the second session in November 2024 shifted the focus to gathering community input on specific architectural and landscape design elements. This workshop fostered a collaborative environment where residents actively participated in a site planning activity, generating ideas for the center's layout, functionality, and aesthetic appeal. By actively involving the community in this process, their vision was firmly embedded into the project's design and development trajectory.

This report delves into the heart of Healdsburg's aspirations for a Multicultural Center, weaving together the voices and visions of its residents. It first explores the demographic landscape of Healdsburg, providing a snapshot of its residents and their diverse backgrounds. It then presents a comprehensive analysis of community feedback, utilizing both traditional qualitative methods and innovative text mining techniques to uncover key themes and aspirations. These findings paint a vivid picture of the community's desired Healdsburg Multicultural Center.

Finally, it translates these aspirations into concrete design mandates, offering a roadmap for creating a space that truly reflects and serves the needs of all Healdsburg residents. This report is a testament to the power of community engagement and collaboration, showcasing the potential for creating a truly inclusive multicultural center in Healdsburg.



This photo illustrates the site planning activity.

Healdsburg

Population & Demographics

Healdsburg, a town in the heart of Sonoma County, California, is a place where history, culture, and demographics converge to create a unique and dynamic community. It is critical to acknowledge that Healdsburg stands on the unceded ancestral lands of the Southern Pomo people, specifically the Kaiyao Pomo. This historical context underscores the importance of recognizing the profound connection between the land, its original inhabitants, and Healdsburg's identity today.

Healdsburg is home to a diverse population of over 11,000 residents. While the majority identify as White (65.64%), the town has significant Latine (27.82%) and mixed-race (7.38%) communities (See Table 1). It is important to recognize and value the presence and contributions of all residents, including the smaller but vital Asian, American Indian and Alaska Native, and Native Hawaiian and Pacific Islander populations. The presence of different sociocultural groups enriches Healdsburg's social fabric, shaping its cultural landscape.

A closer look at Healdsburg's demographic profile reveals important trends. The age distribution skews older, with over a quarter of residents aged 65 or older. This demographic characteristic has the potential to influence the types of services and amenities desired within the community. Additionally, a significant portion of residents

(15.23%) are foreign-born, indicating a rich history of immigration and cultural exchange that has undoubtedly contributed to Healdsburg's unique strength and character.

Housing presents a serious challenge, with a median home value exceeding $900,000 and a median gross rent of over $2,000. These factors play a significant role in the socioeconomic dynamics within the community, highlighting the need to address affordability and ensure equity and justice for all residents.

Creating a truly inclusive and representative Multicultural Center in Healdsburg necessitates a deep understanding of its unique demographic landscape. This involves acknowledging the rich tapestry of cultures that contribute to the city's vibrant identity today, while also recognizing and honoring its indigenous roots.

TABLE 1. HEALDSBURG DEMOGRAPHIC OVERVIEW (US CENSUS BUREAU)

Characteristic	Statistic
White Alone, percent	65.64%
Black or African-American Alone, percent	0%
American Indian and Alaska Native Alone, percent	0.23%
Asian Alone, percent	1.91%
Native Hawaiian and Other Pacific Islander Alone, percent	0.24%
Other Race Alone, percent	18.19%
Two or More Races, percent	7.38%
Hispanic or Latine, percent	27.82%
Persons Under 5 Years, percent	4.67%
Persons Under 18 Years, percent	15.67%
Persons 65 Years or Older, percent	27.64%
Foreign-Born Persons, percent	15.23%
Owner-Occupied Housing Rate, percent	57.15%
Median Value of Owner-Occupied Housing Units	$933,400
Median Gross Rent	$2,167

Note: This table provides a snapshot of Healdsburg's population using data from the US Census Bureau. It includes information on racial and ethnic composition, age distribution, foreign-born population, and housing characteristics.

Socioeconomic Indicators

Healdsburg's relatively high median family income suggests a degree of affluence; however, a closer examination reveals socioeconomic complexities that affect residents' lives. For example, 8.7% of the population comprises non-citizens or undocumented individuals, who may encounter challenges accessing essential services and experience increased vulnerability due to their immigration status (See Table 2). In addition, 11.2% of residents identify as having a disability, underscoring the need for accessible and inclusive housing, transportation, and public spaces to ensure they can fully participate in wellness programs and community life.

A relatively high vacancy rate (14.6%) raises questions about housing affordability, seasonal residency patterns, or a potential mismatch between housing supply and demand. Investigating these factors is crucial to understanding the dynamics of Healdsburg's housing market and addressing potential challenges. With 42.9% of households being renter-occupied, policies that support renters' rights and housing stability become paramount. This includes prioritizing affordable housing options, implementing tenant protections, and establishing eviction prevention programs to safeguard vulnerable and marginalized residents.

Although the majority of households have access to computers and broadband internet (over 95%), maintaining digital equity and addressing any remaining digital divide is vital. Bridging this gap is essential to prevent disparities in access to information, education, employment opportunities, and other critical resources in an increasingly digital world.

Understanding these socioeconomic nuances is fundamental for effective community planning and resource allocation in Healdsburg. By recognizing and addressing these complexities, the community can strive to ensure that all residents, regardless of income, background, or ability, have the opportunity to thrive and enjoy health, wellness, and a high quality of life.

TABLE 2. SELECTED DEMOGRAPHIC AND SOCIOECONOMIC INDICATORS, HEALDSBURG (2022 ACS 1-YEAR SUPPLEMENTAL ESTIMATES)

Indicator	Value
Non-U.S. Citizens/Undocumented Persons	8.7%
People with a Disability	11.2%
Median Family Income	$94,799
Vacant Households	14.6%
Renter-Occupied Households	42.9%
Households with a Computer	95.6%
Households with Broadband Internet	95.2%

Note: *This table presents additional insights into Healdsburg's population using 2022 data. It highlights the percentage of non-citizens and undocumented persons, individuals with disabilities, median family income, and housing-related indicators such as vacancy rates and renter-occupied households. Additionally, it provides information on computer and broadband access within households.*

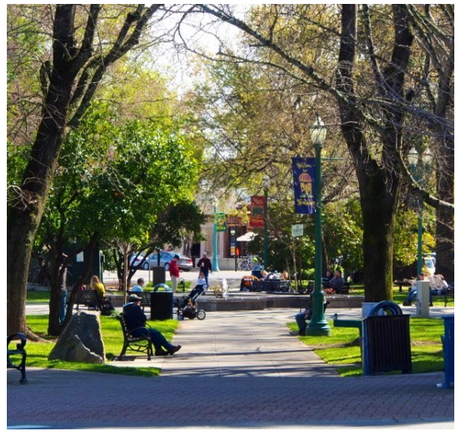
Wellbeing

City-wide data provides a valuable overview of Healdsburg, but a deeper understanding of resident well-being requires a more granular, neighborhood-level analysis. This approach can reveal hidden disparities and inform the development of targeted interventions to address specific needs and opportunities for improvement within distinct areas of the city. To better understand Healdsburg and its population, this report utilizes data from the Portrait of Sonoma's 2021 Update, focusing on three distinct Census Tracts within Healdsburg: North Healdsburg (1539.01), Central Healdsburg (1539.02), and Old Healdsburg (1539.03). Comparing key well-being indicators across these areas provides a more nuanced understanding of the challenges and opportunities facing each neighborhood.

A Tale of Three Neighborhoods

The tale of three neighborhoods analysis reveals stark disparities in well-being across Healdsburg's census tracts, painting a picture of distinct realities experienced by residents in different parts of the city (See Table 3). A granular analysis underscores the importance of moving beyond city-wide averages to understand the nuanced experiences of residents within specific neighborhoods.

- **Old Healdsburg:** This census tract emerges as the most advantaged area, boasting the highest scores in health and education. Residents here likely benefit from factors such as access to quality healthcare services and strong educational institutions. This translates to a higher overall quality of life and greater access to resources, contributing to better health outcomes, higher educational attainment, and increased economic stability.



Healdsburg Plaza in Old Healdsburg

- **North Healdsburg:** In stark contrast, North Healdsburg presents a concerning picture with the lowest scores in health and education. This indicates significant challenges faced by residents in this area, including potential barriers to accessing healthcare services and limited educational opportunities. These factors can contribute to poorer health outcomes and lower educational attainment potentially trapping residents in cycles of disadvantage.

- **Central Healdsburg:** This neighborhood occupies a middle ground, with strong health and education indices but the lowest income index. This suggests that while residents may have access to good healthcare and education, they may still face financial constraints or income inequality. This disparity highlights the complex interplay between various well-being factors and underscores the need for a multi-pronged approach to address the unique challenges faced by residents in Central Healdsburg.

The disparities in well-being across Healdsburg's neighborhoods highlight the urgent need for targeted interventions and equitable resource allocation. By understanding the specific challenges and opportunities within each neighborhood, the city can develop tailored strategies to improve the quality of life for all residents.

TABLE 3. WELL-BEING INDICES BY CENSUS TRACT IN HEALDSBURG (PORTRAIT OF SONOMA, 2021)

Census Tract	Health Index	Education Index	Income Index
North Healdsburg	5.58	5.80	6.22
Central Healdsburg	6.67	6.12	4.93
Old Healdsburg	8.67	6.55	6.17

Note: *This table presents Health, Education, and Income Indices for different census tracts within Healdsburg. These indices offer a comparative snapshot of well-being across these areas.*

TABLE 4. HUMAN DEVELOPMENT INDEX (HDI) AND LIFE EXPECTANCY BY CENSUS TRACT IN HEALDSBURG (PORTRAIT OF SONOMA, 2021)

Census Tract	HDI	Life Expectancy (at Birth)
North Healdsburg	5.84	79.4
Central Healdsburg	5.91	82.0
Old Healdsburg	7.13	86.8

Note: *This table shows the Human Development Index (HDI) and life expectancy at birth for different census tracts in Healdsburg. The HDI is a composite index measuring achievements in key dimensions of human development: a long and healthy life, access to knowledge, and a decent standard of living. Life expectancy at birth is an indicator of overall population health.*

Human Development Index and Life Expectancy

Further analysis using the Human Development Index (HDI), a composite measure encompassing life expectancy, education, and income, reinforces the disparities observed across the three census tracts (See Table 4).

- **Old Healdsburg:** Leads with the highest HDI (7.13) and longest life expectancy (86.8 years), reflecting overall well-being.
- **North Healdsburg:** Has the lowest HDI (5.84) and shortest life expectancy (79.4 years), highlighting potential challenges related to socioeconomic factors, access to healthcare, and overall quality of life.
- **Central Healdsburg:** Falls in between, with an HDI of 5.91 and a life expectancy of 82 years, indicating room for improvement compared to Old Healdsburg.

See Table 4 for data.

Educational Attainment

Educational attainment levels in Healdsburg reveal significant disparities between neighborhoods, highlighting an unequal distribution of educational opportunities and resources across the city (See Table 5). These disparities have profound implications for residents' overall well-being, impacting their economic prospects, access to healthcare, and social mobility.

- **Old Healdsburg:** This neighborhood demonstrates the highest level of educational attainment, with a large proportion of residents holding a Bachelor's or Graduate/Professional degree and a very low percentage of those without a high school diploma. This suggests that residents in Old Healdsburg benefit from greater access to quality education from early childhood through higher education, potentially leading to better job prospects, higher incomes, and improved overall well-being.
- **North Healdsburg:** While still relatively high compared to national averages, North Healdsburg exhibits slightly lower educational attainment levels than Old Healdsburg. The percentage of residents with a Bachelor's or Graduate/Professional degree is lower, and the percentage without a high school diploma is slightly higher. This suggests that residents in North Healdsburg may encounter barriers to accessing or completing higher education, potentially limiting their economic opportunities and overall well-being.
- **Central Healdsburg:** This neighborhood presents the most concerning picture regarding educational attainment. It has the lowest percentage of residents with a Bachelor's degree and the highest percentage without a high school diploma. This disparity raises concerns about the quality of education and support systems available to residents in Central Healdsburg. It also suggests that residents may face significant challenges in pursuing higher education or even completing high school, potentially perpetuating cycles of economic hardship and limiting social mobility.

These stark differences in educational attainment across Healdsburg's neighborhoods underscore the urgent need for targeted interventions and investments to address these inequities.

TABLE 5. EDUCATIONAL ATTAINMENT AND ENROLLMENT PERCENTAGES IN HEALDSBURG BY CENSUS TRACT

Census Tract	Less Than High School (%)	Bachelor's Degree (%)	Graduate/Professional Degree (%)	Enrollment (%)
Old Healdsburg	3.7	51	17.7	75.1
North Healdsburg	5.9	44.6	14.4	72.8
Central Healdsburg	10	35.4	14.8	82.2

Note: *This table presents Health, Education, and Income Indices for different census tracts within Healdsburg. These indices offer a comparative snapshot of well-being across these areas.*

Median Earnings

Median earnings provide a stark illustration of the economic disparities that exist between Healdsburg's neighborhoods. These figures shed light on the financial realities faced by residents in different areas and underscore the need for targeted economic development initiatives (See Table 6).

- **North Healdsburg:** Has the highest median earnings ($42,060), indicating a higher level of economic prosperity in this area.
- **Old Healdsburg:** Follows closely with median earnings of $41,770, suggesting a similar level of economic well-being.
- **Central Healdsburg:** Reports the lowest median earnings ($34,926), indicating a potential need for economic development and support in this neighborhood.

Understanding these economic disparities is crucial for community planning and resource allocation in Healdsburg. By recognizing these variations, the community can strive to ensure that all residents, regardless of their neighborhood, have the opportunity to thrive and enjoy a high quality of life.]

TABLE 6. MEDIAN EARNINGS PER CENSUS TRACT

Census Tract	Median Earnings
Central Healdsburg	$34,926
Old Healdsburg	$41,770
North Healdsburg	$42,060

Note: Table 6 presents the median earnings for the three census tracts in Healdsburg. North Healdsburg has the highest median earnings ($42,060), followed by Old Healdsburg ($41,770). Central Healdsburg has the lowest median earnings ($34,926). These figures indicate a disparity in income levels across different areas of the city.

Racial and Ethnic Disparities

Analyzing well-being across Healdsburg's three census tracts – North Healdsburg, Central Healdsburg, and Old Healdsburg – reveals disparities that may disproportionately impact specific racial and ethnic groups. For instance, North Healdsburg, which has the lowest scores across health and education, also has a higher concentration of Latine residents. This suggests that Latine residents in this area may face greater challenges in accessing healthcare, educational opportunities, and also economic resources.

Furthermore, Central Healdsburg, with its lower income index despite strong health and education indices, may also reflect disparities experienced by specific racial or ethnic groups. A deeper investigation into the demographic composition of each census tract, alongside the well-being indicators, can shed light on potential racial and ethnic disparities that require targeted interventions.

This analysis of Healdsburg reveals a community rich in diversity and history, but also marked by socioeconomic disparities and unequal access to resources across its neighborhoods. Recognizing these disparities is crucial for creating a truly inclusive and equitable Multicultural Center.

Methodology

Data Collection: A Community-Driven Approach



This photo depicts On the Margins' listening session at Alliance Medical Center

The Healdsburg Multicultural Center Project was deeply committed to incorporating the community's voice at every stage. To achieve this goal, the project adopted a mixed-methods approach grounded in Community-Based Participatory Research (CBPR) principles. This ensured that the community's needs and aspirations not only were considered but actively shaped the research questions, focus, and ultimate direction of the HMCP.

To gather rich and comprehensive data, the project employed two primary methods:

Survey Cards: These cards provided a structured yet open-ended format, allowing community members to express their thoughts, ideas, and priorities for the Healdsburg Multicultural Center in their own words. This method facilitated broad participation and captured a wide range of perspectives (See Figure 1).

Listening Sessions: Recognizing the value of in-depth dialogue, the project conducted 8 listening sessions in diverse community settings between January and October 2024. These sessions fostered open conversations and allowed for a deeper exploration of community needs and aspirations. See Appendix A for the list of protocol questions that guided the conversation.

This multi-faceted approach, involving 129 participants, ensured that diverse voices, including those from potentially marginalized groups, were heard and valued.

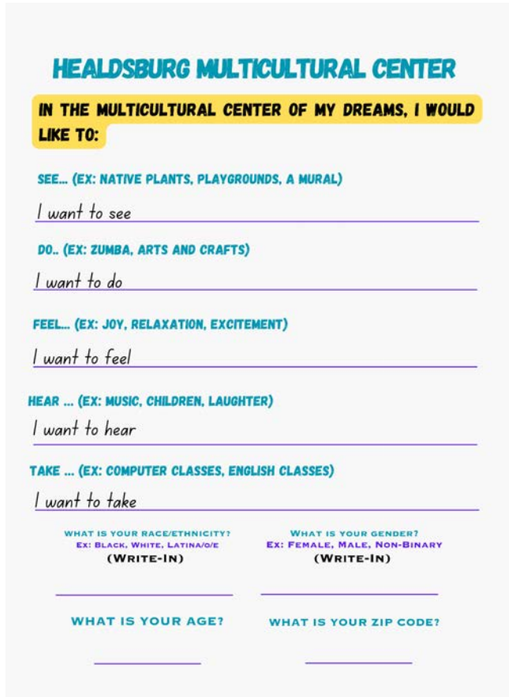




Figure 1. Survey Card Structure, see also Appendix B.

Data Analysis: A Multi-Dimensional Perspective

A robust mixed-methods approach, integrating both quantitative and qualitative analysis techniques, was employed to gain a comprehensive understanding of the community's vision for the Healdsburg Multicultural Center. This multi-faceted approach ensured that the findings were both data-driven and deeply rooted in the lived experiences and aspirations of community members.

Quantitative Analysis:

- **Text Mining:** Advanced computational text mining techniques were applied to analyze the survey card responses. This involved leveraging sophisticated algorithms to sift through the text data, identify key words, phrases, and recurring themes, and ultimately quantify the most frequently expressed needs and priorities. This approach provided a valuable overview of the prevalent topics and concerns within the community.

Qualitative Analysis:

- **Thematic Analysis:** A rigorous qualitative methodology known as thematic analysis was employed to delve deeper into the meaning behind the community's input. This involved a systematic process of reviewing both the survey card responses and detailed notes from the listening sessions to identify, analyze, and report patterns (themes) within the data. This approach facilitated a critical and systemic inquiry, allowing the researchers to uncover the underlying meanings, beliefs, and values expressed by community members, providing rich context to the quantitative findings.



The photograph depicts the researcher alongside the results of the analysis. The design mandates are displayed on the right, while a word cloud visualization of the survey responses is featured on the left.

- **Demographic Calculations:** Standard statistical software (e.g., Excel) was utilized for demographic calculations, providing a clear picture of the community's composition and needs.

By combining these analytical approaches, the HMCP gained a multi-dimensional perspective and a nuanced understanding of the community's vision for the Healdsburg Multicultural Center. This ensured that the final recommendations were not only data-driven but also deeply rooted in the lived experiences and aspirations of the community, ultimately contributing to a more relevant and impactful Healdsburg Multicultural Center.

A summary of the survey card analysis procedure is described in Table 7 below:

TABLE 7. STEP BY STEP DATA ANALYSIS PROCESS (PICKRELL & DOMINGUEZ, 2024)

1. **Careful Data Entry and Cleaning:**
   - All survey responses were meticulously typed into a spreadsheet, ensuring accuracy and correcting any typos or grammar mistakes.
   - Responses were sorted by language (English or Spanish) to ensure clear understanding.
   - To protect participant privacy, any identifying information was removed.
2. **Analyzing the Data:**
   - Quantitative analysis: Specialized computer programs were used to analyze word frequency, phrase frequency, and recurring themes. Demographic data was also analyzed to ensure representation.
   - Qualitative analysis: Responses were thoroughly reviewed to identify common themes and patterns. Computer programs were used to create visual representations of the data, such as word clouds and network diagrams, to aid in understanding the overall picture.
3. **Text Mining (Using Computers to Find Meaning in Words):**
   - A Python script was used to analyze the text in the survey responses.
   - English and Spanish responses were separated.
   - Common word pairs (bigrams) were identified in each language.
   - Word clouds were created to visualize frequently mentioned words and ideas.
   - Word types (nouns, verbs, adjectives) were analyzed to understand expression styles.
   - Network diagrams were created to visualize connections between different ideas.
   - Topic modeling was used to discover the main topics emerging from the responses.

Findings, Conclusions, and Confirmations

Demographics

Listening session participants were diverse, with over 90% identifying as Latine, and representation from Mixtec, Triqui, White, and Asian/Pacific Islander communities. The majority of respondents were female (65%), with 34% identifying as male and 1% as non-binary. Almost all respondents who provided their location indicated a zip code of 95448 or wrote in "Healdsburg."

The listening session participants were also diverse in age, with the largest group being middle-aged adults between 40 and 50 years old, but also included representation from young adults, seniors, and various cultural backgrounds **(See Figure 2).**

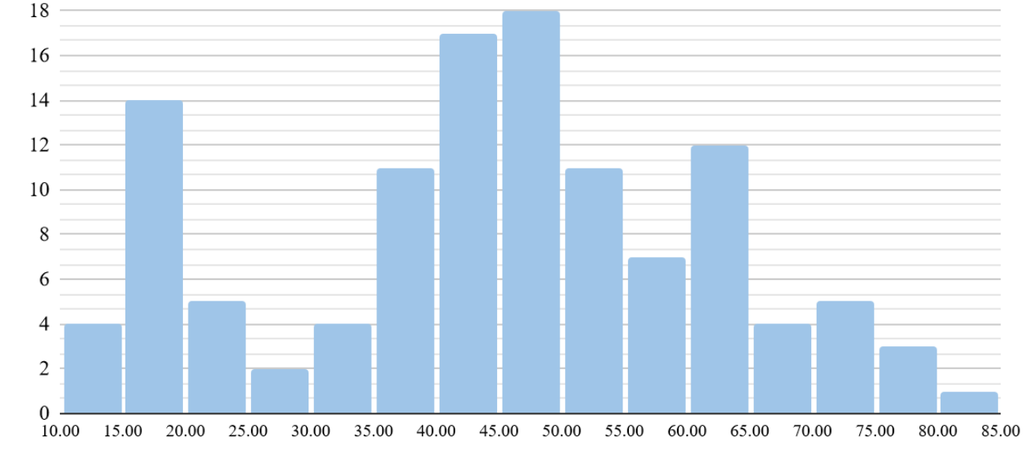


Figure 2. Age Histogram

Conclusions from Survey Cards and Listening Sessions

In conclusion, the eight listening sessions proved instrumental in capturing the authentic voice of the Healdsburg community. Through meticulous documentation and careful analysis of the qualitative data by Corazón Healdsburg, Alliance Medical Center, and On the Margins, recurring themes and priorities emerged, crystallizing into the "10 Design Mandates." These mandates are:

1. **Multi-generational Spaces for Movement and Play:** Spaces designed for physical well-being for all ages, including multipurpose sports fields, exercise areas, and play spaces for children and youth.
2. **Community Kitchen/Cafeteria:** A community-led kitchen/cafeteria fostering culinary skills, shared meal preparation, and access to healthy, affordable food.
3. **Collaborative Mural Art:** Partnerships with Healdsburg artists and community members, especially from LGBTQIA+ and BIPOC communities, to co-create murals celebrating cultural diversity and empowerment.
4. **Sensory-Aware Design:** Spaces offering varying levels of sensory engagement, from vibrant and stimulating to quiet and calming, to accommodate individual preferences.
5. **Spaces for Creative Expression:** Dedicated areas for community-led arts, crafts, and music, emphasizing cultural traditions and the therapeutic benefits of creativity.
6. **Environmental Justice:** A commitment to sustainability, featuring native plants, traditional medicinal plants, and edible gardens. The design should reclaim and restore natural spaces historically taken from BIPOC communities.
7. **Lifelong Learning Hub:** A center for intergenerational learning and career development, offering academic support, life skills training, career/technical education, and resources for literacy, GED preparation, and certifications.
8. **Community Gathering Spaces:** Flexible spaces designed to foster community interaction, gatherings, and cross-cultural connection. Support for community-led events, celebrations, and shared activities.
9. **Computer Access and Digital Literacy:** On-site computers and technology education, including coding classes, accessible to all community members.
10. **Access, Autonomy, Accountability, and Justice:** The center must be physically and financially accessible to all, with community voices central to its design and operation. A commitment to mutual accountability and justice for underserved communities in Healdsburg.

Preferred Location

When asked about the ideal location for the Healdsburg Multicultural Center, participants overwhelmingly favored integrating it into the existing Healdsburg Community Center at 1557 Healdsburg Ave, Healdsburg, CA 95448.

This strong preference stemmed from several factors:

- **Familiarity and Comfort:** The existing Community Center is already a familiar and welcoming space for many residents, fostering a sense of comfort and belonging.
- I**ncreased Feasibility:** Participants recognized that leveraging the existing site would make the project more feasible and efficient, allowing for a quicker realization of the Multicultural Center.
- **Centralized Community Hub:** Integrating the Multicultural Center into the existing Community Center creates a centralized hub for diverse programs and services, promoting greater access and community interaction.

By choosing this location, the community envisions a vibrant and inclusive space that builds upon existing resources and strengthens community connections.



This photo is from the initial design workshop held at the Healdsburg Community Center.

Design Workshops Based on Design Mandates

To bridge the gap between community aspirations and architectural realities, the design team orchestrated two interactive workshops. The first workshop, held in September 2024, served as a platform to gather community feedback on potential architectural designs and delve deeper into how the community's vision could be seamlessly integrated into the existing Healdsburg Community Center site.





The images showcase a range of design possibilities explored by the architecture firms for this project.

A key component of this workshop was the "dot polling" activity, which allowed residents to visually express their preferences for various design options by placing colored stickers on posters. This interactive exercise provided the architects with immediate, quantifiable feedback, giving them valuable insights to guide their decision-making.

Building on the foundation established in the first workshop, the second workshop in November 2024 delved into specific architectural and landscape design elements. Residents actively participated in a site planning activity, generating creative ideas for the center's layout, functionality, and aesthetic appeal.

Future Directions

The architects are currently immersed in the process of translating the community's aspirations into tangible design concepts for the Healdsburg Multicultural Center. They are diligently analyzing the wealth of feedback gathered from the two community workshops, paying close attention to the preferences expressed through the "dot polling" activity. This valuable input is shaping their decision-making as they refine the design and ensure it aligns with the community's vision.

Their current focus is twofold:

1. **Master Plan Concept:** The architects are developing a comprehensive master plan that outlines the overall design and layout of the center. This preliminary plan encompasses various aspects, including:

- **Building Placement:** Strategically positioning the main building and any auxiliary structures to optimize flow and functionality.
- **Parking and Accessibility:** Designing accessible parking areas and pathways that cater to individuals of all abilities.
- **Walkways and Circulation:** Creating a pedestrian-friendly environment with clearly defined walkways and intuitive circulation patterns.
- **Landscaping and Outdoor Spaces:** Integrating green spaces, native plants, and gathering areas that foster a sense of community and connection with nature.
- **Amenities and Features:** Incorporating key amenities such as the community kitchen, multi-purpose spaces, and technology areas in a way that maximizes their usability and accessibility.

This master plan concept serves as a blueprint for the project, guiding decision-making and ensuring that the final design effectively meets the diverse needs of the community.



The image shows one groups' site plan that influenced the Master Plan Concept.

2. 3D Model Perspective: To further enhance visualization and refine the design, the architects are creating a 3D model of the Healdsburg Multicultural Center. This digital representation allows them to:

- **Explore Aesthetics:** Experiment with different architectural styles, materials, and color palettes to achieve an aesthetically pleasing and culturally relevant design.
- **Evaluate Functionality:** Assess the flow and functionality of spaces, ensuring they meet the intended purpose and accommodate various activities and events.
- **Communicate Effectively:** Share a tangible representation of the design with stakeholders, facilitating communication and fostering a shared understanding of the project's vision.

By meticulously crafting the master plan concept and 3D model perspective, the architects are taking concrete steps to bring the community's dream for the Healdsburg Multicultural Center to life.

VISIONING SESSIONS

TWO PUBLIC WORKSHOPS LEAD BY GORING & STRAJA ARCHITECTS
AND CARDUCCI ASSOCIATES IN OCTOBER AND NOVEMBER, 2024

Workshop #01

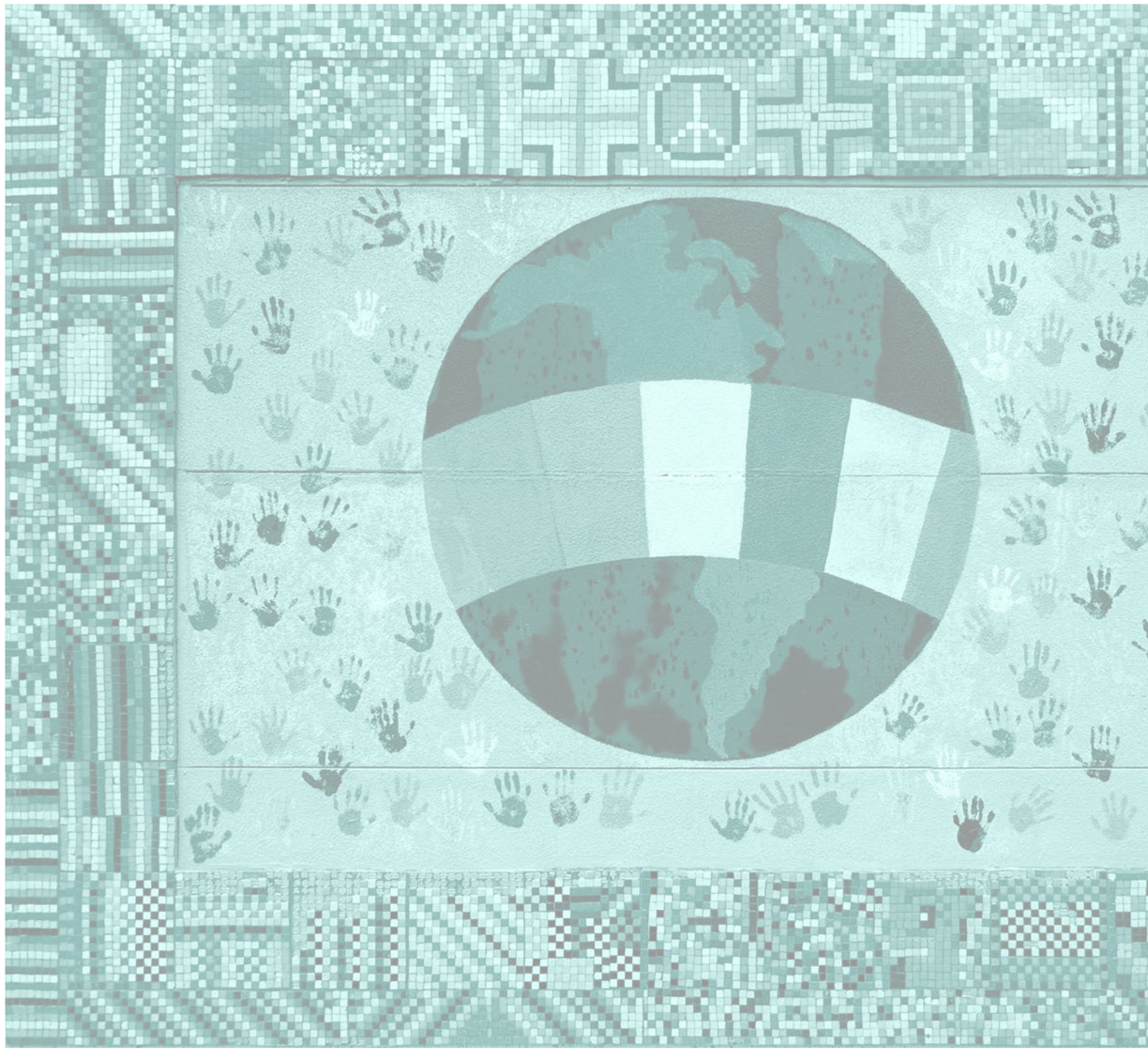
Drawing from the Listening Sessions

As was previously mentioned in the On the Margins (OTM) report, the firms of Goring & Straja Architects and Carducci Associates (Design Team), were engaged to further the community's vision for the Healdsburg Multicultural Center. The Design Team's intent was to build upon the the information and data gathered at the eight"Listening Sessions by introducing two "Visioning Session" Workshops to engage with the community directly. OTM provided the Design Team with an "Architect Design Suggestions Report" which summarized the data collected at the previous Listening Sessions to assist them with preparing for the Workshops.

After reviewing the report, the Design Team determined that there were eight distinct Programmatic Spaces the community described for their ideal Multicultural Center:

- Quiet Study / Reading Spaces
- Music Room
- Life Skills / Career Support Spaces
- Multipurpose Room
- Community Kitchen
- Arts & Crafts Room
- Study Spaces
- Classrooms

The Design Team developed image boards consisting of photographs they felt could best describe options for each of the eight Programmatic Spaces. In addition, they developed image boards representing the ten Design Mandates which also had multiple photographic images of options for each of the Design Mandates.



