



CAZADERO COMMUNITY SERVICES DISTRICT
PO BOX 508
CAZADERO CA 95421-0508

Board Meeting Agenda
June 10, 2026 ~ 6:30PM
Location ~ Fire Station #1
5980 Cazadero Hwy, Cazadero, CA 95421

The Board meeting agenda and all supporting documents are available for public review on the website at www.cazadero-csd.org and upon prior appointment at 5980 Cazadero Hwy, Cazadero CA, 72 hours in advance of a scheduled board meeting. Materials related to an item on this Agenda submitted to the Board after distribution of the agenda packet, and not otherwise exempt from disclosure, will be made available for public inspection at the District Office upon prior appointment at 5980 Cazadero Hwy, Cazadero and on the website at www.cazadero-csd.org. Copies of supplemental materials distributed at the Board meeting will be available for public inspection at the meeting location.

In accordance with the Americans with Disabilities Act, anyone needing special assistance to participate in this meeting should contact District Administrative Assistant Sherry Kulczewski at (707) 591-1015. Notification 48-hours before the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

President P. Barry

Director M. Berry

Director H. Canelis

Director D. DeBeaune

Director S. Griswold

OPEN TIME FOR PUBLIC EXPRESSION

This is an opportunity for any member of the public to briefly address the District Board on any matter that does not appear on this agenda and is restricted to matters within the Board's jurisdiction. Items that appear to warrant a more-lengthy presentation or Board consideration may be placed on the agenda for discussion at a future meeting. Please limit comments to three hundred (300) words.

AGENDA ADJUSTMENTS

An opportunity for the Board President to approve adjustments to the current agenda.

DIRECTOR REPORTS

An opportunity for Directors to report on their individual activities related to District Business.

STAFF REPORTS

1. Administrative Assistant
2. Fire Department
 - a. Operations
 - b. Administration
 - c. Training
 - d. Special Projects
 - e. Firefighters Association Report
3. Park & Rec Maintenance
4. Facilities

CONSENT CALENDAR ITEMS

These items can be acted on in one consolidated motion or may be removed from the Consent Calendar and separately considered at the request of any Director

1. Approval of Meeting Minutes – May 4, 2026

ACTION ITEMS

1. **Appointment of New Director** – Discussion/Action –
2. **Latent Powers for Water District** – Discussion/Action –
3. **CCSD Ethics Question** – Discussion/Action –
4. **Resolution 25/26-04 Ordering an election be held and requesting consolidation with the November 2026 General Election** – Discussion/Action –
5. **Resolution 25/26-05 Approving the 2026-27 Fiscal Year Preliminary Budget** – Discussion/Action – Discuss and consider proposed Budget Items and approval of resolution
6. **ADA Inspection** – Discussion/Action –
7. **Park Improvement** – Discussion/Action –
8. **Station #1 Firefighter overnight accommodations** – Discussion/Action –
9. **Measure H – Reporting Documentation** – Discussion/Action –

DISCUSSION ITEMS

1. **Update on Grants** – Discussion –
2. **Board Vacancy** – Discussion –

COMMUNICATIONS

Measure H Report: The Improved and Enhanced Local Fire Protection, Paramedic Services and Disaster Response Tax Comprehensive Annual Report-FY 2024-2025, prepared by the Measure H Oversight Committee, April 30, 2026

ADJOURNMENT

DIRECTOR REPORTS



Council of Governments Convening

Minutes

Special Meeting

April 18, 2026 01:00 PM

20488 CA-116, Monte Rio

<https://sonomacounty.ca.gov/lrrmac>

1. Call to Order

The meeting was called to order at 1:00 pm by Chair & Hacienda Representative: Vicki Clewes.

Supervisor Hopkins facilitated this special meeting.

A. Roll Call

Present: Chair & Hacienda Representative: Vicki Clewes, Vice Chair and Monte Rio / Villa Grande Representative: Patty Thayer, Guerneville South / Pocket Canyon Representative: Betsy Van Dyke, Forestville Representative: Cari Hernandez, Rio Nido Representative: Nick Thayer, Guerneville Alternate Yvonne Green, Cazadero / Duncans Mills Alternate Terry Gwiazdowski

Absent: Cazadero / Duncan Mills Representative: Tony Goodwin, Guerneville Representative: Joe Rogoff, Guerneville Representative: Spencer R. Scott, Forestville Representative: Lonnie Lazar

Staff Present: Debbie Ramirez, Field Representative D5; Che Casul, Director of Community Initiatives D5; Tracy Lyons, Chief of Staff, D5; Ruby Seidner, Intern, D5; Jeff Duvall, Director Department of Emergency Management; Todd Hunsdorfer, Analyst CEO's Office; Hannah Whitman, Analyst CEO's office; Andrea Rodriguez & Kent Gylfe, Sonoma Water

B. Participating Special District Governance Members: Paul Barry, Cazadero Community Services District; Chris Tachouet, Gold Ridge Fire District; David Warburg, Gold Ridge Fire District; Charlie Lachman, Gold Ridge Fire District; Jennifer Butler, Graton Community Services District; Joseph McIntyre, Graton Community Services District; Jean Sasso, Monte Rio Recreation and Park District; Marsee Henon, Russian River Recreation and Park District; Herman J. Hernandez, Russian River Recreation and Park District; Megan Perkins, Russian River Recreation and Park District; Carl Nicolari, Russian River Recreation and Park District; Gaylord Schaap, Sweetwater Springs Water District; Tim Lipinski, Sweetwater Springs Water District; Marc Barraza Tran, Sweetwater Springs Water District; Sukey Robb-Wilder, Sweetwater Springs Water District

Jennifer Butler, Joseph McIntyre, and Jean Sasso are listed above, however did not attend. Additional attendees included David Gatlin, Monte Rio Recreation and Park District and Jason Weaver, Sonoma County Fire District.

2. Council of Governments Convening

A. Welcome and Opening Remarks - Supervisor Hopkins

Supervisor Hopkins opened the meeting by welcoming attendees and framing the purpose of the convening. She emphasized that the session was designed as a high-level, relationship-building opportunity for districts to become familiar with one another before emergencies occur, ensuring everyone has contacts, point people, and a shared understanding of roles. She highlighted that the gathering also served as a chance to surface major challenges facing each district, explore opportunities for collaboration, and identify where the County or peer districts can help support solutions. Hopkins noted the importance of communication, coordination, and knowing “who to call” during crises, and encouraged participants to openly share concerns, opportunities, and successes during the round-robin introduction period.

B. Round of Introductions & Opportunity to Share Top District Concerns (2 min ea)

Cross-cutting Themes Raised

Funding strain across districts: Multiple speakers cited tight budgets, high operating costs, and the need for external funding and grant-writing support to sustain core services and overdue upgrades.

Permitting delays and complexity: Several districts described protracted, multi-agency permitting (including Permit Sonoma references) as a major barrier to timely infrastructure repairs and facility projects.

Communications infrastructure gaps: Consistent cell coverage, broadband reliability, and layered emergency communications (e.g., GMRS, landline resiliency) were flagged as essential needs—both for operations and community safety.

Staffing capacity & reliance on volunteers: Districts with small teams emphasized difficulty delivering services with minimal staff, interest in volunteer programs, and opportunities to share administrative resources.

County coordination & ombudsman support: Participants welcomed help navigating permitting and complex projects, with appreciation for County staff liaison support to keep public-benefit projects moving.

District-Specific Highlights

Sweetwater Springs Water District

Cell coverage & meter modernization: Representatives noted that automating ~3,700 service meters over the next 18 months depends on consistent cellular service; stronger tower coverage and broadband are needed to reduce manual reads and enable customer usage monitoring.

Grant capacity & coordination: Top requests included help to find, plan, and write grants, plus improved informal coordination with County staff to avoid duplicative street work and to bundle small projects into larger efforts for efficiency.

System investment & ratepayer trust: Board members stressed funding to maintain/upgrade the potable water system, vigilance about Russian River supply reliability, and ratepayer trust—operating efficiently without undue burden on customers.

Budget constraints & volunteer models: Districts emphasized doing “more with less,” looking to volunteer programs and peer networking to stretch resources.

Russian River Recreation & Park District

Infrastructure & permitting: Long-time board member highlighted infrastructure repair needs (e.g., Vacation Beach Dam) and permitting delays across agencies; limited staff slows progress, and project funding is not currently in the budget.

Budget pressure & staffing: The district faces funding shortfalls, ongoing redevelopment repayments, rising labor/material costs, and a two-person staff (plus part-time bookkeeper). They're exploring volunteer engagement.

Monte Rio Recreation & Park District

Near-term priorities: Focused on opening the beach safely for summer and maintaining/repairing aging facilities.

Gold Ridge Fire District

Consolidation outcomes & facilities: Leaders described benefits from fire district consolidation, including markedly improved response times (from ~12 minutes pre-consolidation to ~5 minutes after).

New station project & permits: A state-of-the-art station in Guerneville is advancing; geotechnical results were favorable, land negotiations are underway, and teams seek support to expedite permitting and address known fill conditions.

Shared services: Ongoing coordination and standardization with neighboring fire agencies was praised for strengthening coverage and efficiency.

C. Communications Infrastructure & Cell Coverage

Che Casul reported that West County continues to face major communications challenges due to difficult terrain, frequent outages, and gaps in both cell and landline reliability. The County is working with partners to expand infrastructure, including new tower siting on public land, adding GMRS repeaters to sheriff-owned towers, and advancing a \$17 million fiber-backbone project to support future broadband and public Wi-Fi. He emphasized the need for a layered, redundant system combining cellular, landline, satellite, GMRS, and fiber. Che noted that the County has no regulatory authority over utilities, and urged continued state and federal advocacy to improve coverage.

D. West County Water Quality and Recycled Water Supply Feasibility Study -

Kent Gylfe, Director of Engineering, Sonoma Water

<https://www.sonomawater.org/westcountystudy>

Kent Gylfe provided an overview of the ongoing West County Water Quality and Recycled Water Supply Study, a high-level regional analysis examining long-term wastewater solutions for small West County systems. He explained that the study evaluates potential regionalization options, including connecting existing wastewater districts, improving treatment capacity, and assessing opportunities for recycled water use.

The work also reviews the feasibility of serving unsewered communities and considers climate-related vulnerabilities such as flooding and drought. Preliminary findings show that local treatment options tend to be more cost-effective than export-to-Santa Rosa or Windsor solutions, though all options are expensive and would require substantial external funding. A project advancement phase is now underway, focusing on next-step priorities, governance considerations, and funding pathways. Public stakeholder meetings are ongoing and open to attendees.

E. RSG Consultant Update and Introduction of Governance Toolkit for Unincorporated Communities - Sara Court

Sara Court provided an update on the County's District Formation Advisory Services project, which supports unincorporated communities in evaluating options for improving local service delivery. She explained that the work focuses on helping communities identify service needs, understand governance

and district-formation tools, and evaluate operational and financial considerations for expanding or modifying services.

RSG conducted targeted engagement with priority areas—including Graton, North Sonoma Valley, and the Lower Russian River—using workshops and technical sessions tailored to each community's goals and readiness. The project will produce two key deliverables: a Governance Toolkit outlining available governance pathways, and case studies summarizing lessons from participating communities. Both resources will be available countywide to support future local discussions.

F. Fire District Consolidation: Overview and Lessons Learned - Shepley Schroth-Cary, Chief, Gold Ridge Fire District

Chief Shepley Schroth-Cary provided an overview of lessons learned from recent fire district consolidations in West County. He highlighted that consolidation efforts have significantly improved service levels, most notably reducing average response times from approximately 12 minutes to about 5 minutes following regional consolidation initiatives. He emphasized that merging districts has strengthened operational capacity, expanded shared resources, standardized equipment, and improved coordination among neighboring agencies. Chief Schroth-Cary noted that while consolidation requires substantial planning, consistent communication, and navigation of governance issues, the outcomes have delivered clear public-safety benefits and more sustainable long-term service models.

G. Public Comment Period for items related to this agenda

Public commenters expressed broad support for continuing Council of Governments–style convenings and suggested holding them twice per year. Several district board members and attendees emphasized the benefits of cross-district communication, shared learning, and coordination among general managers and operational staff. Suggestions included creating opportunities for joint meetings, facility tours, and exploring shared administrative resources, grant writing, and volunteer programs.

One member of the public raised concerns about communications during the recent sewage spill, noting that initial information online lacked detail. The individual expressed appreciation that improved information and transparency were later provided, and emphasized how critical timely communication is for river communities, especially during emergencies and power outages. He voiced gratitude for the collaborative work happening between districts and the County and urged continued improvement in public communication systems.

H. Closing Remarks - Supervisor Hopkins

Supervisor Hopkins thanked all district representatives, partners, and attendees for their engagement throughout the convening and noted strong interest in continuing these multi-district meetings. She invited participants to propose future agenda topics and emphasized the County's commitment to supporting collaboration across districts. She also highlighted opportunities for districts to benefit from County resources, including the availability of County surplus vehicles for special district purchase, with District 5 staff available to assist in coordinating access. She reaffirmed that her office is available to help facilitate inter-district coordination, support administrators in convening, and continue strengthening communication and partnerships across West County.

3. Adjournment

The meeting was adjourned at 4 PM.

P. L. Barry <cazhwy@gmail.com>

5/24/2026 12:06 PM

Director report

To CAZADERO COMM SVS DISTRICT <cazaderocsd@comcast.net>

I attended (in person) a meeting at Sonoma County Fire District Windsor Station on Monday May 18 for the Wildfire Safety Project Coordination Working Group. In attendance were Ben Nichols of Fire Safe Sonoma, Marshal Turbeville for CalFire, Fire Marshal Cindy Foreman for Sonoma County Fire District, Kim Batchelder for Sonoma County Ag and Open Space, captain Mason Lewis for Sonoma Valley Fire District vegetation management program, and several others via Zoom (including Director Daina DeBuene). Discussions included upcoming CalFire grant program target projects, either ready or proposed, upcoming workshops by Fire Safe sonoma, and presentation of the Inner Coast Collaborative for Southern Sonoma County. I shared the Districts vegetation management interests in creating ridgetop fire breaks, reducing the tree canopy along evacuation routes, continuing shaded fuel break work along Austin Creek and Old Cazadero Rds., and Fire Safe Sonoma public outreach at upcoming Cazadero Old Time BBQ event, along with a community forum to be held at firehouse on home hardening, defensible space zones, and the FireWise program.

P. L. Barry <cazhwy@gmail.com>

5/29/2026 6:58 AM

Director report 2

To CAZADERO COMM SVS DISTRICT <cazaderocsd@comcast.net>

may 28

I Attended Sonoma County Fire Districts Association quarterly meeting held at Timber Cove fire station.

Primary discussion included multiple districts frustration with Permit Sonoma and their lack of cooperation previously promised to streamline permitting process for fire station improvements. A letter will be drafted to the Board of Supervisors to include each member department with signatures of Chief of Department and Board Representative.

P. L. Barry <cazhwy@gmail.com>

5/29/2026 7:05 AM

Director report 3

To CAZADERO COMM SVS DISTRICT <cazaderocsd@comcast.net>

May 27

attended meeting at old Rio Nido fire station on vegetation management projects in West County. CalFire Battalion Chief Marshall Turbeville, Sonoma County Fire Marshall Cindy Foreman, Fire Safe Sonoma executive director Ben Nichols and staff presented. Areas represented were Hacienda Fire Safe, Rio Nido Fire Safe, Timber Cove Fire Dept, Sea Ranch Fire Dept. Each community discussed future projects, funding, and concerns for upcoming fire season.

STAFF REPORTS

Facilities

I did my usual mopping all the floors as needed (several times a week. I ordered supplies (paper towels, coffee, toilet tissue). When it came I put the supplies away. I also bought things at Don's and brought the things to the fire hall and put them away. (garbage bags). I cleaned the kitchen several times a week including washing the counters, cleaning the microwave as needed, cleaned the stove and fridge. I replaced paper towels and toilet tissue as needed. I cleaned the window tracks and washed the windows in the entrance. I mopped and dusted both offices. I took out the garbage cans and recycling bins. I collected the mop heads and cleaning clothes and dish towels and took them home and washed and dried them and brought them back and put them away. I got an e mail from the Community club wanting me to change their date of their next meeting so I changed it on the calendar. I also make sure the fire hall is clean before meetings and clean up after. I cob webbed as needed.

Total hours: 18

Nancy Caplan

CONSENT ITEMS



CAZADERO COMMUNITY SERVICES DISTRICT

Meeting Minutes – May 4, 2026

1. **Call to Order and Roll Call**

The regular meeting of the Cazadero CSD Board was called to order at 6:42 PM on May 4, 2026. Director P. Barry led the Pledge of Allegiance. The following Directors were present: P. Barry, M. Berry (late arrival), D. DeBeaune, and S. Griswold. Chief Krausmann, AA Kulczewski, and five members of the public were also present.

2. **Public Comment**

None.

3. **Agenda Adjustments**

Moved Action Item 3-Measure H-Reporting Documentation and Action Item 1-Latent Powers for Water District (to follow Action Item 3) to before Director Reports.

4. **Director Reports**

None.

5. **Staff Reports**

AA Kulczewski reported bills presented for payment totaled \$73,437.22.

Chief Krausmann reported they are waiting on a part for 5266, 5290 did not pass the brake test and will be sent for repairs, he sent packets regarding the setback at Station 2 to property owners around Station 2; he hoping permitting for Station 2 will be done by the end of June; Tiffanie suggested the District maintain separate bank accounts for Fire, Park, Lighting, and Admin

6. **Consent Calendar Items**

On a motion by Director M. Berry, Seconded by Director S. Griswold, the Board moved to approve the minutes for the April 15, 2026, meeting. VOTE: 4-0-0

7. **Action Items**

- a. **Latent Powers for Water District** – The Board discussed latent powers and the future possibility of taking over the Cazadero Water District with representatives from Russian River Utility and Brelje & Race and Attorney Bill Adams.
- b. **Park Improvements** – Power is now on at the Train Station and the container is done, they are moving items into it; the ADA inspection is done, we are awaiting the report.
- c. **Measure H-Reporting Documentation** – Tiffanie completed and submitted the annual report and amendment. After some discussion, on a motion by Director D. DeBeaune, seconded by Director S. Griswold, the Board moved to have Tiffanie handle the Measure H payroll and documentation and new location map, paid with Measure H funds as an independent contractor. VOTE: 4-0-0

8. **Discussion Items**

- a. **Update on grants** – No update.
- b. **Board Vacancy** – Notification of the vacancy was posted as required.

9. **Correspondence**

Correspondence was reviewed.

10. Adjournment

On a motion by Director S. Griswold, Seconded by Director M. Berry, the Board moved to adjourn the meeting at 8:25 PM. VOTE: 4-0-0

Paul Barry

Maureen Barry

Homer Canelis

Daina DeBeaune

Scott Griswold

Date

ACTION ITEMS

P. L. Barry <cazhwy@gmail.com>

5/27/2026 8:09 AM

Fwd: Draft - letter from Caz CSD to RRU re annexation of Caz Water Company

To CAZADERO COMM SVS DISTRICT <cazaderocsd@comcast.net>

----- Forwarded message -----

From: **William Adams** <bill@wladamspc.com>

Date: Wed, May 27, 2026 at 8:00 AM

Subject: Draft - letter from Caz CSD to RRU re annexation of Caz Water Company

To: P. L. Barry <cazhwy@gmail.com>

CC: Stephanie-RRU Voet <rru@russianriverutility.com>, Brent Beazor <beazor@brce.com>

Paul -

As we discussed at the May 4th Cazadero CSD Board meeting, please find attached a draft letter for review and edits by your Board.

It is anticipated that such a letter from the CSD will be helpful in demonstrating the need for full funding of improvements for an integrated water system as a condition for Cazadero CSD to consider annexing the Cazadero Water Company system through the LAFCO process.

I hope that we can turn this around after your Board weighs in on edits at the next Board meeting.

Please communicate any questions to administrator Jamie Dunton, and engineer Brent Beazor, and me. We look forward to working with you.

Stay well -

Bill

William L. Adams, P.C.

Attorney at Law

P.O. Box 1050

Windsor, CA 95492

(707) 236-2176

bill@wladamspc.com

- Draft - Caz CSD letter to RRU re potential annexation of Caz Water Co system.docx (31 KB)

Jamie Dunton
Cazadero Water Company Administrator
Russian River Utility
7131 Mirabel Road
P.O. Box 730
Forestville, CA 95436

Re: Possible District annexation of Cazadero Water Company water services

Dear Mr. Dunton,

Thank you for attending the Cazadero Community Services District (CCSD) Board meeting on May 4, 2026, and providing the Board of Directors with a status report regarding the Cazadero Water Company (CWC). We have also received a copy of the Preliminary Engineering Report (PER).

The discussion at the meeting was very informative. We understand that the current situation will not last forever and agree that the CCSD could potentially be the governing entity for the Cazadero Water System. After the meeting presentation and discussion, as well as review of the PER, it is clear to us that the water system requires significant investment to improve the infrastructure to meet current standards as discussed at the meeting and described in the PER. It appears to us that the CCSD Board, together with selected subcontractors and/or consultants, can in the long term sustainably operate, maintain, repair, and replace components of a water system that meets current standards.

While the State's willingness to fund the improvements necessary to meet the water quality standards is welcomed by the community, that limited funding does not result in an integrated water system that meets all current standards. As explained in the PER, the distribution system is not adequately sized to provide an appropriate level of service for domestic use, the tanks need repairs or replacement, and the distribution system size does not support fire protection flows. As you know, this community is an economically disadvantaged community that could not afford the rates necessary to support the required improvements to address the identified deficiencies to allow provision of safe and affordable drinking water to those who are customers of CWC.

While we agree that the CCSD may be an appropriate entity to own, manage, operate, and repair the water system, without having a system that meets current standards to begin with the CCSD would have to make the required improvements. Therefore, the CCSD does not believe that acquiring the water system and its accompanying obligation to provide water in accordance with the water supply permit conditions is economically sustainable or feasible. While the CCSD is interested in further discussions regarding pursuing the LAFCO process to annex a reconstructed water system, until the system is brought up to current standards or sufficient funding is

guaranteed to do so, acquiring the water system is not a task the CCSD is willing to take on.

As this water system serves a portion of our community, please keep us informed as the process to bring the water system into compliance moves forward. Thank you for your assistance in this matter.

Paul Barry
President, Board of Directors
Cazadero Community Services District

Maureen Berry <maureen@caz95421.com>

5/8/2026 2:48 PM

Fwd: Cazadero Community Services District- ethics question

To Paul Barry <cazhwy@gmail.com> • Scott Griswold <scottgriswold04@comcast.net> • Daina DeBeaune <debeauned@gmail.com> • Sherry Kulchewski <cazaderocsd@comcast.net>

I'm having flashbacks to law school. Why do lawyers have to make things so complicated?

Maureen

Begin forwarded message:

From: Advice <Advice@fppc.ca.gov>
Subject: RE: Cazadero Community Services District- ethics question
Date: May 8, 2026 at 1:27:27 PM PDT
To: Maureen Berry <Maureen@caz95421.com>, Advice <Advice@fppc.ca.gov>

Maureen,

Thank you for your request on behalf of the Cazadero Community Services District (CSD). You ask whether it is a conflict of interest for a CSD director to vote on the following decisions:

- take over operation of a privately-owned water company,
- vote on upgrades to the system, and
- vote on new water rates for existing customers.

Where the director is a customer of the current [private] water company and would be affected financially by changes in water rates.

Here is our response: We have authority to advise under the Political Reform Act's conflict of interest laws and Govt Code Section 1090, et seq. We do not advise on common law conflicts of interest or other ethical laws that may apply.

1. The Political Reform Act:

Generally, a public official at any level of state or local government has a prohibited conflict of interest and may not make, participate in making, or in any way use or attempt to use the official's position to influence a governmental decision when it is reasonably foreseeable that the decision will have a material financial effect, distinguishable from the effect on the public generally, on the official, or the official's immediate family, or on any financial interest, as described in Section 87103. (Sections 87100, 87101, & 87103.)

This situation raises a specific, limited, exception found in 18703. Public Generally, regarding public services and public utilities. This exception states:

(e) Specific Rules for Special Circumstances. The financial effect on a public official's financial interest is deemed indistinguishable from that of the public generally where there is no unique effect on the official's interest if the official establishes:

Public Services and Utilities. The decision sets or adjusts the amount of an assessment, tax, fee, or rate for water, utility, or other broadly provided public services that is applied equally, proportionally, or by the same percentage to the official's interest and all businesses, properties, or individuals subject to the assessment, tax, fee, or rate. This exception does not apply if the decision would impose the assessment, tax or fee, or determine the boundaries of a property, or who is subject to the assessment, tax, or fee. Under this exception, an official is only permitted to take part in setting or adjusting the amount of the assessment, tax, or fee, once the decisions to implement, and determine the property or persons subject to the assessment, tax, or fee, have already been made.

We have previously advised that this exception does not apply to decisions to implement a new water rate or to determine the properties or persons subject to the new water rate. *Please see the attached 2026 advice letter.*

2. Gov. Code Section 1090:

Your question raises a contract decision which also falls under Section 1090. Generally, Section 1090 prohibits an officer, employee, or agency from participating in making government contracts in which the official or employee within the agency has a financial interest. Section 1090 applies to virtually all state and local officers, employees, and multimember bodies, whether elected or appointed, at both the state and local level. "Making" a contract includes final approval of the agreement, as well as involvement in preliminary discussion, planning, negotiation, and solicitation of bids. *When a board member has a financial interest, the board cannot make the contract unless an exception (a remote or noninterest as defined by statute) applies.* Generally, there is a contract when an offer is made and accepted and there is something of value bargained for and exchanged by each party. This includes written contracts, purchase of goods or services, employment agreements, leases, development agreements, etc. An official can have a "financial interest" in a contract in a variety of ways and it is not limited by the amount of the interest or how closely connected the official's interest is to the contract. Violations of Section 1090 can result in the voiding of contracts, criminal, civil, and administrative penalties, as well as a ban on holding public office.

The attached 2013 Attorney General Opinion provides a helpful discussion on relevant Section 1090 issues and particularly the issue of a "public services" exception, and the limitations of its application.

3. Please review the attached materials and **let us know if you wish to seek formal written advice**. The materials will help information you prepare the full factual statement we will need in order to provide an analysis under the Act and Section 1090. We will also need a mailing address for our files. Click this link for more information: [Section 1090 | FPPC](#). **You may request formal advice by responding to this email and providing the requested facts and information.**

Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any review, use, disclosure, or distribution not authorized by the intended recipient(s) is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Email Advice: This email advice is not a final decision of the FPPC and does not constitute legal advice, alter any legal right or liability, or provide immunity to the requestor under Government Code Section 83114. It is not a rule, regulation, or statement binding on the agency. The Political Reform Act (Government Code Sections 81000 through 91014) and the FPPC regulations (Sections 18104 through 18997) are on the FPPC website. Formal written advice is available upon request.

From: Maureen Berry <Maureen@caz95421.com>
Sent: Wednesday, May 06, 2026 10:41 AM
To: Advice <Advice@fppc.ca.gov>
Subject: Cazadero Community Services District- ethics question

You don't often get email from maureen@caz95421.com. [Learn why this is important](#)

The Board of the Cazadero Community Services District is asked to consider whether or not to expand our services to include water supply to a portion of our district. Specifically, we are asked to take over operation of a privately-owned water company, vote on upgrades to the system, and vote on new water rates for existing customers.

Would it be an ethical violation for a director to vote on this issue if the director is a customer of the current water company and would be affected financially by changes in water rates?

Maureen Berry
Director, Cazadero Community Services District

- 2026 CAL. FAIR-PRACT. LEXIS 4_2026 CAL. FAIR-PRACT. LEXIS 4.pdf (274 KB)
- 2013 Cal. AG LEXIS 12_2013 Cal. AG LEXIS 12.pdf (414 KB)



User Name: VB2PN0U1

Date and Time: Friday, May 8, 2026 4:10 PM EDT

Job Number: 283885157

Document (1)

1. CALIFORNIA FAIR POLITICAL PRACTICES COMMISSION ; ADVICE LETTERS, 2026 CAL. FAIR-PRACT. LEXIS 4, Our File No. A-25-152, Our File No. A-25-152

Client/Matter: -None-

Search Terms: "18703" & "public services"

Search Type: Terms and Connectors

Narrowed by:

Content Type

Narrowed by

-None-

2026 CAL. FAIR-PRACT. LEXIS 4

California Fair Political Practices Commission , Advice Letters

January 15, 2026

CA Fair Political Practices Commission

Reporter

2026 CAL. FAIR-PRACT. LEXIS 4 *

Our File No. A-25-152

Justin Hopkins

General Manager

Stockton East Water District

6767 East Main Street,

Stockton, CA 95215

Re: Your Request for Formal Advice

January 15, 2026

Core Terms

real property, member of the board, financial interest, reservoir, customer, surface water, water rate, government's decision, official's, financial effect, public official, advice, reasonably foreseeable

Text

[*1] Dear Mr. Hopkins:

This letter responds to your request for formal advice on behalf of Board Members Paul Sanguinetti and Andrew Watkins, two members of the Stockton East Water District Board (the "Board"), regarding conflict-of-interest provisions of the Political Reform Act (the "Act").¹

Please note that we are only providing advice under the conflict-of-interest provisions of the Act and not under other general conflict-of-interest prohibitions such as common law conflict of interest or Section 1090.

Also note that we are not a finder of fact when rendering advice (*In re Oglesby* (1975) 1 FPPC Ops. 71), and any advice we provide assumes your facts are complete and accurate. If this is not the case or if the facts underlying these decisions should change, you should contact us for additional advice.

QUESTION

¹ The Political Reform Act is contained in Government Code Sections 81000 through 91014. All statutory references are to the Government Code, unless otherwise indicated. The regulations of the Fair Political Practices Commission are contained in Sections 18104 through 18998 of Title 2 of the California Code of Regulations. All regulatory references are to Title 2, Division 6 of the California Code of Regulations, unless otherwise indicated.

Under the Act, may Board Members Sanguinetti and Watkins participate in Board decisions regarding the implementation of a new water rate structure for the District's surface water customers, which would change the water rate fee/tax assessed to their respective real properties?

CONCLUSION

Under the Act, Board Members Sanguinetti and Watkins have a disqualifying financial interest [*2] in Board decisions regarding a new water rate structure because it is reasonably foreseeable that the new water rate structure will have a material financial effect on their respective real properties by affecting a fee/tax applied to their real property. Additionally, the specific "public generally" exception applicable to public services and utilities would not allow the two board members to participate in the Board's decision to implement a new water rate or to determine the properties or persons subject to the new water rate.

FACTS AS PRESENTED BY REQUESTER

The Stockton East Water District (the "District") is governed by a seven-member elected Board. The District manages groundwater and provides supplemental surface water to customers within its service area. The District's surface water supply is derived from two separate sources: New Hogan Reservoir and New Melones Reservoir. Currently, the District charges all 131 surface water customers a uniform surface water rate, regardless of whether their water is supplied from the New Hogan Reservoir or the New Melones Reservoir. Seven total customers, including Board Members Sanguinetti and Watkins, receive their surface water from the New Melones [*3] Reservoir.

The cost to the District for purchasing water from the New Melones Reservoir is substantially higher than the cost of purchasing water from the New Hogan Reservoir. The Board will soon consider and may vote on a proposed change to the District's rate structure that would establish separate rates for surface water customers based on which reservoir supplies their surface water, reflecting the different costs to the District for purchasing water from these two reservoirs.

Board Member Sanguinetti is the customer and owner of his real property serviced by the New Melones Reservoir. Board Member Watkins is the customer for the real property serviced by the New Melones Reservoir, but the title is held in his late mother's trust. You confirmed in a follow-up email that Board Member Watkins has more than a 10 percent interest in the trust that holds the title to the real property, and he is a beneficiary of, and receives income from, the trust.

ANALYSIS

Section 87100 prohibits any public official from making, participating in making, or otherwise using their official position to influence a governmental decision in which the official has a financial interest. "A [*4] public official has a financial interest in a decision within the meaning of Section 87100 if it is reasonably foreseeable that the decision will have a material financial effect, distinguishable from its effect on the public generally, on the official, a member of the official's immediate family," or on any specific interests including any "real property in which the public official has a direct or indirect interest worth two thousand dollars (\$ 2,000) or more." (Section 87103; Section 87103(b).) An interest in real property "includes any leasehold, beneficial or ownership interest, or an option to acquire such an interest in real property located in the jurisdiction owned directly, indirectly, or beneficially by the public official, or other filer, or that person's immediate family." (Section 82033.) Board Member Sanguinetti has identified a financial interest in his real property.

Interest in a Trust

Regulation 18234 provides the standard for when an official has an economic interest in a trust. "An official has an economic interest in the pro rata share of the interests in real property, sources of income, and investments of a trust in which the official has a direct, indirect, or [*5] beneficial interest of 10 percent or greater." (Regulation 18234(a).) An official has an economic interest in real property, sources of income, and investments of a trust, that the official has a direct, indirect, or beneficial interest in, if the official is a beneficiary of the trust and "presently

receives income" or has "an irrevocable future right to receive income or principal" from the trust. (Regulations 18234(c) and 18234(c)(2)(A)-(C).) Board Member Watkins has more than a 10 percent interest in his late mother's trust, is a beneficiary, and presently receives income from the trust. Accordingly, he has identified a financial interest in real property as a beneficiary of the trust holding the real property interest.

Foreseeability and Materiality

Regulation 18701 provides the standard for determining the foreseeability of a financial effect on an economic interest, depending on whether it is explicitly or not explicitly involved in the governmental decision. A reasonably foreseeable financial effect on a financial interest is presumed if the financial interest is the subject of a governmental decision before the official or the official's agency, which includes a governmental decision that [*6] affects a real property financial interest as described in Regulation 18702.2(a)(1)-(6). (Regulation 18701(a).) The reasonably foreseeable financial effect of a governmental decision on a parcel of real property a public official has a financial interest in is material when the decision "would impose, repeal, or modify, any taxes, fees, or assessments, that apply to the parcel." (Regulation 18702.2(a)(3).)

The reasonably foreseeable financial effect on the real properties of Board Member Sanguinetti and Board Member Watkins, respectively, is material because the decision at issue is whether to impose a new water rate structure, which would impose a new fee/tax on Board Members Sanguinetti's and Watkins's real property interests. Absent an exception, the two board members are disqualified from taking part in Board decisions related to the District's water rate structure. ²

Public Generally Exception

Under the public generally exception, a public official with a financial interest in a governmental decision is not disqualified from the governmental decision if the effect of the decision on the official's financial interest is indistinguishable from its effects on the public. The exception [*7] provides that, "a public official's financial interest is indistinguishable from its effect on the public generally if the official establishes that a significant segment of the public is affected," and the effect on the official's financial interest is not unique as compared to a significant segment of the public. (Regulation 18703(a).) A "significant segment" includes "15 percent of residential real properties within the official's jurisdiction if the only interest an official has in the governmental decision is the official's primary residence."

There is a specific exception for public services and utilities, which states that a public official's interest is indistinguishable from the public generally if:

The decision sets or adjusts the amount of an assessment, tax, fee, or rate for water, utility, or other broadly provided public service, that is applied equally, proportionally, or by the same percentage to the official's interest and all businesses, properties, or individuals subject to the assessment, tax, fee, or rate. This exception does not apply if the decisions would impose the assessment, tax, fee, or determine the boundaries of a property, or who is subject to the [*8] assessment, tax, or fee. Under this exception, an official is only permitted to take part in setting or adjusting the amount of the assessment, tax, or fee, once the decisions to implement, and determine the property or persons subject to the assessment, tax, or fee, have already been made.

(Regulation 18703(e)(1).)

Here, the District currently has a uniform water rate for all 131 surface water customers, regardless of which reservoir supplies their surface water. The governmental decision by the Board to implement a new two-tiered water

² An official disqualified from a decision under the conflicts of interest provisions of the Act may not make, participate in making, or use their official position to influence the decision as defined in Regulation 18704. Additionally, the official must follow the recusal requirements in Regulation 18707.

rate structure would charge a different fee to seven customers who receive their water from the New Melones Reservoir. The Board's decision would implement a new rate structure and determine which properties would be subjected to the separate rates based on the source of the customer's surface water. Therefore, the public generally exception is not applicable, and Board Members Sanguinetti and Watkins are prohibited from participating in Board decisions related to implementing a new water rate structure for the District. ³

If you have other questions on this matter, please contact me at mroeckl-navazio@fppc.ca.gov.

Sincerely, [*9]

Dave Bainbridge

General Counsel

Margaret L. Roeckl-Navazio

By: Margaret L. Roeckl-Navazio

Counsel, Legal Division

CA Fair Political Practices Commission

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³Note that this conclusion extends to the implementation of the new rate structure and initial determination of the rate to be applied to the seven customers subject to the increased rate as this rate change will not apply equally or proportionally to all customers subject to the current rate. Should the new rate structure be approved, Board Members Sanguinetti and Watkins may wish to seek additional advice regarding their involvement in future rate changes under the public generally exception in Regulation 18703(e)(1), as applied to assessments, taxes, fees, and rates, should they have additional questions regarding this exception.



User Name: VB2PN0U1

Date and Time: Friday, May 8, 2026 4:16 PM EDT

Job Number: 283885857

Document (1)

1. 2013 Cal. AG LEXIS 12

Client/Matter: -None-

Search Terms: "96 Ops. Cal. Atty. Gen. 67"

Search Type: Natural Language

Narrowed by:

Content Type

Narrowed by

-None-

2013 Cal. AG LEXIS 12

Office of the Attorney General of the State of California

96 Ops. Cal. Atty. Gen. 67

CA Attorney General Opinions

Reporter

2013 Cal. AG LEXIS 12 *; 96 Ops. Cal. Atty. Gen. 67

No. 12-606

December 20, 2013

Core Terms

section, noise, city, public service, council member, mitigate, has, was, eligibility, insulate, property owner, financial interest, zone, airport, public official, city council, making of the contract, terms and conditions, city council member, constituent, negotiate, noninterest, official capacity, aircraft noise, subcommittee, reimburse, space, retirement, easement, abstain

Question

[*1]

THE HONORABLE JERRY HILL, MEMBER OF THE STATE SENATE, has requested an opinion on the following question:

Does the exception to Government Code section 1090 for "public services generally provided" permit a mayor who sits on a city council, and another city council member, to participate in a city program that provides funds to residents to make home improvements designed to mitigate the effects of aircraft noise?

CONCLUSION

On the facts presented, the exception to Government Code section 1090 for "public services generally provided" permits a mayor who sits on a city council, and another city council member, to participate in a city program that provides funds to residents to make home improvements designed to mitigate the effects of aircraft noise.