The mural above is currently displayed in the west courtyard of the existing community center. The participatory and community oriented nature of it serves as inspiration for the HMCP process.

Site Context and Dot Polling

Workshop #01 was held on October 16, 2024 at the Healdsburg Community Center Multipurpose Room. It was attended by over 50 members of the community. Bi-lingual materials and a translator were provided at the Workshop to ensure inclusion. A Context Map, Existing Conditions Plan and Plan of the Existing Community Center were presented to orientate the community with the facility. After review of the eight Programmatic Spaces and ten Design Mandate Programming Imagery Boards, the community was provided with colored "dots" and asked to place them on the images (photographs) of Spaces / Mandates that resonate with them. It was a lively exercise and participants enjoyed the opportunity to "vote" for the photographs that best represented their vision for the future Multicultural Center. It should be noted that several participants would gather around a specific board and discuss as a group why a specific photograph was the best representation.









In addition to Dot Polling, a "Comments Board" was made available to solicit input from the community to further describe their vision for the Multicultural Center not be represented in the Programmatic Spaces or Design Mandates image boards.

The following page shows the context map of Healdsburg that was printed at large scale for reference during Visioning Session 1, to illustrate relationships between the existing Community Center site and other public amenities and points of interest within Healdsburg.

Above: *Three participants pose during the activity.*
Top left: *Landscape architect William Fee joins attendees on an optional walk of the Community Center site prior to the workshop.*

Top Right: *The number of stickers an image receives illustrates how important the ideas within it are to the community who voted.*
Opposite: *Attendees participate in dot polling.*

PROJECT SITE
SITIO DEL PROYECTO

HEALDSBURG PLAZA
PLAZA DE HEALDSBURG

1/4 MILE | MILLA
1/2 MILE | MILLA
1 MILE | MILLA
1 1/2 MILE | MILLA
2 MILE | MILLA

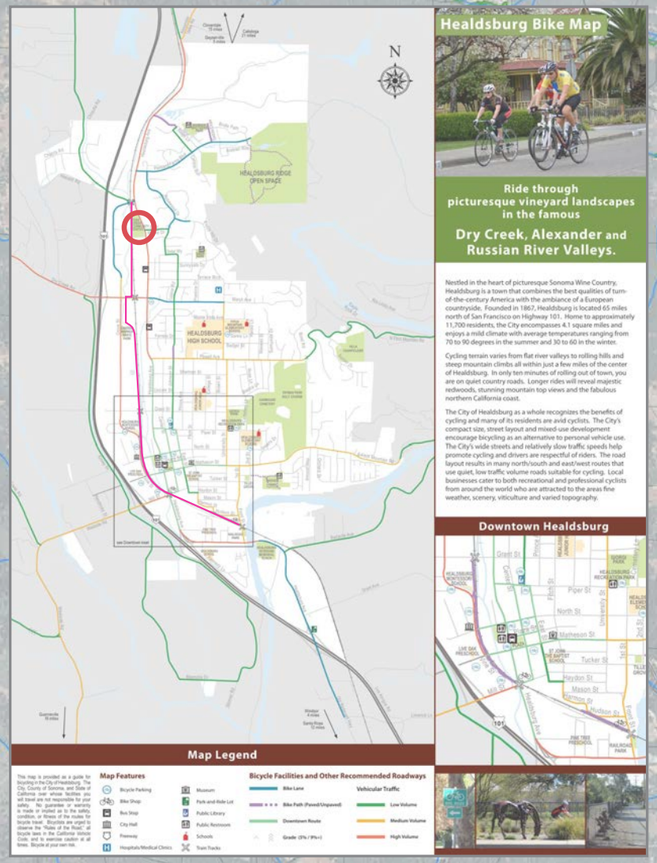
5 MINUTE WALK
5 MINUTOS DE CAMINATA
5 MINUTES BY BIKE
5 MINUTOS EN BICICLETA

10 MINUTE WALK
10 MINUTOS DE CAMINATA
10 MINUTES BY BIKE
10 MINUTOS EN BICICLETA

15 MINUTE WALK
15 MINUTOS DE CAMINATA
15 MINUTES BY BIKE
15 MINUTOS EN BICICLETA

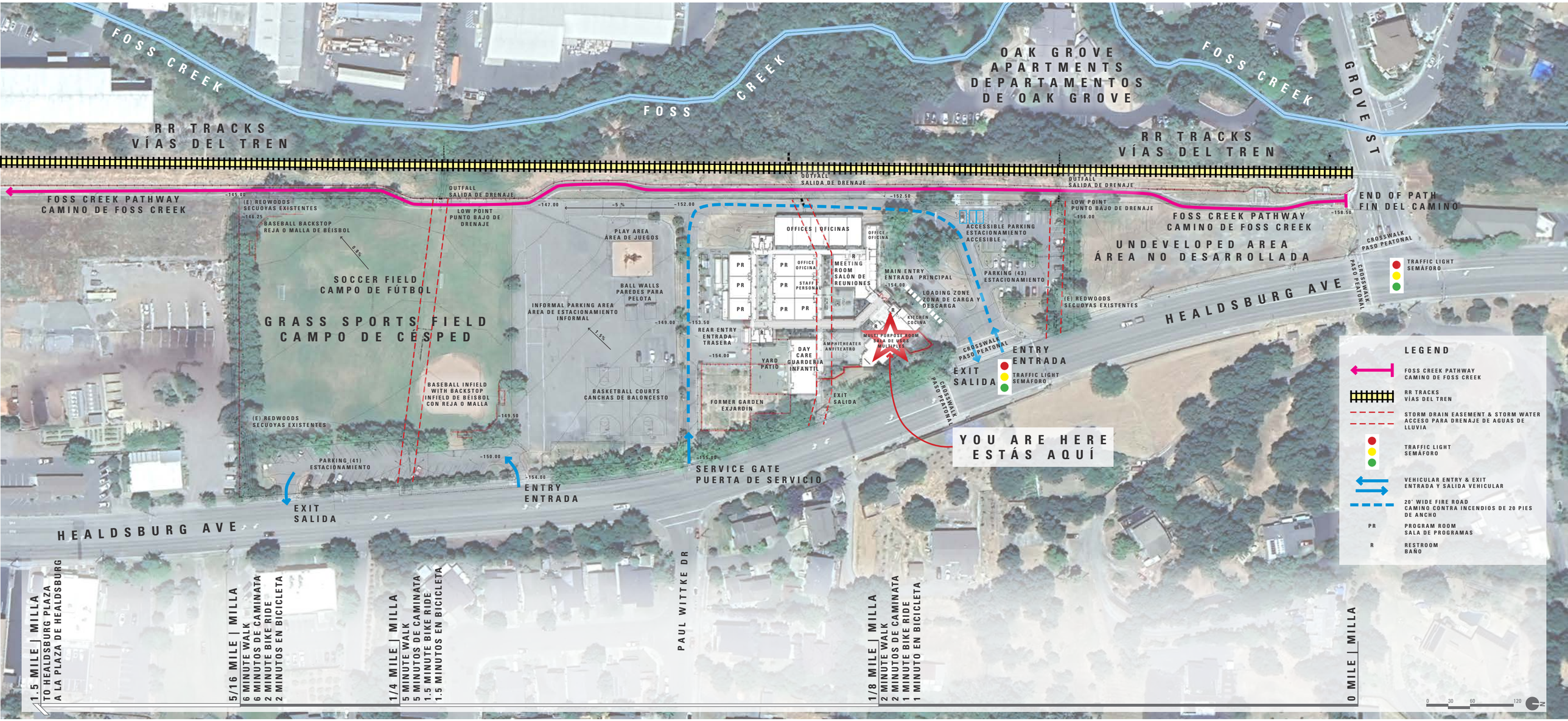
20 MINUTE WALK
20 MINUTOS DE CAMINATA
20 MINUTES BY BIKE
20 MINUTOS EN BICICLETA





Existing Community Center Site Plan

The site plan below was presented as a 36" x 72" print for Visioning Sessions 1 and 2, to show the full spread of the long and narrow site of the existing Community Center.



Existing Site Conditions

The existing Healdsburg Community Center is owned and operated by the City of Healdsburg. It was a former elementary school. It is adjacent to Foss Creek and the Foss Creek Bikeway, an abandoned railroad right-of-way that connects to Central Healdsburg. The Community Center fronts Healdsburg Avenue. The site is bordered by mature trees on the south and east. West of the site is a large grove of mature native oak trees in the Foss Creek riparian corridor. Between Foss Creek and the site is the abandoned railway and the Foss Creek Bikeway. The site is about 10 acres and includes three distinct areas:

1. **a central campus** of one-story buildings,
2. **south of the campus buildings** is a multiuse hardcourt with basketball courts, a children's play area, an abandoned community garden, and an adjacent multiuse natural grass sports field that accommodates baseball and soccer,
3. and a small **undeveloped area in the north** portion of the site

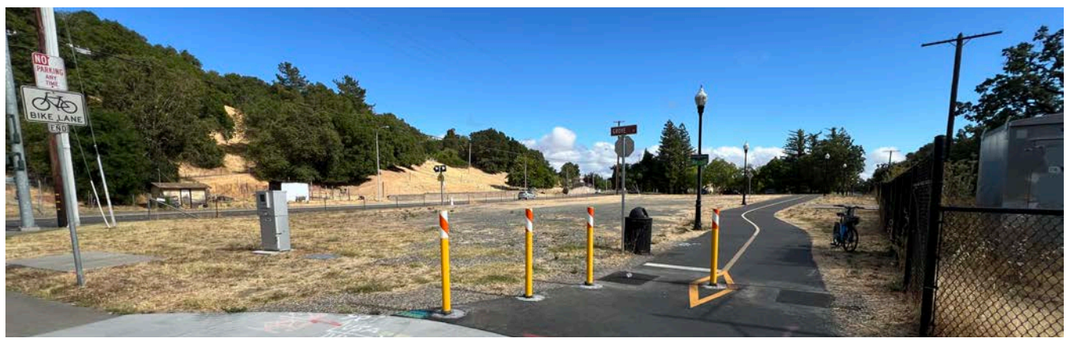
The central campus buildings are occupied by the City of Healdsburg Community Services Department, Corazón Healdsburg, Alliance Medical Center and a YMCA childcare facility. The campus also includes a Multipurpose Building with a kitchen, a community meeting room and several classrooms that are available for rental use. The buildings and rooms are connected by covered outdoor corridors. Situated between the various rooms and covered outdoor corridors are three mostly paved courtyards. The courtyard next to the Multipurpose Room includes a sunken amphitheater. The two other courtyards are unprogrammed and have few trees or plants.



Area 1: view of entrance on north side of central campus, looking south.

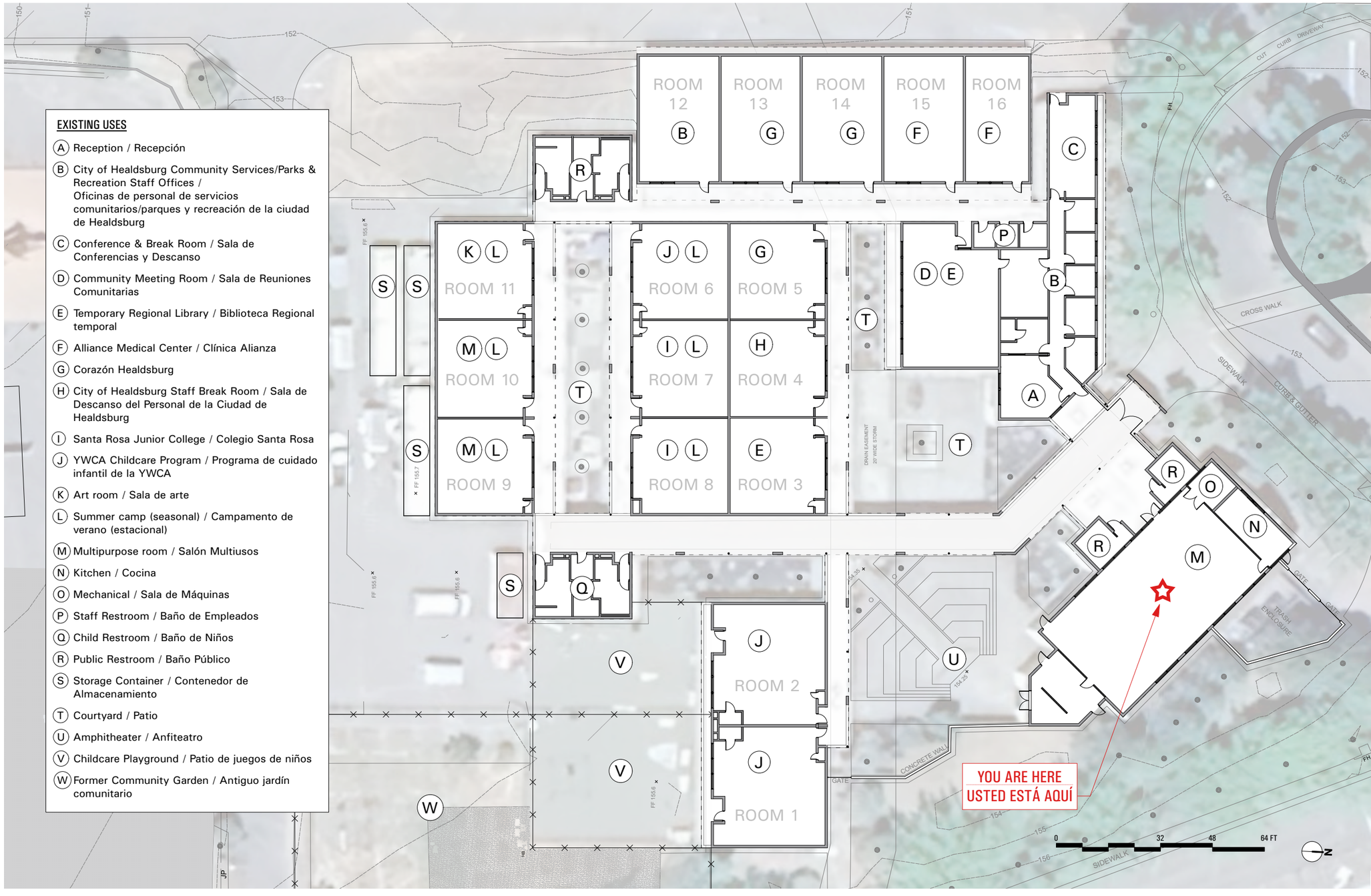


Area 2: view of vast blacktop and soccer fields south of central campus, looking south.



Area 3: view of undeveloped north area; looking south from start of Foss Creek Bikeway at Grove St.

Existing Community Center Enlarged Plan



This drawing was printed at large scale (1" = 10'-0") for reference during Visioning Session 1. Both of the Visioning Sessions were held in the Multipurpose Room, indicated by a red star.

Dot Polling Data Analysis Process

Rank - #1 of 8 total: 67

Program: Community Kitchen

Tulum outdoor kitchen	26.5
Hackney kids kitchen	25.5
outdoor banquet dining	4
grandma cooking	4
industrial open kitchen	4
Nordic cafeteria	3

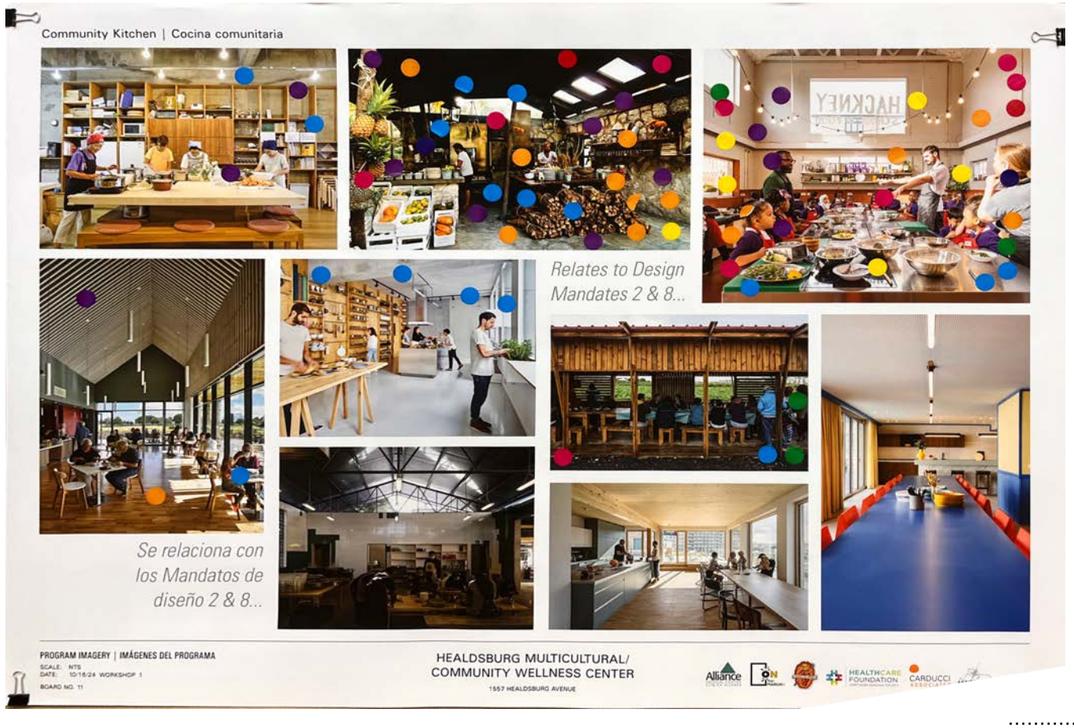
INDOOR/OUTDOOR, FAMILY FRIENDLY, OPEN, LOTS OF STORAGE

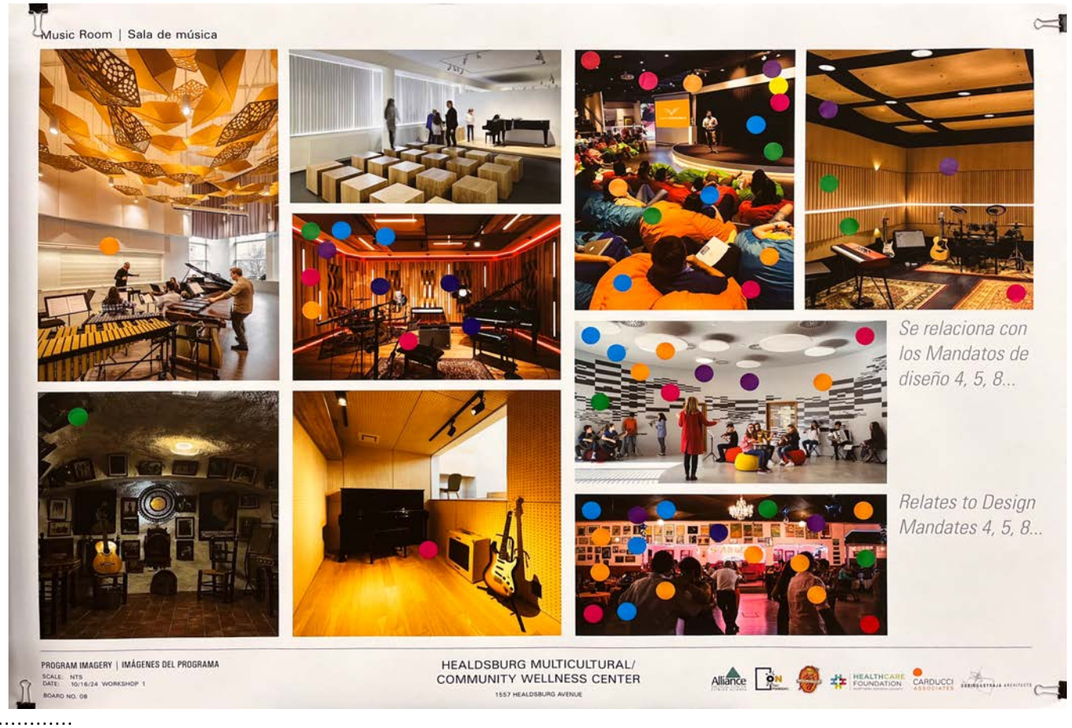
Rank - #2 of 8 total: 60

Program: Music Room

CDMX dance hall	18
TEDx-esque bean bags	14
black and white rehearsal room	10
red vibey recording studio	10
other vibey recording studio	5
dugout practice room	1
frames and guitar	1
mobiles and xylophones	1

PLAYFUL LIGHT/MAT'L INSTALLATION, LARGE OPEN SPACE, CONVERTIBLE FOR DANCE /PERFORMANCE / REHEARSAL /LISTENING, PERFORMANCE ACOUSTICS





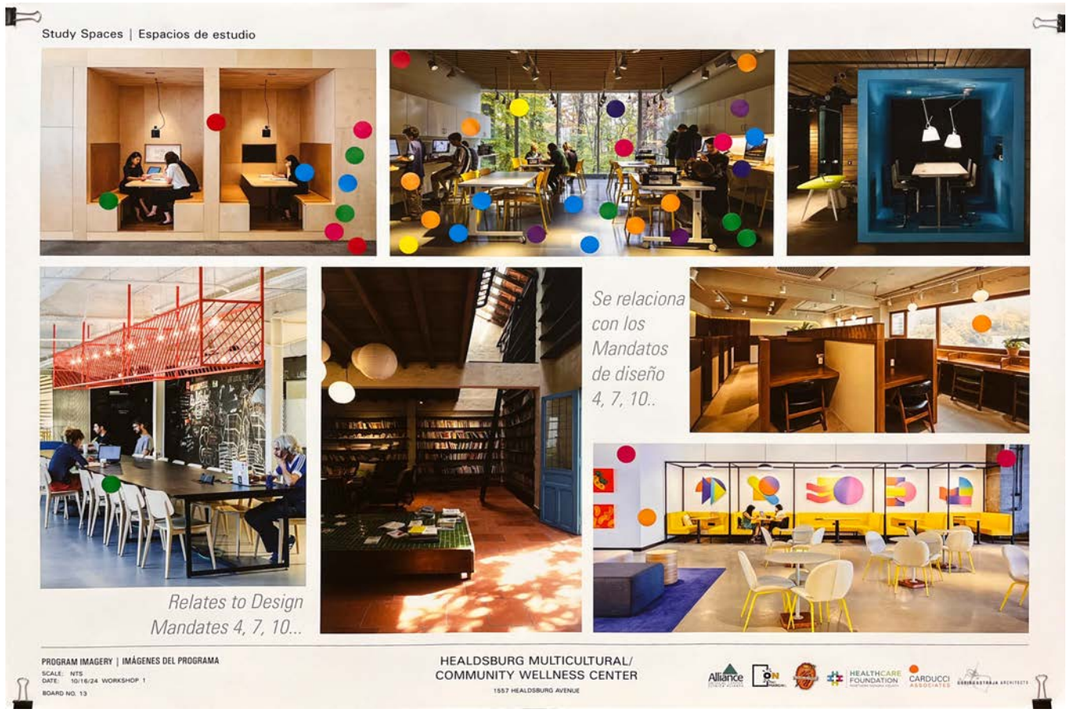
Dot Polling Data Analysis Process

Rank - #3 of 8 total: 38

Program: Study Spaces

tech computer lab	24
plywood booths	9
colorful Wework cafe	3
japandi cubicles	1
banquet cafe	1

FOCUSED ATMOSPHERE, TASK LIGHTING, FLEXIBLE TABLES/BAR TOPS, OPTION TO COLLAB, HIGH-TECH COMPATIBLE, SOME DESKTOP STATIONS

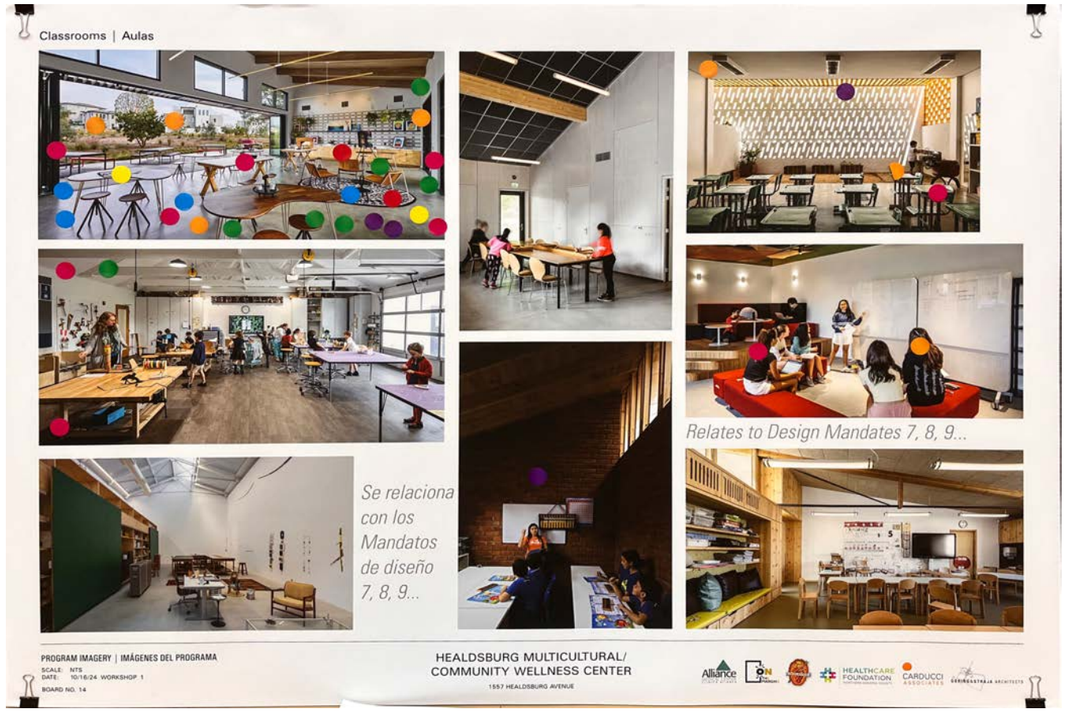


Rank - Tied for #4 of 8 total: 35

Program: Classrooms

indoor/outdoor open classroom	25
techy kid classroom	3
exposed brick with clerestory windows	1
white board/mod furniture	2
brise soleil with green desks	4

LIGHT, OPEN, MODULAR/ FLEXIBLE, OPEN UP TO OUTDOOR



Dot Polling Data Analysis Process

Rank - Tied for #4 of 8 total: 35

Program: Multipurpose Room

basketball pavilion	9
colorful glass lobby	7
ping pong	7
indoor hillside	5
glass presentation	3
colorful fabric	2
nighttime pavilion	2

COLORFUL, INDOOR/OUTDOOR OR AT LEAST LOTS OF NAT'L LIGHT + VIEWS, GAMES, PRIORITIZE PLAYFULNESS

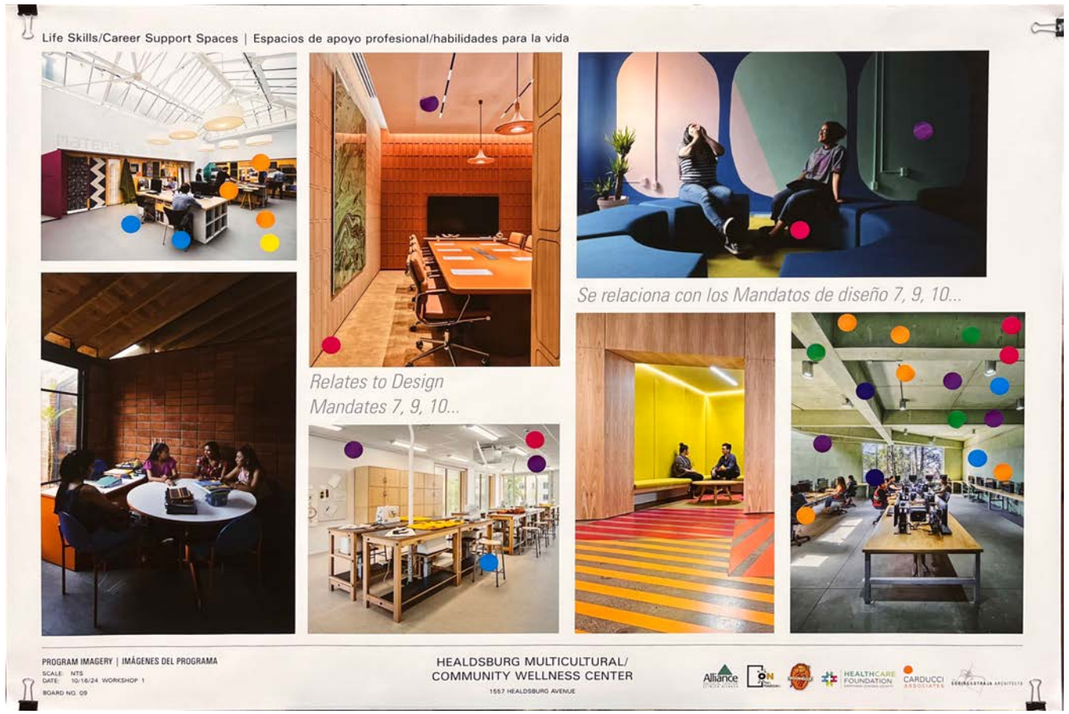


Rank - Tied for #6 of 8 total: 31

Program: Life Skills/Career Support Spaces

CDMX concrete computer lab	17
materials lab with glass ceiling	6
sewing lab	4
'millennial pink' board room	2
chat circle mural	2

LIGHT, OPEN SPACE, HIGH TECH-COMPATIBLE/ PRIORITY



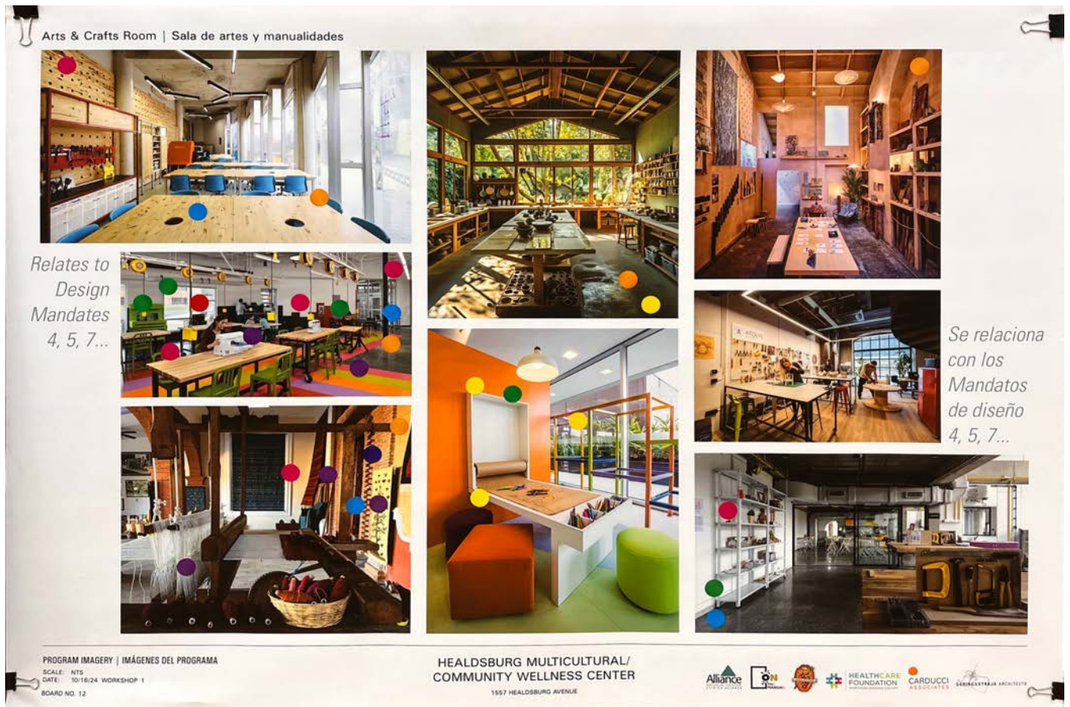
Dot Polling Data Analysis Process

Rank - Tied for #6 of 8 total: 31

Program: Arts & Crafts Room

sewing lab with floor mural	11
loom	7
colorful coloring table	4
techy maker space	3
peg board maker space	3
clay studio with large windows	2
double height art studio	1

COLORFUL, FIBER-ARTS FOCUSED, FLEXIBLE/ CONVERTIBLE

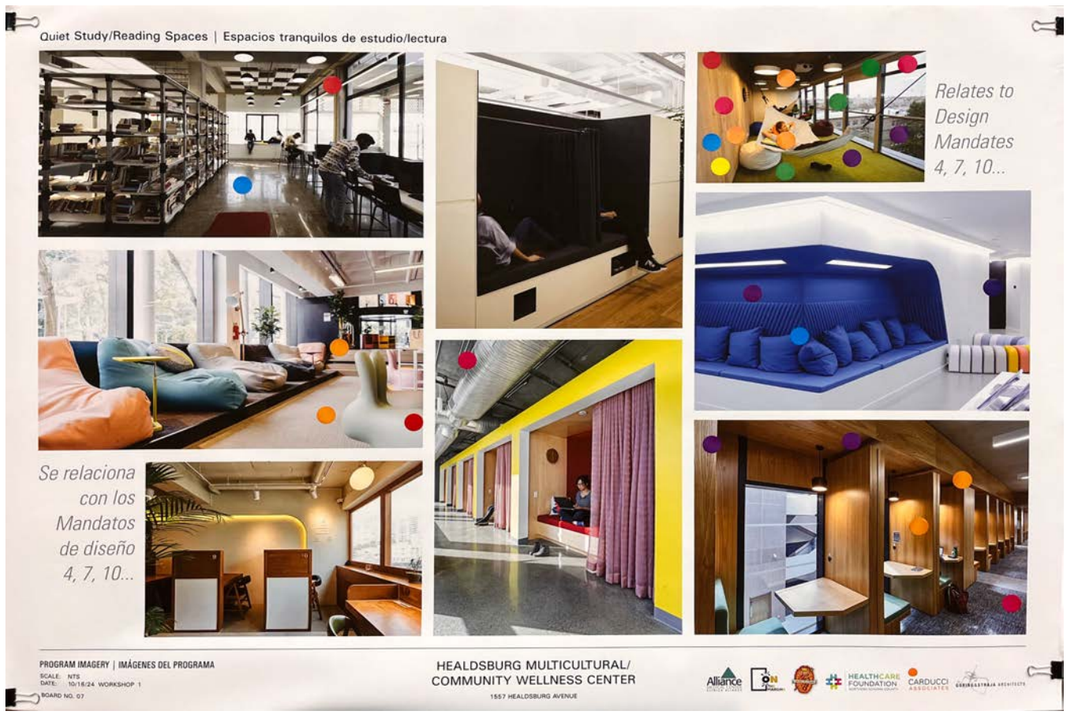


Rank - #8 of 8 total: 27

Program: Quiet Study/Reading Spaces

hammock	13
university library cubbies	5
bean bags	3
space age booth	3
techy research library	2
curtain cutout	1

OPTION TO GET REAL COMFY, PLAYFUL FURNITURE, PARTIAL PARTITIONS



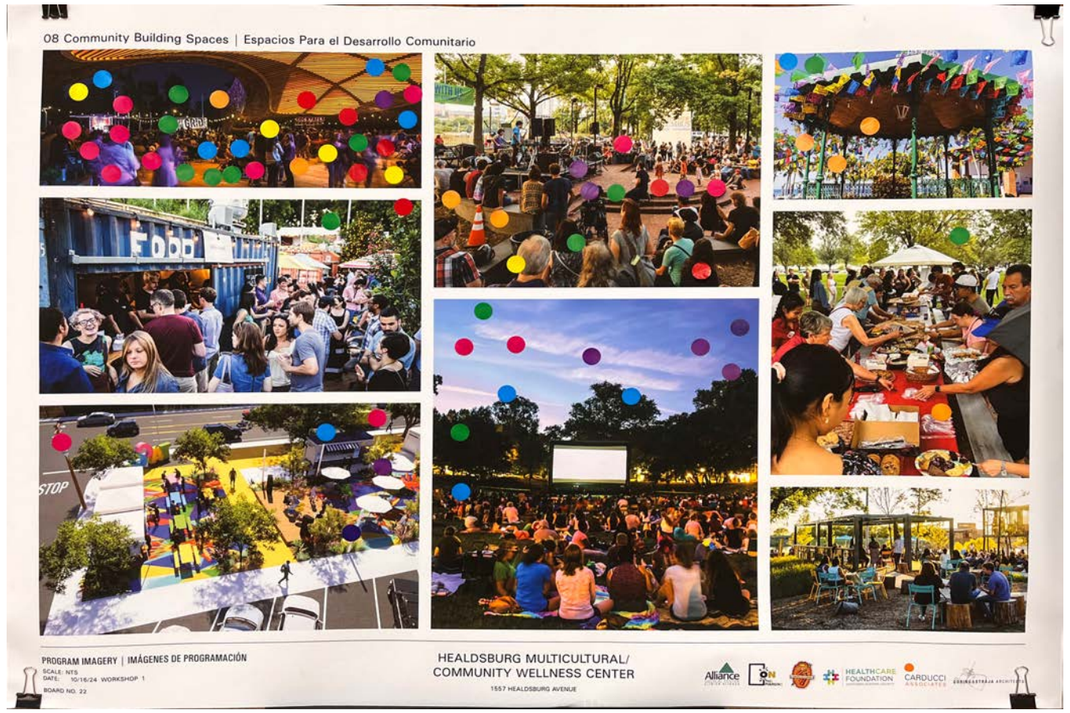


Rank - #1 OUT OF 10 total: 91

Design Mandate 1: Multipurpose, Intergenerational Movement Spaces

zumba	30
basketball	16
Don Biddle play structure	11
colored asphalt with activities	11
Marina fitness blue square	9
yoga	9
lawn/field	7
music play	3
swings and playground	3
nature play	1
pickleball & Don Biddle hammocks	0

ACTIVE, COLORFUL PROGRAMMING, MOVING YOUR BODY, MULTI-GENERATIONAL ACTIVITIES



Rank - #2 OUT OF 10 total: 57

Design Mandate 8: Community Building Spaces

outdoor nightlife group event the barn	31
stage with community watching	12
movie watching	11
outdoor colorful plaza parking lot	5
colorful plaza	5
community food table	2
outdoor food event	1
outdoor seating blue & yellow chairs	0

PARTY, NIGHTLIFE, LIVELY, COLORFUL, VIBRANT, MINGLING, COMMUNITY, ENGAGING



Rank - #3 OUT OF 10 total: 48

Design Mandate 4: Mixed Sensory Engagement

outdoor seating and stage	16
fountain	10
peaceful shade structure	6
a bunch of activities on blacktop	5
rainbow statement structure	5
hummingbird and bees	4
mosaic water fountain	1
wild planting and seat benches	1
person alone in serene garden	0

LIVELY, LOUD, STIMULATING, ENGAGING, MINGLING

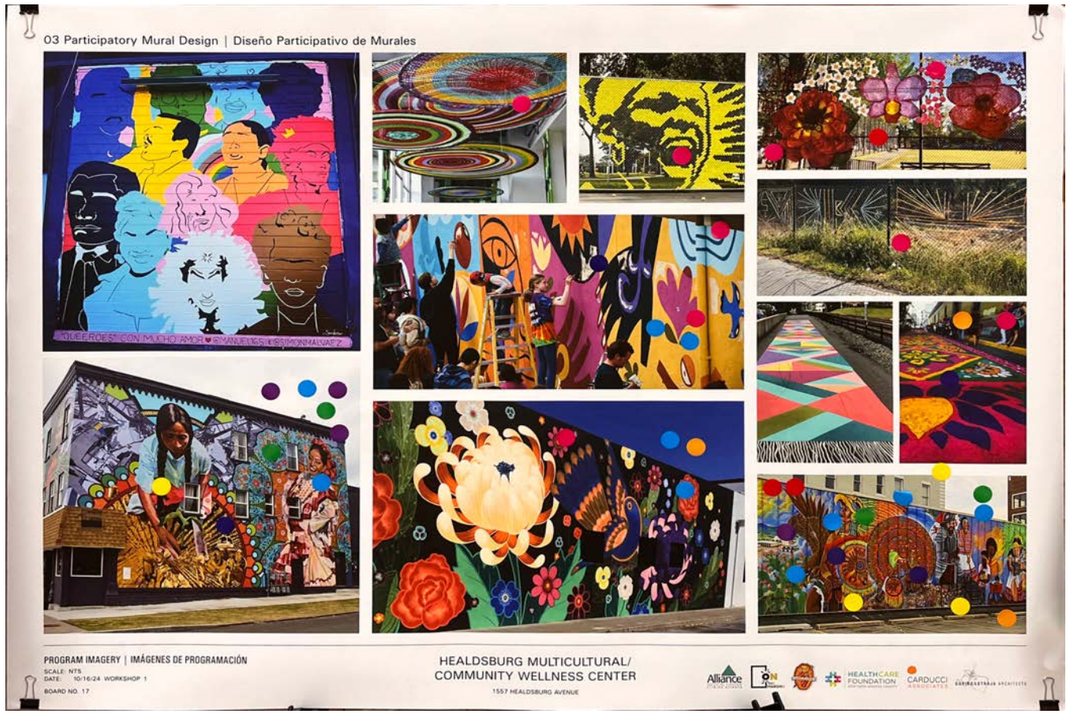


Rank - #4 OUT OF 10 total: 42

Design Mandate 5: Arts, Crafts, Music

musicians singing on stage	17
lady with loom	7
classical Mexican fancy dancing	7
community dancing and classical dressing up	4
tiny crafts area for kids	3
cultural indigenous dancing	2
community painting craft night	2
face painting & tribal classic dressing up	0

MUSIC, ROOTS, CLASSIC, CULTURAL PRIDE, GENERATIONAL, ART, HANDS-ON





Rank - #5 OUT OF 10 total: 41

Design Mandate 3: Participatory Mural Design

historical mural powerful	15
lady with basket	9
people painting interactive	5
flowers painted	3
flowers on chain link fence	3
cultural pattern colorful sidewalk	3
Healdsburg chainlink fence	1
basket weave ceiling	1
lady screaming fence	1
train track painted sidewalk & LGBTQ+ mural	0

STORYTELLING, HISTORICAL, MEMORIAL, CULTURAL PRIDE

Rank - #6 OUT OF 10 total: 39

Design Mandate 2: Community Kitchen and Cafeteria

cultural kitchen/adobe style	11
lush greenery outdoor seating/eating area	8
colorful rainbow outdoor kitchen/seating	6
outdoor picnic/tree canopy	5
outdoor grilling	4
rustic barn outdoor kitchen	3
outdoor produce	1
outdoor market	1
veggie theme outdoor kitchen & tamale making	0

TRADITIONAL, COLORFUL, PLANTS, TEXTURE, EXCITING



Rank - #7 OUT OF 10 total: 37

Design Mandate 6: Environmental Justice

ethnobotanical garden	21
outdoor educational garden	5
educational signage showing indigenous history and use of plants	5
learning stewarding from indigenous people	3
community stewarding of native plants	3
pruning plants	0

PLANTS THAT REMIND THEM OF HOME, STEWARDING ROOTS, EDUCATIONAL IMPORTANCE

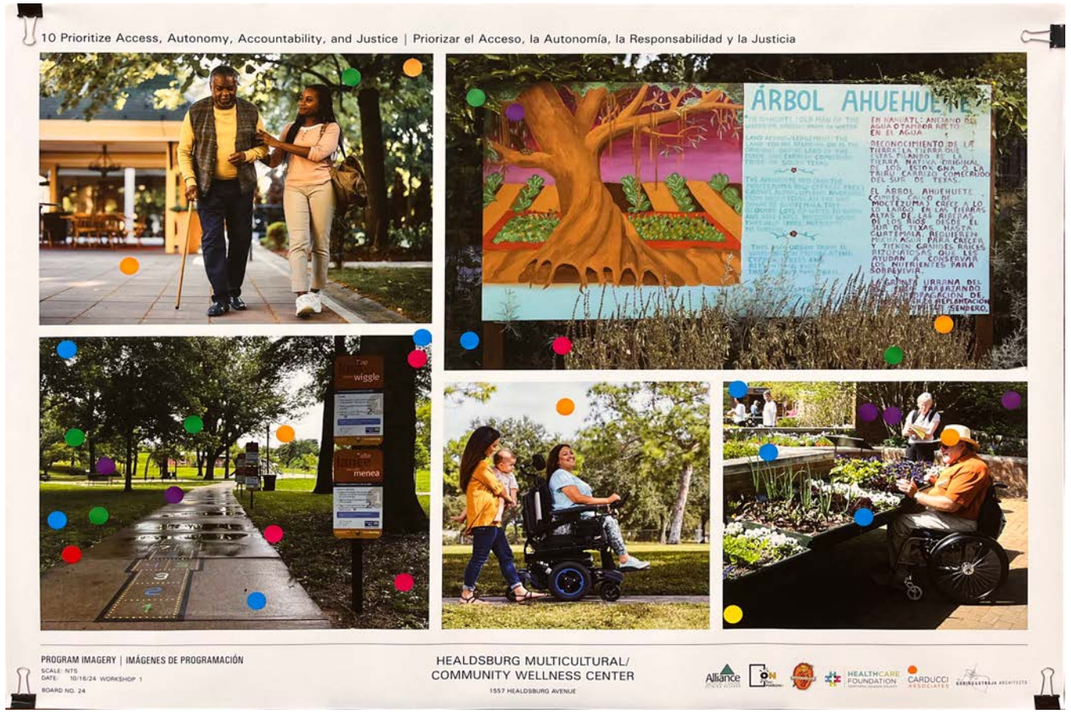


Rank - #8 OUT OF 10 total: 33

Design Mandate 7: Multifaceted Educational Support

outdoor children nature learning	8
outdoor community group session	8
indoor/outdoor hybrid computer space	7
lady weaving basket	5
outdoor library	3
clay brick making	2
historian/docent talking about trees	0

DEDICATION TO LEARNING, CULTURAL PRACTICES AND IMPORTANCE



Rank - #9 OUT OF 10 total: 32

Design Mandate 10: Prioritize Access, Autonomy, Accountability and Justice

bilingual signage/walking path	14
ada accessible planters and engagement in surroundings	8
land acknowledgement	6
walking loop	3
ada accessible path	1

WALKING, ACCESSIBLE WAYFINDING AND SIGNAGE, ACCESSIBILE PHYSICAL SPACES, ACKNOWLEDGING THE LAND AND ITS PEOPLE



Rank - #10 OUT OF 10 total: 29

Design Mandate 9: Computer Access and Education

nighttime view of solar seating kids after school	11
computer solar orange bench	7
computer station surrounded by nature and flowers	7
outdoor charging station	2
bench with charging pedestal	2
white high tech outdoor computer space	0

CAN BE PLACED ANYWHERE, DEDICATION TO LEARNING, ACCESSIBILITY TO CHARGING SOURCES,

Dot Polling — Comments Board

The hand-written comments left on the open-ended comments board are as follows:

I WOULD LIKE TO SEE ARTS AND CRAFTS, BUT THEY BRING IN PEOPLE FROM DIFFERENT CULTURES AND WE GET TO DO DIFFERENT TYPE OF THING. LIKE BASKET WEAVING OR JUST AN ARTIST WHO WANTS TO SHOW PEOPLE HOW TO DRAW
SALÓN PARA BAILE - FOLKLÓRICO, HIP HOP, DISCO, ETC.
HOLIDAY/COMMUNITY EVENTS, EVERYONE COMES TOGETHER. EX: EASTER OR HALLOWEEN
I WANT THERE TO JUST BE HANGOUT SPOTS TOO; I WANT THERE TO BE RECREATIONAL ACTIVITIES LIKE GAMING ROOMS, POOL TYPE OF CLUB THING, STUFF LIKE THAT
POP UP FOOD TRUCK EXPERIENCE
I WOULD LIKE THEME PARK
TEMAZCAL BAÑOS DE VAPOR
TEMAZCAL
I WOULD LIKE TO SEE SOMETHING LIKE INDOOR SPORTS FACILITIES OR LIKE A TRAINING/ GYM CENTER; AS FOR THE GENERAL LOOK OF EVERYTHING I DON'T WANT IT TO LOOK TOO MODERN. I WANT IT TO HAVE A SORT OF RELAXED FEELING BUT ALSO BE VIBRANT

Note: These comments are shown in the language they were written in.



Workshop #02

Results Revealed

Workshop #02 was also at the Healdsburg Community Center Multipurpose Room on November 24, 2024. After a brief recap, the Design Team presented the Dot Polling results for the Programmatic Spaces and Design Mandate images. The standout images were the most popular images that were reviewed and selected at the first Visioning Session. Each Programmatic Space was represented in the Dot Polling Results board. Similar to the Word Clouds, the standout images were increased or decreased in size according to the number of dot polling votes a specific image received. What emerged from this exercise was the opportunity for the Design Team to define "Commonalities" amongst the eight Programmatic Spaces and ten Design Mandates:

Programmatic Space Commonalities:

- Close Relationship between Indoor & Outdoor
- Family Oriented
- Traditional Building Techniques & Materials
- Fiber Arts priority for Craft Space
- Playfulness, Festivity
- Flexibility of Space & Technology

Design Mandate Commonalities:

- Food, Music and Dance
- Exercise in Natural Setting "Green Exercise"
- Access to Nature and Ethnobotanical Plants
- Education and Access to Technology
- Multigenerational and Traditional
- Art Representing Cultural Heritage



The entrance to the existing Community Center at 1557 Healdsburg Ave.

Dot Polling Results — Programmatic Favored Imagery & Commonalities

The presentation board below was printed large format as 36"x72" and distributed as an 11"x17" handout to Visioning Session 2 participants.

THE STANDOUT IMAGES | LAS IMÁGENES DESTACADAS:

Shown are the most popular images from each of the programmatic imagery boards reviewed during the first Visioning Session.

Se muestran las imágenes más polulares de cada uno de los tableros de emisión programática revisados durante la primera sesión de visión.

THE LARGER THE IMAGE, THE MORE DOTS IT RECEIVED INDIVIDUALLY

CUANTO MÁS GRANDE LA IMAGEN, MÁS PUNTOS RECIBIÓ INDIVIDUALMENTE

PROGRAMS | PROGRAMAS:

Listed in order of most to least dots received during Visioning Session 1 Dot Polling.

Enumerados en orden de mayor a menor número de puntos recibidos durante la encuesta de puntos de la sesión de visión 1.

1 **COMMUNITY KITCHEN | COCINA COMUNITARIA**

2 **MUSIC ROOM | SALA DE MÚSICA**

3 **STUDY SPACE | ESPACIOS DE ESTUDIO**

4 **CLASSROOM | AULAS**

5 **MULTIPURPOSE SPACE | SALÓN DE USOS MÚLTIPLES**

6 **LIFE SKILLS/CAREER SUPPORT SPACE | ESPACIOS DE APOYO PROFESIONAL/ HABILIDADES PARA LA VIDA**

7 **ARTS & CRAFTS SPACE | SALA DE ARTES Y MANUALIDADES**

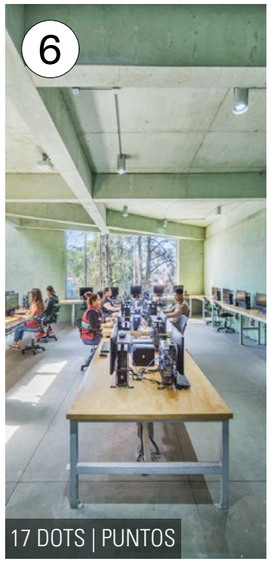
8 **QUIET STUDY/READING SPACE | ESPACIOS TRANQUILOS DE ESTUDIO/LECTURA**



















COMMONALITIES | PUNTOS COMUNES:

Architectural themes consistent across much of your feedback.

Temas arquitectónicos consistentes en gran parte de sus comentarios.

CLOSE RELATIONSHIP BETWEEN INDOOR & OUTDOOR

RELACIÓN CERCANA ENTRE INTERIOR Y EXTERIOR

FAMILY ORIENTED

ORIENTADO A LA FAMILIA

TRADITIONAL BUILDING TECHNIQUES & MATERIALS

TÉCNICAS Y MATERIALES DE CONSTRUCCIÓN TRADICIONALES

FIBER ARTS PRIORITY FOR CRAFT SPACE

LAS ARTES DE FIBRA, PRIORIDAD PARA EL ESPACIO DE MANUALIDADES

PLAYFULNESS, FESTIVITY

DIVERSIÓN, FESTIVIDAD

FLEXIBILITY OF SPACE & TECHNOLOGY

FLEXIBILIDAD DE ESPACIO Y TECNOLOGÍA

Dot Polling Results — Design Mandate Favored Imagery & Commonalities

The presentation board below was printed large format as 36"x72" and distributed as an 11"x17" handout to Visioning Session 2 participants.

THE STANDOUT IMAGES | LAS IMÁGENES DESTACADAS:

Shown are the most popular images from each of the programmatic imagery boards reviewed during the first Visioning Session.

Se muestran las imágenes más populares de cada uno de los tableros de imágenes programáticas revisados durante la primera sesión de visión.

PROGRAMS | PROGRAMAS:

Listed in order of most to least dots received during Visioning Session 1 Dot Polling.

Enumerados en orden de mayor a menor puntos recibidos durante el sondeo de puntos de la sesión de visión 1.

1 **LARGE COMMUNITY GATHERING PAVILION | GRAN PABELLÓN DE REUNIÓN COMUNITARIA**
(08 COMMUNITY BUILDING SPACES | 08 ESPACIOS PARA EL DESARROLLO COMUNITARIO)

2 **"ZUMBA" MULTIPURPOSE EXERCISE SPACE | ESPACIO DE EJERCICIO MULTIUSOS "ZUMBA"**
(01 MULTIPURPOSE, INTERGENERATIONAL MOVEMENT SPACES | 01 ESPACIOS MULTIUSOS DE MOVIMIENTO INTERGENERACIONAL)

3 **ETHNOBOTANICAL GARDEN | JARDÍN ETNOBOTÁNICO**
(06 ENVIRONMENTAL JUSTICE | 06 JUSTICIA AMBIENTAL)

4 **MUSIC PERFORMANCE SPACE | ESPACIO DE INTERPRETACIÓN DE MÚSICA**
(05 ARTS, CRAFTS, MUSIC | 05 ARTES, MANUALIDADES, MÚSICA)

5 **STAGE AND SEATING | ESCENARIO Y ASIENTOS**
(04 MIXED SENSORY ENGAGEMENT | ESTIMULACIÓN SENSORIAL MIXTA)

BASKETBALL | BALONCESTO
(01 MULTIPURPOSE, INTERGENERATIONAL MOVEMENT SPACES | 01 ESPACIOS MULTIUSOS DE MOVIMIENTO INTERGENERACIONAL)

6 **HISTORICAL MURAL | MURAL HISTÓRICO**
(03 PARTICIPATORY MURAL DESIGN | 03 DISEÑO PARTICIPATIVO DE MURALES)

7 **WALKING PATH WITH BILINGUAL SIGNAGE | SENDERO CON SEÑALIZACIÓN BILINGÜE**
(10 PRIORITIZE ACCESS, AUTONOMY, ACCOUNTABILITY, AND JUSTICE | 10 PRIORIZAR EL ACCESO, LA AUTONOMÍA, LA RESPONSABILIDAD Y LA JUSTICIA)

8 **PLAY STRUCTURE AND PAVEMENT ACTIVITIES | ACTIVIDADES DE ESTRUCTURA DE JUEGO Y PAVIMENTO**
(01 MULTIPURPOSE, INTERGENERATIONAL MOVEMENT SPACES | 01 ESPACIOS MULTIUSOS DE MOVIMIENTO INTERGENERACIONAL)

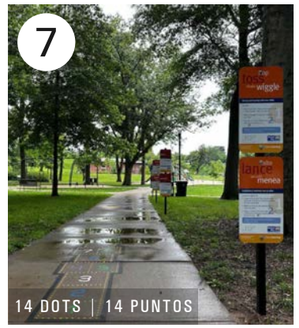
CULTURAL KITCHEN | COCINA CULTURAL
(02 COMMUNITY KITCHEN AND CAFETERIA | 02 COCINA Y CAFETERÍA COMUNITARIAS)

OUTDOOR TECH STATION | ESTACIÓN TECNOLÓGICA AL AIRE LIBRE
(09 COMPUTER ACCESS AND EDUCATION | 09 ACCESO A LA COMPUTADORA Y EDUCACIÓN)

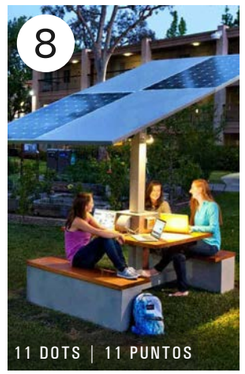
9 **OUTDOOR LEARNING SPACES | ESPACIOS DE APRENDIZAJE AL AIRE LIBRE**
(07 MULTIFACETED EDUCATIONAL SUPPORT | APOYO EDUCATIVO MULTIFACÉTICO)









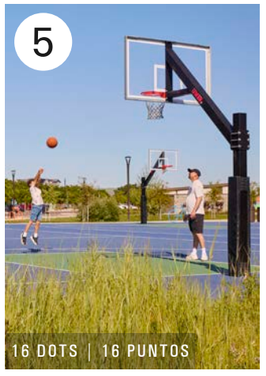


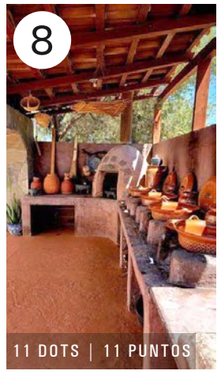


















COMMONALITIES | PUNTOS EN COMÚN:

Landscape themes consistent across much of your feedback:

Temas de paisaje consistentes en gran parte de sus comentarios:

FOOD, MUSIC, AND DANCE
COMIDA, MÚSICA Y BAILE

EXERCISE IN NATURAL SETTING "GREEN EXERCISE"
EJERCICIO EN ENTORNO NATURAL "EJERCICIO VERDE"

ACCESS TO NATURE AND ETHNOBOTANICAL PLANTS
ACCESO A LA NATURALEZA Y PLANTAS ETNOBOTÁNICAS

EDUCATION AND ACCESS TO TECHNOLOGY
EDUCACIÓN Y ACCESO A LA TECNOLOGÍA

MULTIGENERATIONAL AND TRADITIONAL
MULTIGENERACIONAL Y TRADICIONAL

ART REPRESENTING CULTURAL HERITAGE
ARTE REPRESENTANTE DEL PATRIMONIO CULTURAL

A Community Charrette

During the second half of Workshop #02, participants were divided into six groups. Each group consisted of 8-10 persons plus a design facilitator and bi-lingual colleague. The groups gathered around an existing Site Plan of the facility and were provided with transparent representations of the Programmatic Spaces and Design Mandates for the participants to overlay over the existing Site Plan as a "Space Planning Activity". Each group's final "Site Plan" was recorded.

It is the hope of the Design Team that as the project moves forward, the Dot Polling Results, Commonalities and Site Plan options will inform and influence the design for the future Multicultural Center.



Group 6 hashes out some possibilities with landscape architect Karly Behncke.



Ellipses with site elements (green) or interior programs (blue) were printed on acetate to overlay the site plan. Write-ins were purple.



Group 1 poses at their table in the existing Multipurpose Room of the Community Center after completing their site planning activity. Architect Douglas Thornley (standing) joined their table.

Detailed Summary of Notes per Charrette Group

Group 1:

- Provide Community Gathering Space in north undeveloped site
- Increase parking
- Increase trees along Healdsburg Avenue
- Provide Arts + Crafts space (infill southwest adj to portables or adjacent to Community Gathering Space)
- Provide an indoor soccer facility
- Provide a proper exterior soccer pitch
- Provide a Temazcal at either end of the property (ensuring privacy)
- Provide exterior lighting at existing sports field (for night use)
- Provide outdoor learning spaces adjacent to sports field
- Provide an outdoor track (for sports) around sports field
- Preserve current (health) services

Group 2:

- Mostly programing
- Table two placed acetate programs overtop of where they are existing in order to 'lock them in' and preserve their programs.
- Table two came up with so many of their own programs that they used all of the purple open ended ellipses and more plain trace paper.

Group 3—Scheme 1:

- Community Center
  - Use existing rooms in the community center for quiet activity. Ie: Use existing MPR for quiet study
  - Have noisy activities on the south side of the community center. Ie: Music room located on south side of community center
  - Rearrangement of room use inside the existing community center
  - Locate historic mural on free-standing wall east of the existing amphitheater
- South of Community Center
  - Locate ethnobotanical garden at location of former garden. Locate community kitchen west of the ethnobotanical garden and outdoor cultural kitchen south of the ethnobotanical garden.
  - Locate large community gathering structure in southwest corner of hardcourt. Include outdoor music performance and stage with seating
  - Provide indoor soccer, basketball and gym venue at location of existing basketball courts
  - Expand one bay of parking into lawn
  - Include walking paths
  - Use hardcourt for Zumba, play structure and pavement activity
- Undeveloped Parcel
  - Outdoor learning, Outdoor tech station and Sweat House

Group 3— Scheme 2:

- Community Center
  - Use existing rooms in the community center for noisy activity. Ie: Use existing MPR for performance space
  - Have quiet activities on the south side of the community center. Ie: classrooms and quiet study
  - Rearrangement of room use inside the existing community center
  - Locate historic mural on free-standing wall east of the existing amphitheater
- South of Community Center
  - Locate ethnobotanical garden at location of former garden. Locate community kitchen west of the ethnobotanical garden and outdoor cultural kitchen south of the ethnobotanical garden.
  - Locate large community gathering structure in southwest corner of hardcourt. Include outdoor music performance and stage with seating
  - Provide indoor soccer, basketball and gym venue at location of existing basketball courts
  - Include walking paths
  - Use hardcourt for Zumba, play structure and pavement activity
- Undeveloped Parcel
  - Outdoor Learning, Outdoor tech station and Sweat House
  - Music room

Group 4:

- "All in the short term" note added at the end -
- at the zoomed-out diagram level, this group chose to maintain the 'indoor' program where the building is and the 'outdoor' programs where the open space/fields are. -
- exceptions: the community kitchen away from the existing building, adjacent to the open space/large gathering space; the addition of a pool at the site of the current baseball fields. -
- the existing athletic fields have been taken over by other programming. -
- the live music/food truck programs on the north site were a last minute addition because there was confusion as to whether this was, in fact, part of the parcel. this demonstrates excitement about this location though these are short term measures.

Group 5:

- Passionate about preserving parking lot space
- Excited about having the Pool and the Temazcal adjacent to each other
- Considering splitting field up into new areas, keeping some lawn for progams such as zumba, nature play, and a gathering pavilion (potential for an artificial turf field)
- Walking path with bilingual signage adjacent to/ going through the ethnobotanical garden
- Mention of indoor soccer
- Mural to be placed on existing building to accentuate the space



Three of the five groups creating site plans during Visioning Session 2

Group 6:

- Noted how important parking is to maintain and expand where possible due to the overflow during events/soccer games. Not willing to lose trees for parking.
- General interest was more in programming and how to use un-used space in the community center quickly and effectively for what the community needed: Financial Support, Life Skills Youth Support, Art-Making Spaces, Dance Class, Event Hall.
- Liked the idea of re-using former garden area for the Ethnobotanical Garden and also align it with outdoor learning spaces so it can support educational activities to the garden as well.
- The hardcourt area adjacent to the field is very important not only for parking during overflow events, but for the youth. Re-striping or adding color to the pavement for creating new activities seemed of interest. Keeping basketball was a must, but there was an idea that it could be a covered soccer space as well.
- Activating Foss Creek Pathway with fitness Stations, Cultural Plants for interest and signage that could provided measured increment information or educational signage about ornamental plants that tell a story about the regions of their native countries
- Murals could be placed on any open wall space
- General excitement about creating an large event space in the undeveloped parcel for parties, music events, and impromptu food park. Parking was noted of importance, and could be placed at furthest corner where entry from adjacent road could be easy.