Opinion By: KAMALA D. HARRIS, Attorney General; DIANE EISENBERG, Deputy Attorney General

Opinion

ANALYSIS

Background

San Francisco International Airport (SFO) is owned by the City and County of San Francisco. In the early 1980s, the Federal Aviation Commission (FAA) and SFO established a program--the Aircraft Noise Insulation Program--designed to mitigate the impact of aircraft traffic noise [*2] in residential areas surrounding the airport. Information from noise monitors and computer models was used to create a "noise contour map," which in turn was used to identify those residential areas most affected by SFO air traffic noise. ¹ SFO then distributed funds ² to cities with affected residential areas, for the purpose of furnishing properties in those areas with noise insulation improvements. Participation in the program is voluntary on the part of the property owner. However, every homeowner who makes noise insulation improvements through the program is required to execute an "avigation easement" ³ in favor of the City and County of San Francisco, providing that the homeowner will not bring legal action against SFO for noise that does not exceed specified decibel levels. The program has significantly reduced the amount of land around SFO deemed to be incompatible with residential use. ⁴

The program is administered by the cities that receive funding. Each [*3] city determines facets of its own program, such as the order in which eligible properties will receive improvements; what kinds of buildings qualify; and whether the city will perform the work itself or will reimburse property owners who make improvements.

The City of South San Francisco participates in the program. South San Francisco reimburses property owners up to \$ 15,000 for noise insulation improvements. ⁵ A participating property owner must sign an agreement that includes specifications and procedures, and requires the owner to grant the avigation easement to the City and County of San Francisco. ⁶ South San Francisco's noise insulation program has provided benefits to more than 6,000 single-family homes and approximately 800 apartment units.

South San Francisco's noise insulation program, and the zone of eligible properties as determined by the 1983 noise contour map, was approved by South San Francisco's city council in 1984. Program funds were offered in phases, on a first-come, first-served basis. ⁷ In [*4] 2006, the then-mayor appointed a two council-member subcommittee to consider priorities for the program going forward. On the recommendation of the program's construction manager, the subcommittee decided that property owners within the eligibility zone who had previously declined to participate in the program would be re-notified and given another opportunity to participate, and that residents of an area outside the original eligibility area would be invited to participate. ⁸ These phases were implemented over the next several years.

¹ The state Department of Transportation has established a community noise equivalent level of 65 decibels as the acceptable level of aircraft noise for persons living in the vicinity of airports. Cal. Code Regs. tit. 21, § 5012; see also Cal. Code Regs. tit. 21, § 5006. This is a noise metric derived from the average noise level during a 24-hour day, measured in decibels, and adjusted to account for the lower tolerance of people to noise during evening and night time periods. See Cal. Code Regs. tit. 21, § 5001(f); see also Muzzy Ranch Co. v. Solano Co. Airport Land Use Commn., 41 Cal. 4th 372, 379 n. 1 (2007).

² The noise mitigation program was funded by the federal government and by the City and County of San Francisco.

³ Public Utilities Code section 21669.5(a)(1)(A) defines "avigation easement" as a transfer of certain rights from a property owner to an owner or operator of an airport, such as the right of unobstructed passage of aircraft through the airspace over the property, or the right to subject the property to noise, vibration, fumes, dust, or fuel particle emissions associated with airport activity. See also Pub. Util. Code §§ 21669.5(a)(1)(B), 21652(a)(2).

⁴ See Cal. Code Regs. tit. 21, §§ 5014, 5037(f).

⁵ Improvements authorized by the program include installation of insulated windows and doors, insulation of attics, improvement of fireplace dampeners, and installation of baffles on roof vents.

⁶ The easement is executed as a separate agreement between the property owner and City and County of San Francisco.

⁷ We are told that through the years, the FAA/SFO noise contour map and South San Francisco's zone of eligible properties were occasionally modified based on further noise studies.

⁸ SFO approved the use of noise mitigation funds in this area.

The current mayor of South San Francisco owns a residence within the newer eligibility zone. Another city council member owns a residence within the original zone, but has not previously applied for funds. Neither the mayor nor the council member was on the council in 1984, when funds were first offered to residents of South San Francisco. However, both were on the council in 2006, when the program was re-offered in the original zone and extended to the newer zone.⁹ The mayor was not on the two-member subcommittee that approved the newer phases [*5] of the program; the council member was.

In this opinion, we are asked whether the mayor or the council member would be permitted to receive program funds under the exception to Government Code section 1090 for "public services generally provided." We conclude that the exception permits both the mayor and the council member to participate in the program because both would qualify for benefits on substantially the same terms as are available to other, similarly-situated City residents.

Government Code Section 1090

We begin our analysis by examining the general conflict-of-interest prohibition set forth in Government Code section 1090. That section provides in relevant part:

Members of the Legislature, state, county, district, judicial district, and city officers or employees shall not be financially interested in any contract made by them in their official capacity, or by any body or board of which they are members.¹⁰

Section 1090 codifies the common law rule prohibiting public officials and employees from having a personal financial interest [*6] in contracts they form in their official capacities.¹¹ As our Supreme Court recently stated, "section 1090 is concerned with ferreting out any financial conflicts of interest, other than remote or minimal ones, that might impair public officials from discharging their fiduciary duties with undivided loyalty and allegiance to the public entities they are obligated to serve."¹²

Section 1090 is intended to strike not only at actual impropriety, but also at the appearance of impropriety,¹³ and courts have directed that the statute's prohibition must be broadly construed and strictly enforced.¹⁴ The phrase "making of a contract" has been broadly defined to include the various activities leading up to execution of the contract, including preliminary discussions, negotiations, compromises, reasoning, and planning.¹⁵ The renewal, renegotiation, or amendment of an existing agreement also constitutes the making [*7] of a contract for purposes of section 1090.¹⁶ Prohibited financial interests under section 1090 may be direct or indirect, and extend to expectations of economic benefit.¹⁷ When an officer with a proscribed financial interest is a member of the

⁹ The current mayor became mayor in 2012, but was a city council member at the time the modifications to South San Francisco's noise mitigation program were made.

¹⁰ Govt. Code § 1090.

¹¹ Lexin v. Super. Ct., 47 Cal. 4th 1050, 1073 (2010); 89 Ops.Cal.Atty.Gen. 49, 50 (2006).

¹² Lexin, 47 Cal. 4th at 1073; see also Stigall v. City of Taft, 58 Cal. 2d 565, 569 (1962).

¹³ City of Imperial Beach v. Bailey, 103 Cal. App. 3d 191, 197 (1980); People v. Honig, 48 Cal. App. 4th 289, 314 (1996).

¹⁴ See e.g. Stigall, 58 Cal. 2d at 569-571; Thorpe v. Long Beach Community College Dist., 83 Cal. App. 4th 655, 663-664 (2000); Honig, 48 Cal. App. 4th at 314.

¹⁵ Stigall, 58 Cal. 2d at 569-571; Millbrae Assn. for Residential Survival v. City of Millbrae, 262 Cal. App. 2d 222, 237 (1968); 89 Ops.Cal.Atty.Gen. at 51.

¹⁶ See City of Imperial Beach, 103 Cal. App. 3d at 196-197 (renewal and adjustment of contract); **81 Ops.Cal.Atty.Gen. 134, 137-138 (1998)** (renewal, renegotiation); 85 Ops.Cal.Atty.Gen. 176, 177, n. 2 (2002) (modification).

governing body of a public entity, the prohibition of section 1090 also extends to the entire body. ¹⁸ The prohibition cannot be avoided merely by having the financially interested officer or employee abstain from participating in the contracting process; the entire governing body is precluded from entering into the contract. ¹⁹

A contract that is the result of a prohibited conflict of interest is void, regardless of whether the contract is fair and equitable to the public entity, or whether it would be more advantageous to the public entity than would other agreements. ²⁰ A violator of section 1090 may also be subject to criminal sanctions. [*8] ²¹

A city council member and a mayor are unquestionably "city officers" within the meaning of section 1090. ²² To determine whether their conduct as public officials has violated or would violate Government Code section 1090, we must identify (1) whether they participated or will participate in the making of a contract in their official capacities; (2) whether they have a cognizable financial interest in that contract; and (3) whether the cognizable interest falls within any exception to the prohibitions of section 1090. ²³

Participation in Making of a Contract in Official Capacity

For a violation of Government Code section 1090 to occur, the employee or officer making a contract "as an individual must participate in the making of the contract in his official capacity." ²⁴ Were the mayor and the council member to sign individual agreements allowing them to receive funds under the program, they would do so in [*9] their private capacities, as property owners. There is also no doubt that the agreements between property owners and the City of South San Francisco, under which funds are distributed to the property owners, are "contracts." In each agreement, the easement granted to the City and County of San Francisco is expressly referred to as "consideration" for the property owner's receipt of funding. ²⁵

This brings us to the question whether the mayor and council member participated *as public officials* in "the making of" "the contract." The mayor's and council member's participation in entering the funds-for-easement contract as individuals is different from their participation as public officials. Their participation as public officials stems from the South San Francisco City Council's role in setting the terms of the noise mitigation program as a whole, not from the fact or terms of any individual funds-for-easement contract.

¹⁷ Honig, 48 Cal. App. 4th at 325.

¹⁸ Fraser-Yamor Agency, Inc. v. County of Del Norte, 68 Cal. App. 3d 201, 211-212 (1977); 89 Ops.Cal.Atty.Gen. at 50.

¹⁹ Thomson v. Call, 38 Cal. 3d 633, 647-649 (1985); Stigall, 58 Cal. 2d at 569; 86 Ops.Cal.Atty.Gen. 138, 139 (2003).

²⁰ Govt. Code § 1092; Thomson, 38 Cal. 3d at 646, 649. We note that although section 1092 provides that contracts made in violation of section 1090 "may be avoided," California courts have consistently maintained that such contracts are void, and not merely voidable. See e.g. Lexin, 47 Cal. 4th at 1073; Thomson, 38 Cal. 3d at 646 n. 15.

²¹ Govt. Code § 1097.

²² See Thomson, 38 Cal. 3d at 644 (city council member was city officer subject to section 1090); City of Imperial Beach, 103 Cal. App. 3d at 195 (same); 89 Ops.Cal.Atty.Gen. at 50 (same); 91 Ops.Cal.Atty.Gen. 1, 1-2, 6-7 (2008) (applying section 1090 to conduct of city council member); 86 Ops.Cal.Atty.Gen. 118, 119, 122 (2003) (applying section 1090 to city mayor); 84 Ops.Cal.Atty.Gen. 34, 37-38 (2001) (same).

²³ See Lexin, 47 Cal. 4th at 1074.

²⁴ Fraser-Yamor Agency, Inc., 68 Cal. App. 3d at 211 (citations omitted).

²⁵ Even if the funds were construed to be grants, the courts and this office have previously determined that grant agreements generally are contracts for purposes of section 1090. See e.g. Honig, 48 Cal. App. 4th at 350; 89 Ops.Cal.Atty.Gen. 258, 260-262 (2006); 85 Ops.Cal.Atty.Gen. at 177; 92 Ops.Cal.Atty.Gen. 67, 68-72 (2009).

But while the noise mitigation program as a whole may not be considered a contract in the traditional sense, we must remember that the terms "contract" and "making a contract" are not to be given narrow or [*10] technical interpretations that would limit the scope and defeat the legislative purpose of Government Code section 1090.²⁶ From this prophylactic perspective, we can see that the noise mitigation program as a whole makes possible, and establishes ground rules for, the individual contracts between property owners and the city. For this reason, we perceive that participation in the program is, in itself, the kind of planning and development that leads up to the execution of the individual contracts.

Our review of the facts has already established that both the mayor and the council member were on the city council when the city changed the program guidelines to authorize a new round of offers to property owners in the original zone (in which the council member resides) and to expand the zone (in which the mayor resides).²⁷ The council member was on the two-member subcommittee that approved the amendments of the program, and had direct involvement in the plan. The mayor was not on the two-member subcommittee, and we are informed that he abstained from [*11] discussing and participating in the adoption of the amendments to the program. Nevertheless, under Government Code section 1090, both the council member and the mayor are conclusively presumed to have been involved in the modification of the program by virtue of their membership on the council, which had ultimate authority over the program.²⁸

When an official is a member of a board or commission that has the power to execute a contract, the official is deemed constructively to have participated;²⁹ hence, "California courts have consistently held that the public officer cannot escape liability for a section 1090 violation merely by abstaining from voting or participating in discussions or negotiations."³⁰ Accordingly, we conclude that if the mayor and the council member were to receive program funds for noise insulation improvements to their properties, each would participate in the making of a contract in his official capacity for purposes of Government Code section 1090 [*12].

Cognizable Financial Interest

"Put in ordinary, but nonetheless precise, terms, an official has a financial interest in a contract if he might profit from it."³¹ In this case, there is a direct financial interest: entering into contracts under the program would provide the mayor and council member with up to \$ 15,000 worth of goods and services. For purposes of section 1090, both officials have been involved in shaping the program that would make them eligible for these funds. As our Supreme Court has observed, such a situation presents a "paradigmatic conflict of interest."³² Thus, the contemplated contracts between each official and the City would clearly be proscribed by Government Code section 1090, unless the transactions come within the ambit of an exception to the statute.

²⁶ See Honig, 48 Cal. App. 4th at 314; People v. Gnass, 101 Cal. App. 4th 1271, 1292 (2002) (citations omitted); Millbrae Assn. for Residential Survival, 262 Cal. App. 2d at 237.

²⁷ See generally 76 Ops.Cal.Atty.Gen., 118, 121 (1993) (mere opportunity to join in affirmation of contract is participation in making); 89 Ops.Cal.Atty.Gen. at 50 (renewal of contract without negotiation or change in terms is making of contract).

²⁸ Even if the council delegated the responsibility of modifying the program to the subcommittee, the council would retain legal responsibility for the program. See 87 Ops.Cal.Atty.Gen., 9, 10 (2004) (governing board does not avoid section 1090 conflict by delegating contracting authority).

²⁹ Thorpe, 83 Cal. App. 4th at 659; Fraser-Yamor Agency, Inc., 68 Cal. App. 3d at 211-212.

³⁰ Thomson, 38 Cal. 3d at 649 (citations omitted).

³¹ Honig, 48 Cal. App. 4th at 333.

³² Lexin, 47 Cal. 4th at 1075 (addressing situation where trustees of the board that administered city's retirement system negotiated changes to benefits received by members of the system, including themselves).

Exception for Recipient of Public Service Generally Provided

The Legislature has provided certain exceptions to the application of Government Code section 1090. If an officer's financial interest is a "remote interest," as defined in [*13] Government Code section 1091, or a "noninterest," as defined in section 1091.5, a contract may be executed despite section 1090's prohibition. If a "remote interest" is present, the contract may be made if the officer discloses his or her financial interest in the contract to the public agency, such interest is noted in the entity's official records, and the officer completely abstains from any participation in the making of the contract.³³ If a "noninterest" is present, the contract may be made without the officer's abstention, and a noninterest generally does not require disclosure.³⁴

The only exception that merits examination under the factual circumstances presented here is the "noninterest" specified in subdivision (a)(3) of section 1091.5. This exception provides that an officer or employee shall not be deemed to be interested in a contract if his or her interest is "[t]hat of a recipient of public services generally provided by the public body or board of which he or she is a member, on the same terms and conditions as if he or she were [*14] not a member of the body or board."³⁵

We have addressed the scope of the "public services" exception to section 1090 on several occasions.³⁶ The court of appeal discussed section 1091.5(a)(3) in the case of *City of Vernon v. Central Basin Municipal Water District*,³⁷ and more recently, our Supreme Court has analyzed the provision in detail in the case of *Lexin v. Superior Court*.³⁸ For our present purpose, we must determine whether the benefits offered by the noise mitigation program are in the nature of "public services generally provided," and whether the benefits would be granted to the mayor and council member "on the same terms and conditions" as if they were not members of the city council.³⁹

"Public services generally provided" certainly include public utilities such as water, gas, and electricity.⁴⁰ But qualifying "public services" [*15] are not limited to services provided to the general public or the public at large; "[p]ublic agencies provide many kinds of 'public services' that only a limited portion of the public needs or can use."⁴¹ Thus, for example, in *City of Vernon*, a municipal water district's sale of reclaimed water to just 23 water purveyors (who then retailed the water) was deemed to be a public service within the scope of subdivision (a)(3).⁴² We have previously determined that the rental of airplane-hangar space at a public airport is a public service,

³³ **Govt. Code § 1091(a)**; 88 Ops.Cal.Atty.Gen. 106, 108 (2005); 87 Ops.Cal.Atty.Gen. 23, 25-26 (2004); 83 Ops.Cal.Atty.Gen. 246, 248 (2000); 78 Ops.Cal.Atty.Gen. 230, 235- 237 (1995).

³⁴ *City of Vernon v. Central Basin Mun. Water Dist.*, 69 Cal. App. 4th 508, 514-515 (1999); 92 Ops.Cal.Atty.Gen. 19, 21 (2009); 88 Ops.Cal.Atty.Gen. at 108-109; 83 Ops.Cal.Atty.Gen. at 247; 78 Ops.Cal.Atty.Gen. 362, 369-370 (1995).

³⁵ Govt. Code § 1091.5(a)(3).

³⁶ See e.g. 92 Ops.Cal.Atty.Gen. at 70-72; 89 Ops.Cal.Atty.Gen. 121, 123-125 (2006); 88 Ops.Cal.Atty.Gen. 122, 126-127 (2005); 81 Ops.Cal.Atty.Gen. 317, 320 (1998); **80 Ops.Cal.Atty.Gen. 335, 338 (1997)**.

³⁷ *City of Vernon*, 69 Cal. App. 4th at 513-515.

³⁸ *Lexin*, 47 Cal. 4th at 1085-1102 (in part, relying on this office's interpretation of the meaning and scope of Govt. Code § 1091.5(a)(3)).

³⁹ As both we and the *Lexin* court have noted, the legislative history of the "public services" exception does not provide any insight into the Legislature's intent with respect to the scope of the exception. See 81 Ops.Cal.Atty.Gen. at 320; *Lexin*, 47 Cal. 4th at 1086.

⁴⁰ 81 Ops.Cal.Atty.Gen. at 320.

⁴¹ *City of Vernon*, 69 Cal. App. 4th at 514.

⁴³ as is the sale of advertising space in a city brochure to be distributed free to city residents, ⁴⁴ even though relatively few individuals would seek to avail themselves of those services. Hence, the fact that the public constituency for a particular service is small is not disqualifying. ⁴⁵

Furthermore, while it is true that noise mitigation funds are available [*16] only to those whose properties are in the zones designated as most adversely affected by airport noise, an entry barrier based on restricted eligibility does not in itself preclude application of the public services exception. ⁴⁶ The exception extends to services provided by a public agency to a constituency that consists of a subset of the public, as long as the services are provided to all recipients (including public officials and employees), on the same terms and conditions. ⁴⁷ In accordance with these criteria, the furnishing of noise insulation improvements through the noise mitigation program is a public service within the meaning of section 1091.5(a)(3), so long as program funds are provided to the mayor and the council member on the same terms and conditions as they are provided to any other eligible resident of the covered zones.

As the *Lexin* court has stated, the phrase "on the same terms and conditions" is a key part of subdivision (a)(3), which "codifies a critical nondiscrimination principle." ⁴⁸ [*17] There must be no special treatment of a council member or board member, either express or implied, as a consequence of that person's status as an official. ⁴⁹ In *Vernon*, a board member of a municipal water district was also an owner and officer of one of the water companies that received deliveries of reclaimed water from the district. But, because all the companies were charged the same rate for the reclaimed water, and there was no special rate for the company in which the board member had a financial interest, the court of appeal held that the "public services" exception applied. ⁵⁰

Similarly, we concluded that where a city council member's purchase of advertising space from the city would be made at a rate established by the city council, based solely on the specifications of the ad, and with no special rate or discount for the council member, the transaction would fall within the exception. ⁵¹ We also determined that members of an airport commission that made recommendations regarding the leasing of space [*18] at a municipal airport could continue to rent hangar space at the airport at the rates applicable to other renters, and that their rental agreements would qualify as a noninterest within the meaning of subdivision (a)(3). ⁵² In *Lexin*, the Supreme Court determined that a pension benefit increase given to certain members of a city's retirement system, including several trustees on the public board that negotiated the increase and administered the system, was a noninterest under subdivision (a)(3), in that the trustees received the pension benefit on the same terms and

⁴² Id. at 514-515.