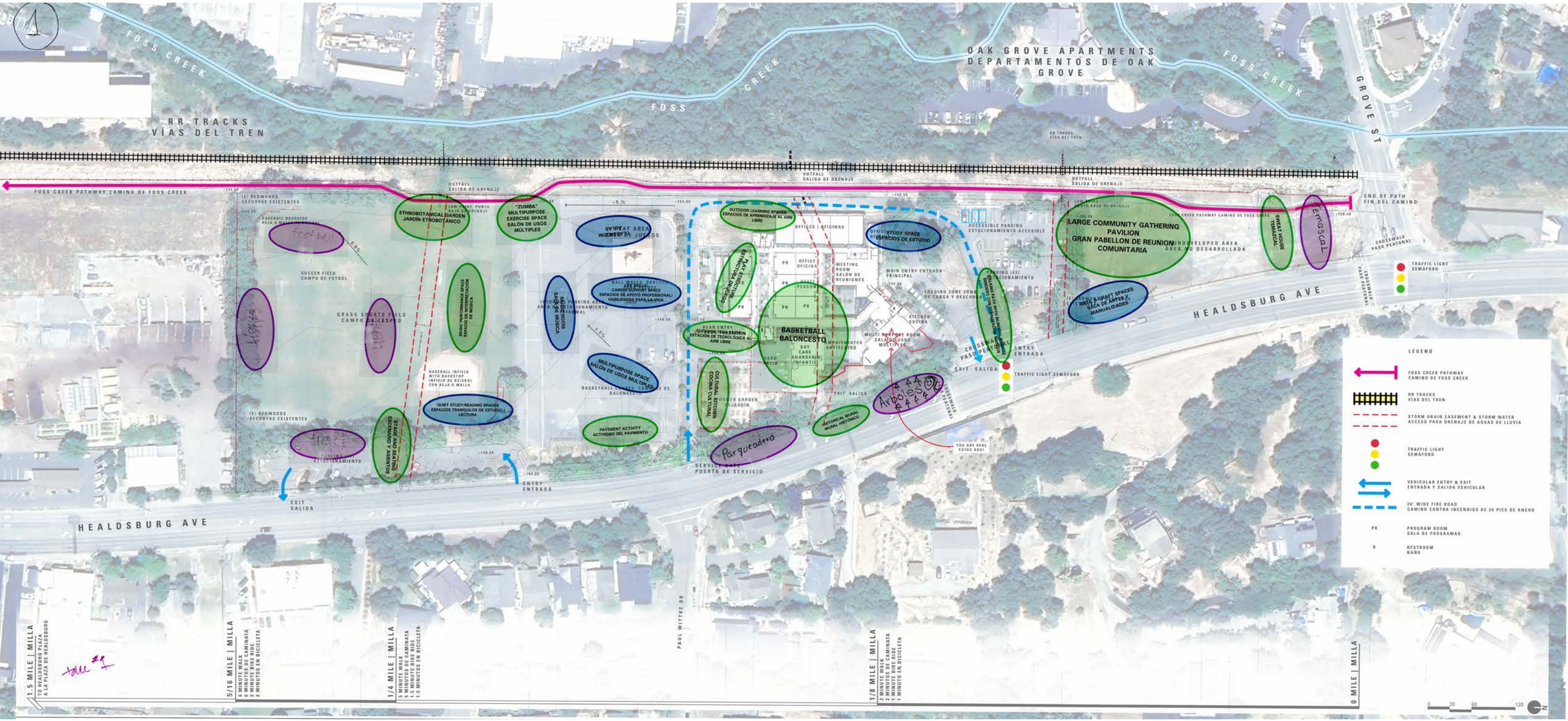
After the breakout session, an **open discussion** was started to bring the groups back together. The summary of notes are as follows:

- a place for events/ music (Event Hall for rent)
- An indoor soccer area - year round, all-weather sports complex
- Currently they have to travel to Sports Complex in Santa Rosa (Sports City)
- Fitness stations, plants and signage along existing walkway to amplify that experience
- A location for Food trucks (similar to Mitote Food Park in Santa Rosa)
- Providing spaces for technology and financial education
- Art making spaces for the local artisans to create and sell their work
- Spaces for dance classes/music classes
- Varying degrees for access of youth activities - indoor and outdoor
- Funding for sports usages
- Community Center
- Use existing rooms in the community center for quiet activity. Ie: Use existing MPR for quiet study
- Have noisy activities on the south side of the community center. Ie: Music room located on south side of community center
- Rearrangement of room use inside the existing community center
- Locate historic mural on free-standing wall east of the existing amphitheater

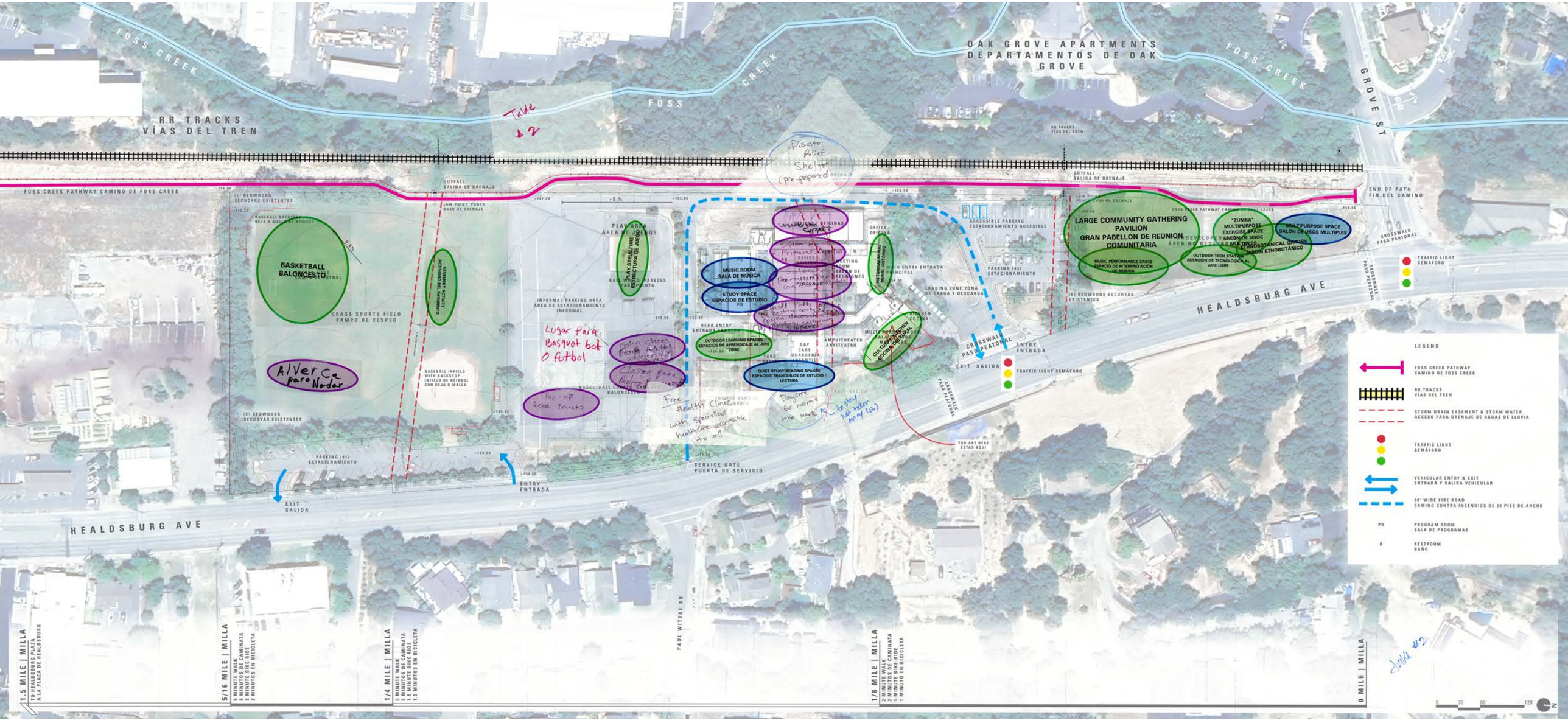
- Prefer to put effort into programming + healthcare and not the building.
- Provide spaces for Arts + Crafts (space for weaving), indoor soccer, dancing; outdoor gym/exercise equipment; proper Soccer Field; Training Facility for Soccer Teams; Arts + Crafts program for children; Music programming; Resiliency Center capability. Provide funds for Soccer Program, child activities (ballet, dance, etc).

Mostly programming and not design (with exception of Indoor Soccer, Training Facility and Resiliency Center).

Site Planning Activity — Group 1 Plan



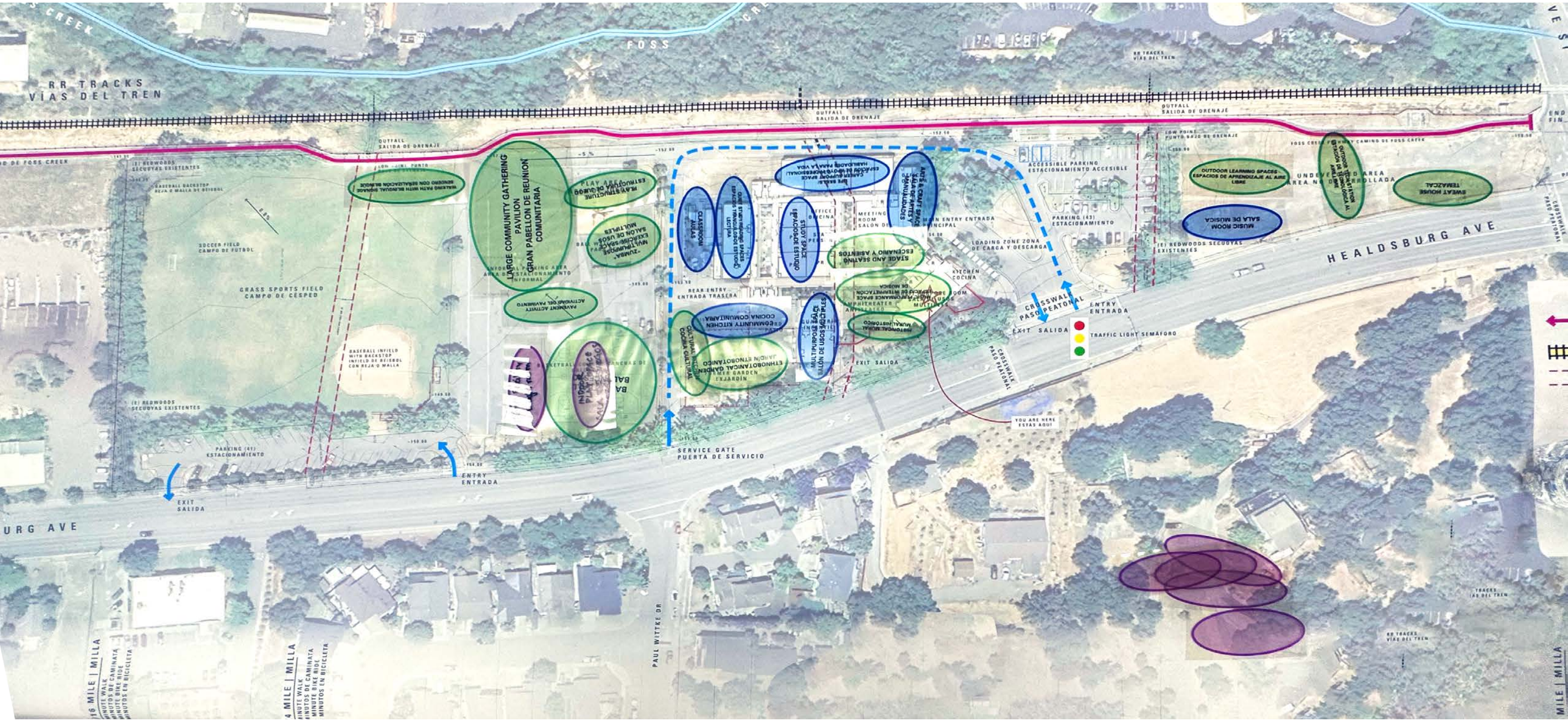
Site Planning Activity — Group 2 Plan



Site Planning Activity — Group 3 Plan 1



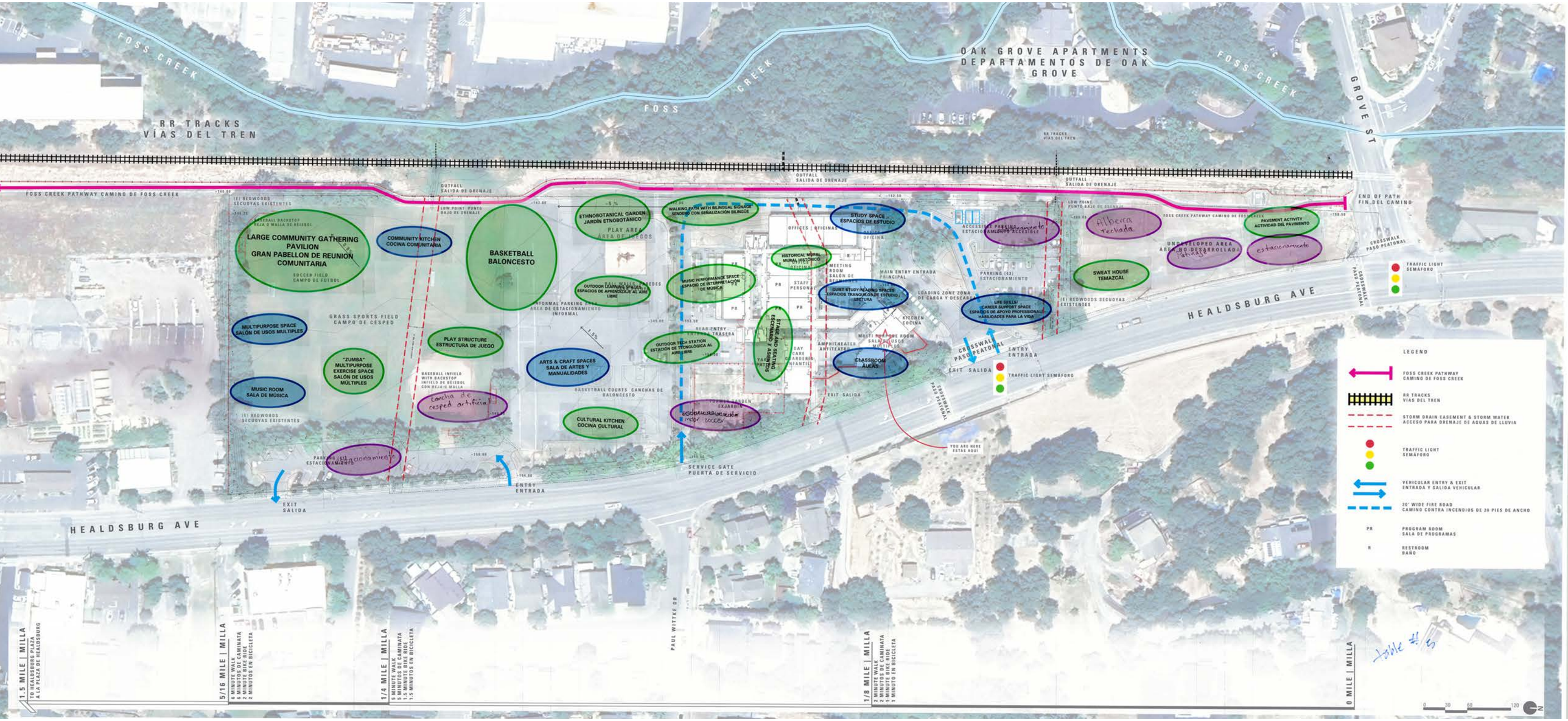
Site Planning Activity — Group 3 Plan 2



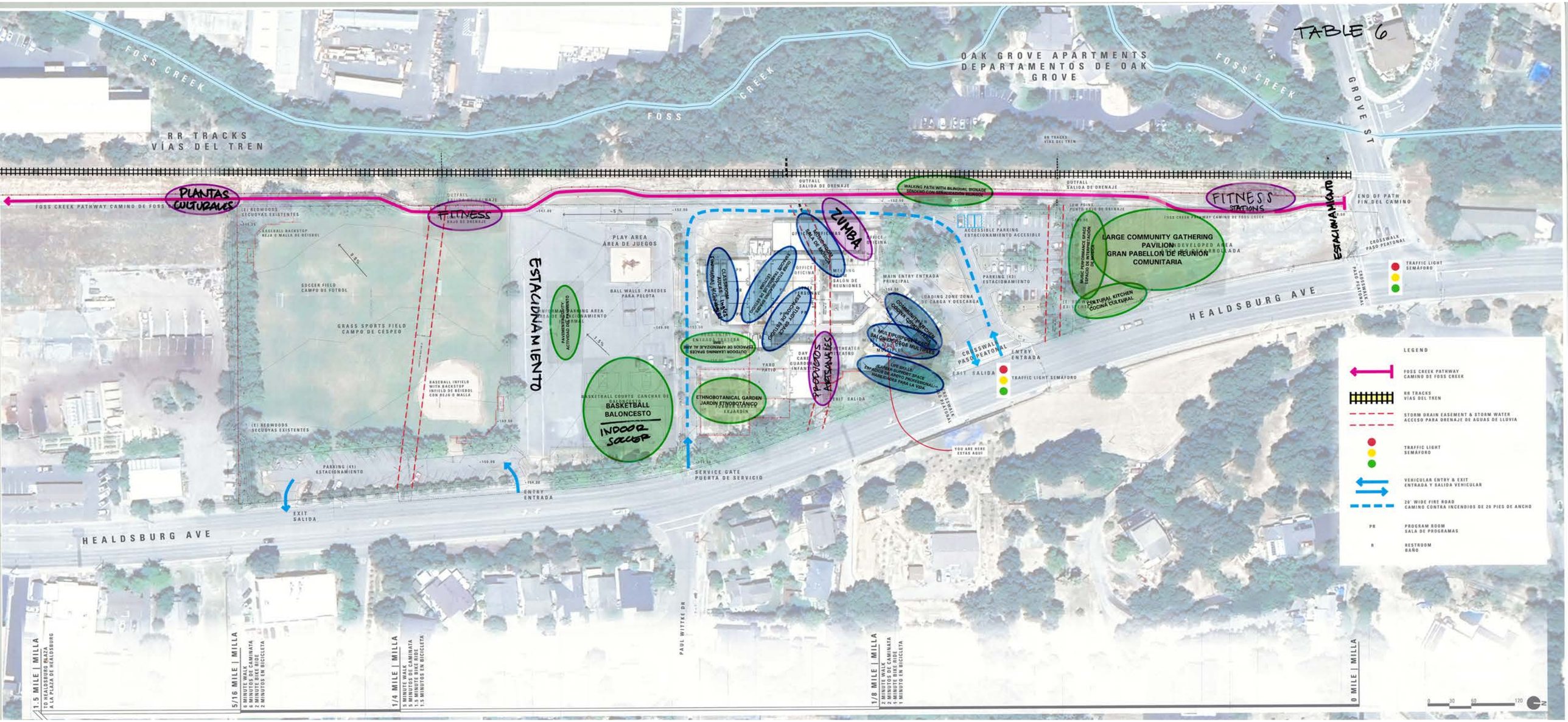
Site Planning Activity — Group 4 Plan



Site Planning Activity — Group 5 Plan



Site Planning Activity — Group 6 Plan



Future Directions

The Design Team was asked to develop a Master Plan Concept and 3D Renderings of possible interventions at the existing Healdsburg Community Center that incorporate the visions provided during Workshops #01/#02. The interventions are as follows:

- Master Plan Concept
- West Courtyard
- East Courtyard
- South Courtyard
- Multipurpose Room



View of the amphitheater from the existing and underutilized west courtyard.

Master Plan Concept

The master plan is based on input from the meeting participants that identified inclusivity, welcomeness, multigenerational activity, sustainability, places to have food together, an outdoor kitchen, adding connections to nature, native and ethnobotanical plants, music, gathering areas, quiet areas, space for events, color and vibrancy. Provide indoor/outdoor relationships and be rustic or traditional in architectural style rather than modern.

The master plan illustrates several recommendations that can be interventions into the community center. Recommendations are presented in a framework of tiers and can be adjusted as needed.

First tier: Introduce painting of the exterior walls with bright colors to add vibrancy. This will also help identify each building and courtyard and help with visitor wayfinding. Introduce community-based multicultural murals based on traditional themes.

Master Plan Concept



14 ADD EXERCISE STATION EQUIPMENT FOR MULTI-GENERATIONAL USE.

15 RESTRIPE EXISTING ASPHALT PAVING TO ACCOMMODATE FORMAL OR INFORMAL PARKING. USE PART OF THE EXISTING PAVING FOR SPECIAL EVENTS AND TO ACCOMMODATE FOOD TRUCKS. REPLACE EXISTING PAVEMENT NEXT TO THE MULTI-USE FIELD WITH DECOMPOSED GRANITE, SHADE TREES, PICNIC TABLES AND SEATING. DESIGNATE A PAVED AREA FOR WALKING AT THE EDGE OF THE FIELD SO PEOPLE CAN WALK A LOOP AROUND THE FIELD.

16 BIO-BASIN TO TREAT STORMWATER RUNOFF FROM ADJACENT ASPHALT BEFORE IT ENTERS FOSS CREEK.

17 USE THE UNDEVELOPED PARCEL FOR TEMPORARY AND SEASONAL EVENTS THAT COULD INCLUDE TEMPORARY TENTS, PORTABLE STAGE, PORTABLE DANCE FLOOR, FOOD TRUCKS AND OTHER TEMPORARY FACILITIES FOR SPECIAL EVENTS. FOR THE LONG TERM, CONSIDER ADDING AN ACCESSIBLE OUTDOOR PAVILION WITH RESTROOMS, STORAGE, STAGE AREA, OUTDOOR KITCHEN, AND A LAWN FOR SPECIAL EVENTS.

18 ADD TRAILHEAD/ BIKE RALLY AREA FOR FOSS CREEK PATHWAY. CONSIDER ADDING SHADE, SEATING, WATER, BIKE FIX-IT STATION, ART, EXERCISE STATIONS AND BILINGUAL EDUCATIONAL SIGNAGE.

19 ADD ART, SEATING, SHADE TREES AND BILINGUAL EDUCATIONAL SIGNAGE ALONG FOSS CREEK PATHWAY.

GENERAL NOTE: PROTECT EXISTING MATURE TREES.

6 RENOVATE SOUTH COURTYARD. REPLACE CONCRETE PAVING WITH A GARDEN OF COLORFUL PLANTS, RAIN GARDENS, DECOMPOSED GRANITE PAVING AND URBANITE IN A RANDOM PATTERN. PROVIDE BUILT-IN SEATING AND MOVABLE FURNITURE IN COVERED CORRIDORS.

7 ART WALK: COLORFUL PAVING MURAL FOR CONNECTION THROUGHOUT.

8 COMMUNITY BASED MURAL.

9 ADD A PICNIC PAVILION / SHADE STRUCTURE WITH OUTDOOR KITCHEN OR BBQ AREA WITH WATER AND ELECTRICITY. ADD PLANTING AND RAIN GARDEN.

10 RENOVATE ABANDONED COMMUNITY GARDEN AS AN ETHNOBOTANICAL GARDEN. INCLUDE STAKEHOLDERS IN PLANTING AND MAINTENANCE. ADD RAISED BEDS AND FRUIT TREES FOR COMMUNITY USE. ADD BILINGUAL SIGNAGE, AN ART FENCE, GATES, AND MAINTENANCE GATE FOR TRUCK ACCESS. PROVIDE A GARDEN AREA FOR USE BY YMCA CHILDCARE CENTER.

11 REPLACE EXISTING ASPHALT PAVING WITH "QUIET GARDEN." INCLUDE DECOMPOSED GRANITE PAVING, NATIVE PLANTING, SHADE TREES, MOVABLE FURNITURE AND QUIET SEATING AREA THAT CAN ALSO BE USED AS AN OUTDOOR CLASSROOM.

12 RENOVATE THE EXISTING PLAY AREA. ADD NATURE PLAY, PATHWAYS, PLANTING, RAIN GARDENS, SHADE TREES AND FURNITURE FOR MULTI-GENERATIONAL USE.

13 ROTATE AND COLOR THE EXISTING BASKETBALL COURTS. REPLACE SOME ASPHALT PAVING WITH DECOMPOSED GRANITE PAVING, URBANITE, SEAT WALLS, SEATING, SHADE TREES, PLANTING, AND RAIN GARDENS.

LEGEND

1 PAINT EXTERIOR WALLS WHAT VIBRANT COLORS INSPIRED BY MEXICAN ARCHITECT LUIS BARRAGAN AND RICARDO LEGORRETA.

2 RENOVATE THE MULTIPURPOSE ROOM AND CREATE AN INDOOR / OUTDOOR RELATIONSHIP WITH THE EAST COURTYARD. OPEN THE SOUTHEAST WALL OF MULTIPURPOSE ROOM BY INSTALLING A TILT-UP GLASS DOOR. ADD INTERIOR FIRE SPRINKLERS. RENOVATE THE KITCHEN. UPDATE LIGHTING. ADD RAIN GARDENS.

3 RENOVATE THE COMMUNITY MEETING ROOM TO CREATE INDOOR / OUTDOOR RELATIONSHIP WITH THE WEST COURTYARD AND THE CORAZÓN HEALDSBURG OFFICES. OPEN THE SOUTH WALL OF THE COMMUNITY MEETING ROOM BY CHANGING WINDOWS TO OPERABLE GLASS DOORS. ADD INTERIOR FIRE SPRINKLERS. ADD PERGOLA FOR SHADE AND AESTHETICS. REPLACE CONCRETE PAVING WITH SALVAGED CONCRETE PAVING AND SONOMA FIELDSTONE BOULDERS. ADD REMOVABLE FURNITURE. ADD A RAIN GARDEN.

4 RENOVATE WEST COURTYARD NEAR CORAZÓN HEALDSBURG OFFICES. INCLUDES DECOMPOSED GRANITE PAVING, SALVAGED CONCRETE PAVING (URBANITE) RAISED WATER FEATURE, BOSQUE OF DECIDUOUS CREPE MYRTLE TREES. ADD REMOVABLE FURNITURE. RENOVATE EXISTING PLANTERS, ADD NATIVE PLANTS, AND RAIN GARDENS.

5 RENOVATE THE EAST COURTYARD NEXT TO THE MULTIPURPOSE ROOM AND YMCA CHILDCARE ROOMS. INFILL SUNKEN AMPHITHEATER WITH WOOD DECK / DANCE FLOOR. ADD RETRACTABLE SHADE CANOPY OVER WOOD DECK. ADD ROOF TO THE STAGE. ADD WALL AT BACK OF STAGE. MOVE STAGE TO BE CENTERED ON THE DECK. MOVE EXISTING PERIMETER WALL ON EAST SIDE TO EXPAND THE COURTYARD SPACE. PROTECT EXISTING TREES, ADD WOOD TOPPED SEAT WALLS, PLANTING, AND RAIN GARDENS.

Second Tier: Renovate the east courtyard, the west courtyard near the Corazón offices and the Alliance Medical Center and renovate the south courtyard. This will soften the courtyards, add plants and shade and provide a place for events and outdoor gatherings. Renovate the planting next to the covered walkway between the east courtyard and the south courtyard. Consider adding rain gardens in the courtyards to treat stormwater from impervious surfaces before entering Foss Creek. See images and description below of courtyards.

Third Tier: Renovate the Multipurpose Room and create an indoor/outdoor relationship with the east courtyard. Renovate the Community Meeting Room to create an indoor/outdoor relationship with the west courtyard and the Corazón offices. Add fire sprinklers as part of the room renovations. Consider adding rain gardens in the courtyard to treat stormwater from impervious surfaces before entering Foss Creek.



Above: the overview of the west and east courtyards illustrates three different shading measures proposed.

Fourth tier: Continue to implement community-based murals, paint the paving under the outdoor corridors as an "art walk", renovate the paved area south of the buildings and add a picnic pavilion/shade structure with outdoor kitchen or barbecue area with water and electricity, ethnobotanical and herb garden, a quiet garden, add shade trees and shrub planting. Also consider placing art, bilingual educational signage, exercise stations, a bike fix it station and bike trailhead along the Foss Creek Bikeway. Consider adding rain gardens to treat stormwater from impervious surfaces before entering Foss Creek.

Fifth tier: Renovate the large asphalt paved area next to the multipurpose field to accommodate food truck events, informal or formal parking, rotate and color the basketball courts, add exercise stations, shade tree and shrub planting, seating areas and enlarge the children's play area. Replace some asphalt with decomposed granite paving and salvaged concrete placed like flagstone to soften the space. Add bio-retention areas to treat stormwater from impervious surfaces before entering Foss Creek.

Sixth tier: Use the undeveloped parcel for temporary and seasonal events that could include temporary tents, portable stage, portable dance floor, food trucks and other temporary facilities for special events. For the long term consider adding an accessible outdoor pavilion for events, with restrooms, storage, stage area, outdoor kitchen and a lawn for events.



Prospective Perspectives — West Courtyard 50

Prospective Perspectives — West Courtyard

The West Courtyard includes a community-based mural and painted walls. It replaces the concrete paving with decomposed granite paving and salvaged concrete paving (urbanite) arranged in a random pattern to soften the courtyard. It has a raised water feature with cobble stones that mimic an arroyo and can also look natural when dry during a drought.

A bosque of deciduous flowering trees, such as Crape myrtle, provides dappled summer shade and winter sun, native plants and movable furniture add nature and comfort to the courtyard. It also includes an overhead pergola next to the Community Meeting Room to provide a dramatic shade pattern that changes and marks the sun movement throughout the day. Next to the pergola, a wall of windows in the Community Meeting Room wall facing the courtyard is transformed into a wall of operable glass doors for an indoor/outdoor feeling. Consider adding rain gardens to treat stormwater from impervious surfaces before entering Foss Creek.



Adjacent: View looking east toward the bosque, across the garden lounge outside the Community Meeting Room.



Prospective Perspectives — East Courtyard

The east courtyard includes a community-based mural and painted walls. A majority of the south wall of the Multipurpose Room is transformed into an operable glass door blurring the line between indoor and outdoor.

The sunken amphitheater is filled in with a multipurpose wood deck and dance floor. The stage is centered on the wood deck. The deck is covered with a retractable fabric canopy for seasonal shade or sun. The existing freestanding courtyard wall is moved to enlarge the courtyard and accommodate the new stage and rear stage wall. Plantings and wood-topped seat walls are added in the corners to soften the space, and frame views of the stage. Consider adding rain gardens to treat stormwater from impervious surfaces before entering Foss Creek.



Adjacent: View from just inside the multipurpose room, looking south onto the east courtyard's new patio, shade structure, and band shell backdrop.



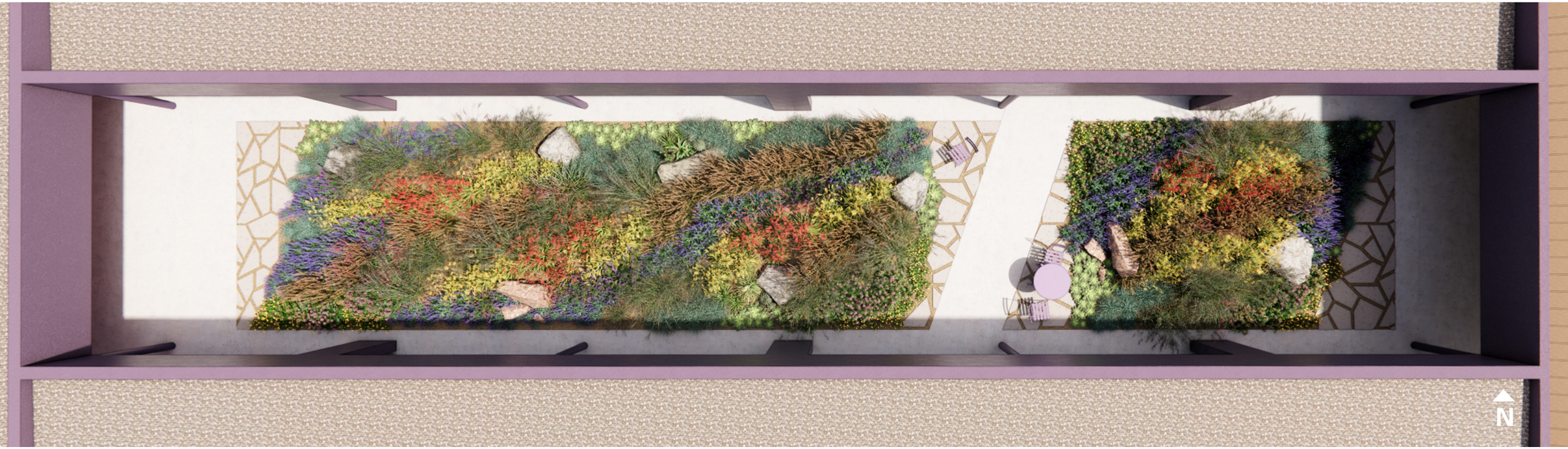
Prospective Perspectives — South Courtyard 54

Prospective Perspectives — South Courtyard

The south courtyard includes painted walls. The concrete paving is replaced with a garden of colorful native plants, decomposed granite paving and urbanite in a random pattern. Built-in benches, and movable furniture are arranged in the adjacent covered corridors. Consider adding rain gardens to treat stormwater from impervious surfaces before entering Foss Creek.



Adjacent: View looking east as one exits the public restrooms. The florals compliment and contrast the proposed paint colors.



Below: Birds' eye view of the south courtyard shows the tapestry of plantings proposed and the walkway that bisects it. North is up.



Prospective Perspectives — Multipurpose Room

The existing Multipurpose Room at the existing Healdsburg Community Center was a former cafeteria for a K-6 Elementary School dating back to the late 1980's. The Design Team believes the room can be substantially transformed to reflect the diversity of the community as well as support a diversity of uses and activities. The vision shown weaves the following modifications to open the space to the outdoors and improve the acoustics and lighting for the types of activities spelled out in the OTM report:

- Removal of storage structure (to be replaced with a simple structure adjacent to the Restroom) to allow for a flip-up glass door that will provide views into the adjacent east courtyard and encourage indoor/outdoor activities.
- Install a wood slat acoustical ceiling assembly to improve the sound experience and warm the space.
- Removal of fold-down cafeteria tables and infill wall niches with wood slat acoustical wall panels.
- New lighting to provide more flexibility for daytime / nighttime activities.
- Replace existing flooring with a wood dance floor system.
- Color: introduce colors more reflective of the diverse Healdsburg community.

It should be noted that another project related to the Multipurpose Room is the replacement and expansion of the existing commercial kitchen to better support the desire for a Community Kitchen.