⁴³ 89 Ops.Cal.Atty.Gen. at 123-124; see also 81 Ops.Cal.Atty.Gen. at 320.

⁴⁴ 88 Ops.Cal.Atty.Gen. at 128.

⁴⁵ Lexin, 47 Cal. 4th at 1087; see also id. at 1100.

⁴⁶ See Lexin, 47 Cal. 4th at 1095 (where public employee pension benefits were conferred only on public employees, fact that public employment is not available to every citizen did not preclude application of section 1091.5(a)(3)); see also id. at 1093 (administration of public employee pensions is a service "generally provided" within meaning of section).

⁴⁷ Lexin, 47 Cal. 4th at 1094-1095.

⁴⁸ Id. at 1088.

⁴⁹ Id. at 1101.

⁵⁰ Vernon, 69 Cal. App. 4th at 514-515.

⁵¹ 88 Ops.Cal.Atty.Gen. at 128.

⁵² 89 Ops.Cal.Atty.Gen. at 123-125.

conditions as other covered employees, without regard to their board membership, and with no special tailoring or individualized consideration. ⁵³ The Court noted that, while individual employees' actual benefits might vary, the same formula for calculating the benefits--which took into account factors such as salary, length of service, and age--would be applied to all. ⁵⁴

To be clear, the public services exception generally will *not* apply when [*19] provision of the service involves an exercise of discretion that would permit favoritism toward officials, or occurs on terms that are tailored to an official's particular circumstances. ⁵⁵ Thus, we concluded that a former city council member who participated in the discussion and approval of a city loan program while on the council could not later acquire a loan under the program, where a determination of the former council member's eligibility for the loan, and the terms of the loan, would require discretion and judgment, and the conditions of the loan would have been specific to the particular proposal in question. ⁵⁶ Under those circumstances, it could not be demonstrated that non-officials would have received similar terms. ⁵⁷

We also recently concluded that the public services exception would not permit an air pollution control district to provide a pollution-reduction grant to an applicant who was on the district's board of directors, where each application submitted to the grant program had to be individually [*20] evaluated by the district for compliance with various performance criteria, cost-effectiveness, and consistency with the objectives of the program. ⁵⁸ We determined that the weighing of the applications required the exercise of judgment and discretion, and that the public services exception does not encompass "consideration of conditions unique to each proposal and subject to the particularized judgment and discretion of the district or its board." ⁵⁹ In another opinion, we concluded that an irrigation district that routinely furnished construction services to its customers at established hourly rates could not contract with a district director to construct roads on the director's property in exchange for terminating a preexisting obligation of the district to repair a bridge located on the property, even though the arrangement appeared to be financially advantageous to the district. ⁶⁰ The arrangement would have been uniquely applicable to the director's property, and thus could not satisfy the "same terms and conditions" [*21] requirement of Government Code § 1091.5(a)(3). ⁶¹

After its review of these and other authorities, the Supreme Court in *Lexin* construed section 1091.5(a)(3) as establishing the following rule: "If the financial interest arises in the context of the affected official's or employee's role as a constituent of his or her public agency and recipient of its services, there is no conflict so long as the services are broadly available to all others similarly situated, rather than narrowly tailored to specially favor any official or group of officials, and are provided on substantially the same terms as for any other constituent." ⁶²

⁵³ Lexin, 47 Cal. 4th at 1062-1063, 1099.

⁵⁴ Id. at 1100; *cf.* id. at 1089 n. 18 ("Term variations that hinge on neutral factors wholly independent of an official's status . . . do not affect the section 1091.5(a)(3) analysis.").

⁵⁵ Id. at 1088, 1100; 1100 n. 28; 88 Ops.Cal.Atty.Gen. at 128 ("discretionary or highly customized services" benefitting official would not come within "public services" exception); 92 Ops.Cal.Atty.Gen. at 71 (same).

⁵⁶ 81 Ops.Cal.Atty.Gen. at 320-321.

⁵⁷ Lexin, 47 Cal. 4th at 1089 (discussing opinion).

⁵⁸ 92 Ops.Cal.Atty.Gen. at 68, 72.

⁵⁹ 92 Ops.Cal.Atty.Gen. at 72.

⁶⁰ 80 Ops.Cal.Atty.Gen. at 336-338, 341.

⁶¹ 80 Ops.Cal.Atty.Gen. at 338-339.

⁶² Lexin, 47 Cal. 4th at 1092.

While the exercise of some discretion in the formation of a contract is not always fatal to the availability of the public services exception,⁶³ it is particularly problematic when discretion is exercised with respect to who receives a benefit, or whether or to what extent to allocate a benefit.⁶⁴

In examining [*22] the evolution and operation of the noise mitigation program, we find that the determination of who receives a benefit is not subject to the kind of discretion that would foreclose application of the public services exception. It is true that the mayor and council member are presumed to have participated in shaping the program in a way that establishes their own eligibility to receive benefits, and that the city council could have taken other actions under which the mayor and council member might not have become eligible. However, as the *Lexin* court noted, almost all acts involve some choice among alternatives,⁶⁵ and nothing in the language of Government Code section 1091.5(a)(3) or in any case or opinion interpreting that section suggests that "discretion in the establishment of benefits that will then be available to a broad group of constituents is problematic."⁶⁶ In this case, the program's eligibility zones are directly related to the noise contour map and to criteria established by the FAA and SFO. Moreover, eligibility for funds is still [*23] based solely on whether one's home is located in one of these zones. The application form for the program merely asks the property owner if he or she wishes to participate, and requires a copy of the recorded grant deed for the property if the owner chooses to do so. The application process is thus distinguishable from the application processes we examined in connection with the city loan program and the pollution-reduction grant program, where applications competed against each other, were judged on particularized features, and were open to subjective evaluation.⁶⁷

We further conclude that the allocation of benefits under the noise mitigation program comports with the requirements of the public services exception. The agreement between the city and the property owner is a standard form contract, which cannot be specially tailored for an individual homeowner. Reimbursement under the contract is contingent upon the owner's submission of plans for the noise insulation work to the city's building division and the noise mitigation program; once completed, the work must then be inspected and approved by building division staff. [*24] This individualized aspect of the program might raise a concern about improper exercise of discretion in favor of the mayor's or council member's plans or properties. However, the plans called for by the contract simply require the owner to demonstrate that each noise improvement feature added to the home meets certain objective building standards (for example, that a new window meets a specified Sound Transmission Coefficient rating, or that new attic insulation is of a certain thickness), and we are informed that inspections are performed solely with the purpose of ensuring that the applicable standards have been met. Hence, the involvement of city staff is limited to making determinations based on objective criteria. We conclude that this process is distinguishable from the one encountered in our opinion regarding the loan program, which required a loan officer to forecast the likely success of a business plan.⁶⁸ Such a forecast, while no doubt grounded in the

⁶³ Id. at 1100.

⁶⁴ Id. at 1099-1100.

⁶⁵ Lexin, 47 Cal. 4th at 1100 (citing *Caldwell v. Montoya*, 10 Cal. 4th 972, 981 (1995)).

⁶⁶ Lexin, 47 Cal. 4th at 1100. In *Lexin*, certain retirement board trustees became eligible for increased pension benefits when they negotiated the benefits for current city employees, a group in which they were included. The Supreme Court concluded that the fact that the negotiations did not also secure increased benefits for already-retired members of the city's retirement system did not foreclose application of Government Code section 1091.5(a)(3), so long as the board members received the benefits on the same terms and conditions as other currently-employed members of the retirement system. Id. at 1100-1101. By contrast, the *Lexin* court held that when another trustee, a union president, participated in negotiations that made himself and a few other incumbent union presidents uniquely eligible for individually-tailored benefits (while expressly barring future union presidents from receiving the same benefits), that conduct fell outside the purview of the public services exception. Id. at 1101-1102.

⁶⁷ See 81 Ops.Cal.Atty.Gen. at 320-321 (city loan program); 92 Ops.Cal.Atty.Gen. at 72 (pollution-reduction grant program).

⁶⁸ See 81 Ops.Cal.Atty.Gen. at 320-321.

loan officer's expertise in the field, is necessarily based on debatable assumptions, and to some extent subjective. We also conclude that the involvement of city [*25] staff in the noise mitigation program is distinguishable from the involvement of district staff in the pollution-reduction program that we reviewed in a prior opinion. There again, staff had to make projections based on judgments that had subjective components. ⁶⁹

Finally, we address an aspect of the noise mitigation program relating to the amount of benefits allocated. The contract specifies that the program will reimburse the property owner "up to \$ 15,000," which suggests that not all participants automatically receive the same benefit. For purposes of establishing the applicability of Government Code section 1091.5(a)(3), a contract involving a potentially variable benefit is not as straightforward to assess as is a contract involving standardized goods or services at set rates, such as the water sale contract at issue in *Vernon*, ⁷⁰ or the advertising contract at issue in our opinion regarding the purchase of advertising space in a city brochure. ⁷¹ The central question is whether [*26] benefits can vary as a result of an improper exercise of discretion, or from special tailoring. We do not believe that to be the case here. First, the city has established maximum reimbursements for each type of noise insulation improvement (such as \$ 800 per window or \$ 2,500 per sliding door). ⁷² Second, so long as the maximum allowable amounts for each insulation feature are not exceeded, the total amount of the construction cost is not more than \$ 15,000, and the construction work passes inspection, the requested reimbursement is routinely approved. While different homeowners may ask for, and therefore receive, different benefit amounts (up to the \$ 15,000 cap), all are on an equal footing with respect to the benefits available. The mayor and council member will not have an advantage over other participants by virtue of their status as city officials. We believe these benefits pass muster under the standard set forth in *Lexin*: they are "broadly available to others similarly situated . . . and are provided on substantially the same terms as for any other constituent." ⁷³ [*27]

On the facts as presented here, we conclude that the exception to Government Code section 1090 set forth in Government Code section 1091.5(a)(3), for "public services generally provided," permits a mayor who sits on a city council, and another city council member, to participate in a city program that provides funds to residents to make home improvements designed to mitigate the effects of aircraft noise. ⁷⁴

⁶⁹ See 92 Ops.Cal.Atty.Gen. at 68, 72.

⁷⁰ See *Vernon*, 69 Cal. App. 4th at 514-515.

⁷¹ See 88 Ops.Cal.Atty.Gen. at 128.

⁷² Aircraft Noise Insulation Program (ANIP)," at www.ssf.net, under link for "Economic and community Development."

⁷³ *Lexin*, 47 Cal. 4th at 1092. See also *id.* at 1089-1090 (where officials' financial interests mirror those of other constituents, officials may receive government benefits so long as other constituents may receive them on same terms).

⁷⁴ We note that an interest that is a noninterest under Government Code section 1091.5 might still constitute a disqualifying interest for an official under the Political Reform Act of 1974 (Govt. Code §§ 81000-91014, "Act"). The Act provides that no public official shall "make, participate in making or in any way attempt to use his official position to influence a governmental decision in which he knows or has reason to know he has a financial interest." Govt. Code § 87100. When a disqualifying conflict of interest exists, the Act requires that the official abstain from participating in every aspect of the decision-making process. See *Hamilton v. Town of Los Gatos*, 213 Cal. App. 3d 1050, 1058-1059 (1989); 88 Ops.Cal.Atty.Gen. 32, 33 (2005); 86 Ops.Cal.Atty.Gen. 142, 143 (2003). Some interests, however, may not require such abstention. See Govt. Code § 87103; Cal. Code Regs. tit. 2, §§ 18707-18707.9. A consideration of how the Act might bear on whether it is permissible for the mayor, the council member, or both, to participate in the program is beyond the scope of this opinion. The Fair Political Practices Commission provides advice to public officers concerning their duties and responsibilities under the Act. See Govt. Code §§ 83111-83114.

Load Date: 2014-10-04

CA Attorney General Opinions

End of Document



CAZADERO COMMUNITY SERVICES DISTRICT
PO BOX 508
CAZADERO CA 95421-0508

RESOLUTION 25/26-04

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
CAZADERO COMMUNITY SERVICES DISTRICT, COUNTY OF SONOMA,
STATE OF CALIFORNIA, ORDERING AN ELECTION TO BE HELD
AND REQUESTING CONSOLIDATION WITH THE
NOVEMBER 3, 2026, GENERAL ELECTION

WHEREAS, an election will be held on NOVEMBER 3, 2026, in the CAZADERO COMMUNITY SERVICES DISTRICT for the purpose of electing District Directors to fill positions that will expire in 2030;

BE IT RESOLVED THAT, the District Directors of said district hereby request consolidation with any election that may be held on the same day, in the same territory or in territory that is in part the same.

THE FOREGOING RESOLUTION was introduced by Director _____,
who moved its adoption, seconded by Director _____ and then adopted on roll
call by the following vote on the tenth day of June, 2026:

Director P. Barry	Aye_____ No_____ Abstain_____
Director M. Berry	Aye_____ No_____ Abstain_____
Director DeBeaune	Aye_____ No_____ Abstain_____
Director Griswold	Aye_____ No_____ Abstain_____

AYES _____ NOES _____ ABSTAIN _____ ABSENT _____

WHEREUPON, the President of the Board declared the foregoing resolution adopted and SO ORDERED

/s/ _____
Paul Barry, President of the Board

Date: _____

/s/ _____
Maureen Berry, Director

/s/ _____
Daina DeBeaune, Director

/s/ _____
Scott Griswold, Director



ADA-PROS

ADA Compliance Consultants, Inc.

Experts in Inspections,
Engineering and Answers.

Gerald T. Parmeter Memorial Park
5980 Cazadero Highway, Cazadero, CA, 95421

SITE SURVEY & ADA EVALUATION

Inspection date: 4/29/2026

Inspector: Chris Taylor



Thank you for choosing ADA Compliance Consultants to perform the accessibility inspection of your facility and the production of this report.

The Americans with Disabilities Act ("ADA") prohibits discrimination on the basis of disability by public accommodations and requires places of public accommodation to be designed, constructed and altered in compliance with the accessibility standards established by the regulation enacting the ADA.

The California Building Code ("CBC") requires sites, facilities and buildings newly constructed or altered be made accessible to persons with disabilities pursuant to the requirements of Chapter 11B of the CBC.

We recommended that all barriers that are identified in this evaluation that are readily achievable, be removed as soon as possible with other barriers being removed as they become readily achievable. A barrier removal plan should be developed to assist in planning the removal of all barriers that are not currently "readily achievable" to remove.

Periodic maintenance to ensure continued accessibility is essential in providing a safe and usable environment. Parking lot markings, signage, door opening pressures, and maintaining clear floor space at doors and other elements and fixtures, available to the public, must be part of an ongoing maintenance schedule.

If you have any questions regarding this report, please feel free to contact me directly. Sincerely,

Sincerely,
Christopher T Taylor
CAsp #240

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General Parking Overview

Conditions As Observed by Inspector: This park currently does not provided any parking at this location. People pull off to the side of the Cazadero highway (across from the fire station) in order to get access to the facility. Major reconstruction would need to be provided in order to install a compliant van accessible parking stall set.

1. GENERAL PARKING OVERVIEW - Non compliant items

No.	Requirements	Findings
1.1	The required number of accessible parking spaces is not provided for self-parking by employees or visitors or both. 208.2 /// 11B-208.2	✘ Not Compliant Lacking
1.2	One in every six accessible parking spaces (but not less than one) is not designated "van accessible". 208.2.4 /// 11B-208.2	✘ Not Compliant Lacking
1.4	California Vehicle Code (CVC) 22658 - Reflective white back ground, with black letters. 11B-502.8 Additional Signs An additional sign shall be posted either; 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space. 11B-502.8.1 Size The additional sign shall not be less than 17 inches (432 mm) wide by 22 inches (559 mm) high. 11B-502.8.2 Lettering The additional sign shall clearly state in letters with a minimum height of 1 inch (25 mm) the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____." Blank spaces shall be filled in with appropriate information as a permanent part of the sign.	✘ Not Compliant Required once the accessible parking is installed.

DESCRIPTION OF BARRIER REMOVAL ACTION PLAN

- Once the new van accessible parking stall is installed, this sign must be provided. Install new black and white tow-away sign, mounted within the landscape, centered to the crosshatch. Ensure signage is provided at 60" AFF and ensure sign provides reclaim information and telephone number.

PHOTOGRAPHS AT TIME OF INSPECTION

Total parking in area/lot or structure	Required minimum number of accessible spaces (including van)
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000
At outpatient units and facilities	10 percent
At facilities specializing in treatment for persons with mobility impairments	20 percent

**UNAUTHORIZED VEHICLES PARKED
IN DESIGNATED ACCESSIBLE
SPACES NOT DISPLAYING
DISTINGUISHING PLACARDS OR
SPECIAL LICENSE PLATES ISSUED
FOR PERSONS WITH DISABILITIES
WILL BE TOWED AWAY
AT THE OWNER'S EXPENSE**

**TOWED VEHICLES
MAY BE RECLAIMED AT**
(Insert Address)

OR BY TELEPHONING
(Insert Telephone Number)



Walkways, Stairs, & Common Area Features

Conditions As Observed by Inspector: Many of the walkways leading to the facilities are not paved or poured concrete sidewalks. Therefore there are inconsistent cross and run slopes. Both the tennis court and the basketball court exhibit damaged surfacing.