Adjacent: View from east courtyard looking into the Multipurpose Room, now a much more appropriate atmosphere for community festivities.

Notes on Color

One of the simplest and cost effective means for transforming the facility into a Multicultural Center is the introduction of vibrant colors to the exterior of the existing buildings. The Design Team is inspired by the use of color by two famous Mexican architects, Luis Barragán and Ricardo Legorreta. The colors selected should be rooted in how the diverse cultures of Healdsburg experience the world. The colors suggested are brilliant yellow, orange, red and purple. If the City of Healdsburg decides to proceed with rethinking the exterior color palette for the facility when transforming it into the Multicultural Center, then a more careful and deep study of which colors are finally determined should take place.



Adjacent: View of the west courtyard from the entry walkway. The existing mural shown right compliments the proposed landscaping and paint color upgrades.

APPENDIX

APPENDICES A-C RELATE TO LISTENING SESSIONS

APPENDICES D & E RELATE TO VISIONING SESSIONS

Appendix A. Protocol Questions

1. Community & Connection:

- What are the joys and challenges of living in Healdsburg?
- How does living in Healdsburg affect your connections to community and culture?
- What support systems do you rely on during challenging times?

2. Vision for the Center:

- How can a multicultural center best serve Healdsburg?
- How do you envision yourself engaging with the center?
- What is the essence or "spirit" of the multicultural center?
- Describe the atmosphere of your ideal multicultural center. What does it feel like? Smell like? Look like? What's the first thing you sense upon entering?

3. Facilities & Amenities:

- What facilities and amenities would make you feel comfortable, welcomed, and supported at the center?
- What amenities would support your health and wellness?
- What types of art would you like to see at the center? (e.g., sculptures, paintings)

4. Programming & Activities:

- What activities or programs do you envision for yourself and your loved ones?
- What educational opportunities should the center offer? (e.g., computer skills, language learning, cooking)
- What activities would support your health and well-being?

5. Resources & Support:

- What resources should the center provide?
- What is essential for the center to support meaningful engagement and programming?

6. Location & Site:

- Ideally, where should the center be located?
- What makes this location ideal for a multicultural center?



Appendix B. Detailed Results from Each Survey Cards Question

Figure 3 visually represents the responses to the survey question **"In the multicultural center of my dreams, I would like to SEE..."**. Here's an analysis of the responses:



Figure 3. "SEE" Word Cloud

"SEE" Prominent Themes:

- **Spaces for Gathering and Community:** Words like "place," "center," "spaces," "comunitaria," and "reuniones" are prominent, highlighting the desire for a place that fosters community interaction and a sense of belonging. "Lugar" reinforces this in Spanish.
- **Nature and Outdoors:** The prominence of "gardens," "trees," "flowers," "plants," "afuera" (outside), "naturales," and "arboles" suggests a strong desire to incorporate nature and outdoor spaces into the center. This could include gardens, green spaces, or outdoor activity areas.
- **Activities and Recreation:** Words like "activities," "sports," "deportivos," "juegos" (games), "baile" (dance), "bailar," and "distraer" (distract/entertain) indicate a desire for diverse recreational and activity spaces within the center. This could include spaces for sports, dance, games, and other forms of recreation.
- **Arts and Culture:** The presence of "mural," "murales," "art," "cultural," "colors," "arte," and "culturales" signifies the importance of arts and cultural expression within the center. This could involve murals, art displays, cultural events, and spaces for artistic creation.
- **A Welcoming and Inclusive Environment:** Words like "comfortable," "bienvenida" (welcome), "agradable" (pleasant), "open," "bright," and "welcoming" emphasize the need for a welcoming and inclusive atmosphere. The center should be a place where everyone feels comfortable and accepted.
- **Learning and Education:** The presence of "education," "clases" (classes), "aprender" (learn), and "educacion" indicates an interest in educational opportunities at the center. This could include language classes, computer skills training, or other educational programs.
- **Food and sustenance:** "Cocina" (kitchen), "cafeteria," and "food" suggest a desire for food services or a communal kitchen space. This could involve a cafe, a community kitchen, or space for cooking classes or cultural food events.

TABLE 9. FREQUENCY CHART BY PART-OF-SPEECH - "SEE"

Nouns	Frequency	Adjectives	Frequency
Juegos / Games	33	Infantiles	23
Mural	12	Culturales	5
Plantas / Plants	31	Nativas	9
Niños / Children	10	Comfortable	3
Flores / Flowers	9	Welcoming	2

Topic modeling was not performed on the Spanish and English data due to the limited sample size. However, a brief thematic analysis of responses revealed several key themes:

- **Youth Play Space:** Participants expressed a strong preference for dedicated play areas for children and youth.
- **Broad Plant Diversity:** There was a desire for native, medicinal, and food-producing plants, reflecting an interest in biodiversity and environmental harmony within the multicultural center.
- **Multipurpose Sports Fields:** Participants frequently requested versatile spaces that could accommodate a variety of sports and physical activities.
- **Participatory and Culturally-Relevant Murals:** There were suggestions for murals that engage the community and reflect its cultural identity.
- **Community Kitchen:** Participants expressed interest in a shared kitchen space for cooking classes, food preparation, and communal dining.

Commonly Clustered Phrases (Frequency):

- "Juegos infantiles" / "Games for children" (23)
- "Plantas nativas" / "Native plants" (10)
- "Salon fiestas" / "Party area" (4)
- "Campos deportivos" / "Sports fields" (3)
- "Kart track" (2)

Figure 4 visually represents the responses to the survey question **"In the multicultural center of my dreams I would like to DO..."**. Here's an analysis:



Figure 4. "DO" Word Cloud

"DO" Prominent Themes:

- **Active Engagement and Learning:** Words like "learn," "aprender" (learn), "estudiar" (study), "classes," "clases" (classes), "talleres" (workshops), "skills," and "enseñar" (teach) indicate a strong interest in active learning and skill-building opportunities. The center should offer diverse classes, workshops, and resources for personal and professional development.
- **Arts and Creativity:** The prominence of "crafts," "manualidades" (crafts), "arts," "arte" (art), "painting," "dancing," "baile" (dance), "music," "música," and "photography" emphasizes the importance of creative expression and artistic activities. The center should provide spaces and resources for various art forms, including visual arts, performing arts, and crafts.
- **Health and Wellness:** Words like "exercise," "yoga," "zumba," "pilates," "ejercicio" (exercise), "relajarme" (relax), "health," and "bienestar" (well-being) suggest a focus on physical and mental health. The center should offer spaces and programs that promote wellness, such as fitness classes, yoga, and relaxation activities.
- **Social Connection and Community:** Words like "play," "socializar" (socialize), "compartir" (share), "ayudar" (help), "voluntaria" (volunteer), "community," and "comunitaria" highlight the importance of social interaction and community building. The center should facilitate opportunities for people to connect, socialize, and support each other.
- **Recreation and Entertainment:** The presence of "sports," "deportes" (sports), "games," "juegos" (games), "bowling," "arcade," "pool," "futbol" (soccer), and "dance" indicates a desire for recreational activities and entertainment options. The center should offer spaces and equipment for various recreational activities.
- **Cultural Activities:** Words like "cultural," "bailes" (dances), "fiestas" (parties), "music," "cocina" (cooking), and "comida" (food) suggest an interest in cultural events and activities. The center should host cultural celebrations, performances, and gatherings.

TABLE 10. FREQUENCY CHART BY PART-OF-SPEECH - "DO" RESPONSES

Nouns	Frequency	Adjectives	Frequency	Verbs	Frequency
Manualidades/Crafts	38	Voluntaria/Voluntary	2	Aprender/Learn	7
Arte/Arts	29	Cultural	1	Bailar/Dance	2
Classes/Clases	11	N/A	N/A	Estudiar/Study	2
Zumba	7	N/A	N/A	Enseñar/Teach	2
Sports/Deportes	5	N/A	N/A	Ayudar/Help	1

Key Themes from Responses:
While a formal topic modeling analysis was not feasible due to the limited sample size, a thematic analysis of responses revealed several key themes:

- **Arts and Crafts Space:** Participants envision a multipurpose, community-led "maker space" that offers arts and crafts activities, lessons, and community education.
- **Educational Support:** Participants expressed a desire for study spaces, educational and tutoring resources, and youth peer support.
- **Exercise and Dance:** Participants expressed interest in multipurpose spaces to support a variety of traditional, cultural, and modern dance activities (including Zumba), as well as exercise spaces for personal fitness and community health.

Commonly Clustered Phrases (Frequency):

- "Arte y manualidades" / "Arts and crafts" (19)
- "Zumba y manualidades" (7)
- "Clases Zumba" (2)

Figure 5 visually represents the responses to the survey question **"In the multicultural center of my dreams, I would like to FEEL..."**. Here's a breakdown of the analysis:



Figure 5. "FEEL" Word Cloud

"FEEL" Dominant Emotions and Sensations:

- **Happiness and Joy:** Words like "happy," "alegría" (joy), "feliz" (happy), "joy," "felicidad" (happiness), "emocion" (emotion), and "excited" dominate the cloud, indicating that people primarily want to feel happy, joyful, and excited in the multicultural center.
- **Safety and Security:** The prominence of "safe," "segura" (safe), "seguridad" (security), "tranquilidad" (tranquility), "paz" (peace), and "security" emphasizes the need for a safe and secure environment where people feel comfortable and protected.
- **Relaxation and Peace:** Words like "relaxed," "relajada" (relaxed), "relaxation," "relajarme" (relax), "calm," "tranquilidad" (tranquility), "paz" (peace), and "stress-free" suggest a desire for a space that promotes relaxation, stress reduction, and a sense of peace.
- **Welcome and Belonging:** The presence of "welcome," "bienvenida" (welcome), "belonging," "included," "incluida" (included), "home," "accepted," and "comunidad" (community) highlights the importance of creating a welcoming and inclusive environment where everyone feels a sense of belonging.
- **Motivation and Inspiration:** Words like "inspired," "motivacion" (motivation), "motivaciones" (motivations), and "empowered" indicate a desire for a space that inspires, motivates, and empowers individuals.

TABLE 11. WORD FREQUENCY BY PART-OF-SPEECH FOR "FEEL" (SURVEY RESPONSES)

Part of Speech	Spanish Word (English)	Frequency
Nouns	Relajación (Relaxation)	29
	Alegría (Joy)	18
	Emoción (Excitement)	10
	Seguridad (Security)	4
Adjectives	Segura (Safe)	8
	Relajado (Relaxed)	6
	Feliz (Happy)	4
Verbs	Bienvenida (Welcomed)	4
	Convivir (Co-existing)	3
	Tranquilidad (Peace of Mind)	5

Key Themes from Responses (Thematic Analysis)

- **Calm, Quiet Sensory Spaces:** Desire for reduced-sensory areas for decompression, relaxation, and mindfulness.
- **Community Autonomy and Co-Creation:** Emphasis on community involvement in the design, implementation, and management of the center.
- **Empowerment and Justice:** Vision for the center as a promoter of spatial, environmental, racial, and economic/social justice.

Note: *Topic modeling was not performed on the Spanish and English data due to the limited sample size.*

Commonly Clustered Phrases (Frequency):

- Alegría y relajación" / "Joy and relaxation" (13)
- "Alegría y emoción" / "Joy and excitement" (5)
- "Paz y tranquilidad" / "Peace and tranquility" (2)
- "Stress-free" (2)

Figure 6 visually represents the responses to the survey question **"In the multicultural center of my dreams, I would like to HEAR..."**. Here's an analysis:



Figure 6. "HEAR" Word Cloud

"HEAR" Dominant Sounds:

- **Music and Laughter:** "Music," "música," "laughter," and "risas" (laughter) are the most prominent words, indicating a desire for a lively and joyful atmosphere filled with music and laughter. This suggests the center should host musical performances, events with music, and spaces where people can enjoy music together.
- **Language and Learning:** Words like "classes," "clases" (classes), "spanish," "english," "idiomas" (languages), and "información" (information) suggest an interest in language learning and educational programs. The sounds of people learning and exchanging ideas are desired.
- **Community and Connection:** "Community," "comunidad," "gente" (people), "niños" (children), "adultos" (adults), and "compañeros" (companions) highlight the importance of community interaction and connection. The center should be a place where people can hear the sounds of conversations, shared laughter, and community building.
- **Cultural Expression:** Words like "cultural," "cultura," "bailes" (dances), "cumbias" (a type of Latin American music), "latino," and "latina" indicate a desire to hear cultural expressions through music, dance, and language.

TABLE 12. FREQUENCY CHART BY PART-OF-SPEECH - "HEAR" RESPONSES

Nouns	Frequency	Adjectives	Frequency	Verbs	Frequency
Música/Music	36	Relajante/Relaxing	2	Having/Tener	2
Niños/Children	19	Diferentes/Different	1	Tocar/Playing	2
Risas/Laughter	17	N/A	N/A	N/A	N/A
Gente/People	5	N/A	N/A	N/A	N/A
Banda	3	N/A	N/A	N/A	N/A

Key Themes from Responses:

While a formal topic modeling analysis was not feasible due to the limited sample size, a thematic analysis of responses suggested the following key themes:

- **Music as a Cultural Component:** Music practice, musical arts environments, and ambient music should be established as integral to the cultural identity of the center. The center should support and uplift cultural music and music practices (e.g., "música baja antigua," "Música Latina," "Música Triqui," "Música Banda").
- **Community-Centric Environment:** The center should provide spaces for entertainment, gathering, community building, and conversation. It should actively engage with local communities to host events and gatherings.
- **Sensory Awareness:** The center should be designed with diverse sensory environments, allowing visitors to choose their desired level of sensory stimulation or engagement.

Note: *Topic modeling was not performed on the Spanish and English data due to the limited sample size.*

Commonly Clustered Phrases (Frequency):

- "Música y risas" / "Music and laughter" (15)
- "Risas de niños" / "Children's laughter" (4)

Various Music Preferences:

- "Música latina" (3)
- "Música banda" (3)
- "Música relajante" / "Relaxing music" (2)
- "Tocar instrumentos" / "Playing instruments" (2)

Figure 7 visually represents the responses to the survey question, **"In the multicultural center of my dreams, I would like to TAKE..."**. Here's an breakdown of the analysis:



Figure 7. "TAKE" Word Cloud

"TAKE" Dominant Themes:

- **Skills and Knowledge:** The prominent words "skills," "computer," "computadora" (computer), "language," "spanish," "inglés" (English), "cooking," "clases" (classes), and "learning" indicate a strong desire for skill-building and educational opportunities. The center should offer classes, workshops, and resources in areas like language learning, computer literacy, cooking, and other practical skills.
- **Health and Wellness:** Words like "yoga," "ejercicio" (exercise), "zumba," "gardening," "jardinería" (gardening), "salud" (health), and "terapia" (therapy) suggest a focus on physical and mental well-being. The center should provide programs and resources that promote health, such as fitness classes, gardening workshops, and mental health support.
- **Arts and Creativity:** The presence of "art," "arte" (art), "crafts," "tejido" (weaving), "singing," "pintura" (painting), "guitar," and "piano" highlights the importance of creative expression and artistic development. The center should offer classes, workshops, and spaces for various art forms, including visual arts, music, and crafts.
- **Personal and Professional Development:** Words like "studies," "estudios" (studies), "homework," "academic," "académico" (academic), "professional," "profesional" (professional), "business," and "vocational" indicate a desire for personal and professional growth opportunities. The center should offer resources and programs that support career development, continuing education, and personal enrichment.
- **Community and Support:** Words like "help," "ayuda" (help), "support," "apoyen" (support), "community," "comunidad," and "ethnic" suggest a need for community support and resources. The center should provide a space where people can access support, connect with others, and learn about different cultures.

TABLE 13. FREQUENCY CHART BY PART-OF-SPEECH - "TAKE" RESPONSES

Nouns	Frequency	Adjectives	Frequency	Verbs	Frequency
Clases/Classes	91	Vocational/Profesional	3	Aprender/Learn	2
Inglés/English	37	Mechanical	2	Ayudar/Help	2
Computo/ Computer	13	Productivos/ Productive	1	Desestresar/De-stress	1
Cocina/Cooking	5	Español/Spanish	7	N/A	N/A

Key Themes from Responses (Thematic Analysis):

- **Career-Technical Education:** Participants expressed a desire for bilingual, culturally responsive educational courses to support career development and certification in areas such as automotive technology, mechanics, and computer skills.
- **Educational Support:** Participants indicated a need for youth and adult educational support, including language learning (Spanish and English), literacy development, academic support, and extracurricular offerings like art, cooking classes, and ethnic studies.
- **Life Skills Support:** Participants expressed interest in courses or programs designed to support transitional-aged youth in areas such as career development, personal finance, purpose-finding, and job hiring opportunities.

Note: *Topic modeling was not performed on the Spanish and English data due to the limited sample size.*

Commonly Clustered Phrases (Frequency):

- "Clases de inglés" / "English classes" (25)
- "Clases de computo" / "Clases de computadora" / "Computer classes" (18)
- "Clases de cocina" / "Cooking classes" (9)
- "Real-world life skills courses" (3)

Appendix C. Detailed Results from Overall Survey Frequency

TABLE 14. FREQUENCY CHART BY PART-OF-SPEECH - OVERALL

Parte del Discurso	Palabra (Español/Inglés)	Frecuencia
Nouns	Clases / Classes	108
	Música / Music	42
	Manualidades / Crafts	40
	Juegos / Games	34
	Arte / Arts	33
	Plantas / Plants	31
	Inglés / English	25
	Lugar / Place	22
	Cocina / Cooking	19
	Risas / Laughter	16
Adjectives	Nativas / Native	9
	Relajado/a / Relaxing	8
	Segura / Safe	7
	Culturales / Cultural	6
	Comfortable / Cómodo/a	3
	Afuera / Outside	3
	Naturales / Natural	2
	Gratis / Free	2
Verbs	**Aprender / Learn**	**12**
	Bailar / Dance	4
	Sentir / Feel	3
	Convivir / Co-existing	3
	Ayudar / Help	3
	Estudiar / Study	2
	Jugar / Play	2
	Involucrado/a / Involved	2

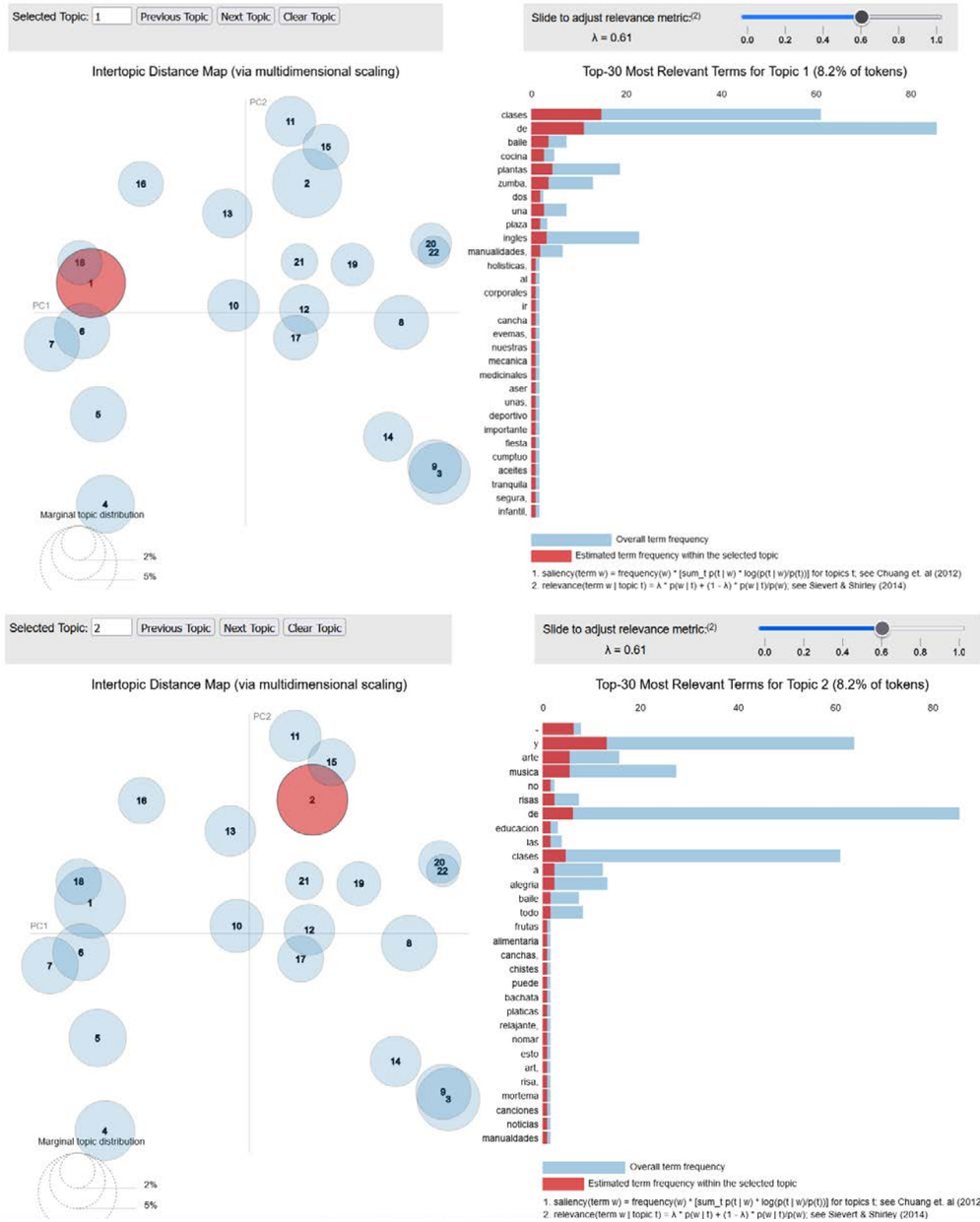
Commonly Clustered Phrases (Frequency):

- "Clases Inglés" / "English Classes" (25)
- "Arts and Crafts" / "Arte y Manualidades" (23)
- "clases Cómputo" / "clases computadora" / "Computer classes" (14)
- "Plantas Nativas" / "Native Plants" (10)
- "Salon Fiestas" / "Party room" (4)

Note: *Topic modeling was not performed on the Spanish and English data due to the limited sample size.*

FIGURES 8-11. SPANISH TOPIC MODELING RESULTS[1]

[1]Based on empirical evidence from the WE1S Topic Model Observatory Guide, a relevance metric (λ = 0.61) was employed to ensure interpretable results. Topic selection was guided by multidimensional scaling distance and overall corpus coverage, with an arbitrary limit of 20 words per topic.



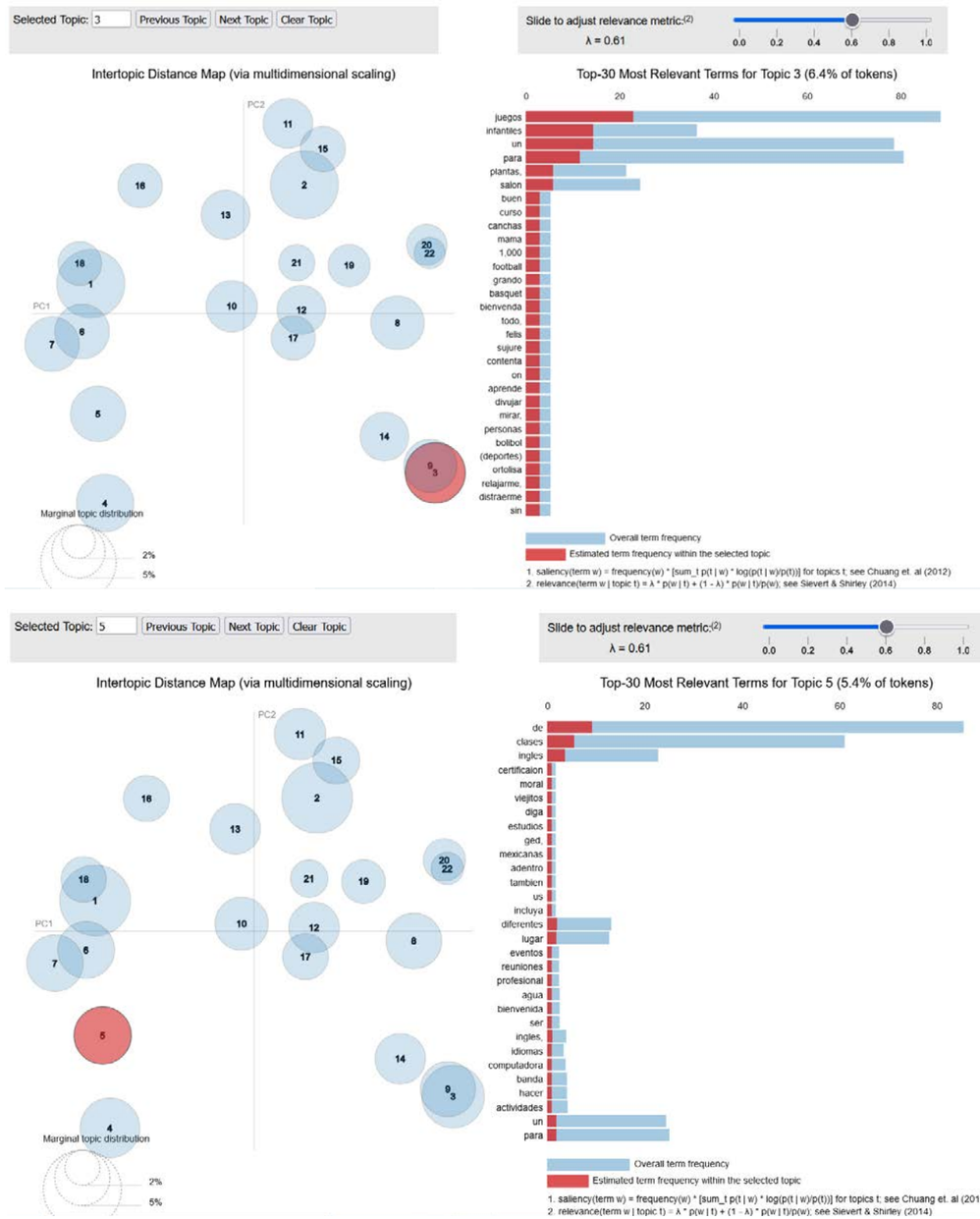
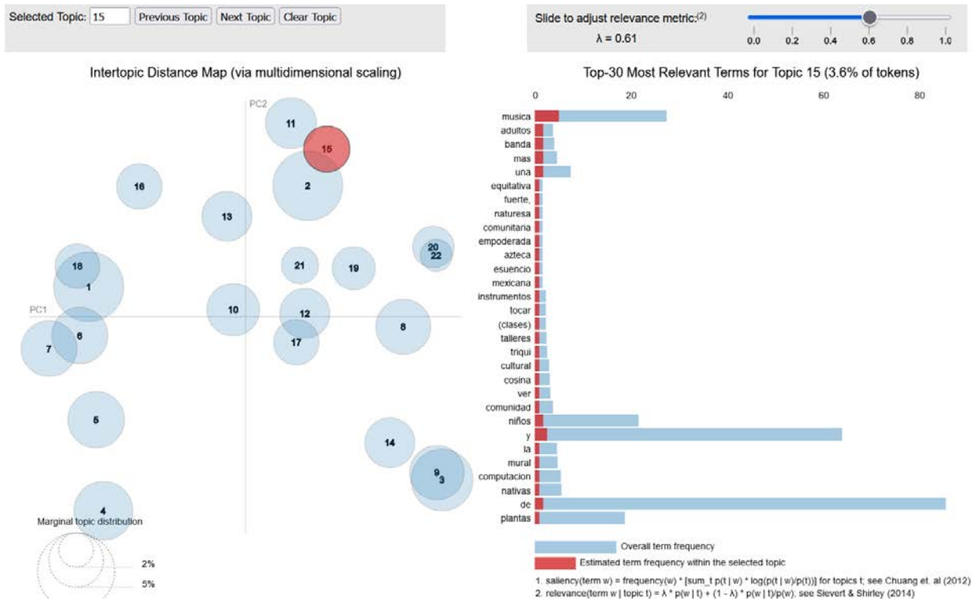


FIGURE 12. SPANISH TOPIC MODELING RESULTS[1]



[1]Based on empirical evidence from the WE1S Topic Model Observatory Guide, a relevance metric (λ = 0.61) was employed to ensure interpretable results. Topic selection was guided by multidimensional scaling distance and overall corpus coverage, with an arbitrary limit of 20 words per topic.

Topics 1, 2, 3, 5, and 15 were selected for further analysis due to their interpretability and distinctiveness from other topics. Here's a refined interpretation of each topic:

Five key themes emerged from the analysis of community feedback regarding the Healdsburg Multicultural Center:

1. **Intergenerational, Bilingual, and Multicultural Activities:** The center should offer diverse recreational activities and courses accessible in multiple languages, catering to all ages and celebrating various cultural practices.

2. **Art and Music as Cultural Cornerstones:** Prioritize art and music education, recognizing their role in preserving cultural heritage and fostering community cohesion.

3. **Multipurpose Sports Fields for Community Connection:** Include multipurpose sports fields to promote physical activity, intergenerational interaction, and community building.

4. **Educational Opportunities for Adults:** Provide GED courses and adult educational support, including English language learning, to empower individuals and strengthen the community.

5. **Environmentally Just and Culturally Relevant Design:** The center's design should prioritize environmental sustainability and cultural responsiveness, creating a natural environment that complements the local ecosystem while celebrating Healdsburg's diverse cultural practices. This space should encourage community gatherings and foster a deeper connection with nature.

Appendix D. Visioning Session Workshop Handouts

WORKSHOP 1 AGENDA

GORING&STRAJA ARCHITECTS · CARDUCCI ASSOCIATES · HEALTHCARE FOUNDATION NORTHERN SONOMA COUNTY · Alliance MEDICAL CENTER CLÍNICA ALIANZA · CORAZÓN DE HEALDSBURG · ON THE MARGINS

AGENDA

Project: Healdsburg Multicultural/Community Wellness Center / **Proyecto:** Centro Comunitario Multicultural de Healdsburg
Subject: Workshop 1: Open House / **Contenido:** Taller 1 : Casa Abierta
Date: October 16th, 2024 6:00 - 7:30 pm / **Fecha:** 16 de Octubre de 2024 6:00 - 7:30 PM

OVERVIEW:

The purpose of this stakeholder session is to explore possible programs and architectures for a Multicultural/Community Wellness Center. We will focus today on the "Design Mandates" that resulted from the seven Listening Sessions conducted by On the Margins, to explore how each might look and imagine how each might be situated in relation to one another on the existing Community Center site.

DESCRIPCIÓN GENERAL:

El propósito de esta sesión de partes interesadas es explorar posibles programas y arquitecturas para un Centro de Bienestar Comunitario/Multicultural. Hoy nos centraremos en los "Mandatos de Diseño" que resultaron de las siete Sesiones de Escucha realizadas por On the Margins, para explorar cómo podría verse cada uno e imaginar cómo podrían situarse cada uno en relación con el otro en el sitio existente del Centro Comunitario.

5:30 PM 30 Mins Familiarize/ Familializarse	**Optional awareness walk / Caminata opcional de concientización.**	
	Join some of our team members to walk the site.	Únase a uno de los miembros de nuestro equipo para recorrer el lugar.
6:00 PM	BEGIN WORKSHOP 1 / TALLER 1	
20 Mins Welcome/ Bienvenida	Sign in, Receive Voting Dot stickers, enjoy refreshments, first look at Image Boards	Regístrese, reciba calcomanías de Voting Dot, disfrute de los refrigerios, vea por primera vez los tableros de imágenes
10 Mins Focus/ Enfoque	**Project Introduction / Introducción al proyecto**	
	Greeting by Marcy Flores	Saludo de Marcy Flores
	Recap by Dr. Danny Dominguez:	Resumen de Dr. Danny Domínguez:
	Listening Sessions and data collected by On the Margins	Sesiones de escucha y datos recopilados por On the Margins
10 Mins Focus/ Enfoque	**Site Introduction / Introducción al Sitio**	
	Intro by Douglas Thornley & William Fee:	Introducción de Douglas Thornley y William Fee:
	Review of Existing Site Conditions	Revisión de las condiciones existentes
	Brief run-down of each Image Board	Breve resumen de cada Pancarta
	What to expect from Workshops 1 & 2	Qué esperar de los talleres 1 y 2

GORING&STRAJA ARCHITECTS · CARDUCCI ASSOCIATES · HEALTHCARE FOUNDATION NORTHERN SONOMA COUNTY · Alliance MEDICAL CENTER CLÍNICA ALIANZA · CORAZÓN DE HEALDSBURG · ON THE MARGINS

6:40 PM 45 Mins Mingle/ Intercambiar	**Open House: Visit Stations / Casa Abierta: Visitar Estaciones**	
	Discuss ideas with and offer feedback to members of the design team at any station. No need to follow any particular order.	Discuta ideas y ofrezca comentarios a los miembros del equipo de diseño en cualquier estación. No es necesario seguir ningún orden en particular.
	1. LISTENING SESSION DATA Review findings by On the Margins	1. DATOS DE SESIÓN DE ESCUCHA Revisar descubrimientos de On the Margins
	2. SITE MAP Imagine the layout for your ideal facilities using the existing Community Center site as your canvas.	2. SITIO PROPUESTO INICIALMENTE Imagine el diseño de sus instalaciones ideales utilizando el sitio existente del Centro Comunitario como lienzo.
	3. 'DESIGN MANDATE' IMAGES Vote with your dot stickers for what you'd like your Multicultural/Community Wellness Center to look like.	3. 'MANDATOS DE DISEÑO' IMÁGENES Vote con sus pegatinas de puntos por cómo le gustaría que se viera su Centro de Bienestar Comunitario/Multicultural.
	4. COMMENTS BOARD Provide feedback	4. PANEL DE COMENTARIOS Proponer retroalimentación
7:25 PM 5 Mins Reconvene/ Reunirse	**Final Wrap-Up / Resumen final**	
	Closing announcements	Anuncios de clausura
7:30 PM	ADJOURN / APLAZAR	

PLEASE JOIN US / POR FAVOR ÚNASE A NOSOTROS:

Workshop 2 will be held in November at the Healdsburg Community Center. Please stay tuned for the exact date and time.

El taller 2 se llevará a cabo en noviembre en el Centro Comunitario de Healdsburg. Estén atentos para conocer la fecha y la hora exactas.

This bilingual agenda was handed out to attendees of Visioning Session 1.

WORKSHOP 1 DESIGN MANDATES

This double-sided letter sized handout summarized On the Margins' Design Mandates for attendees of Visioning Session 1, in English on one side and Spanish on the other.

ON THE MARGINS' LISTENING SESSION 'DESIGN MANDATES'

Project: Healdsburg Multicultural/Community Wellness Center / **Proyecto:** Centro Comunitario Multicultural de Healdsburg
Subject: Workshop 1: Open House / **Contenido:** Taller 1 : Casa Abierta
Date: October 16, 2024 6:00 - 7:30 pm / **Fecha:** 16 de Octubre de 2024 6:00 - 7:30 PM

CONCLUSIONS AND DESIGN SUGGESTIONS:

Thanks to the comprehensive results and thematic analysis from the Listening sessions, the following 10 "design mandates" were gathered:

1. **Multipurpose, Intergenerational Movement Spaces:** Intentionally support the physical well-being of the community through multi-purpose sports fields, exercise gyms for personal fitness, and playgrounds/play spaces for youth.
2. **Community Kitchen/Cafeteria:** Establish a community-led and community-supported kitchen/cafeteria that allows for culinary practice and education, community food preparation, and encourages access to healthy meals at sliding-scale costs.
3. **Participatory Mural Design:** Engage with community members and local artists, especially LGBTQIA+ and BIPOC artists, in Healdsburg to co-create mural designs for the Multicultural Center that both represents the cultural diversity of the Healdsburg community and empowers residents to create positive impact in their communities.
4. **Mixed-Sensory Engagement:** The Multicultural center design should have spaces that vary in sensory engagement so visitors can either engage in loud, stimulating environments or quiet, relaxing spaces.
5. **Arts, Crafts, Music:** Create "maker spaces" or other community-led spaces for arts, crafts, and music practice; Emphasize cultural/traditional music and art practices as well as art practice for healing/well-being.
6. **Environmental Justice:** The Multicultural center should be environmentally sustainable, and should have intentional environmental design that both highlights native plants, traditional/cultural/medicinal plants, and native food plants; The space should reclaim environmental spaces and plants historically taken from BIPOC communities.
7. **Multifaceted Educational Support:** The Multicultural center should have a hub for intergenerational educational and career development support: academic support,"life skills" courses, and Career-Technical Education courses for youth; Literacy development, GED preparation, and Career Certification for adults and elders.
8. **Community Building:** Create spaces for community engagement, gathering, and cross-cultural belonging; Food, sports, parties/fiestas, and other mass gatherings should be supported and co-created with community members.
9. **Computer Access and Education:** The Multicultural center should be able to provide visitors with computer access and computer/coding classes for members in the community.
10. **Prioritize Access, Autonomy, Accountability and Justice:** Ensure that the Multicultural center is accessible to all (regardless of ability, cost, or personal background), uplifts community voices in directly designing the space, is accountable to the community (and the community is accountable for maintaining and supporting the center in return), and prioritizes justice for underserved and disinvested communities in Healdsburg.

CONCLUSIONES Y SUGERENCIAS DE DISEÑO:

Basado en aportes y análisis integrales de la comunidad, los siguientes principios básicos de diseño guiarán la creación del Centro Multicultural de Healdsburg:

1. **Espacios multigeneracionales de movimiento y juego:** Espacios diseñados para el bienestar físico para todas las edades, incluyendo canchas deportivas de usos múltiples, áreas de ejercicio y espacios de juego para niños y jóvenes.
2. **Cocina/Cafetería Comunitaria:** Una cocina/cafetería dirigida por la comunidad que fomenta las habilidades culinarias, la preparación de comidas compartidas y el acceso a alimentos saludables y asequibles.
3. **Arte mural colaborativo:** Asociaciones con artistas y miembros de la comunidad de Healdsburg, especialmente de las comunidades LGBTQIA+ y BIPOC, para cocrear murales que celebren la diversidad cultural y el empoderamiento.
4. **Diseño sensorialmente consciente:** Espacios que ofrecen distintos niveles de participación sensorial, desde vibrantes y estimulantes hasta tranquilos y calmantes, para adaptarse a las preferencias individuales.
5. **Espacios para la expresión creativa:** Áreas dedicadas a artes, artesanías y música dirigidas por la comunidad, enfatizando las tradiciones culturales y los beneficios terapéuticos de la creatividad.
6. **Justicia Ambiental:** Un compromiso con la sustentabilidad, con plantas nativas, plantas medicinales tradicionales y jardines comestibles. El diseño debe recuperar y restaurar espacios naturales históricamente tomados de las comunidades BIPOC.
7. **Centro de aprendizaje permanente:** Un centro para el aprendizaje intergeneracional y el desarrollo profesional, que ofrece apoyo académico, capacitación en habilidades para la vida, educación profesional/técnica y recursos para alfabetización, preparación para el GED y certificaciones.
8. **Espacios de reunión comunitaria:** Espacios flexibles diseñados para fomentar la interacción comunitaria, las reuniones y la conexión intercultural. Apoyo para eventos, celebraciones y actividades compartidas liderados por la comunidad.
9. **Acceso a computadoras y alfabetización digital:** Computadoras en el sitio y educación tecnológica, incluidas clases de codificación, accesibles para todos los miembros de la comunidad.
10. **Acceso, autonomía, rendición de cuentas y justicia:** El centro debe ser accesible física y financieramente para todos, y las voces de la comunidad deben ser fundamentales para su diseño y funcionamiento. Un compromiso con la responsabilidad mutua y la justicia para las comunidades desatendidas en Healdsburg.

WORKSHOP 2 AGENDA

AGENDA

Project: Healdsburg Multicultural/Community Wellness Center / **Proyecto:** Centro Comunitario Multicultural de Healdsburg
Subject: Workshop 2 / **Contenido:** Taller 2
Date: November 25th, 2024 6:00 - 7:30 pm / **Fecha:** 25 de noviembre de 2024 6:00 - 7:30 PM

OVERVIEW:

The purpose of this stakeholder session is to design together your ideal layout for the programmatic elements of your Multicultural/Community Wellness Center, on the site of the existing Community Center. We will begin by reviewing the results from Workshop 1's Dot Polling activity and then breakout into a site planning activity.

DESCRIPCIÓN GENERAL:

El propósito de esta sesión para las partes interesadas es diseñar juntos la disposición ideal para los elementos programáticos de su Centro de Bienestar Comunitario/Multicultural, en el sitio del Centro Comunitario existente. Comenzaremos revisando los resultados de la actividad de sondeo de puntos del Taller 1 y luego pasaremos a una actividad de planificación del sitio.

6:00 PM	BEGIN WORKSHOP 2 / TALLER 2	
20 Mins Welcome/ Bienvenida	Sign in, receive handout sheets, enjoy refreshments	Regístrese, reciba folletos y disfrute de refrigerios.
10 Mins Rewind/ Recapitulación	**Project Recap / Resumen del proyecto** Greeting by Marcy Flores & Amy Ramirez Recap of Workshop 1 by Dr. Danny Domínguez & Douglas Thornley	 Saludo de Marcy Flores & Amy Ramirez Resumen del Taller 1 por Dr. Danny Domínguez & Douglas Thornley
10 Mins Focus/ Enfoque	**Dot Polling Results / Resultados de la encuesta de puntos** Review by Haley Mayes, Jin Kim & Karly Behncke Introduction to Site Planning Activity by Jin Kim & Karly Behncke	 Revisión por Haley Mayes, Jin Kim & Karly Behncke Introducción a la actividad de planificación de sitio por Jin Kim & Karly Behncke

6:40 PM 45 Mins Breakout/ Receso	**Site Planning Activity / Actividad de planificación del sitio** Split into groups to brainstorm your ideal locations for Multicultural/Community Wellness Center programs. Work together to place each program Bubble (e.g. "Ethnobotanical Garden" or "Music Room") in the location on the site plan where you'd most like to have it.	 Divídanse en grupos para pensar en las ubicaciones ideales para los programas del Centro de bienestar comunitario y multicultural. Trabajen juntos para ubicar cada burbuja de programa (por ejemplo, "Jardín etnobotánico" o "Sala de música") en el lugar del plano del sitio donde más les gustaría ubicarla.
7:25 PM 5 Mins Reconvene/ Reunirse	**Final Wrap-Up / Resumen final** Closing announcements	 Anuncios de clausura
7:30 PM	ADJOURN / APLAZAR	

THANK YOU FOR JOINING US / GRACIAS POR UNIRSE A NOSOTROS

Stay tuned for more about the future of this project from the Healthcare Foundation of Northern Sonoma County.

Manténgase atento para obtener más información sobre el futuro de este proyecto de la Healthcare Foundation del Norte del Condado de Sonoma.

This bilingual agenda was handed out to attendees of Visioning Session 2.

Appendix E. Visioning Session 1 Imagery

PROGRAM IMAGERY

Quiet Study/Reading Spaces | Espacios tranquilos de estudio/lectura

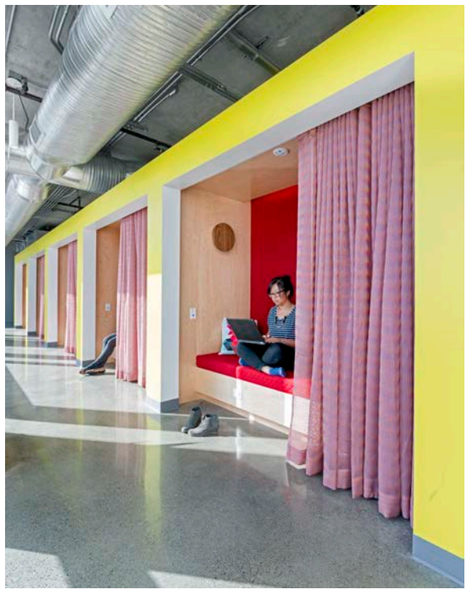




Se relaciona con los Mandatos de diseño 4, 7, 10...









Relates to Design Mandates 4, 7, 10...





PROGRAM IMAGERY | IMÁGENES DEL PROGRAMA

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 07

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

E.1 VISIONING SESSION 1 IMAGERY — PROGRAM

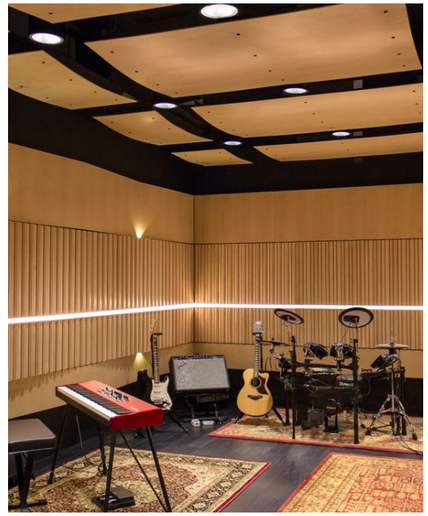
Music Room | Sala de música













Se relaciona con los Mandatos de diseño 4, 5, 8...







Relates to Design Mandates 4, 5, 8...

PROGRAM IMAGERY | IMÁGENES DEL PROGRAMA

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 08

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

Life Skills/Career Support Spaces | Espacios de apoyo profesional/habilidades para la vida





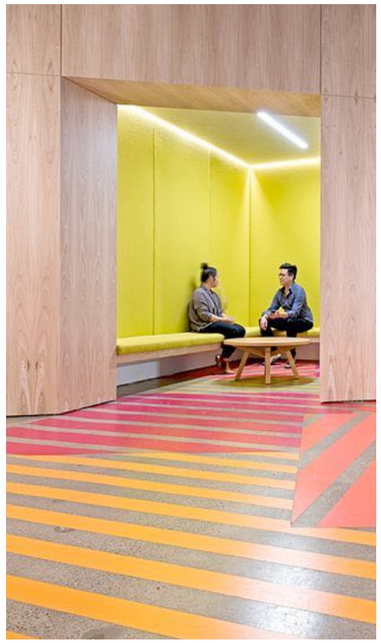


Relates to Design Mandates 7, 9, 10...





Se relaciona con los Mandatos de diseño 7, 9, 10...





PROGRAM IMAGERY | IMÁGENES DEL PROGRAMA

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 09

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

E.1 VISIONING SESSION 1 IMAGERY — PROGRAM

Multipurpose Room | Salón de Usos Múltiples



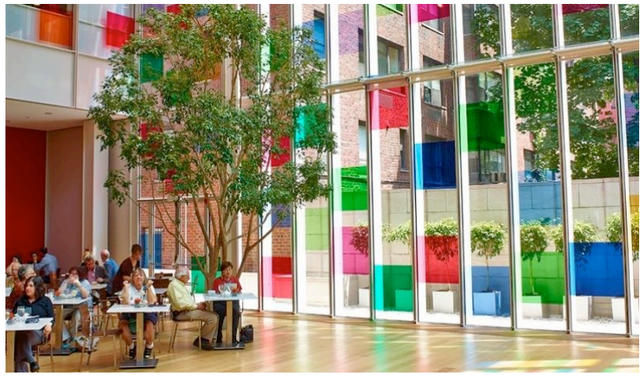






Se relaciona con los Mandatos de diseño 1,4,8...









Relates to Design Mandates 1, 4, 8...



PROGRAM IMAGERY | IMÁGENES DEL PROGRAMA

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 10

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

Community Kitchen | Cocina comunitaria





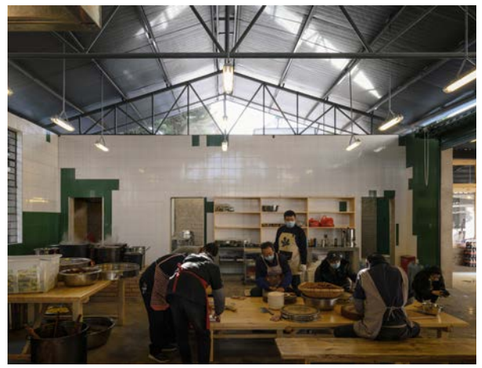


Relates to Design Mandates 2 & 8...



Se relaciona con los Mandatos de diseño 2 & 8...











PROGRAM IMAGERY | IMÁGENES DEL PROGRAMA

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 11

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

E.1 VISIONING SESSION 1 IMAGERY — PROGRAM

Arts & Crafts Room | Sala de artes y manualidades

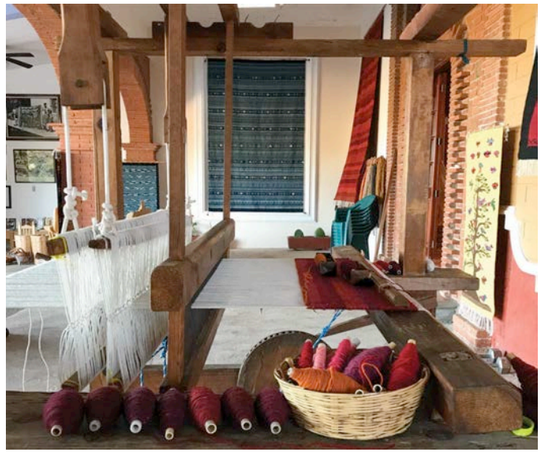






Relates to Design Mandates 4, 5, 7...

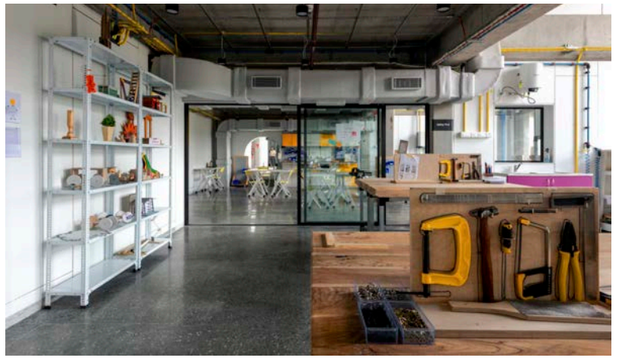








Se relaciona con los Mandatos de diseño 4, 5, 7...



PROGRAM IMAGERY | IMÁGENES DEL PROGRAMA

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 12

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

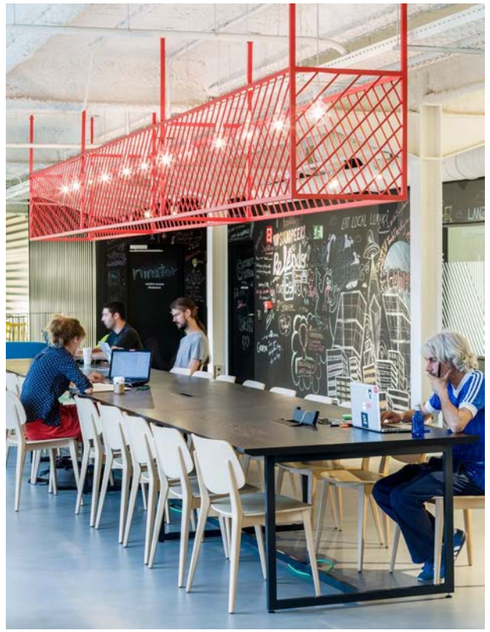
1557 HEALDSBURG AVENUE

Study Spaces | Espacios de estudio

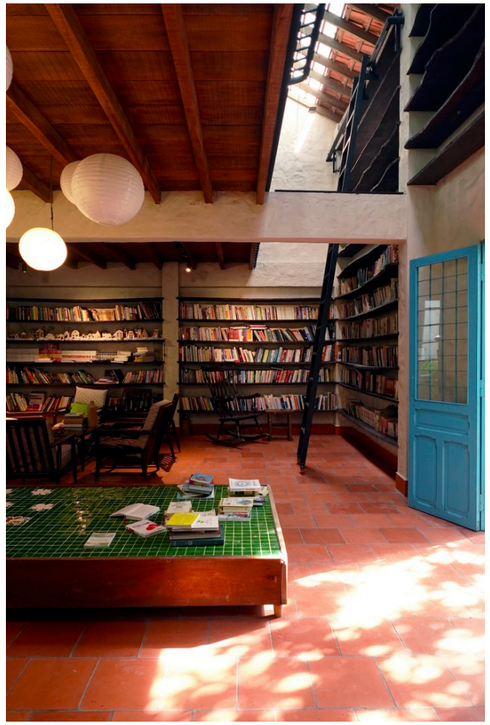








Relates to Design Mandates 4, 7, 10...



Se relaciona con los Mandatos de diseño 4, 7, 10..





PROGRAM IMAGERY | IMÁGENES DEL PROGRAMA

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

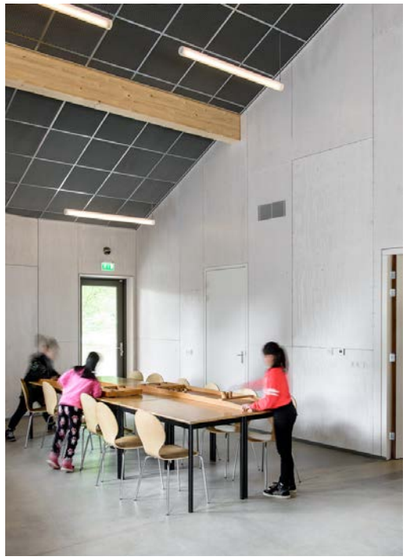
BOARD NO. 13

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

Classrooms | Aulas







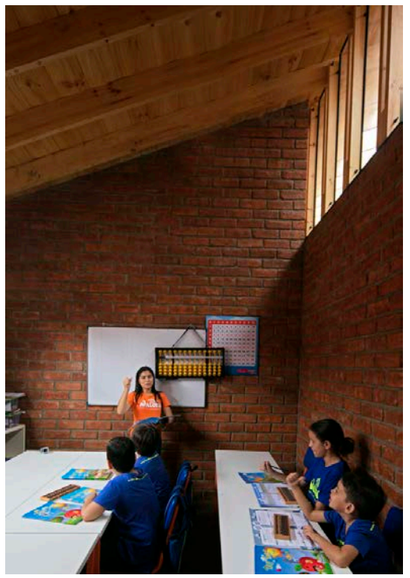




Relates to Design Mandates 7, 8, 9...



Se relaciona con los Mandatos de diseño 7, 8, 9...





PROGRAM IMAGERY | IMÁGENES DEL PROGRAMA

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 14

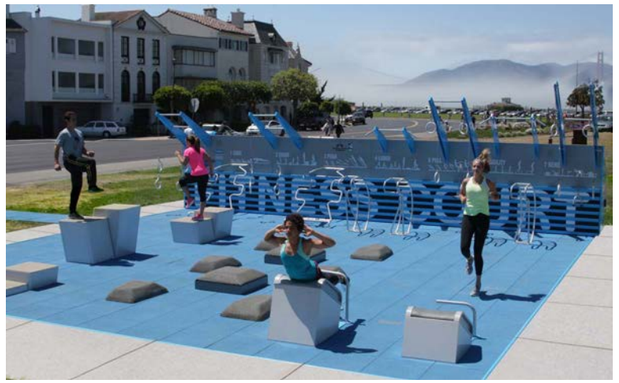
HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

DESIGN MANDATE
IMAGERY

01 Multipurpose, Intergenerational Movement Spaces | Espacios Multiusos de Movimiento Intergenerational

























PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN
SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 15

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

02 Community Kitchen and Cafeteria | Cocina y Cafetería Comunitaria

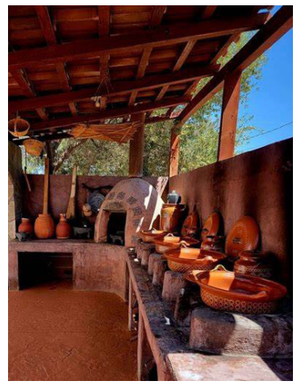






















PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 16

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

E.2 VISIONING SESSION 1 IMAGERY — DESIGN MANDATES

03 Participatory Mural Design | Diseño Participativo de Murales





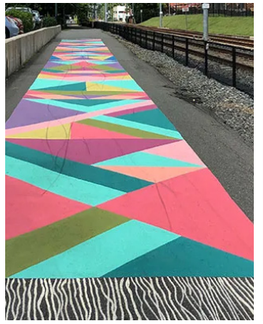


















PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 17

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

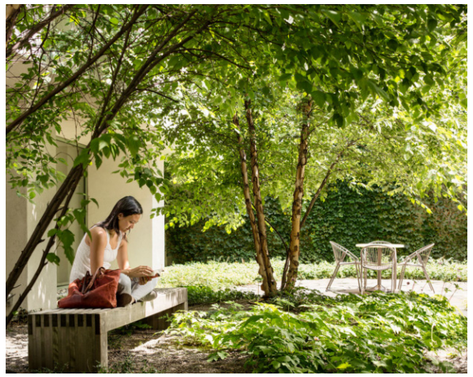
1557 HEALDSBURG AVENUE

E.2 VISIONING SESSION 1 IMAGERY — DESIGN MANDATES

04 Mixed Sensory Engagement | Estimulación Sensorial Mixta



















PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 18

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

05 Arts, Crafts, Music | Artes, Manualidades, Música



















PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 19

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

E.2 VISIONING SESSION 1 IMAGERY — DESIGN MANDATES

06 Environmental Justice | Justicia Ambiental

















PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

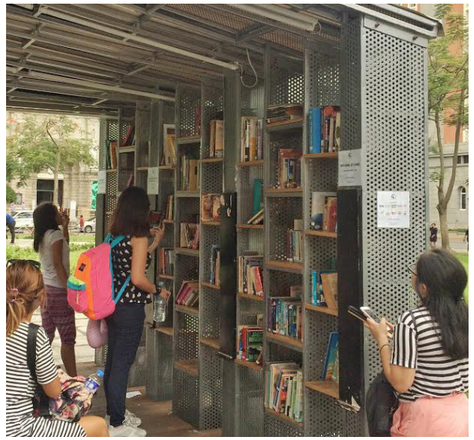
SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 20

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

07 Multifaceted Educational Support | Apoyo Educativo Multifacético

















PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 21

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

08 Community Building Spaces | Espacios Para el Desarrollo Comunitario

















PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 22

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

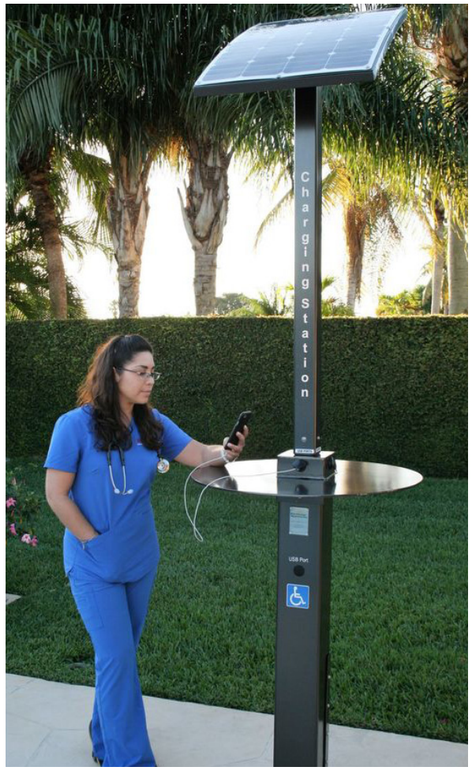
1557 HEALDSBURG AVENUE

09 Computer Access and Education | Acceso a la Computadora y Educación













PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

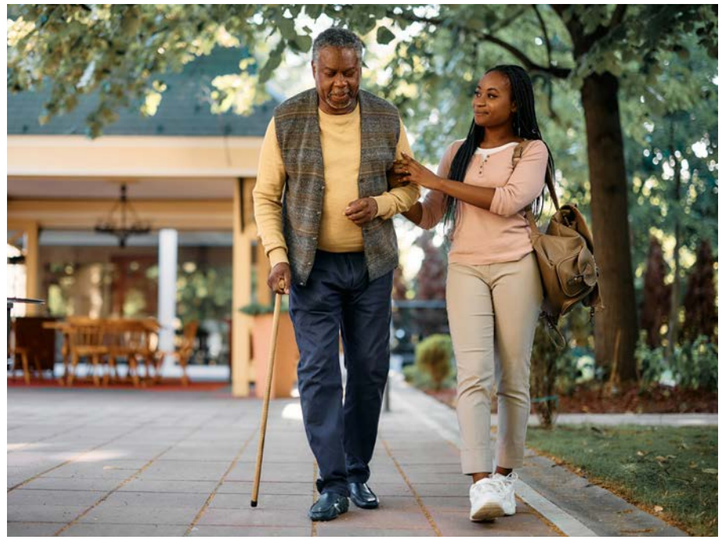
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DATE: 10/16/24 WORKSHOP 1

BOARD NO. 23

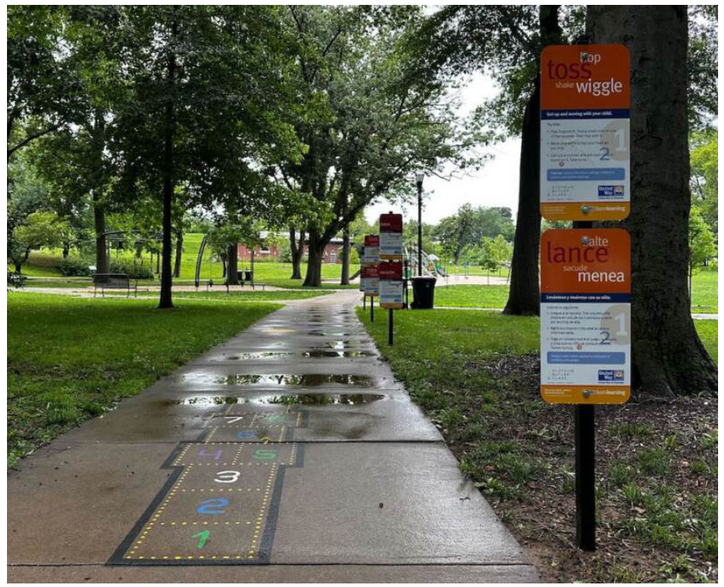
HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

10 Prioritize Access, Autonomy, Accountability, and Justice | Priorizar el Acceso, la Autonomía, la Responsabilidad y la Justicia











PROGRAM IMAGERY | IMÁGENES DE PROGRAMACIÓN

SCALE: NTS
DATE: 10/16/24 WORKSHOP 1

BOARD NO. 24

HEALDSBURG MULTICULTURAL/
COMMUNITY WELLNESS CENTER

1557 HEALDSBURG AVENUE

ACKNOWLEDGEMENTS & REFERENCES

AUTHORS, DEDICATION, FUNDING, LAND ACKNOWLEDGEMENT,
PARTNERS & SOURCE REFERENCES

Researchers & Authors — Listening Sessions

Daniela G. Domínguez, Psy.D. is an Associate Professor at the University of San Francisco's Counseling Psychology Department and the founder of On the Margins. She specializes in Latinx mental health, antiracism, migrant justice, and trauma-informed care. Her research focuses on understanding how Latinx communities heal from trauma and access positive health.

She uses critical and political methodologies, grounded in Critical Race Theory, to challenge traditional research, assessment, and evaluation paradigms. She encourages psychologists to move away from Eurocentric epistemologies and towards a critical race epistemology that recognizes knowledge as shaped by interlocking systems of oppression. Her work has earned her numerous professional, academic, and community awards.

Addison Pickrell is a Research Associate working at On the Margins and a second-year college student in Mathematics at the University of California, Berkeley. She specializes in text mining methods for social science, systems thinking and theory, and research justice methodology. Her work focuses on envisioning spaces, systemic change, and cultural shifts that uplift and center marginalized communities. Her work builds on participatory and pluralistic democratic structures, and emphasizes economic, racial, social, educational, and healing justice.

Researchers & Authors — Visioning Sessions

The founders of **Goring & Straja Architects** set out in 1996, with offices in the San Francisco Bay Area and Milan Italy, to build on their experience working together delivering projects of exceptional quality. They started their careers working for the late William Turnbull in San Francisco and from that grew their passions: creativity, rigor, sustainability, and a commitment to client and community participation. Their expertise ranges from public and other community facilities, hospitality projects and wineries, to retail and higher education. Common threads that weave through their work are a drive to create uplifting, memorable and meaningful designs that are responsive to their clients' needs, an inclusive and open design process, a commitment to leave a positive mark on communities where they have worked, and to touch the land and the environment as gently and as positively as possible.

Carducci Associates combines creative and technical ability in landscape architecture, planning and urban design. They have worked with the City Healdsburg on Giorgi Park, Recreation Park, West Plaza, Saggio Hills Park, and previous planning studies for the Healdsburg Community Center. They focus on clients' needs, creating opportunities for connections between people and nature. They design landscapes that express an artistry and sensitivity to the interaction of social and natural systems, are purposeful, buildable and sustainable.

Partners

The Healdsburg Multicultural Center Project (HMCP) is the result of a dynamic coalition between diverse organizations committed to community development, healthcare access, and justice. Coalition partners include Goring & Straja Architects, Carducci Associates, the Healthcare Foundation Northern Sonoma County, Alliance Medical Center, Corazón Healdsburg, and On the Margins. Photography in this report is from Will Bucquoy.



Dedication

This report is dedicated to the residents of Healdsburg, whose generous contributions of time, talent, and diverse experiences made the Healdsburg Multicultural Center Project possible.

Funding

This transformative project would not have been possible without the generous support and commitment of Providence Health. Their dedication to improving community health and well-being is evident in their attention to and significant investment in the Healdsburg Multicultural Center Project.

Acknowledgment

Healdsburg is located on the unceded ancestral lands of the Southern Pomo people. We acknowledge their enduring presence and profound connection to this place, recognizing them as the original stewards of the land. We are committed to honoring their legacy and supporting their inherent sovereignty. This commitment necessitates actively dismantling the ongoing legacies of colonization and systemic oppression, including settler colonialism, patriarchy, and white supremacy – forces that continue to perpetuate injustice.