7. EXTERIOR ROUTES - Compliant items

No.	Requirements	Findings
7.5	The cross slope of the accessible route of travel is no greater than 1:48 (2 percent). 403.3 /// 11B 403.3	✓ Compliant
7.6	The accessible route surfaces are stable, firm and slip-resistant. 302.1 /// 11B 302.1	✓ Compliant

7. EXTERIOR ROUTES - Non compliant items

No.	Requirements	Findings
7.1	<p>1111.2 Directional signage. Directional signage indicating the route to the nearest like accessible element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.</p> <p>1.Inaccessible building entrances.</p> <p>2.Inaccessible public toilets and bathing facilities.</p> <p>3.Elevators not serving an accessible route.</p> <p>4.At each separate-sex toilet and bathing room indicating the location of the nearest family/assisted use toilet or bathing room where provided in accordance with Section 1109.2.1.</p> <p>5.At exits and exit stairways serving a required accessible space, but not providing an approved accessible means of egress, signage shall be provided in accordance with Section 1009.10.</p> <p>6.Where drinking fountains for persons using wheelchairs and drinking fountains for standing persons are not located adjacent to each other, directional signage shall be provided indicating the location of the other drinking fountains.</p>	<p>✘ Not Compliant Not provided.</p>
7.4	<p>The run slope of the accessible route of travel is greater than 1:20 (5 percent). 403.3 /// 11B 403.3</p>	<p>✘ Not Compliant Exceeds 5% run slope</p>
7.7	<p>The accessible route of travel is not at least 48" wide except at doorways or gates.(Exception: Reduction to 36" min. width at natural barrier) 403.5.1 /// 11B 403.5.1 Exception 3</p>	<p>✘ Not Compliant Walkway between the tennis court and stair case is 35" wide.</p>
7.9	<p>The vertical distance between the walkway change is not less than 1/4 inch. OR Changes in level is not between 1/4 inch and 1/2 inch beveled with a slope no greater than 1:2. 303.2 /// 11B 303.2, 11B 303.3</p>	<p>✘ Not Compliant Greater than 1/2" raised changes in surface</p>
7.10	<p>The openings of walkway surface is not limited to prevent passage of a 1/2" sphere. Or the smaller dimension of a grate opening is more than 1/2 inch, or long dimensions of elongated gaps are not placed perpendicular to the usual direction of travel. 302.3 /// 11B 302.3</p>	<p>✘ Not Compliant Greater than 1/2"</p>

18. STAIRS - Compliant items

No.	Requirements	Findings
18.3	Treads and landings are designed to prevent water accumulation / carpet / tile secure and slip resistant. Treads provide a solid surface. Openings in tread are limited to ½". 504.7 /// 1011.7.2, 1011.7.1 & excp.(1) 11B 504.7, 11B 302 , 1009.9.2	✓ Compliant
18.4	The risers closed. Note: exterior stairways may have a max. opening of ½" between the base of the riser and the tread. (Note: Risers constructed ½ " max. openings) 504.3, 504.4 /// 11B 504.3 & excp.(1)	✓ Compliant
18.5	The treads are uniform and at least 11" deep measured from riser to riser and are the risers all uniform and between 4" and 7" in height. (Note: Max. tolerance for uniform riser height and tread length is 3/8"- 504.2 /// 1011.5.4, 1011.5.2, 11B 504.2	✓ Compliant
18.7	All treads provide 1:48 (2%) max. slope in all directions. 504.4 /// 1011.7.1, 11B 504.4 Excp,	✓ Compliant
18.8	The maximum vertical lift for a single stair flight is less than 12'. /// 1011.8	✓ Compliant

18. STAIRS - Non compliant items

No.	Requirements	Findings
18.1	Stairways serving an outdoor area or area of rescue assistance are not at least 48" wide between handrails. (Note: Stairway width is based on occupancy load, 48" not required in buildings equipped with automatic sprinkler systems in stairwell) /// 1009.3(2)&(3), 1009.7.4, 1011.2	✘ Not Compliant Both sets of stairs are less than 48" wide.
18.2	48" min. depth x full width of stair in the direction of travel, landings are not provided at the top and bottom of each stair flight at 1:48 (2%) max. slope. Landings are not provided prior to entering a vehicular way. /// 1009.8, 1009.9.1, 1011.7.1	✘ Not Compliant Not provided.
18.6	The top or bottom riser adjoins a sloping public way, walkway or drive aisle: The riser height is reduced less than 4" to meet the adjoin surface of 8.0% max cross slope. There is not a solid distinctive color stripe different than any other nosing marking provided, 1" min width not more than 2" away from the nosing. /// 1011.5.4.1	✘ Not Compliant Not provided.
18.10	There is not a solid contrasting color stripe 2" to 4" wide parallel to and not more than 1" away from the nosing on the upper approach and all treads of the stairway. 504.4(ADA Advisory) /// 11B 504.4.1	✘ Not Compliant Lacking.
18.12	There are are not continuous handrails along both sides. At least one handrail is not set in the direction of stair run. 505.2 /// 1011.11(1),11B 505.2, 11B 505.3	✘ Not Compliant No handrails provided.
18.17	The handrails do not extend a min. of 12" beyond the top nosing and 12" plus the tread width, beyond the bottom nosing. 505.10, 505.10.2, 505.10.3 /// 11B 505.10.2, 11B 505.10.3	✘ Not Compliant Lacking.

DESCRIPTION OF BARRIER REMOVAL ACTION PLAN

- Install new right/left arrow directional signage within the landscape at 60" AFF at the walkway not intended as an accessible route.
- Install new sign saying "Not An Accessible Route" by tennis courts/ Basketball courts leading to stairs.

PHOTOGRAPHS AT TIME OF INSPECTION

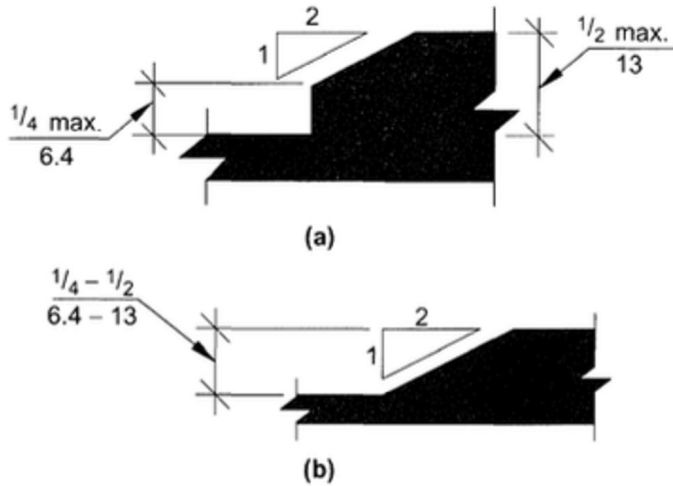


FIG. 303.3
BEVELED CHANGES IN LEVEL

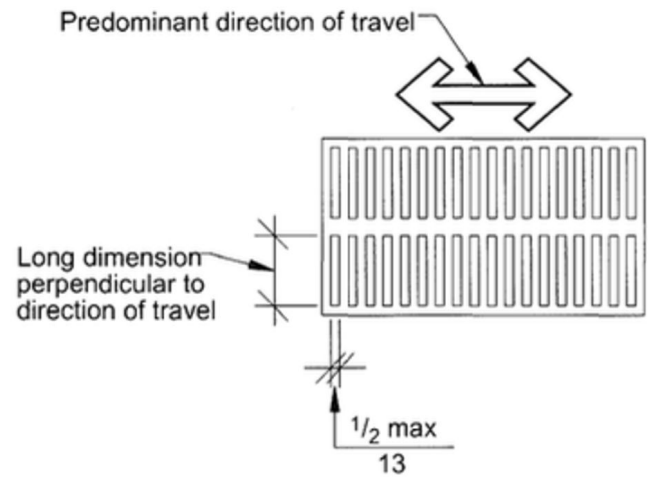


FIG. 302.3
OPENINGS IN FLOOR SURFACES





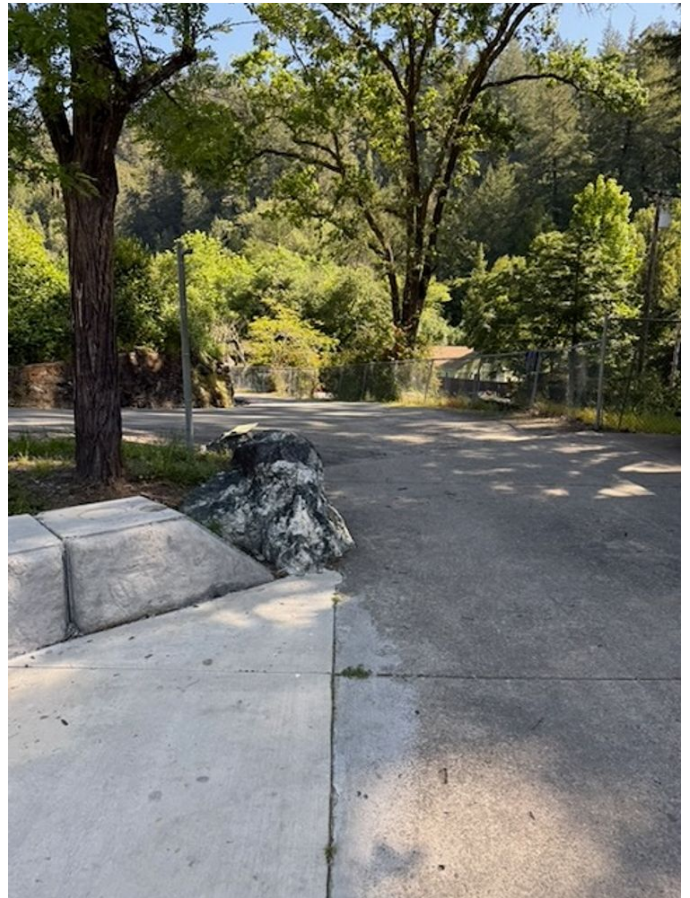














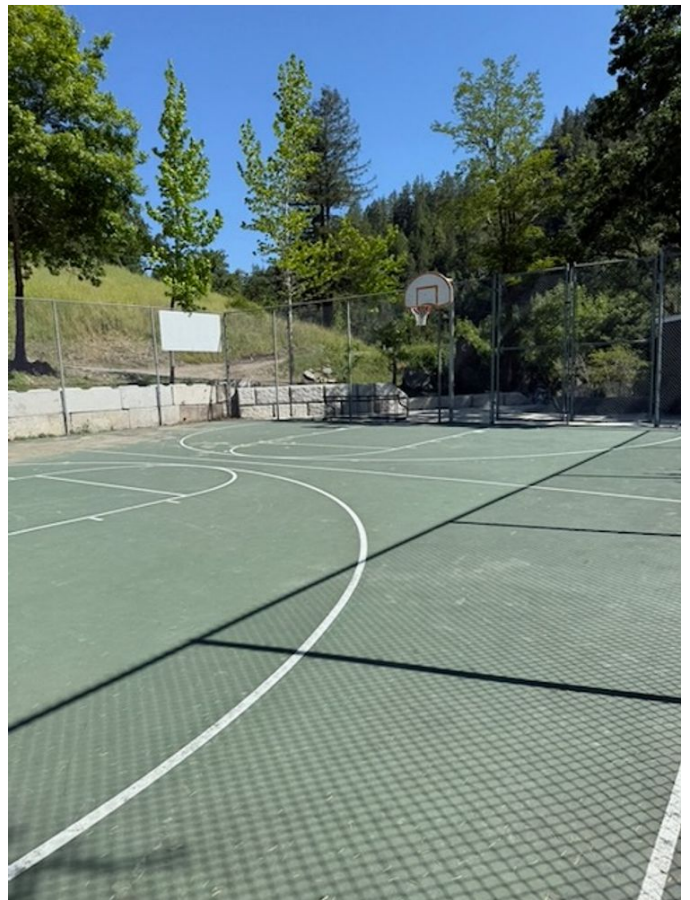
Gerald T. Parmeter Memorial Park - 5980 Cazadero Highway, Cazadero, CA, 95421

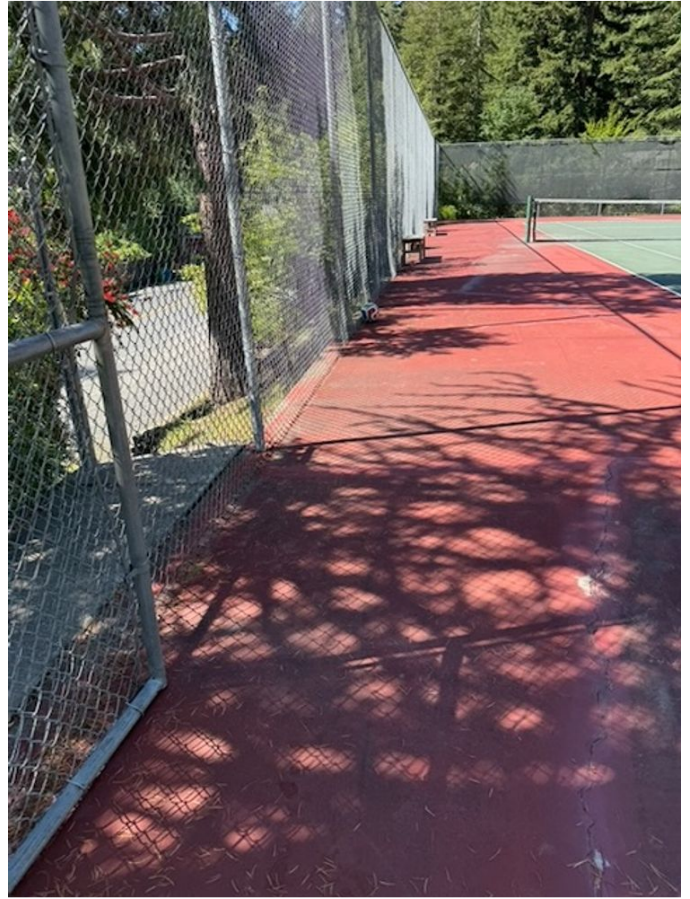


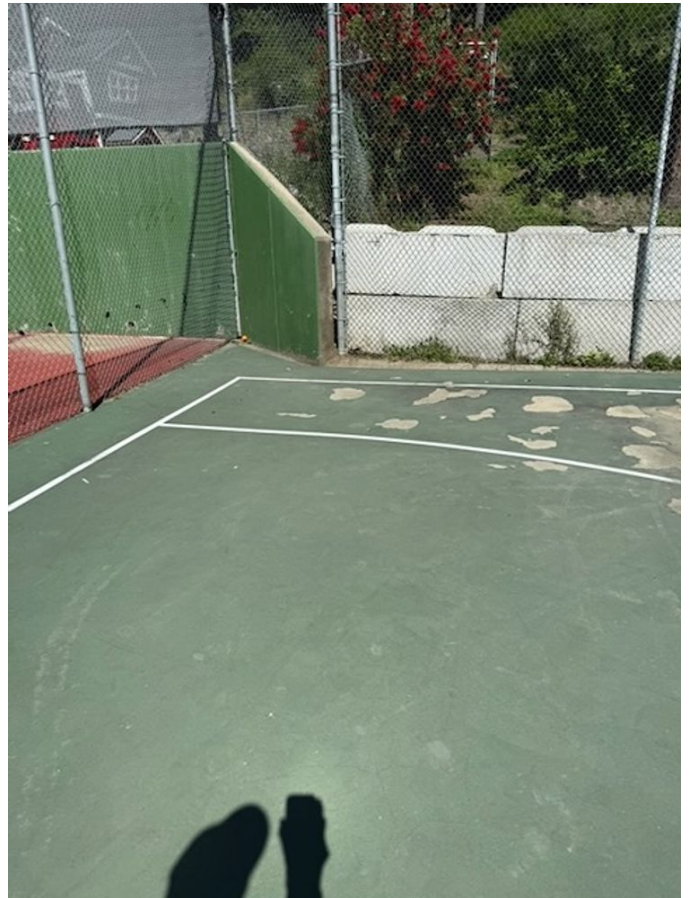
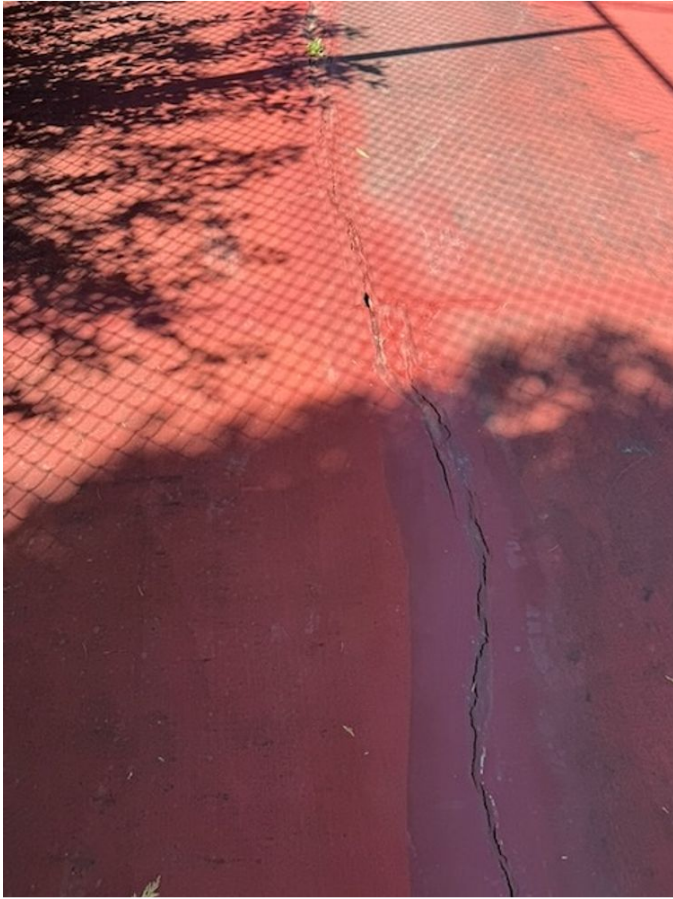






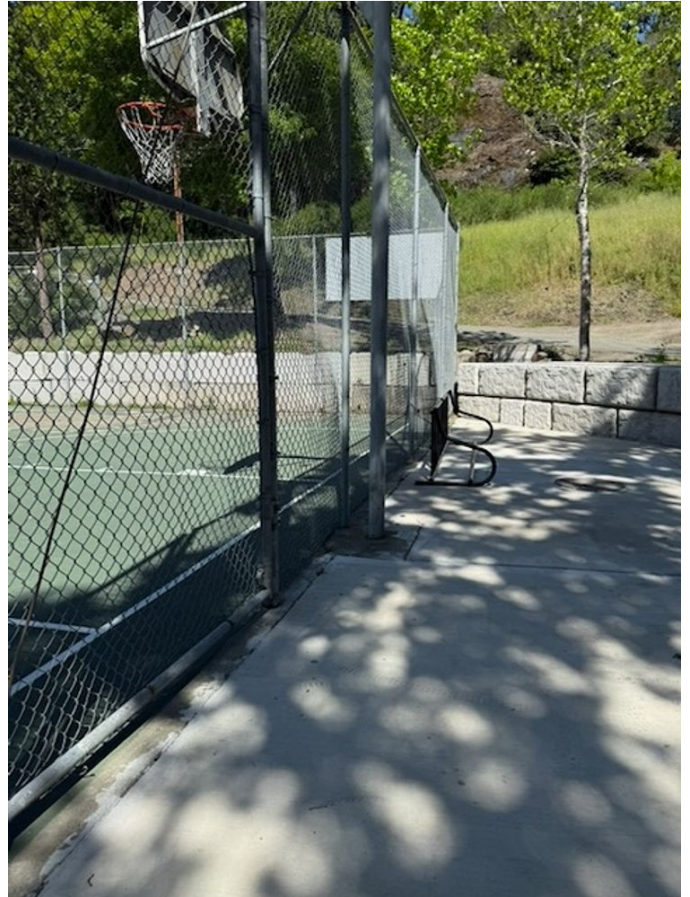












Men's Single Accommodation Restroom





Conditions As Observed by Inspector: The men's single accommodation restroom lacks signage and requires pipes and lines under the lavatory to be fully wrapped.