References — Listening Sessions

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PUBLISHED JANUARY 2025

GORING&STRAJA ARCHITECTS

CARDUCCI ASSOCIATES

ON THE MARGINS

Alliance MEDICAL CENTER CLINICA ALIANZA

CORAZON HEALDSBURG

HEALTHCARE FOUNDATION NORTHERN SONOMA COUNTY

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Breathless Wines Request to Operate Pedicab

PREPARED BY: Matt Jenkins, Chief of Police

STRATEGIC INITIATIVE(S):
Economic Diversity and Sustainable Growth
Promote Environmental Stewardship

RECOMMENDED ACTION(S):
Adopt a Resolution authorizing Breathless Sparkling Wines, LLC to operate a six-passenger electric pedal-assist pedicab business within the City of Healdsburg, subject to route approval by the Healdsburg Police Department, and subject to the conditions previously established by the City Council for pedicab operations, including the prohibition on consumption of alcoholic beverages on board the pedicab and the prohibition on the use of amplified sound.

COMMUNITY ENGAGEMENT/OUTREACH:
Not applicable.

BACKGROUND:
Breathless Sparkling Wines, LLC ("Breathless"), a family-owned and women-owned winery located at 499 Moore Lane, Healdsburg, has submitted a business proposal requesting City Council authorization to operate a six-passenger electric pedal-assist pedicab to transport visitors between the downtown Healdsburg Plaza area and the Breathless tasting room on Moore Lane. A copy of the Breathless Sparkling Wines Pedicab Transportation Initiative business plan is attached to this report.

California Vehicle Code Section 21215 provides that any pedicab operation shall be authorized by local ordinance or resolution before operating within the local jurisdiction. The statute further requires that pedicabs (1) have a seating capacity of not more than 15 passengers; (2) be operated by a driver at least 21 years of age with a valid California driver's license; (3) be equipped with seatbelts for all passengers, seat backs, brakes, reflectors, headlights, and grab rails, and be inspected annually by an entity designated by the local jurisdiction; (4) maintain a minimum of $1,000,000 in general liability insurance plus an additional $500,000 in general umbrella insurance; and (5) not operate on any highway with a posted speed limit in excess of 30 miles per

hour, except to cross at an intersection.

The City currently has one authorized pedicab business – Bike Healdsburg, which as authorized by City Council in 2018. Following the 2018 authorization, the City elected not to pursue a comprehensive pedicab ordinance and accordingly continues to authorize individual pedicab operations by City Council resolution on a case-by-case basis.

DISCUSSION/ANALYSIS:
Breathless Sparkling Wines is a Healdsburg-based boutique sparkling wine producer founded in 2011 and located in the City's warehouse district just outside the downtown plaza. Breathless proposes to add a single six-passenger pedicab powered by an electric pedal-assist bicycle system, operated by trained Breathless employees, to shuttle visitors between the downtown Plaza and the Breathless tasting room at 499 Moore Lane. The stated purposes of the service are to (1) provide visitors with a safe, low-speed, zero-emission transportation option between downtown and the warehouse-district tasting rooms; (2) reduce short-distance vehicle trips and downtown parking demand by encouraging a "park once" model; and (3) support local downtown businesses by increasing visitor circulation between the Plaza and the industrial district.

Proposed Route, Hours, and Service Model. The pedicab will operate on a loop-and-request basis, with the driver anticipated to complete approximately two to three loops per hour depending on rider demand, and with appropriate rest breaks taken by the driver during the operating day. Proposed hours of operation are Thursday through Monday, 11:00 a.m. to 6:00 p.m. Rides will be offered free of charge and are not limited to Breathless customers; members of the public are welcome to ride. Anticipated use patterns include visitors who park at Breathless and take the pedicab to the Plaza (taking advantage of weekend parking availability at the Moore Lane site) as well as short Plaza-to-Plaza trips between the two designated loading locations for members of the public moving between points on the Plaza.

Breathless has identified two proposed passenger loading/unloading locations on the Plaza: one near Dry Creek Kitchen across from Plaza Street, and a second on Center Street at Matheson Street. The proposed route between the Plaza and 499 Moore Lane is depicted on the map attached to the Breathless business plan.

As with prior authorizations, staff recommends that the Police Department be required to review and approve the proposed route and loading locations prior to commencement of operations, and that any subsequent changes to routes or loading locations likewise be subject to Police Department approval. The Police Department should also retain authority to revise routes as needed if significant complaints are received or if staff identifies operational concerns.

Vehicle and Operator Standards. The proposed pedicab is a six-passenger electric pedal-assist vehicle, well within the 15-passenger maximum permitted under Vehicle Code Section 21215. Breathless has represented in its business plan that the pedicab will be operated only by trained Breathless employees, that operators will meet the age and licensing requirements of state law, and that the vehicle will be maintained in compliance with the equipment and annual inspection requirements of Section 21215. The annual safety inspection required by Vehicle Code §21215(a)(4) will be performed by Healdsburg Police Department staff as designated by the Chief

of Police. Consistent with the City's existing practice for Bike Healdsburg, no fee will be charged for the annual inspection.

Insurance. Breathless has provided an insurance summary from Kinsale Insurance Company (procured through Nielsen Insurance Agency) reflecting general liability coverage with a $1,000,000 general aggregate limit, $1,000,000 products-completed operations aggregate limit, $1,000,000 personal and advertising injury limit, and $1,000,000 each occurrence limit, on a 12-month occurrence policy form, with additional insured, waiver of subrogation, and primary/non-contributory endorsements available as required by written contract. Breathless has also provided confirmation of the additional $500,000 general umbrella coverage required by California Vehicle Code §21215(a)(5).

Conditions Consistent with Prior Council Direction. Consistent with the conditions established by the City Council in connection with prior authorizations, staff recommends that the attached resolution specifically prohibit: (1) the consumption of any alcoholic beverages on board the pedicab and (2) the use of amplified sound. Breathless's business plan expressly contemplates "alcohol-free transportation to and from Breathless Sparkling Wines," which is consistent with this condition.

Healdsburg Police Department staff have met with representatives of Breathless Sparkling Wines and reviewed in detail the operational requirements imposed by California Vehicle Code Section 21215, as well as the conditions previously placed by the City Council on pedicab operations in connection with prior authorizations, including the prohibition on the consumption of alcoholic beverages on board the pedicab, the prohibition on the use of amplified sound, and the requirement that routes and any subsequent route changes be reviewed and approved by the Police Department and the City's traffic engineer. Breathless expressed no issues or concerns with any of those requirements or conditions.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:

1. Direct staff to return with a resolution authorizing Breathless to operate a pedicab business in the City of Healdsburg that is different than the attached resolution; or

2. Receive the staff report and provide no further direction to staff. Because State law requires a jurisdiction to adopt a resolution or enact an ordinance before pedicabs may operate, this option would not allow Breathless Sparkling Wines to operate a pedicab business in the City.

FISCAL IMPACT:
There is no known fiscal impact related to the proposed action. Consistent with current City practice, no fee will be charged for the annual safety inspection required by Vehicle Code §21215(a)(4).

ENVIRONMENTAL ANALYSIS:

Adoption of the resolution authorizing Breathless Sparking Wines to operate a pedicab business on existing public streets and rights-of-way involves no construction or physical alteration of the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (the "common sense exemption") because it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment. The action is also exempt from CEQA review pursuant to CEQA Guidelines Section 15304, as the operation of pedicabs constitutes no more than a minor alteration to land.

ATTACHMENT(S):
Resolution
Breathless Wines Pedicab Operation

CITY OF HEALDSBURG

RESOLUTION NO. __-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG AUTHORIZING BREATHLESS SPARKLING WINES, LLC TO OPERATE A PEDICAB BUSINESS WITHIN THE CITY OF HEALDSBURG

WHEREAS, California Vehicle Code Section 21215 provides that a pedicab may not operate on any highway under the jurisdiction of a local authority unless the operation has been authorized by local ordinance or resolution; and

WHEREAS, the City of Healdsburg has not adopted a comprehensive ordinance regulating pedicab operations and has elected to continue to authorize individual pedicab operations by Council resolution on a case-by-case basis; and

WHEREAS, Breathless Sparkling Wines, LLC ("Breathless"), a family-owned and women-owned winery located at 499 Moore Lane, Healdsburg, California, has submitted a written business proposal requesting City Council authorization to operate a single six-passenger electric pedal-assist pedicab to transport visitors between the downtown Healdsburg Plaza area and the Breathless tasting room at 499 Moore Lane; and

WHEREAS, the proposed pedicab has a seating capacity of six passengers, well within the fifteen-passenger maximum permitted under California Vehicle Code Section 21215(a)(1); and

WHEREAS, Breathless has represented that the pedicab will be operated only by trained Breathless employees who are at least twenty-one (21) years of age and who hold a valid California driver's license, as required by California Vehicle Code Section 21215(a)(3); and

WHEREAS, Breathless has represented that the pedicab will be equipped with seatbelts for all passengers, seat backs, brakes, reflectors, headlights, and grab rails, as required by California Vehicle Code Section 21215(a)(4); and

WHEREAS, Breathless has provided evidence of general liability insurance coverage in the minimum amount of one million dollars ($1,000,000), together with confirmation of an additional five hundred thousand dollars ($500,000) of general umbrella insurance, as required by California Vehicle Code Section 21215(a)(5); and

WHEREAS, Healdsburg Police Department staff have met with representatives of Breathless and have reviewed the operational requirements of California Vehicle Code Section 21215 and the conditions previously placed by the City Council on pedicab operations, and Breathless expressed no issues or concerns with any of those requirements or conditions; and

WHEREAS, the City Council finds that authorizing Breathless to operate a pedicab business within the City of Healdsburg, subject to the conditions set forth below, will promote the City's strategic initiatives of Economic Diversity and Sustainable Growth and Environmental Stewardship by reducing short-distance vehicle trips, reducing downtown parking demand, supporting local businesses, and

providing a safe, low-speed, zero-emission transportation option for residents and visitors;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Healdsburg as follows:

1. Approves the request by Breathless Sparkling Wines, LLC to operate a pedicab in the City of Healdsburg, subject to the following conditions:

    a. Breathless Sparkling Wines, LLC shall provide the Healdsburg Police Department with proof of its compliance with the requirements of Vehicle Code Section 21215 prior to operation;
    b. Breathless Sparkling Wines, LLC shall obtain all required business permits and licenses prior to operation;
    c. All pick up and drop off locations, routes, schedules, times and frequencies will be reviewed and approved by the Healdsburg Police Department, prior to operation;
    d. The Healdsburg Police Department has the authority to modify any pick up and drop off locations, routes, schedules, times and frequencies, if it deems such modification to be in the best interests of traffic and/or public safety;
    e. The consumption of alcoholic beverages is strictly prohibited on board Breathless Sparkling Wines, LLC pedicabs during the course of any tour or while the pedicab is in motion;
    f. The use of amplified sound is strictly prohibited on board Breathless Sparkling Wines, LLC pedicabs during the course of any tour or while the pedicab is in motion;
    g. The authorization granted by this Resolution does not provide Breathless Sparkling Wines, LLC any property interest or vested right in continued operation of a or multiple pedicabs. The City Council may revise or rescind this Resolution and any authorization granted herein at any time;
    h. This Resolution shall be rescinded upon City Council adoption of a comprehensive pedicab ordinance, which shall supersede this resolution. If the City Council adopts a comprehensive pedicab ordinance, Breathless Sparkling Wines, LLC must apply for a new permit under that ordinance.

PASSED, APPROVED and ADOPTED this 15th day of June 2026, by the following vote:

Vote upon the foregoing resolution was as follows:

AYES: Council members: ( )

NOES: Council members: ( )

ABSENT: Council members: ( )

ABSTAINING: Council members: ( )

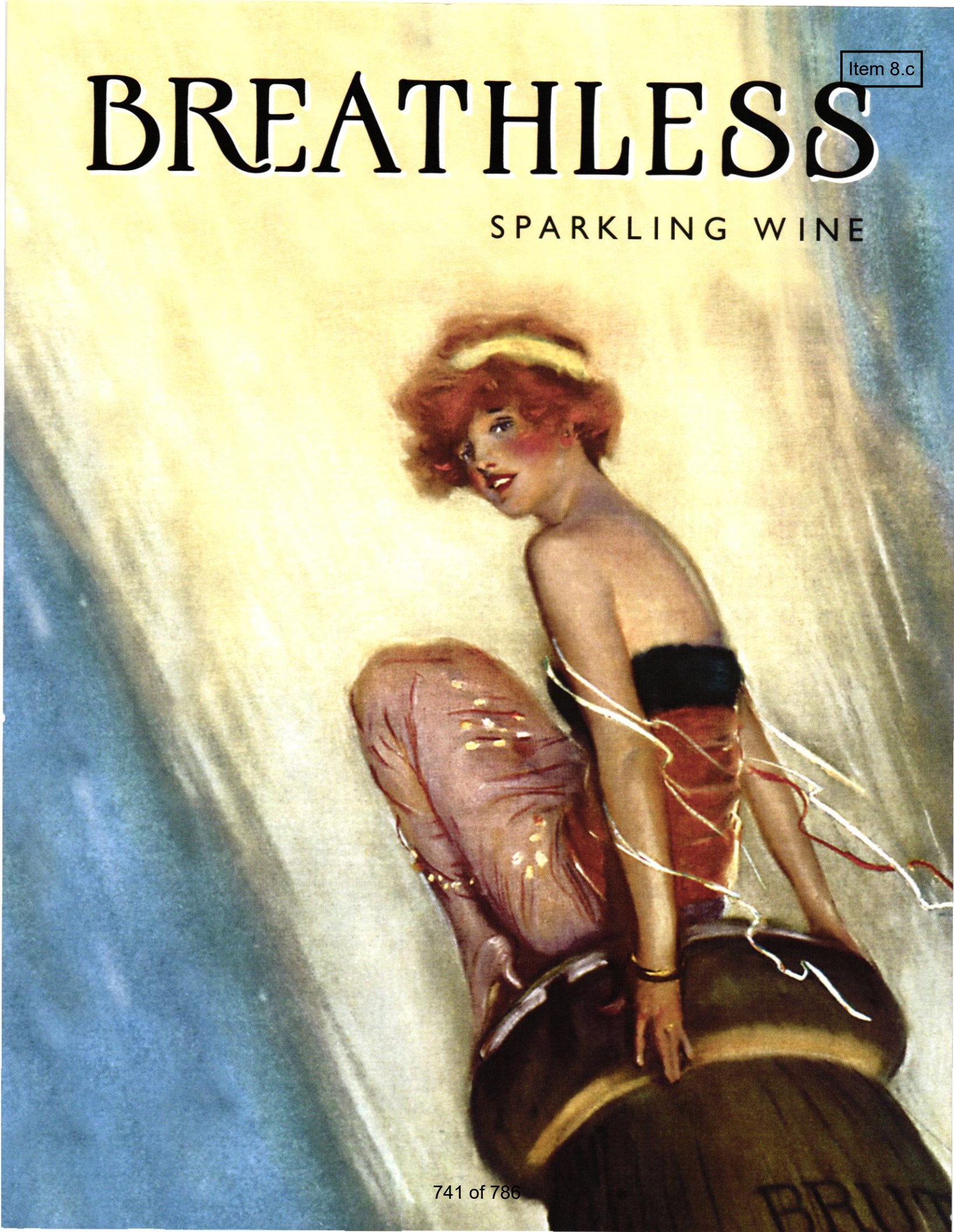
SO ORDERED:ATTEST:

J. Chris Herrod, Mayor

Raina Allen, City Clerk

BREATHLESS

SPARKLING WINE



Executive Business Plan

Breathless Sparkling Wines

Pedicab Transportation Initiative

1. Company Information

Business Name: Breathless Sparkling Wines
Address: 499 Moore Lane, Healdsburg, California 95448
Business Type: Family-Owned Winery & Hospitality Destination
Industry: Wine Production, Hospitality, Tourism, Transportation Enhancement
Ownership: Women-Owned Business
Founded: 2011

Breathless Sparkling Wines is a celebrated Healdsburg sparkling wine destination founded by three Sonoma County sisters dedicated to creating memorable guest experiences centered around community, hospitality, and celebration. Located just outside the downtown plaza area in Healdsburg's industrial and warehouse district, Breathless Wines serves visitors from across California and beyond who seek a unique wine tasting experience.

2. Mission Statement

Breathless Sparkling Wines exists to create joyful and memorable experiences that celebrate life's special moments while supporting the local Healdsburg community through hospitality, sustainability, and meaningful connections.

The proposed pedicab transportation initiative aligns directly with this mission by:

- Enhancing visitor accessibility between downtown Healdsburg and Breathless Sparkling Wines
- Reducing vehicle congestion and parking demand in the downtown plaza area
- Encouraging environmentally friendly transportation
- Supporting local businesses throughout the Healdsburg community
- Creating a fun, welcoming, and uniquely Healdsburg experience for visitors

3. Pedicab Description

Breathless Sparkling Wines proposes the addition of a **6-passenger pedicab powered by an electric bicycle assist system** to transport visitors safely between the downtown Healdsburg Plaza area and the Breathless Sparkling Wines tasting room on Moore Lane.

Proposed Features

- Six-passenger seating capacity
- Electric pedal-assist bicycle system
- Operated by trained Breathless employees
- Quiet, low-speed transportation
- Environmentally friendly zero-emission operation
- Clearly branded Breathless Sparkling Wines vehicle (see attached signage)
- Designed for safe operation on approved city streets and routes in compliance with CA Pedicab Safety Laws.

Purpose of the Pedicab

The pedicab will:

- Provide visitors with an enjoyable and safe transportation option
- Reduce the number of short-distance vehicle trips by allowing parking at Breathless with pedicab rides to downtown plaza in addition to return.
-
- Improve access between the downtown plaza and industrial tasting room district
- Encourage guests to park once and explore Healdsburg safely
- Support local tourism and economic activity

The service is intended to complement—not compete with—existing transportation and hospitality services within Healdsburg.



4. Company Description

Breathless Sparkling Wines is a boutique sparkling wine producer specializing in méthode champenoise sparkling wines crafted in Sonoma County. The winery has become known for award-winning wines, welcoming hospitality, and strong community engagement.

Located only a short distance from downtown Healdsburg, Breathless Wines attracts wine enthusiasts looking for a unique and approachable tasting experience in the city's growing warehouse district. The tasting room and garden create a destination atmosphere that contributes to Healdsburg's tourism economy and reputation as a premier wine country destination.

Breathless Wines has also demonstrated a longstanding commitment to community involvement and charitable support through partnerships with local nonprofits and organizations focused on health, education, and community development.

5. About Us

Crafted with love by three Sonoma-born sisters, Breathless Wines pays homage to their mother, who taught them that every breath we take is a precious gift. Breathless is a toast to life's simple joys — the laughter of family, the smile of a loved one, and the meaningful moments that bring people together.

Breathless Sparkling Wines is truly a family affair created by:

- Sharon Cohn
- 

The "glitz, glamour and panache" behind the bubbles of Breathless. Sharon is the "feet on the street" of Breathless, traveling with the bubbly far and wide to meet with restaurants and retailers to share the passion behind Breathless. Sharon's love of travel grew after four years in the US Air Force and she has enjoyed traveling to places far and wide: Canadian Rockies, Greece, Italy, Calgary and places that take her wherever there are mountains—her favorite!

- Rebecca Faust
- 

The entrepreneurial spirit of Breathless, bringing business savvy and passion for wine, Rebecca is also the co-founder of Rack & Riddle, the highly-acclaimed custom wine service that does it all from grape-to-bottle, base-to-bottle and everything in between for hundreds of custom crush and private label clients. With more than two decades in the wine industry, Rebecca manages many prestigious clients through Rack & Riddle, as well as overseeing production of the winery's own award-winning varietals.

- Cynthia Faust
- 

The ambassador of the Breathless brand. Her sincere desire to connect with others in the industry who share the Breathless spirit is never-ending. With a full appreciation for the quality of the Breathless bubbles and for the women who make it and sell it, she seeks to align the brand with those who love celebration and the timeless moments of everyday life. In addition, Cynthia is the very busy Director of Business Development at Rack & Riddle, where she juggles more than 500 hundred clients.

Together, the sisters built Breathless Sparkling Wines around hospitality, positivity, celebration, and community connection. Guided by award-winning winemaker Penny Gadd-Coster, the winery continues to contribute to Healdsburg's reputation as one of California's premier sparkling wine destinations.

The proposed pedicab program reflects the same values that define Breathless Wines: welcoming people, creating smiles, supporting local businesses, and encouraging meaningful community experiences.

BUSINESS OUTLINE

Local Impact

The Breathless Wines pedicab initiative is designed to create a positive and lasting benefit for the City of Healdsburg, its residents, visitors, and local businesses.

Positive Economic Impact

The pedicab service will:

- Encourage additional tourism activity
- Increase visitor movement between downtown businesses and Breathless Sparkling Wines
- Support plaza restaurants, retailers, and hospitality businesses
- Create enhanced visitor experiences that encourage longer stays in Healdsburg

By providing transportation between the plaza and Breathless Sparkling Wines, visitors are more likely to explore multiple businesses throughout town rather than limiting activity to a single destination.

Enhanced Visitor Experience

The pedicab adds a unique, memorable, and distinctly Healdsburg element to local tourism. Visitors will experience:

- A fun and interactive ride with a knowledgeable driver that can espouse the attributes and history of Healdsburg, creating a deeper connection to the town and higher likelihood of return.
- A relaxed connection between downtown and the warehouse district
- A transportation option that encourages exploration without needing a vehicle

The service creates smiles, encourages social interaction, and contributes to the welcoming atmosphere that defines Healdsburg hospitality.

Pedicab Compliance and SB 530

Breathless Sparkling Wines intends to operate the pedicab in full compliance with California law, including applicable provisions under **California Senate Bill SB 530** and **Article 4.5 Operation of Pedicabs (21215 – 21215.5) of the CA Vehicle Code** (see attached) related to pedicab operation and safety standards.

The company is committed to:

- Proper licensing and permitting
- Compliance with local transportation regulations
- Vehicle safety inspections and maintenance
- Operator training requirements
- Passenger safety procedures
- Insurance coverage as required by law (see attached binder)
- Adherence to all operational and roadway standards established by the City of Healdsburg and the State of California

The electric-assist pedicab is designed for low-speed operation and safe transportation within designated local areas.

VEHICLE CODE - VEH

DIVISION 11. RULES OF THE ROAD [21000 - 23336] *(Division 11 enacted by Stats. 1959, Ch. 3.)*

CHAPTER 1. Obedience to and Effect of Traffic Laws [21000 - 21300] *(Chapter 1 enacted by Stats. 1959, Ch. 3.)*

ARTICLE 4.5. Operation of Pedicabs [21215 - 21215.5] *(Article 4.5 added by Stats. 2015, Ch. 496, Sec. 2.)*

21215. (a) A pedicab defined in subdivision (c) of Section 467.5 shall operate subject to all of the following requirements:

(1) The pedicab shall have a seating capacity for not more than 15 passengers.

(2) The pedicab shall be authorized by local ordinance or resolution to operate within the applicable local jurisdiction.

(3) The operator of the pedicab shall be at least 21 years of age, with a valid California driver's license.

(4) The pedicab shall be equipped with seatbelts for all passengers, seat backs, brakes, reflectors, headlights, and grab rails. The pedicab shall be inspected annually for compliance with the requirements of this paragraph by an entity designated by the local jurisdiction that authorized the pedicab to operate. The entity may charge a reasonable fee to cover the costs of the inspection. A pedicab that does not meet these requirements shall meet these requirements by January 1, 2017, in order to continue operation.

(5) The operator of the pedicab shall at all times be able to establish financial responsibility in a minimum amount of one million dollars ($1,000,000) general liability insurance coverage and an additional five hundred thousand dollars ($500,000) general umbrella insurance that covers the pedicab. The local jurisdiction that authorized the pedicab to operate may require additional proof of financial responsibility.

(6) A pedicab shall not operate on any highway under the jurisdiction of the local authority unless authorized by resolution or ordinance. A pedicab shall not operate on any freeway and shall not operate on any highway with a posted speed limit in excess of 30 miles per hour, except to cross the highway at an intersection.

(7) The operator of the pedicab shall annually report to the Department of the California Highway Patrol, commencing on January 1, 2016, any accidents caused or experienced by the pedicabs.

(8) The pedicab shall not load or unload passengers on roadways or in the middle of highways.

(9) Pedicabs shall be operated as close as practicable to the right-hand curb or edge of the roadway, except when necessary to overtake another vehicle, to avoid a stationary object, or when preparing to make a left turn.

(b) This article only applies to pedicabs defined by subdivision (c) of Section 467.5, and does not apply to pedicabs defined in subdivision (a) or (b) of Section 467.5.

(Added by Stats. 2015, Ch. 496, Sec. 2. (SB 530) Effective January 1, 2016.)

INSURANCE SUMMARY
BREATHLESS WINES, LLC
PROPOSAL DATE: MARCH 10, 2026

PEDICAB

COMPANY: Kinsale Insurance Company
EFFECTIVE: TBD – Annual Policy
MAILING: 499 Moore Lane, Healdsburg, CA 95448
LOCATION: 499 Moore Lane, Healdsburg, CA 95448

GENERAL LIABILITY

COVERAGE:	LIMITS:
General Aggregate Limit	$1,000,000
Products-Completed Operations Aggregate Limit	$1,000,000
Personal and Advertising Injury Limit	$1,000,000
Each Occurrence Limit	$1,000,000
Damage to Premises Rented to You Limit	$100,000
Medical Expense Limit	EXCLUDED
Deductible:	$1,500 BI/PD

ADDITIONAL INSURED (AI):
AI as required by written contract are included.
Waiver of Subrogation and Primary/Non-Contributory Endorsement Included.
Liability extends to drivers at no charge – Driver contract agreements are required to be kept on file

TERMS/CONDITIONS:
Rates Subject to Approved/No Losses – 5 years loss runs (valuation date of loss runs no more than 60 days old)
Policy Term: 12 Months/ Policy Form: Occurrence
Compliance with Inspection (inspection company will reach out to schedule)
Mid Term Cancellation may result in Short Rate in Return Premium
Rated per unit
Compliance with annual Audit (audit company will reach out to schedule)

EXCLUSIONS:
Where Subject to Motor Vehicle Insurance Laws, Coverage Does Not Apply
Inland Marine (Physical Damage & Theft) to Pedicabs
Bodily Injury to Pedicab Operator/Independent Contractors/Employees
Assault & Battery
Fire or Fire-Related Injury or Damage
Medical Expense Limit

NIELSEN INSURANCE AGENCY
www.pedicabinsurance.com
7360 SW HUNZIKER ST, STE 207, TIGARD, OR 97223

Parking

The pedicab initiative offers a creative parking solution that directly benefits downtown Healdsburg.

Reduced Downtown Parking Demand

Instead of visitors searching for limited downtown plaza parking, guests may:

- Park at Breathless Sparkling Wines
- Enjoy transportation to the plaza
- Visit local restaurants and businesses
- Return safely to the winery during winery business hours

This approach:

- Reduces pressure on downtown parking
- Helps alleviate congestion
- Encourages distributed parking throughout the city
- Creates a more enjoyable experience for both residents and visitors

Traffic

The proposed pedicab service supports Healdsburg's broader traffic and mobility goals.

Reduced Vehicle Trips

The initiative helps:

- Reduce short-distance car trips between downtown and the industrial district
- Minimize unnecessary vehicle circulation
- Encourage low-impact transportation alternatives

Because many visitors currently drive the short distance between tasting rooms and downtown destinations, the pedicab provides an appealing alternative that removes additional vehicles from local streets.

Proposed Pedicab Route & Hours of Operation

Breathless has identified 2 locations on the plaza for safe onboarding and offboarding customers. One is located near Dry Creek Kitchen across from Plaza Street. The second is located on Center Street near Matheson.

See attached map, which includes the Breathless proposed route for the pedicab (in dark blue), in addition to the proposed onboarding and offboarding locations (circled).

Breathless Sparkling Wines pedicab hours of operation will be Thursday – Monday from 11am to 6pm.



Health and Environment

The electric-assisted pedicab promotes environmental sustainability and public wellness.

Environmental Benefits

- Zero-emission transportation option
- Reduced fuel consumption
- Lower traffic-related environmental impact
- Supports sustainable tourism practices

Community Wellness

The service contributes to:

- Reduced roadway congestion
- Cleaner local air quality
- A calmer and more pedestrian-friendly atmosphere

The project aligns with Healdsburg's reputation as a forward-thinking and environmentally conscious community.

Local Business Drop-Off Potential

The pedicab service may provide drop-off and transportation support for downtown Healdsburg Plaza businesses.

This creates additional opportunities for collaboration among Healdsburg businesses while helping visitors move throughout the city safely and conveniently.

The initiative supports a "park once and enjoy Healdsburg" model that benefits the entire local economy.

Community Engagement

Breathless Sparkling Wines has a long history of community involvement and nonprofit support throughout Sonoma County.

The pedicab initiative further supports community engagement by:

- Encouraging visitors to explore local businesses
- Strengthening connections between downtown and industrial district destinations
- Creating positive guest interactions
- Offering visitors a memorable Healdsburg experience

The service reflects the welcoming and community-centered spirit that both Breathless Sparkling Wines and the City of Healdsburg value.

Safety and SB 530 Compliance

Safety is a top priority for Breathless Sparkling Wines.

The pedicab operation will include:

- Alcohol-free transportation to and from Breathless Sparkling Wines
- Employee operator training
- Safe route planning
- Vehicle maintenance protocols
- Passenger loading and unloading procedures
- Compliance with all state and local regulations under SB 530

The low-speed, highly visible nature of the pedicab creates a safe and approachable transportation option for visitors exploring Healdsburg.

Conclusion

The proposed Breathless Sparkling Wines pedicab initiative represents a thoughtful, community-focused transportation enhancement designed to benefit the city of Healdsburg, local businesses, residents, and visitors alike.

The project:

- Reduces downtown parking pressure
- Encourages sustainable transportation
- Supports local commerce
- Creates a memorable visitor experience
- Enhances connectivity between downtown and the industrial district
- Promotes safe, low-impact transportation options
- Adds charm and vibrancy to the Healdsburg tourism experience

Most importantly, the pedicab reflects the same spirit that defines Healdsburg itself: hospitality, innovation, sustainability, and community connection.

By approving this initiative, the City of Healdsburg has the opportunity to enhance visitor mobility and strengthen the city's reputation as one of California's most welcoming and innovative wine country destinations.


EXIT
DO NOT

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Sonoma County Library Commission Appointment

PREPARED BY: Raina Allan, City Clerk

STRATEGIC INITIATIVE(S):
Effective and Efficient Government

RECOMMENDED ACTION(S):
Appoint a Healdsburg Representative to the Sonoma County Library Commission for a term of four years due to expire August 1, 2030.

COMMUNITY ENGAGEMENT/OUTREACH:
The Sonoma County Library Commission vacancy was published in the Press Democrat and the Healdsburg Tribune on April 2, 2026, April 9, 2026, April 16, 2026, and April 30, 2026. Information on the vacancy was also posted on the City Website and the City Social Media Platforms.

BACKGROUND:
As part of the amended Library Joint Powers Agreement, the City of Healdsburg is entitled to appoint a representative on the Sonoma County Library Commission. The terms on the Commission are for four years.

The City of Healdsburg's current representative is Andy Elkind and his term expires August 1, 2026. Mr. Elkind is not seeking re-appointment.

DISCUSSION/ANALYSIS:
On May 18, 2026, the City Council formed a subcommittee comprised of Councilmember's Kelley and Mitchell to conduct interviews. The subcommittee interviewed three applicants; Heather O'Neill, Ann Condon, and Caroline Gonzalez.

The subcommittee will make their recommendation at the City Council meeting.

ENVIRONMENTAL STEWARDSHIP:
Not applicable.

ALTERNATIVES:
Council could move forward without appointing one of the applicants. If the alternative is selected, staff requests further direction.

FISCAL IMPACT:
There is no fiscal impact as a direct result from the proposed action.

ENVIRONMENTAL ANALYSIS:
Pursuant to Title 14, the California Code of Regulations, Section 15378(b)(5) of the California Environmental Quality Act ("CEQA") guidelines, the proposed action is an administrative activity of the City that will not result in direct or indirect physical changes to the environment.

ATTACHMENT(S):
Library Commission Applications

CITY OF HEALDSBURG
CITY MANAGER'S OFFICE

401 Grove Street
Healdsburg, CA 95448-4723

Phone: (707) 431-3317
Fax: (707) 431-3321

Visit us at ***www.healdsburg.gov***

APPLICATION FOR APPOINTMENT TO COMMISSIONS AND COMMITTEES

The City of Healdsburg is seeking dedicated community members to serve on our boards and commissions. These groups play a vital role in advising the City Council on important matters. Please complete this application and submit it to Raina Allan at rallan@healdsburg.gov, along with any relevant information.