11. SINGLE-ACCOMMODATION RESTROOM - Compliant items

No.	Requirements	Findings
11.1	The exterior landing area is 2% max slope in all directions. The landing area is stable, firm and slip resistant. 302, 404.2.4.4 /// 11B 404.2.4.4, 11B 302.1	✓ Compliant
11.3	When the door/gate is open 90 degrees, there is a clear opening width at least 32" measured between the face of the door/gate and the doorstop on the latch side. (Check the N/A box if doors are being documented by another portion of your survey.) 404.2.2, 404.2.3, 404.2.8.1 /// 11B 404.2.3	✓ Compliant
11.4	There is a 10" high x the full width of the door kick plate provided on the push side of swinging doors (Tempered glass doors w/o stiles not required). 404.2.10 /// 11B 404.2.10, Exp. 2	✓ Compliant
11.5	The entry door threshold is no higher than 1/2". Changes in level are between 1/4" and 1/2" beveled at 1:2 or less. 303, 404.2.5 /// 11B 303.2, 303.3	✓ Compliant
11.6	All handles, locks, and latches or other operative devices are operable with one hand and does not require user to pinch, twist or grasp to operate. 404.2.7 /// 11B 404.2.7	✓ Compliant
11.7	The force required to operate the entry door is no greater than 5 lbs. The closure sweep rate is set to provide 5 seconds min. 404.2.8, 404.2.8.1 /// 11B-404.2.9(4), 11B-404.2.8.1.	✓ Compliant
11.21	The highest operable part of dispensers, including coin slots, are no higher than 40" AFF to the highest operable point. 606.1, 308, /// 11B 603.5	✓ Compliant
11.23	There is 30" x 48" clear spaces provided at all fixtures. 304.3.1, 603.2.1, 606.2, 305, 306, 604.3.1 /// 11B 304.3.1, 11B 603.2.1, 11B 606.2, 11B 305, 11B 306, 11B 604.3.1 & .3.2	✓ Compliant
11.24	The lavatory rim or counter surface is no higher than 34" AFF. 606.3 /// 11B 606.3	✓ Compliant

No.	Requirements	Findings
11.25	<p>There is at least 27" min. at 8" depth knee clear and 11" min. depth at 9" AFF. 606.2, 306.3.2 & .3.3 /// 11B 606.2, 11B 306.3.2 & .3.3, 11B 606.7</p>	<p>✓ Compliant</p>
11.27	<p>There is a minimum of 18" to the lavatory centerline provided to the nearest sidewall or partition. There is 30"x48" clear approach provided free of projecting objects. 606.2, 305 /// 11B 606.6, 11B 305</p>	<p>✓ Compliant</p>
11.29	<p>The area below the lavatory is free of sharp or abrasive surfaces. 606.5 /// 11B 606.5</p>	<p>✓ Compliant</p>
11.30	<p>The faucet can be operated with one hand without tight grasping, pinching, or twisting of the wrist. 606.4, 309 /// 11B 606.4, 11B 309</p>	<p>✓ Compliant</p>
11.32	<p>The dispenser can be operated with one hand without tight grasping, pinching, or twisting of the wrist. The force to operate dispensers are 5 lbs max. 309.4 /// 11B 309.4</p>	<p>✓ Compliant</p>
11.33	<p>The floor surfaces on the accessible route of travel are stable, firm, and slip-resistant. The slope of all clear and turning spaces are no greater than 2.0% in all directions. 302.1, 303.2, 305.2 Exc. ///11B 302.1, 11B 303.2, 11B 305.2 Exc.</p>	<p>✓ Compliant</p>
11.34	<p>11B-304.3.1 Circular Space The turning space shall be a space of 60 inches (1524 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with Section 11B-306. 11B-304.3.2 T-Shaped Space The turning space shall be a T-shaped space within a 60 inch (1524 mm) square minimum with arms and base 36 inches (914 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with Section 11B-306 only at the end of either the base or one arm.</p>	<p>✓ Compliant</p>
11.35	<p>There is a clear floor space around the water closet of 60" min. measured perpendicular from the sidewall and 56" min. clear space measured perpendicular from the rear wall to any fixture or obstruction. A 48" min. depth space is provided facing the water closet. 304.3.1, 603.2.1, 606.2, 305, 306, 604.3.1 /// 11B 304.3.1, 11B 603.2.1, 11B 606.2, 11B 305, 11B 306, 11B 604.3.1 & .3.2</p>	<p>✓ Compliant</p>

No.	Requirements	Findings
11.36	The centerline of the water closet is 17"-18" on center from the near wall. 604.2, Fig 604.2 /// 11B 604.2, Fig 11B 604.2	✓ Compliant
11.38	The top of the water closet seat is between 17" and 19" AFF. 604.4 /// 11B 604.4	✓ Compliant
11.39	The flush control is automatic or operable with one hand and located on the open side of the water closet, where a 36"x48" clear floor space is provided, and located a maximum 44" AFF. 604.6, 309 /// 11B 604.6, 11B 309	✓ Compliant
11.40	The toilet paper dispenser is positioned 19" min. AFF and 7" min. to 9" max on center from the front edge of the water closet. 604.7, 309.4 /// 11B 604.7, 11B 309.4	✓ Compliant
11.41	The toilet paper dispenser is mounted below the side grab bar with at least 1.5" gap. 11B 604.7	✓ Compliant
11.42	The toilet paper dispenser allows continuous paper flow. 604.7 /// 11B 604.7	✓ Compliant
11.43	The seat cover dispenser is provided at 15" min to 40" max. AFF to highest operable point? 205.1, 308.2.1, 308.3.1 /// 11B 603.5	✓ Compliant
11.44	11B-604.5.1 Side Wall The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet. 11B-609.4 Position of Grab Bars Grab bars shall be installed in a horizontal position, 33 inches (838 mm) minimum and 36 inches (914 mm) maximum above the finish floor measured to the top of the gripping surface.	✓ Compliant
11.45	11B-604.5.2 Rear Wall The rear wall grab bar shall be 36 inches (914 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side. 11B-609.4 Position of Grab Bars Grab bars shall be installed in a horizontal position, 33 inches (838 mm) minimum and 36 inches (914 mm) maximum above the finish floor measured to the top of the gripping surface.	✓ Compliant

No.	Requirements	Findings
11.46	The space below and at the ends of the grab bar from any projecting object are 1.5" min. The space between the grab bar and any projecting object set above is at least 12" min. 609.3 /// 11B 609.3	 Compliant
11.47	The space between the grab bar and the wall is exactly 1.5". 609.3 /// 11B 609.3	 Compliant
11.48	The cross section diameter of the grab bar is between 1-1/4" and 2" maximum. 609.2, 609.2.1 &.2 /// 11B 609.2, 11B 609.2.1 & .2	 Compliant
11.49	Grab bars and adjacent walls are free of sharp or abrasive elements. Grab bars are securely installed to not rotate, provide clear unobstructed access to all surfaces and structural strength of 250 lbs. min pressure. 609.5 &.6 &.7 & .8 /// 11B 609.5 &.6 &.7 & .8	 Compliant

11. SINGLE-ACCOMMODATION RESTROOM - Non compliant items

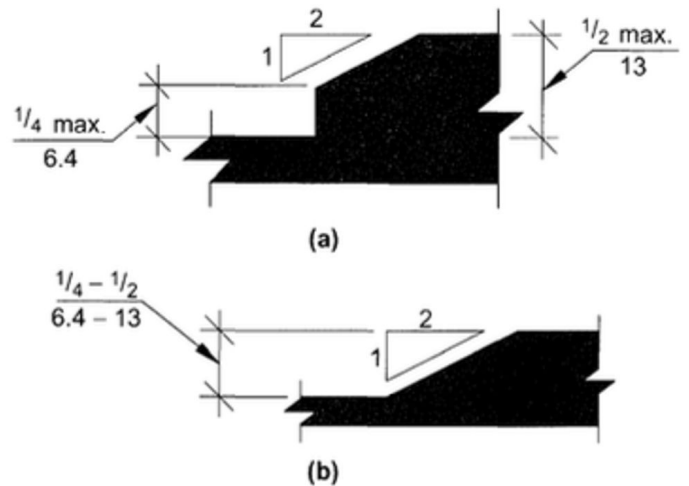
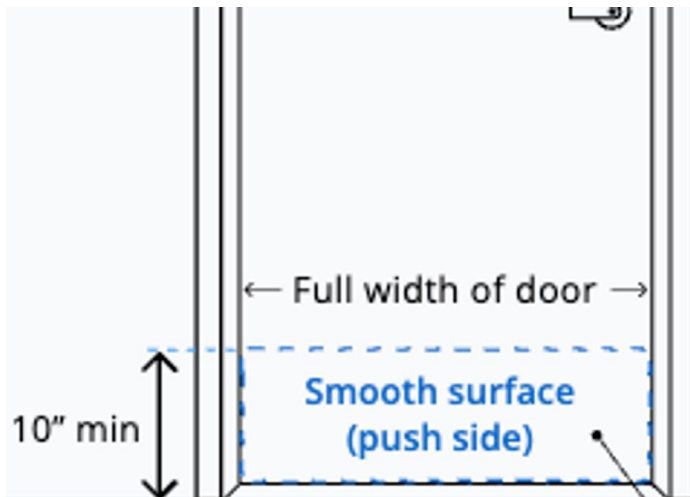
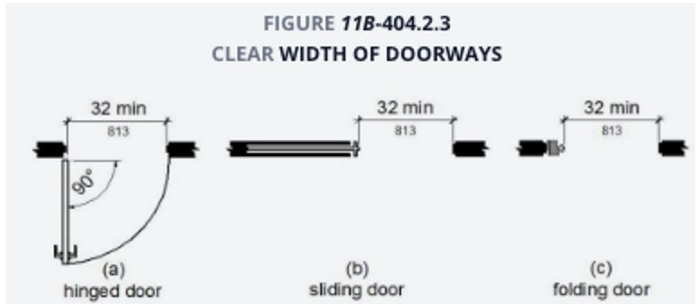
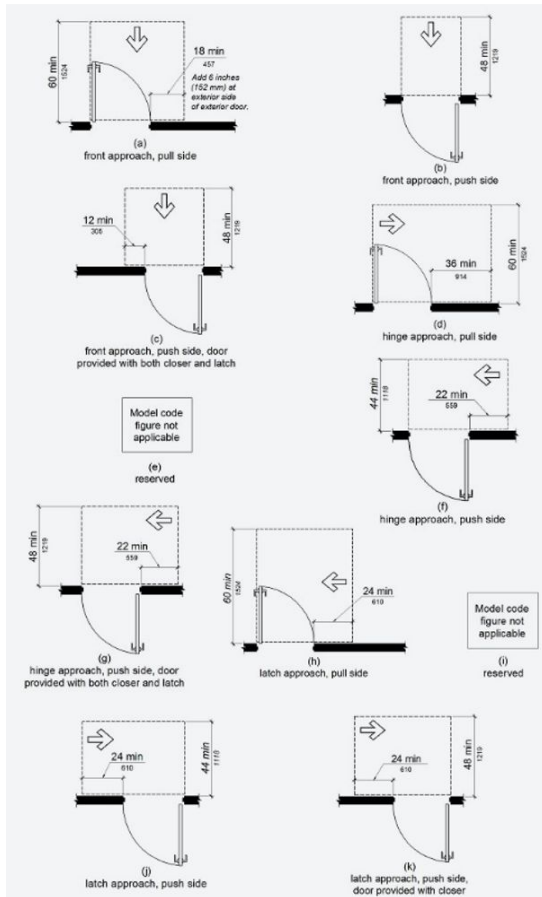
No.	Requirements	Findings																												
11.2	<p>The entry does not have the maneuvering space relative to the direction of approach. 404.2.4.1 & 2.4.3 /// 11B 404.2.4.1 & 2.4.3, TABLE 404.2.4.1</p> <table border="1" data-bbox="204 454 1134 898"> <thead> <tr> <th data-bbox="204 454 437 546">Approach</th> <th data-bbox="437 454 670 546">Side</th> <th data-bbox="670 454 903 546">Perpendicular</th> <th data-bbox="903 454 1134 546">Parallel (Past Latch)</th> </tr> </thead> <tbody> <tr> <td data-bbox="204 546 437 604">Forward</td> <td data-bbox="437 546 670 604">Pull</td> <td data-bbox="670 546 903 604">60"</td> <td data-bbox="903 546 1134 604">18" (5)</td> </tr> <tr> <td data-bbox="204 604 437 663">Forward</td> <td data-bbox="437 604 670 663">Push</td> <td data-bbox="670 604 903 663">48"</td> <td data-bbox="903 604 1134 663">0" (1)</td> </tr> <tr> <td data-bbox="204 663 437 721">Hinge</td> <td data-bbox="437 663 670 721">Pull</td> <td data-bbox="670 663 903 721">60"</td> <td data-bbox="903 663 1134 721">36"</td> </tr> <tr> <td data-bbox="204 721 437 779">Hinge</td> <td data-bbox="437 721 670 779">Push</td> <td data-bbox="670 721 903 779">44" (2)</td> <td data-bbox="903 721 1134 779">22" (3)</td> </tr> <tr> <td data-bbox="204 779 437 837">Latch</td> <td data-bbox="437 779 670 837">Pull</td> <td data-bbox="670 779 903 837">60"</td> <td data-bbox="903 779 1134 837">24"</td> </tr> <tr> <td data-bbox="204 837 437 898">Latch</td> <td data-bbox="437 837 670 898">Push</td> <td data-bbox="670 837 903 898">44" (4)</td> <td data-bbox="903 837 1134 898">24"</td> </tr> </tbody> </table>	Approach	Side	Perpendicular	Parallel (Past Latch)	Forward	Pull	60"	18" (5)	Forward	Push	48"	0" (1)	Hinge	Pull	60"	36"	Hinge	Push	44" (2)	22" (3)	Latch	Pull	60"	24"	Latch	Push	44" (4)	24"	<p>✗ Not Compliant Lacks 18" strike side clear.</p>
Approach	Side	Perpendicular	Parallel (Past Latch)																											
Forward	Pull	60"	18" (5)																											
Forward	Push	48"	0" (1)																											
Hinge	Pull	60"	36"																											
Hinge	Push	44" (2)	22" (3)																											
Latch	Pull	60"	24"																											
Latch	Push	44" (4)	24"																											
11.8	<p>This All-Gender facility doorway does not provide a ¼" thick 12" circle with a ¼" thick 12" triangle superimposed over the circle. The triangle is not in color contrast to the circle and the circle is not in color contrast to the door. 11B 703.7.2.6.1 & 7.2.6.2 & 7.2.6.3</p>	<p>✗ Not Compliant Not provided.</p>																												
11.9	<p>The geometric symbol is not set between 58" to 60" o.c. AFF and centered on the door. 11B 216.8.1, 11B 703.7.2.6</p>	<p>✗ Not Compliant Not provided.</p>																												
11.10	<p>The tactile wall sign is not mounted adjacent to the latch side, set at a min. of 48" AFF to the baseline of the lowest line of Braille and a max. of 60" AFF to the baseline of the highest line of raised characters. 703.4.1 /// 11B 703.4.1</p>	<p>✗ Not Compliant Not provided.</p>																												
11.11	<p>The tactile wall sign is not centered on an 18" x 18" clear floor space beyond the arc of any door swing. 703.4.2 /// 11B 703.4.2</p>	<p>✗ Not Compliant Lacking.</p>																												
11.12	<p>The facility is accessible, and the room not identified by an ISA. 216.8, 703.7.2.1 /// 11B 216.8, 11B 703.7.2.1</p>	<p>✗ Not Compliant Lacking.</p>																												
11.13	<p>ALL-GENDER text designation is not provided. 703.6.3 /// 11B 703.6.3</p>	<p>✗ Not Compliant Not provided.</p>																												

No.	Requirements	Findings
11.14	<p>The Grade 2 Braille does not accompany the characters on the tactile signs. The Braille is not placed a min. of 3/8" and a max. of 1/2" below the tactile characters, flush left or centered. The tactile text is not multi-lined, and all Braille is placed together below all lines of tactile text. 703.3, 703.3.1 & 3.2 /// 11B 703.3, 11B 703.3.1 & .3.2</p>	<p>✘ Not Compliant Not provided.</p>
11.15	<p>The raised characters are not on tactile signs 5/8" min. and 2" max. in height and raised at least 1/32" min. 703.2.1, 703.2.5 /// 11B 703.2.1, 11B 703.2.5</p>	<p>✘ Not Compliant Not provided.</p>
11.16	<p>The raised characters are not on tactile signs upper case, and sans serif. 703.2, 703.2.3 /// 11B 703.2.2, 11B 703.2.3</p>	<p>✘ Not Compliant Not provided.</p>
11.17	<p>The characters on signs do not contrast with their background (light-on-dark or dark-on-light) and the signs do not have a non-glare finish. 703.5.1 /// 11B 703.5.1</p>	<p>✘ Not Compliant Not provided.</p>
11.18	<p>The ceiling height within a toilet room is not 84" min AFF. (Exc.- Door closures may provide 78" min. AFF) There is not at least 80" clear headroom within the pedestrian circulation area, including the accessible route of travel. Objects mounted to the wall project are not less than 4" into the circulation path between 27 and 80" from the floor. 307.2 307.4 /// 1208.2, 11B 307.2, 11B 307.4</p>	<p>✘ Not Compliant Not provided.</p>
11.22	<p>Mirrors set above an acc. sink not provided at 40" AFF to the bottom edge of the reflective surface. 213,3,5, 603.3 /// 11B 213.3.5, 11B 603.3</p>	<p>✘ Not Compliant 41" to the highest reflective point.</p>
11.28	<p>The lavatory drain pipes and hot/cold water lines are not insulated(wrapped) to protect against contact. 606.5 /// 11B 606.5</p>	<p>✘ Not Compliant Lacking.</p>

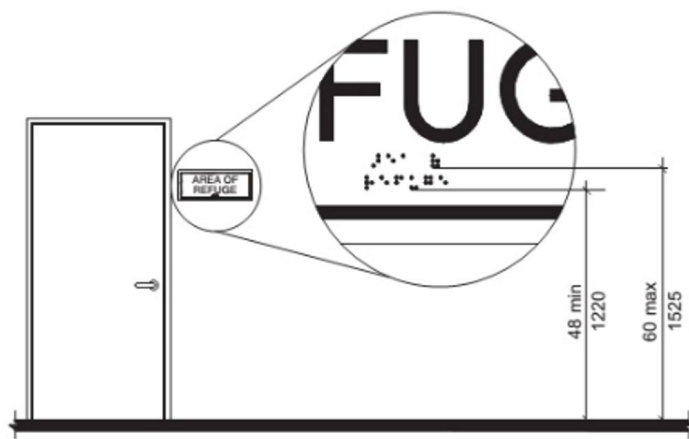
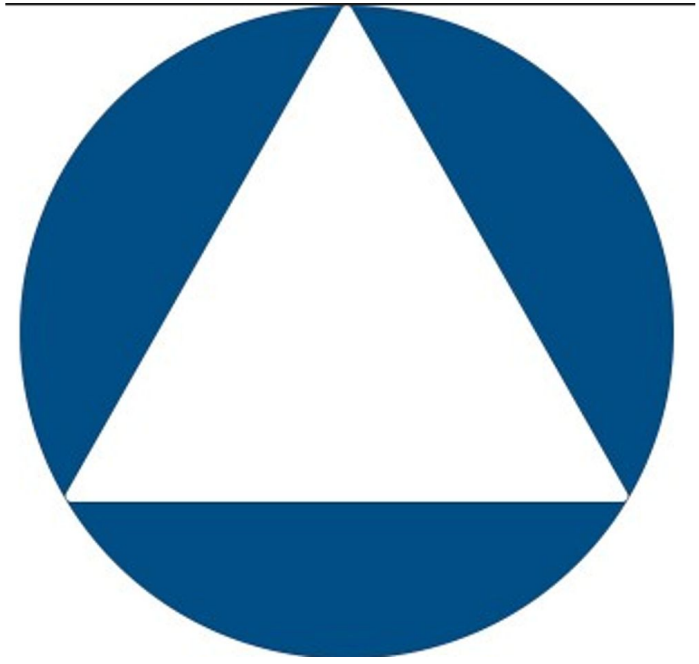
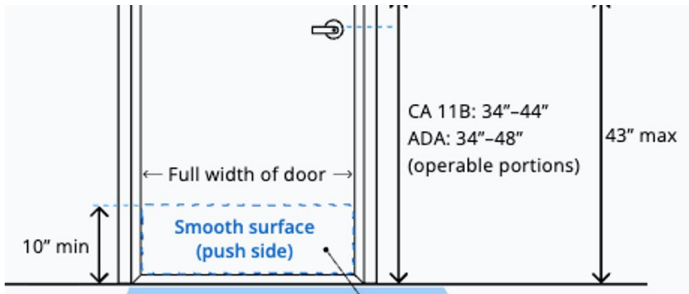
DESCRIPTION OF BARRIER REMOVAL ACTION PLAN

- Install new geometric door sign (triangle/circle) mounted at 60" AFF on center (No raised tactile images of Men, Women, etc.).
- Install new All-Gender accessible wall sign (with Braille), mounted on the strike side of the door at 60" AFF to the highest character baseline (No raised tactile images of Men, Women, etc.). Ensure wall sign is provided at 18" on center from the strike side of the door.
- Adjust mirror height to provide 40" AFF to the lowest reflective point. Another option would be to provide a full length mirror on the wall in the restroom.
- Fully wrap lavatory pipes/lines.

PHOTOGRAPHS AT TIME OF INSPECTION

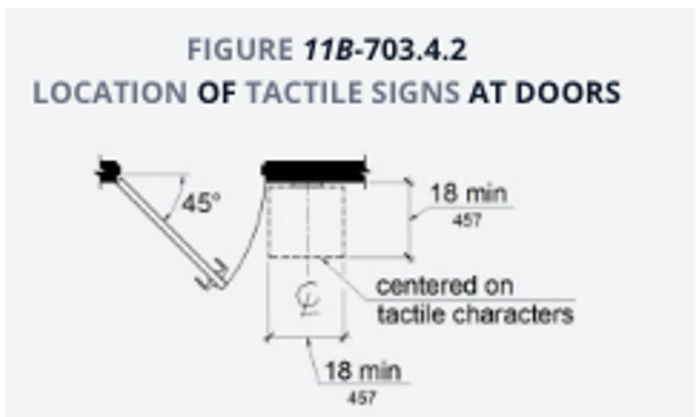


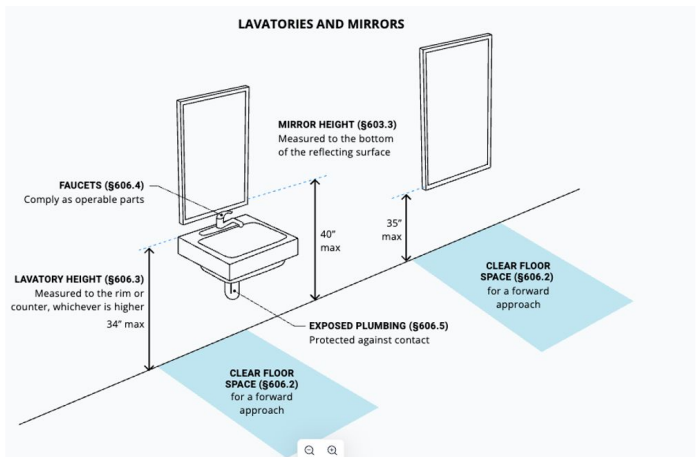
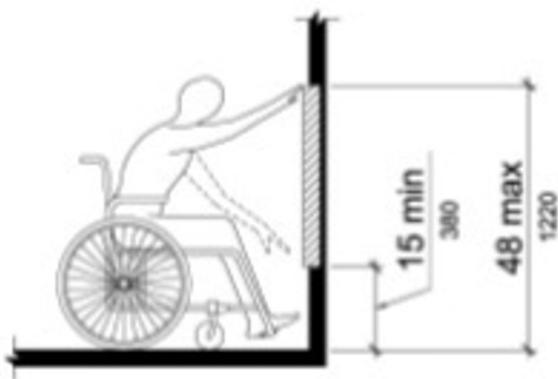
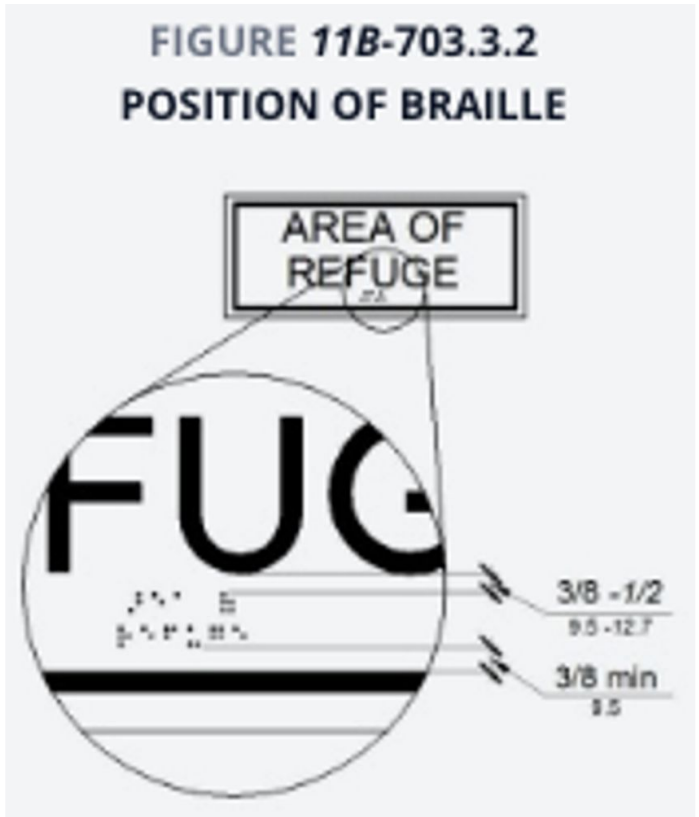
**FIG. 303.3
BEVELED CHANGES IN LEVEL**



Note: For raised character mounting height see Section 703.3.10

FIGURE 703.4.5
HEIGHT OF BRAILLE CHARACTERS ABOVE FLOOR





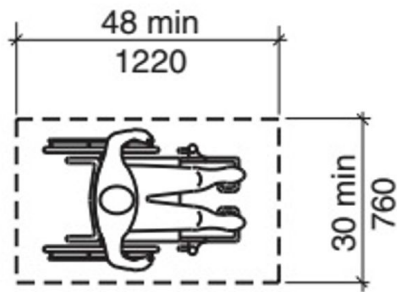


FIGURE 305.3.2

SIZE OF CLEAR FLOOR SPACE - EXISTING BUILDINGS

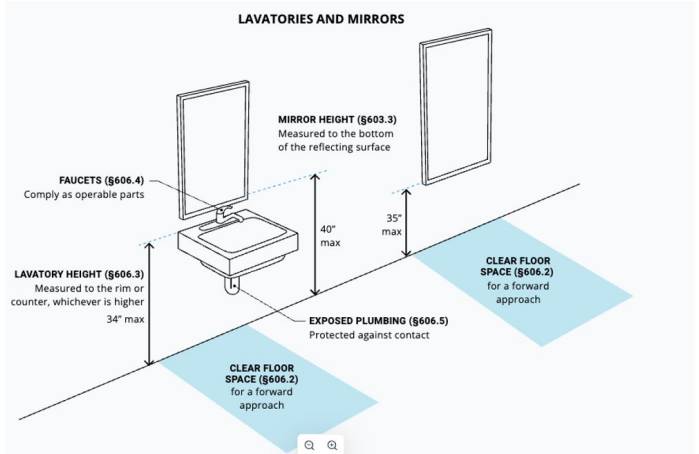
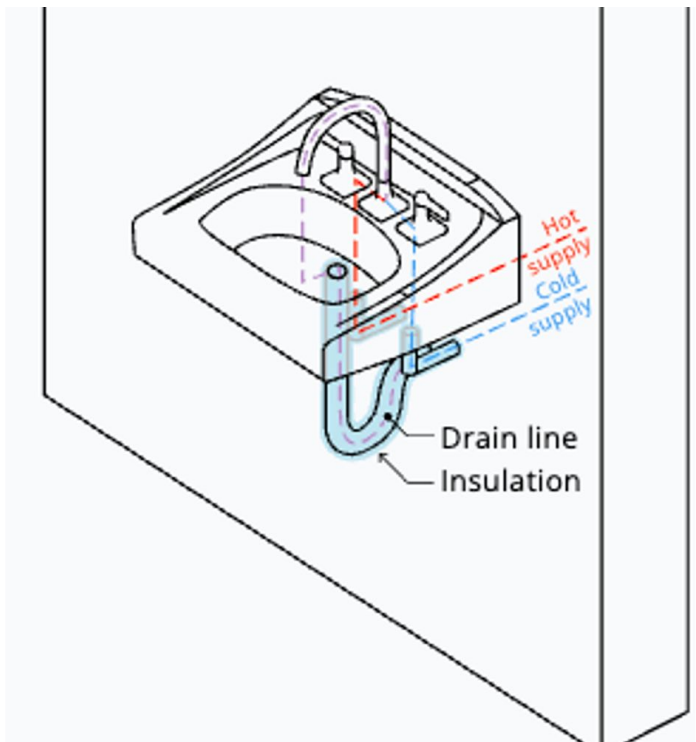
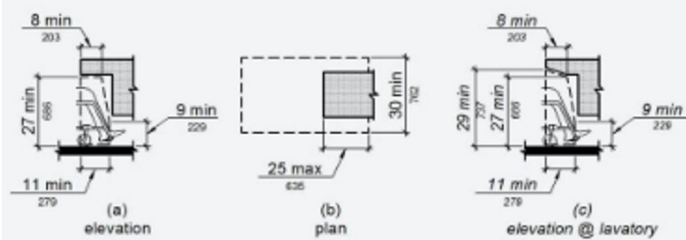


FIGURE 11B-306.3
KNEE CLEARANCE



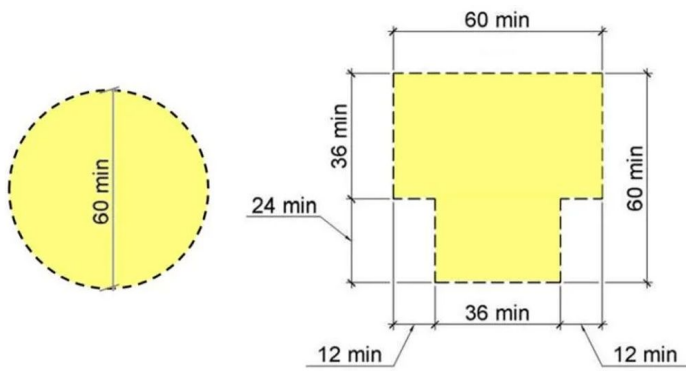


FIGURE 11B-604.3.1
SIZE OF CLEARANCE AT WATER CLOSETS

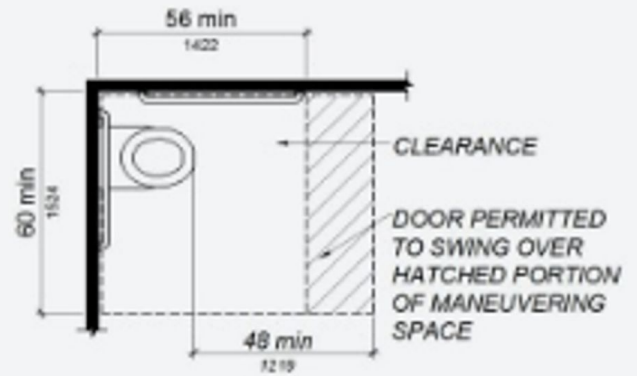
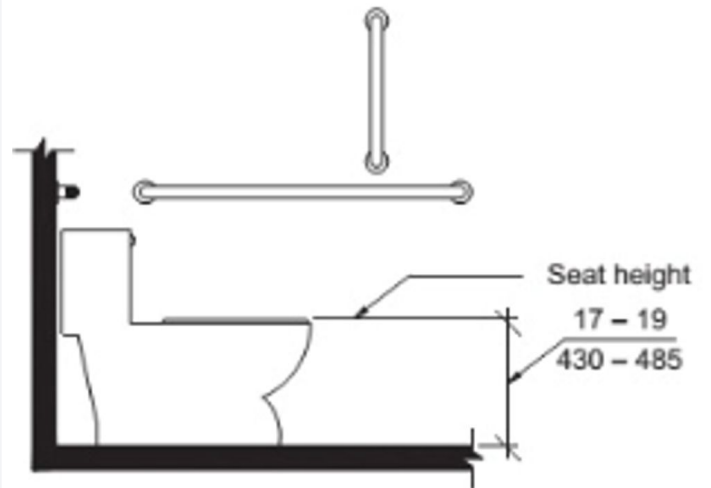
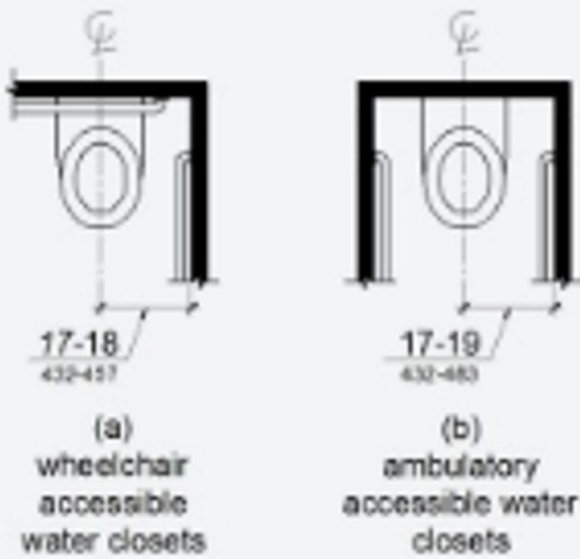
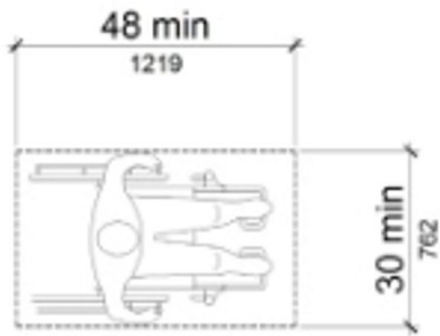


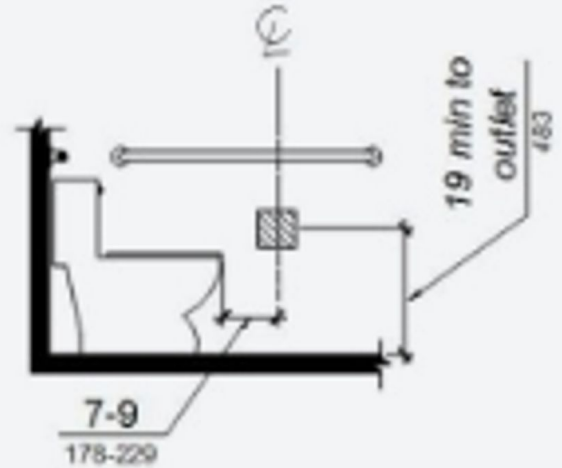
FIGURE 11B-604.2
WATER CLOSET LOCATION



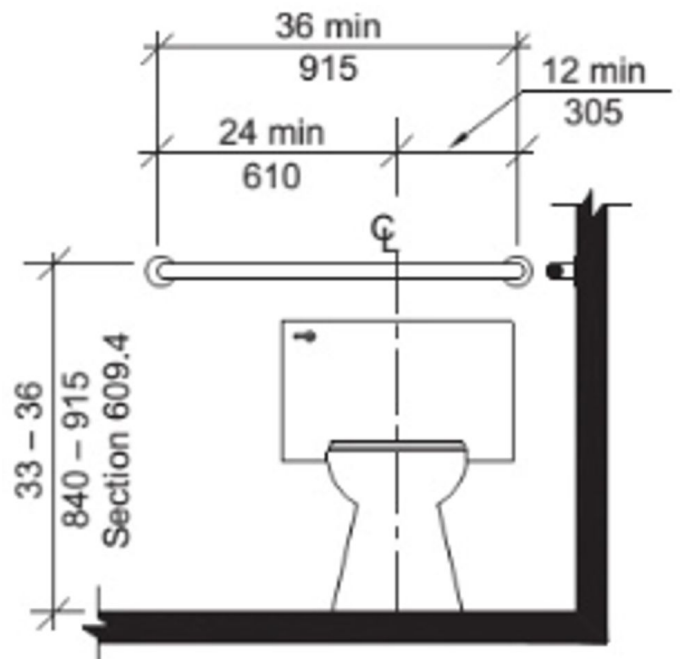
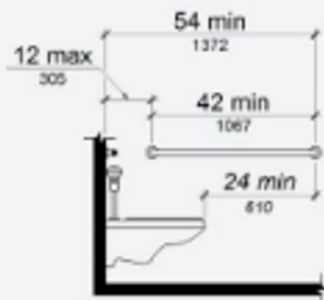
**FIGURE 11B-305.3
CLEAR FLOOR OR GROUND SPACE**



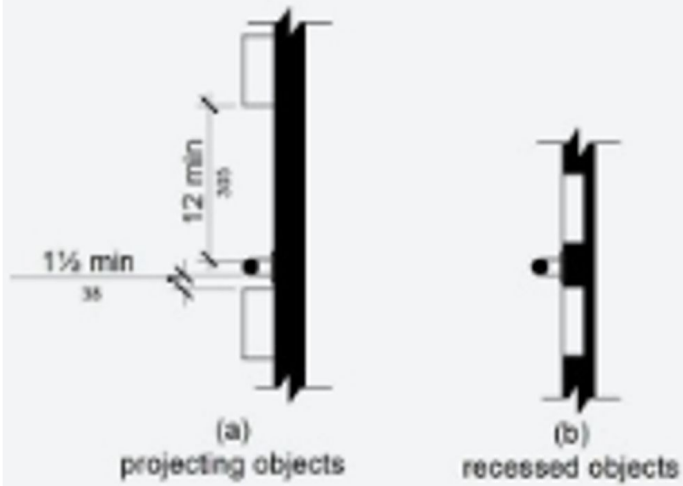
**FIGURE 11B-604.7.1
DISPENSER OUTLET LOCATION**



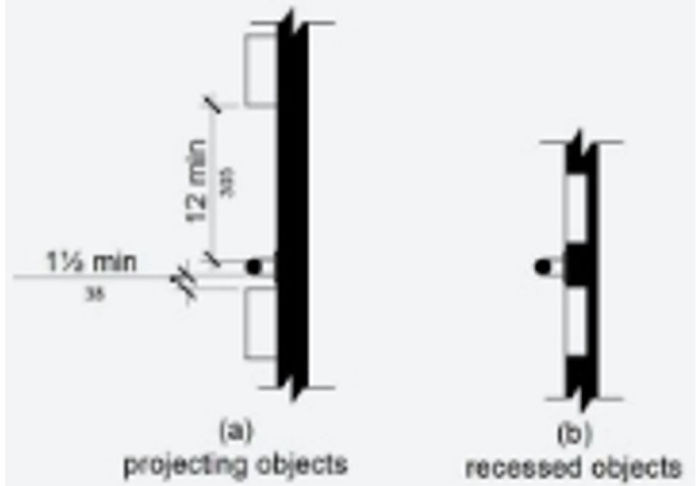
**FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS**



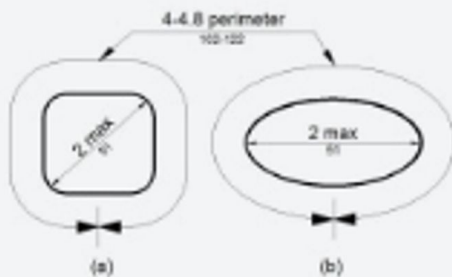
**FIGURE 11B-609.3
SPACING OF GRAB BARS**