COMMITTEE, COMMISSION, OR AREA OF SERVICE YOU ARE APPLYING FOR:

Sonoma County Library Commission

Name: Ann Condon Telephone: [redacted]

Home Address: [redacted] Email: [redacted]

Resident in Healdsburg for 30 years.

Languages other than English spoken: n/a

Educational Background:
B.A. - Wellesley College, Wellesley, MA

Masters Degree in Library Science from Columbia University (NYC)

Employer: Retired

Job Title:

Duties Performed:
Retired from my position as a Business Systems Analyst for the State Compensation Insurance Fund.

This entailed translating business application needs into software requirements for developers.

I was also the librarian at Cloverdale High School for 10 years.

Have you ever attended a meeting of the Commission to which you are applying? If so, how many?

No

Please state briefly your reasons for applying and why you feel you are qualified for appointment to this body.

I am interested in supporting libraries and I have served as a librarian.

I was the librarian at Cloverdale High School for 10 years and was also the librarian for TV Guide magazine in NYC after receiving my Masters degree.

What would be your goal(s) as a Commissioner?

I would simply like to help and support libraries.

Please describe how you would help support excellence in public service and help the City effectively respond to the needs of the diverse residents we serve.

Having been a librarian, I think I can use my experience to intelligently discuss budgets, staffing, other library-related issues.

Current and Past Membership in Community Organizations & Offices Held:

None

Additional Information & Comments:

PLEASE CONSIDER THIS MY SIGNATURE FOR THIS APPLICATION

Ann Condon

See below for e-signature.

Local References:

Name: Kris Cuneo Telephone: [redacted]

Address: [redacted] Healdsburg Email: [redacted]

Name: Elizabeth Henry Telephone: [redacted]

Address: [redacted], Windsor, CA Email: [redacted]

Name: Mona Ibrahim Telephone: [redacted]

Address: [redacted]., Windsor, CA Email: [redacted]

Applicants and incumbents should be aware that they may be required to disclose any potential conflicts of interest arising from their business or organizational affiliations within the City of Healdsburg. Furthermore, a Statement of Economic Interest may be required, which is subject to public disclosure.

I certify that the information provided in this application is true and accurate to the best of my knowledge. By submitting this application, I agree to serve on the designated Commission/Committee if appointed.

Signature: Ann Condon **Date**: 4/30/2026

CITY OF HEALDSBURG
CITY MANAGER'S OFFICE

401 Grove Street
Healdsburg, CA 95448-4723

Phone: (707) 431-3317
Fax: (707) 431-3321

Visit us at www.healdsburg.gov

APPLICATION FOR APPOINTMENT TO COMMISSIONS AND COMMITTEES

The City of Healdsburg is seeking dedicated community members to serve on our boards and commissions. These groups play a vital role in advising the City Council on important matters. Please complete this application and submit it to Raina Allan at rallan@healdsburg.gov, along with any relevant information.

COMMITTEE, COMMISSION, OR AREA OF SERVICE YOU ARE APPLYING FOR:

Library Commission

Name: Heather ONeill Telephone: [redacted]

Home Address: [redacted] Healdsburg Email: [redacted]

Resident in Healdsburg for 2 years.

Languages other than English spoken: _____

Educational Background: _____
BS Mathematics, Music; Northeastern University 2006

Employer: Pixels for Humans

Job Title: Strategic Partner & CEO

Duties Performed: _____
UX design, User Research, Web Design & Development, Business Consulting and Advisory, Business and Career Coaching, Product Management, Product Strategy

THIS DOCUMENT AND ALL ATTACHMENTS ARE AVAILABLE FOR PUBLIC INSPECTION

Have you ever attended a meeting of the Commission to which you are applying? If so, how many?

No

Please state briefly your reasons for applying and why you feel you are qualified for appointment to this body.

I love libraries. When I was young, my local library opened new worlds for me, and provided me a safe, easy space to exist and grow; I believe everyone should have a place like that. I am excited to make that even more true in Healdsburg. I am qualified because I bring a business + service mindset, and have been connecting with the community in the past year as a LAB member.

What would be your goal(s) as a Commissioner?

My goals would be:
- to ensure that the range of library services, offerings and materials meets the broadest range of needs for Sonoma County communities
- to ensure library spending of time, activities and financial allocation maps to specific goals and initiatives crucial to library impact
- to track efficacy of programs, spending and initiatives in terms of serving communities well and meeting a broad range of community needs.

Please describe how you would help support excellence in public service and help the City effectively respond to the needs of the diverse residents we serve.

I would connect with Healdsburg, as well as the larger Sonoma County community, to understand their needs, challenges and frustrations with library services and experiences. I would work with the other commissioners and the Library leadership teams to track and direct how our budgets, resources and time are spent towards meeting our communities' needs.

Current and Past Membership in Community Organizations & Offices Held:

Chair, Vice Chair, Member, Healdsburg LAB Nov 2024 - Present; President - Sweet Peas Daycare Parent Advisory Board, 2016 - 2017; Mentor & Advisor - Mass Challenege (Startup Incubator), 2010 - 2024; Mentor & Advisor, StartEd (education tech incubator) - 2023 - Present; Co-chair, Secretary, Boston PHP 2010 - 2013

Additional Information & Comments:

I am really excited and looking forward to this opportunity! :)

Local References:

Name: Dee Edwinson Telephone: [redacted]
Address: [redacted] Healdsburg CA Email: _____

Name: Wendy Skillman Telephone: [redacted]
Address: [redacted] Healdsburg CA Email: _____

Name: Emily Hopfer Telephone: [redacted]
Address: [redacted] Healdsburg CA Email: _____

Applicants and incumbents should be aware that they may be required to disclose any potential conflicts of interest arising from their business or organizational affiliations within the City of Healdsburg. Furthermore, a Statement of Economic Interest may be required, which is subject to public disclosure.

I certify that the information provided in this application is true and accurate to the best of my knowledge. By submitting this application, I agree to serve on the designated Commission/Committee if appointed.

Signature: _____ **Date:** April 30, 2026

CITY OF HEALDSBURG
CITY MANAGER'S OFFICE

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MAY 11 2026
CITY OF HEALDSBURG

APPLICATION FOR APPOINTMENT TO COMMISSIONS AND COMMITTEES

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COMMITTEE, COMMISSION, OR AREA OF SERVICE YOU ARE APPLYING FOR:

Library Commission

Name: Caroline Gonzalez Telephone: [redacted]

Home Address: [redacted] Email: [redacted]

Resident in Healdsburg for 37 years.

Languages other than English spoken: Spanish

Educational Background:

I hold a degree in Fashion from Fashion Institute of Design & Merchandising and am currently attending community college as I prepare to transfer to a UC campus to study Psychology.

Employer: Corazón Healdsburg

Job Title: Early Childhood Education Manager

Duties Performed:

I oversee and develop programs that support young children and their families, focusing on school readiness, parent education, and healthy development. I lead staff and facilitators, engage families through culturally responsive and bilingual approaches, track program outcomes, and build strong community partnerships. My role ensures that families feel supported and empowered while helping children ages 0–5 build a strong foundation for lifelong learning.

Have you ever attended a meeting of the Commission to which you are applying? If so, how many?

Only virtually.

Please state briefly your reasons for applying and why you feel you are qualified for appointment to this body.

I am applying to serve as a Library Commissioner for the Healdsburg Library Commission because I believe libraries are essential spaces for learning, connection, and community empowerment. As an Early Childhood Education Manager at Corazón Healdsburg, I have experience developing educational programs, engaging families, and building partnerships that increase access to resources. As the co-creator of Libros y Raíces, I am especially passionate about expanding culturally relevant and bilingual opportunities for our community. I bring a strong commitment to equity, community voice, and lifelong learning, and I would be honored to contribute to strengthening our local library system.

What would be your goal(s) as a Commissioner?

My goal as a Commissioner for the Healdsburg Library Commission would be to expand equitable access to library resources, especially for underserved and bilingual families, while strengthening programs that support early literacy and lifelong learning. I would also focus on building stronger community partnerships to ensure the library continues to be a welcoming, culturally responsive space where all residents feel represented, supported, and connected.

Please describe how you would help support excellence in public service and help the City effectively respond to the needs of the diverse residents we serve.

I would support excellence in public service by prioritizing accessibility, cultural responsiveness, and strong community engagement. Through my work with Corazón Healdsburg, I've built trust with diverse families by listening and connecting them to resources. I would bring this approach to the Healdsburg Library Commission by promoting inclusive, bilingual programs and ensuring services reflect the needs of all residents.

Current and Past Membership in Community Organizations & Offices Held:

Library Advisory Board

Additional Information & Comments:

Local References:

Name: Andy Elkind Telephone: [redacted]

Address: [redacted] Healdsburg Ca 95448 Email: [redacted]

Name: Erica Gutierrez Telephone: [redacted]

Address: [redacted] Email: [redacted]

Name: Leslie Corral Cisneros Telephone: [redacted]

Address: [redacted] Email: [redacted]

Applicants and incumbents should be aware that they may be required to disclose any potential conflicts of interest arising from their business or organizational affiliations within the City of Healdsburg. Furthermore, a Statement of Economic Interest may be required, which is subject to public disclosure.

I certify that the information provided in this application is true and accurate to the best of my knowledge. By submitting this application, I agree to serve on the designated Commission/Committee if appointed.

Signature: Caroline Gonzalez **Date**: 5/11/2026

CITY OF HEALDSBURG
CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 15, 2026

SUBJECT: Appointment of a new Planning Commissioner

PREPARED BY: Raina Allan, City Clerk

STRATEGIC INITIATIVE(S):
- Provide Effective Governance

RECOMMENDED ACTION(S):
By motion, appoint three applicants to the Planning Commission for a term of four years due to expire June 30, 2030.

COMMUNITY ENGAGEMENT/OUTREACH:
The Planning Commission vacancy was published in the Press Democrat and the Healdsburg Tribune on May 21, 2026, May 28, 2026, and June 4, 2026. Information on the vacancy was also posted on the City's social media platforms, the City website, posted in the bi-weekly City Manager's Update, and sent by email.

BACKGROUND:
At the June 1, 2026, City Council meeting, the City Council formed a subcommittee comprised of Mayor Herrod and Councilmember Kelley to interview applicants interested in serving on the Planning Commission. The City Clerk received four applications. The applicants interviewed are listed below:

- James Gentry
- Jonathan Pearlman
- Harry Hubbell
- Conor McKay

DISCUSSION/ANALYSIS:
The City Council subcommittee will make their recommendation at the City Council meeting. City Council will have the opportunity to discuss the recommendation.

ENVIRONMENTAL STEWARDSHIP:

Not applicable.

ALTERNATIVES:
The City Council could opt to not take the Subcommittee's recommendation. In that case City Council could appoint other applicants to the vacancies or direct staff to restart the recruitment process for the vacancy.

FISCAL IMPACT:
There is no fiscal impact related to the proposed action.

ENVIRONMENTAL ANALYSIS:
Pursuant to Title 14, the California Code of Regulations, Section 15378(b)(5) of the California Environmental Quality Act ("CEQA") guidelines, the proposed action is an administrative activity of the City that will not result in direct or indirect physical changes to the environment.

ATTACHMENT(S):
Applications



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APPLICATION FOR APPOINTMENT TO COMMISSIONS AND COMMITTEES

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COMMITTEE, COMMISSION, OR AREA OF SERVICE YOU ARE APPLYING FOR:

Healdsburg Planning Commission

Name: Andrew (Harry) Hubbell Telephone [redacted]

Home Address: [redacted] Email: [redacted]

Resident in Healdsburg for 2013 years.

Languages other than English spoken:

Educational Background:
BS in Political Science from the University of Oregon.

Employer: The County of Sonoma

Job Title: Aide to Supervisor James Gore, Sonoma County 4th District

Duties Performed: Schedule management, Constituant issues,
Project managment, writing board items, Municipal Advisoty Council staffing and managment.

THIS DOCUMENT AND ALL ATTACHMENTS ARE AVAILABLE FOR PUBLIC INSPECTION

Have you ever attended a meeting of the Commission to which you are applying? If so, how many?

No.

Please state briefly your reasons for applying and why you feel you are qualified for appointment to this body.

I care deeply about my home town and want to see projects in Healdsburg that serve the community. I've been on county commissions before, but want to get more involved in the town we all love so much.

What would be your goal(s) as a Commissioner?

My goals would be to help support projects within Healdsburg that add to the quality of life for everyone who calls this place home, reguardless of income level.

Please describe how you would help support excellence in public service and help the City effectively respond to the needs of the diverse residents we serve.

I commit to being available to listen with empathy to the diverse needs of our community. At my current role we recieve a large volume of complaints, some we can legally do nothing about; however its important to always listen because there usually is something that we can actually do to atleast mitigate, or partially solve the issue.

Current and Past Membership in Community Organizations & Offices Held:

Sonoma County Fish and Wildlife Commission

Additional Information & Comments:

Local References:

Name: James Gore Telephone: [redacted]

Address: [redacted] Email: [redacted]

Name: Alex Wood Telephone: [redacted]

Address: _____ Email: [redacted]

Name: Conor McKay Telephone: [redacted]

Address: _____ Email [redacted]

Applicants and incumbents should be aware that they may be required to disclose any potential conflicts of interest arising from their business or organizational affiliations within the City of Healdsburg. Furthermore, a Statement of Economic Interest may be required, which is subject to public disclosure.

I certify that the information provided in this application is true and accurate to the best of my knowledge. By submitting this application, I agree to serve on the designated Commission/Committee if appointed.

Signature: _____ **Date:** 6/4/2026

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COMMITTEE, COMMISSION, OR AREA OF SERVICE YOU ARE APPLYING FOR:

PLANNING

Name: Jonathan Pearlman Telephone: [redacted]

Home Address: [redacted] Email: [redacted]

Resident in Healdsburg for 6 years.

Languages other than English spoken: none

Educational Background:

Bachelor of Arts in Architectural History from Tufts University, 1980
Master of Architecture, University of Texas at Austin, 1984

Employer: Elevation Architects

Job Title: Design Principal

Duties Performed:

I am the lead designer for all of our multi-family and custom residential work, I manage project teams, and I am the main client contact for our work.

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Have you ever attended a meeting of the Commission to which you are applying? If so, how many?

Before my appointment to the Planning Commission in 2024, I was a frequent attendee at Planning Commission meetings.

Please state briefly your reasons for applying and why you feel you are qualified for appointment to this body.

I am committed to the participation in and enhancement of the communities that I live in. I have over 40-years of experience as an architect, first in Austin, Texas, then Michigan and since 1989 in San Francisco and the Bay Area. I started my firm, Elevation Architects, in 1995 and moved our office to Healdsburg in 2014. In the over 30 years since founding my firm, I have been the lead on design and permitting, working with planning agencies and presenting to commissions and boards in many cities across the Bay Area. I have served on volunteer community and city planning agencies over the past 25 years.

What would be your goal(s) as a Commissioner?

1. To work with staff to update the zoning code to allow higher residential density in the CD Downtown district.
2. In our workshops, to help the City achieve high quality design for all building types.
3. To find ways to allow more housing to be developed citywide.

Please describe how you would help support excellence in public service and help the City effectively respond to the needs of the diverse residents we serve.

Over the past 12 years since I moved my architecture practice to Healdsburg, I have attended many local events including the Summer Music in the Plaza, the Future Farmer's parade, the Turkey Trot, the Climate Fest, the Design Dialogues and Crafted Conversations and many others. In each, I get a greater understanding of the culture of the town and its citizens. As an "older white guy", I know that I don't have a deep understanding of the many cultures that are here, but I do listen, ask questions and try to learn about what is important to the community.

Current and Past Membership in Community Organizations & Offices Held:

- San Francisco Landmark Preservation Advisory Board 2002
- The Los Altos Neutra House Executive Board 2008 - 2015
- San Francisco Historic Preservation Commission 2013 – 2021
- Healdsburg Planning Commission 2024 - present
- Kalderra, Board President 2025 - present

Additional Information & Comments:

In my role as a Planning Commissioner as well as a practicing architect, I believe I can contribute my experience, knowledge, expertise and grounding in history to help shaping a conscious, forward-looking, and respectful future for the development and evolution of Healdsburg.

Local References:

Name: Renn Rhodes Telephone: [redacted]

Address: [redacted] Email [redacted]

Name: James Munden Telephone: [redacted]

Address: [redacted] Email [redacted]

Name: Ken Munson Telephone [redacted]

Address: _____ Email: [redacted]

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I certify that the information provided in this application is true and accurate to the best of my knowledge. By submitting this application, I agree to serve on the designated Commission/Committee if appointed.

Signature: jonathan Pearlman **Date:** 5.23.26

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COMMITTEE, COMMISSION, OR AREA OF SERVICE YOU ARE APPLYING FOR:

Planning Commission

Name: James P Gentry Telephone [redacted]

Home Address: [redacted] Email [redacted]

Resident in Healdsburg for 26 years.

Languages other than English spoken: _____

Educational Background:

Westside Union Elementary, Geyserville Middle and High School, Santa Rosa Junior College (A.A., 2003), California State University Fresno (Ph.B., Philosophy, 2005)

Employer: Self

Job Title: Principal Consultant / Executive Operator

Duties Performed:

Fractional executive services including strategic planning, operational restructuring, large-scale event production, municipal asset management, and real estate development entitlement.

Have you ever attended a meeting of the Commission to which you are applying? If so, how many?

Yes, 4

Please state briefly your reasons for applying and why you feel you are qualified for appointment to this body.

My family has been rooted in Healdsburg's economy since the 70s, operating businesses ranging from agriculture to retail and HR. I have over 20 years of executive-level experience in development and operations with a record of managing a public-private partnership, navigating permitting processes, and presenting projects for design review. I want to leverage this operational background to serve the city.

What would be your goal(s) as a Commissioner?

My primary goal is to advocate for community-driven development that thoughtfully balances economic progress with our town's unique character. I aim to apply a strict operational and logistical lens to city planning, ensuring that future development is economically viable, supports local brick-and-mortar businesses, and actively protects the livability of our existing residential neighborhoods.

Please describe how you would help support excellence in public service and help the City effectively respond to the needs of the diverse residents we serve.

With my family's history as local business owners, I understand the importance of responsive public service. I would support a culture of continuous improvement, helping to enhance collaboration and streamline processes. I would also advocate for equitable outreach beyond traditional channels, actively seeking input from diverse and underserved communities to ensure Healdsburg remains vibrant and well-managed.

Current and Past Membership in Community Organizations & Offices Held:

City of Healdsburg Community Advisory Committee member. Coach (Little League, travel baseball), board member (Montessori school, large community sports foundation), volunteer, event management and fundraising auctioneer (multiple).

Additional Information & Comments:

I am committed to a future where we can pursue innovative development that strengthens our town's economic vitality while honoring the people and values that make Healdsburg so special. Thank you for the opportunity and I'm looking forward to the next steps!

Local References:

Name: Alex Harris (The Harris Gallery Art + Wine Collection) Telephone [redacted]

Address [redacted] Email [redacted]

Name: Jim Stafford (local medical professional) Telephone: [redacted]

Address: [redacted] Email: [redacted]

Name: Linda Summerville (Healdsburg Tax Service) Telephone: [redacted]

Address [redacted] Email: _____

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I certify that the information provided in this application is true and accurate to the best of my knowledge. By submitting this application, I agree to serve on the designated Commission/Committee if appointed.

Signature: _____ **Date:** 5/18/2026

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COMMITTEE, COMMISSION, OR AREA OF SERVICE YOU ARE APPLYING FOR:

Planning Commission

Name: Conor McKay Telephone: [redacted]

Home Address: [redacted] Email: [redacted]

Resident in Healdsburg for 24 years.

Languages other than English spoken: Some Spanish

Educational Background:
Cal Poly San Luis Obispo Class of 2018 - BS Environmental Management and Protection - Minor: City/Regional Planning

Employer: City of Santa Rosa

Job Title: Senior Planner

Duties Performed: Please see the attached document.

THIS DOCUMENT AND ALL ATTACHMENTS ARE AVAILABLE FOR PUBLIC INSPECTION

Have you ever attended a meeting of the Commission to which you are applying? If so, how many?

Please see the attached document.

Please state briefly your reasons for applying and why you feel you are qualified for appointment to this body.

Please see the attached document.

What would be your goal(s) as a Commissioner?

Please see the attached document.

Please describe how you would help support excellence in public service and help the City effectively respond to the needs of the diverse residents we serve.

Please see the attached document.

Current and Past Membership in Community Organizations & Offices Held:

Please see the attached document.

Additional Information & Comments:

Please see the attached document.

Local References:

Name: Amy Nicholson - Supervising Planner - City of SR Telephone: [redacted]

Address: _____ Email: [redacted]

Name: Torina Wilson - Transportation Planner Telephone [redacted]

Address: _____ Email [redacted]

Name: Ada Chan - Regional Planner Telephone: [redacted]

Address: _____ Email [redacted]

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I certify that the information provided in this application is true and accurate to the best of my knowledge. By submitting this application, I agree to serve on the designated Commission/Committee if appointed.

Signature: Conor McKay **Date:** 6/4/2026

Conor McKay - Application for the Healdsburg Planning Commission

[redacted]

Duties Performed as a Senior Planner with the City of Santa Rosa:

In my role with the City of Santa Rosa, I take on a leadership position in navigating complex current and long-range planning efforts. I regularly manage high-profile and often controversial development projects, where I am responsible for guiding proposals through the review process and helping ensure that decisions are clearly grounded in adopted policy. This work requires steady judgment and the ability to move projects forward while maintaining clarity and consistency.

I also serve as the Project Manager for the South Santa Rosa Specific Plan. In that capacity, I oversee the work of consultants and help shape long-range planning policy in coordination with City leadership and the broader community. The role requires balancing competing priorities while keeping a multi-year effort on track.

A key part of my work involves preparing and presenting staff analyses and recommendations to the Design Review and Preservation Board, Planning Commission, and City Council. These presentations require me to clearly communicate complex issues and support decision-makers as they work through challenging and sometimes sensitive topics.

In addition, I serve as the City of Santa Rosa's Zoning Administrator, where I make formal land use decisions and ensure that regulations are applied consistently. Across all of my work, I focus on providing clear direction and maintaining accountability so that outcomes are fair, transparent, and defensible.

Have you ever attended a meeting of the Commission to which you are applying? If so, how many?

I have a ~99% attendance rate during my time on the Planning Commission. I have also served as Chair since mid-2024.

Please state briefly your reasons for applying and why you feel you are qualified for appointment to this body.

I am applying for reappointment to the Planning Commission to continue contributing to clear and well-reasoned land use decisions. Over time, I have developed a strong understanding of the Commission's role in applying adopted policies while working

through complex and sometimes competing perspectives. I value the deliberative process and the way individual viewpoints come together to shape thoughtful outcomes.

Through my professional work with the City of Santa Rosa, I engage in similar planning and development review processes, which has reinforced my ability to evaluate projects and approach decisions with consistency and clarity. That experience has deepened my understanding of how to balance policy direction with real-world considerations.

I approach this role with a focus on fairness, clear reasoning, and respect for the process. I would welcome the opportunity to continue serving in a way that supports thoughtful decision-making and maintains public trust.

What are your goal(s) as a Commissioner?

My primary goal as a Commissioner would be to continue to make well-founded decisions that are practical and consistent. I always aim to approach each item with a clear understanding of the applicable standards while remaining open to public input and thoughtful discussion with fellow Commissioners.

I would also prioritize maintaining an efficient and predictable review process. Applicants and community members benefit from clarity in how decisions are made, and I would work to support a fair and consistent process.

Finally, I would continue to contribute to a collaborative Commission environment. I enjoy the dynamic of the Commission and how everyone approaches decisions from a different perspective. I would continue to ask focused questions, engage constructively with staff and fellow Commissioners, and helping move decisions forward in a way that is both practical and defensible.

Please describe how you would help support excellence in public service and help the City effectively respond to the needs of the diverse residents we serve.

I would support excellence in public service by approaching the role with preparation, consistency, and a strong respect for the City's decision-making process. I would take the same approach that I take in my role at the City of Santa Rosa by taking the time to understand each item and clearly explain the reasoning behind decisions helps build trust and ensures that outcomes are grounded in adopted policy.

Effectively responding to the needs of a diverse community starts with listening. Not all perspectives are equally represented in public meetings, so it is important to be mindful of who is in the room and who is not. I would approach each decision with that awareness, while supporting efforts that make participation more accessible and inclusive.

I also believe that *how* decisions are made is just as important as the outcome. Maintaining a respectful and focused hearing environment allows for productive discussion and helps ensure that all participants feel heard. That approach leads to more thoughtful decisions and a stronger connection between the City and the community it serves.

Current and Past Membership in Community Organizations & Offices Held:

Healdsburg Planning Commission: February 2021 - Present

SMART Citizen's Oversight Committee: February 2023 – March 2025

PARKS AND RECREATION MEETING
REPORT TO THE CITY COUNCIL

MEETING DATE: May 13, 2026

RECOMMENDED ACTION: No action required.

1. **ROLL CALL**

   Commission Members Present: Andrews, Halvorsen, Thwaites, and Wang

   Commission Members Absent: Cronin, Dobley and Melick

   City Staff in attendance: Community Services Director Mark Themig, Project Manager Tom Campbell, Parks and Open Space Superintendent Jaime Licea, Active Adult and Senior Services Supervisor Anna Grant, and Office Assistant Lisa Licea

   Changes (Deletions) to the Agenda: Item 1.e Election of Chair and Vice Chair removed from the current agenda and will be included on the next meeting's agenda.

   Approval of Minutes: The September 10, 2025 regular meeting minutes were approved.

2. **CITY COUNCIL LIAISON REPORT:** Mayor Chris Herrod provided the City Council Liaison report to the Commission.

3. **ANNOUNCEMENTS/PRESENTATIONS:** None

4. **PUBLIC COMMENTS:** None

5. **OLD BUSINESS:** The Commission received information on Tier 1 of the Multicultural Center and Resilience Hub Project at the Abel de Luna Community Center. Discussion included project background, the public engagement process during the planning stage, the master plan concept and the current budget for the project.

6. **NEW BUSINESS**: Staff provided updates on an array of Community Services projects and activities including the new 49ers Co-Ed Flag Football League, Civic Rec Software implementation, When the Time Comes Program, fire fuel reduction work, the Annual Graduating Senior Banner installation, the Magical Bridge Playground Project, and the Grand Opening Weekend at the Foley Family Community Pavilion.

7. **INFORMATION AND REPORT OF COMMUNITY SERVICES ACTIVITIES:** None

8. **COMMISSION REPORTS ON MATTERS OF INTEREST:** After 5 years of service, Chair Thwaites is stepping down from the Commission.

9. **ADJOURNMENT:** Meeting was adjourned at 7:51 PM.

ARTS AND CULTURE COMMISSION MEETING
REPORT TO THE CITY COUNCIL

MEETING DATE: May 27, 2026

RECOMMENDED ACTION: No action required.

1. **ROLL CALL**

   Commission Members Present: Frank, Harris, Jeppson, and Rauda

   Commission Members Absent: Conklin, Davy, and Riner

   City Staff in attendance: Community Services Director Mark Themig, Arts & Culture Program Administrator Taryn Möller Nicoll, and Office Assistant Lisa Licea

   Approval of Minutes: The meeting minutes for October 15, 2025 Special Meeting of the Arts and Culture Commission were approved.

2. **CITY COUNCIL LIAISON REPORT:** None

3. **ANNOUNCEMENTS/PRESENTATIONS:** The Commission received a presentation from the non-profit arts organization, Kalderra.

4. **PUBLIC COMMENTS**: Richard Berg of Healdsburg spoke to suggest that the Commission consider an artistic solution to safely block off the crossed steel beams at the Foley Pavilion.

   Dr. Linus Lancaster spoke to request that there be a vote at the next meeting to determine the venue for the Arts Education Symposium proposed to happen in the Fall.

5. **BUSINESS ITEMS:** Staff reviewed the status of the Commission's current initiatives and City Council's 26-27 goals for Arts and Culture. Discussion included the proposed 'Artist of the Year' Program, development of the City's application to the California Cultural Districts Program, and the proposed Arts and Culture Education Financial Assistance Program. Staff will update the Commission's 26-27 'Workplan', adding their revisions and suggestions for goal refinement.

6. **COMMITTEE UPDATES**: Committees provided progress updates to the Commission.

7. **INFORMATION AND REPORT OF COMMUNITY SERVICES ACTIVITIES**: Staff provided updates on upcoming special events and upcoming Arts and Culture Program Administrator position interviews.

8. **COMMISSION REPORTS ON MATTERS OF INTEREST**: Commissioners shared recent experiences on the Arts for All Grant and community arts engagement activities.

9. **ADJOURNMENT**: Meeting adjourned at 7:58 PM.

STATION AREA SPECIFIC PLAN
COMMUNITY ADVISORY COMMITTEE MEETING
REPORT TO THE CITY COUNCIL

MEETING DATE: June 3, 2026

RECOMMENDED ACTION: No action required.

1. **ROLL CALL**
   Commission Members Present: Bialla, Byck-Barwick, Dobley, Dobrowolski, Gentry, Horne, Jeppson, Lopez, McKay, McMullen, Morris, Osborn, Shakked, Whitlock

   Commission Members Absent: Dolph

   City Staff in attendance: Community Development Director Scott Duiven, Senior Planner Ellen McDowell, Administrative Technician Amanda Gray

2. **ADMINISTRATIVE ACTIONS:**
   A. Introductions: The Committee members briefly introduced themselves and shared their reasons for wanting to serve on the Station Area Specific Plan Community Advisory Committee.

   B. Approval of Agenda: The Committee unanimously approved the June 3, 2026, agenda.

   C. Approval of Minutes: None

   D. Acceptance of Communications and Correspondence: None

3. **PUBLIC COMMENTS**
   None.

4. **STAFF REPORT AND UPDATES**
   Director Duiven provided the Committee with updates on a variety of items related to the Station Area Specific Plan process.

5. **BUSINESS ITEMS**
   5a. Brown Act Training
   Donald Larkin, Partner at Burke, Williams & Sorenson, LLP, provided a presentation to the Committee regarding the Brown Act. No action was taken.

   5b. MTC Transit Oriented Community (TOC) Policy
   Community Development Director, Scott Duiven, provided a presentation to the Committee regarding the MTC Transit Oriented Community (TOC) Policy. No action was taken.

6. **ADJOURNMENT**
   The meeting adjourned at approximately 7:54 PM.

PLANNING COMMISSION WORKSHOP
REPORT TO THE CITY COUNCIL

MEETING DATE: June 9, 2026

RECOMMENDED ACTION: No action required.

1. ROLL CALL

Commission Members Present: Barber, Gerlach, Luks, McKay, Pearlman, Schadlich, Wood
Commission Members Absent: None

City Staff in attendance: Community Development Director Scott Duiven, Senior Planner Ellen McDowell, Administrative Technician Amanda Gray

2. ADMINISTRATIVE ACTIONS:

A. Approval of Agenda: The Commission voted 7-0-0 to approve the June 9, 2026, agenda.

B. Approval of Minutes: The Commission voted 7-0-0 to approve the May 12, 2026, minutes.

C. Acceptance of Communications and Correspondence: None

D. Declaration of Conflict of Interest: None

E. Disclosures of Ex Parte Communications: None

3. PUBLIC COMMENTS

None.

4. WORKSHOP

4A. 444 HEALDSBURG AVENUE WORKSHOP TO REVIEW A LIVE/WORK DEVELOPMENT

The Planning Commission conducted a workshop to receive a presentation from the applicant regarding their proposal to construct a live/work development consisting of two individual work spaces and a living space in approximately 2,280 square feet, receive public input, and provide informal feedback to the applicant and City staff. No official action was taken.

5. ADJOURNMENT

The meeting adjourned at approximately 6:55 PM.

CITY OF HEALDSBURG
CITY COUNCIL FUTURE AGENDA ITEMS

(NOTE: The schedule is tentative and subject to change pending final publication and posting of the City Council meeting agenda)

August 3, 2026	Employee Anniversaries – Benjamin Veith (5 years), Kristin Ratto (10 years), Jaemee Huot (5 years)
	When the time Comes Program Update
	Recognition of Phil Luks
	Disbursement Report – May 2026
	Investment Report – May 2026
	First Amendment to Amended and Restated Joint Exercise of Powers Agreement for Sonoma County Waste Management Agency
	SD Media Agreement Renewal
	Weed Abatement Public Hearing
	Magical Bridge Foundation: Design/Construction Agreement and Funding Commitment
	Percent for Arts Update
	Standards of Cover Study- Fire Department Service, Response and Staffing Review
August 17, 2026	Farmers' Market Agreement
	Badger Park Schematic Design Contract
	Microtransit Update
September 8, 2026	Contract Amendment to Housing Land Trust of the North Bay
(Tuesday)	Annual Update to the City's Utility Wildfire Mitigation Plan
	Senior Center Older Adult Dining Program Agreement
September 21, 2026	
	Agriculture & Open Space District Agreements for Laura Fish Somersal Park and Badger Park

(NOTE: The schedule is tentative and subject to change pending final publication and posting of the City Council meeting agenda)