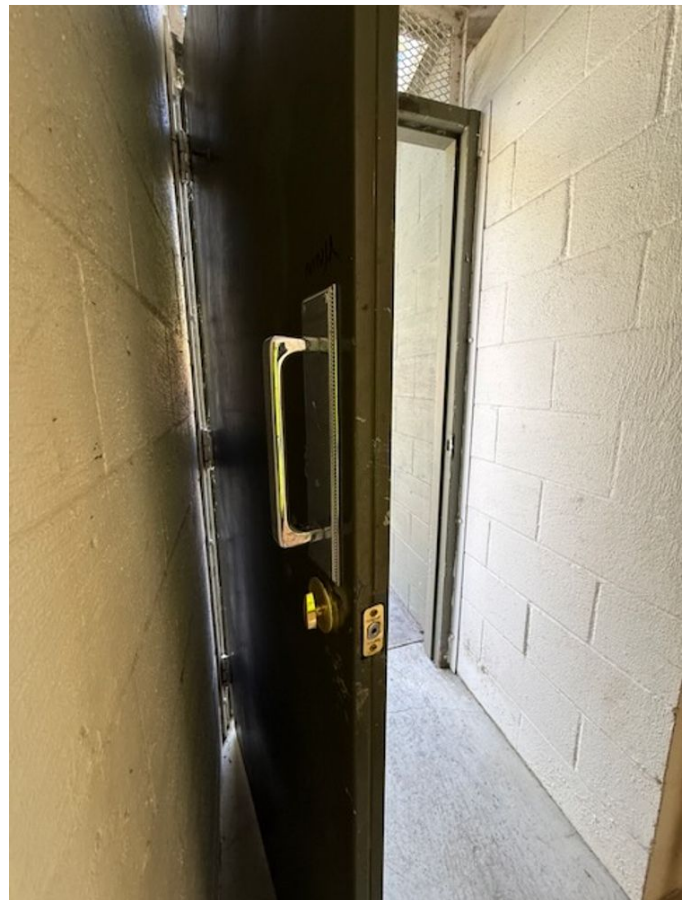
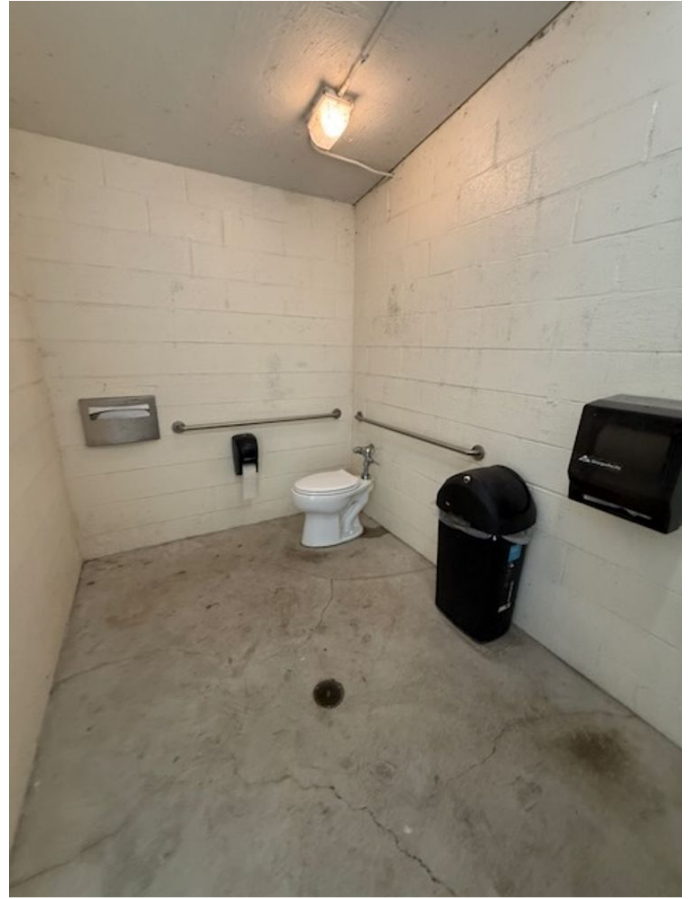
**FIGURE 11B-609.3
SPACING OF GRAB BARS**



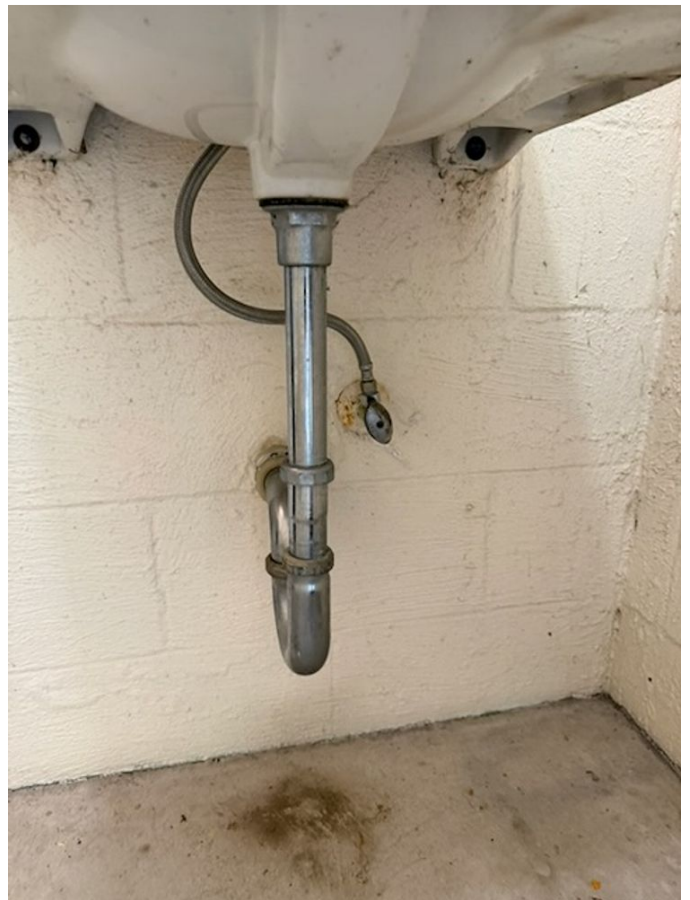
**FIGURE 11B-609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION**

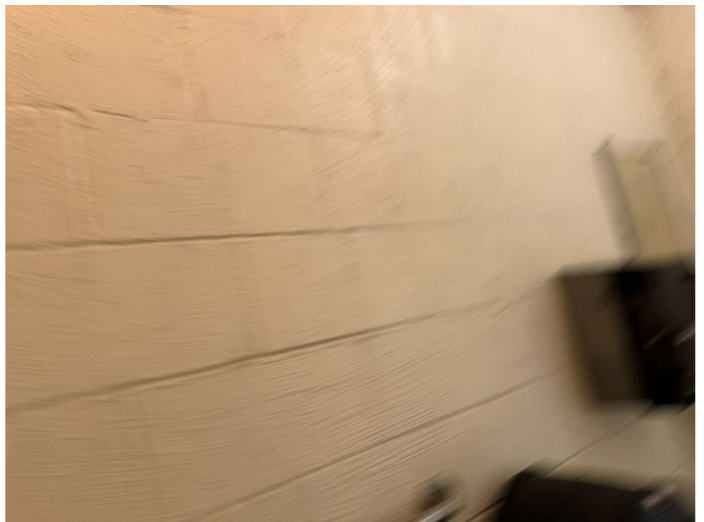
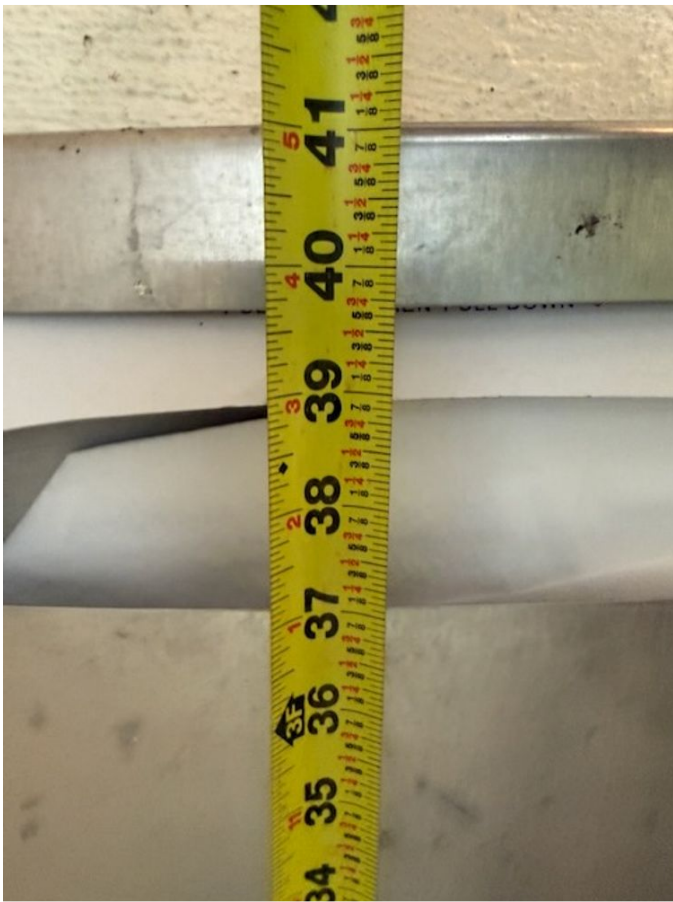
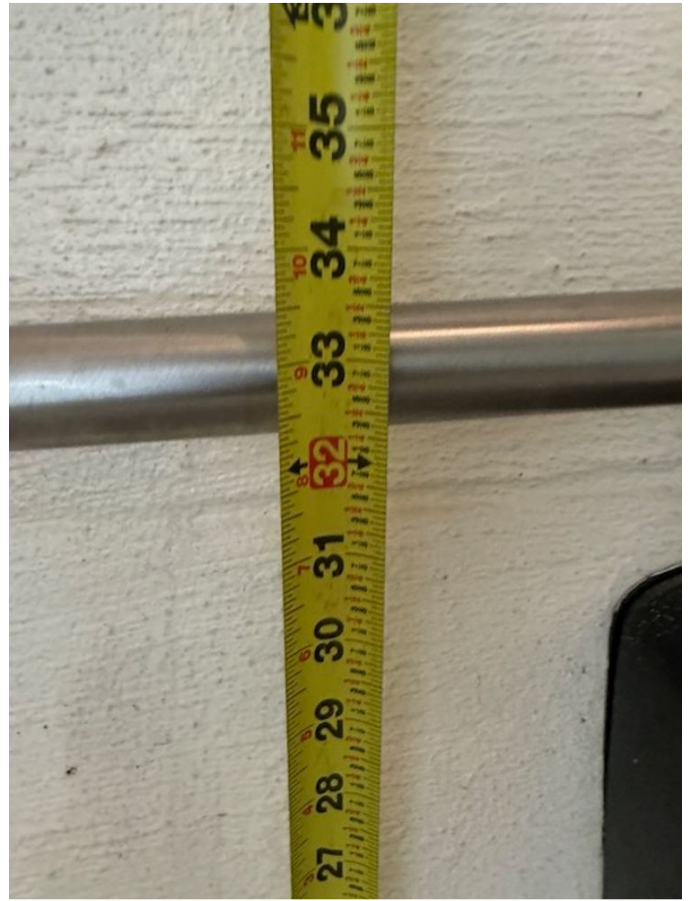
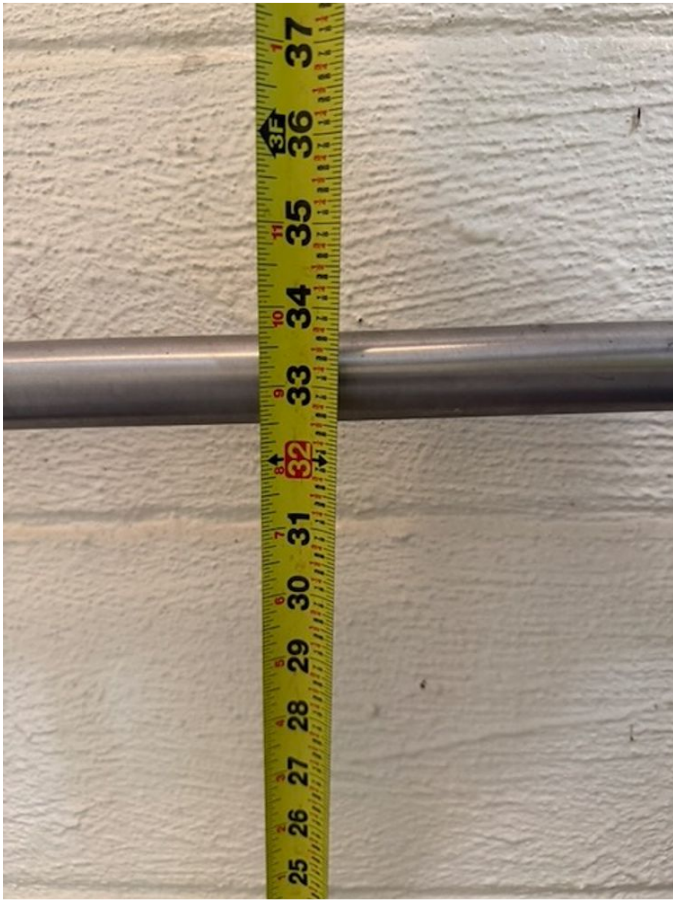


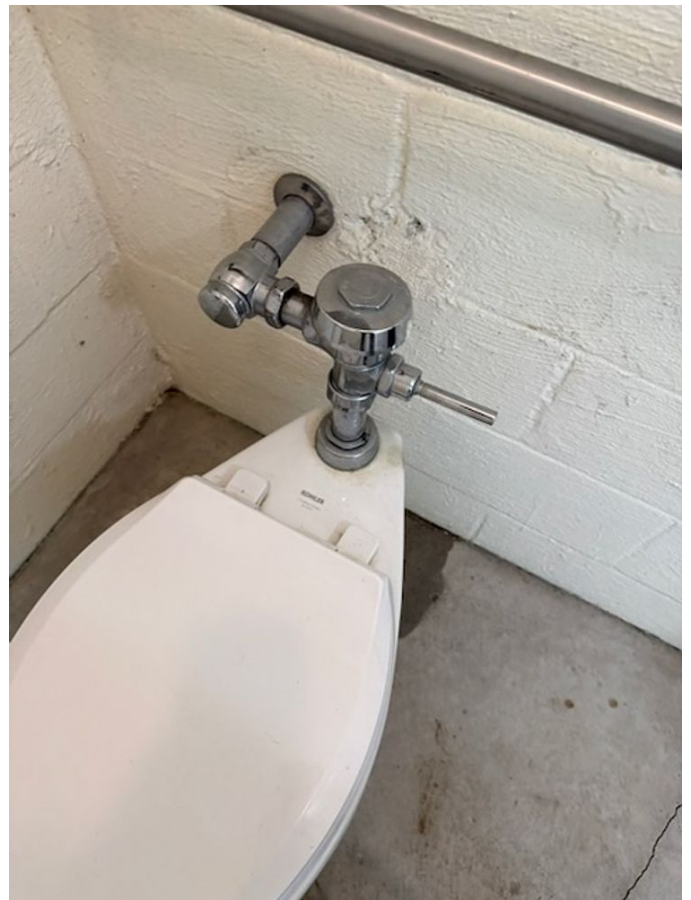














Women's Single Accommodation Restroom

Conditions As Observed by Inspector: The women's single accommodation restroom exhibits multiple non compliant elements.

11. SINGLE-ACCOMMODATION RESTROOM - Compliant items

No.	Requirements	Findings
11.1	The exterior landing area is 2% max slope in all directions. The landing area is stable, firm and slip resistant. 302, 404.2.4.4 /// 11B 404.2.4.4, 11B 302.1	✓ Compliant
11.3	When the door/gate is open 90 degrees, there is a clear opening width at least 32" measured between the face of the door/gate and the doorstop on the latch side. (Check the N/A box if doors are being documented by another portion of your survey.) 404.2.2, 404.2.3, 404.2.8.1 /// 11B 404.2.3	✓ Compliant
11.4	There is a 10" high x the full width of the door kick plate provided on the push side of swinging doors (Tempered glass doors w/o stiles not required). 404.2.10 /// 11B 404.2.10, Exp. 2	✓ Compliant
11.5	The entry door threshold is no higher than 1/2". Changes in level are between 1/4" and 1/2" beveled at 1:2 or less. 303, 404.2.5 /// 11B 303.2, 303.3	✓ Compliant
11.6	All handles, locks, and latches or other operative devices are operable with one hand and does not require user to pinch, twist or grasp to operate. 404.2.7 /// 11B 404.2.7	✓ Compliant
11.7	The force required to operate the entry door is no greater than 5 lbs. The closure sweep rate is set to provide 5 seconds min. 404.2.8, 404.2.8.1 /// 11B-404.2.9(4), 11B-404.2.8.1.	✓ Compliant
11.18	The ceiling height within a toilet room is 84" min AFF. (Exc.- Door closures may provide 78" min. AFF) There is at least 80" clear headroom within the pedestrian circulation area, including the accessible route of travel. Objects mounted to the wall project are less than 4" into the circulation path between 27 and 80" from the floor. 307.2 307.4 /// 1208.2, 11B 307.2, 11B 307.4	✓ Compliant
11.19	Electrical switches and plugs are provided at 48" max. AFF to the top of the outlet box and 15" min AFF to the bottom of the outlet box. 308 /// 11B 308.1.1, 11B 308.1.2	✓ Compliant

No.	Requirements	Findings
11.20	Coat hooks and/or independent locks are provided at 48" max. AFF to the highest operable point. Shelves are provided at 40" min to 48" max AFF to the highest operable point. 603.4, 308 /// 11B 603.4, 11B 308	✓ Compliant
11.21	The highest operable part of dispensers, including coin slots, are no higher than 40" AFF to the highest operable point. 606.1, 308, /// 11B 603.5	✓ Compliant
11.23	There is 30" x 48" clear spaces provided at all fixtures. 304.3.1, 603.2.1, 606.2, 305, 306, 604.3.1 /// 11B 304.3.1, 11B 603.2.1, 11B 606.2, 11B 305, 11B 306, 11B 604.3.1 & .3.2	✓ Compliant
11.24	The lavatory rim or counter surface is no higher than 34" AFF. 606.3 /// 11B 606.3	✓ Compliant
11.25	There is at least 27" min. at 8" depth knee clear and 11" min. depth at 9" AFF. 606.2, 306.3.2 & .3.3 /// 11B 606.2, 11B 306.3.2 & .3.3, 11B 606.7	✓ Compliant
11.27	There is a minimum of 18" to the lavatory centerline provided to the nearest sidewall or partition. There is 30"x48" clear approach provided free of projecting objects. 606.2, 305 /// 11B 606.6, 11B 305	✓ Compliant
11.29	The area below the lavatory is free of sharp or abrasive surfaces. 606.5 /// 11B 606.5	✓ Compliant
11.30	The faucet can be operated with one hand without tight grasping, pinching, or twisting of the wrist. 606.4, 309 /// 11B 606.4, 11B 309	✓ Compliant
11.32	The dispenser can be operated with one hand without tight grasping, pinching, or twisting of the wrist. The force to operate dispensers are 5 lbs max. 309.4 /// 11B 309.4	✓ Compliant

No.	Requirements	Findings
11.34	<p>11B-304.3.1 Circular Space The turning space shall be a space of 60 inches (1524 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with Section 11B-306.</p> <p>11B-304.3.2 T-Shaped Space The turning space shall be a T-shaped space within a 60 inch (1524 mm) square minimum with arms and base 36 inches (914 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with Section 11B-306 only at the end of either the base or one arm.</p>	✓ Compliant
11.35	<p>There is a clear floor space around the water closet of 60" min. measured perpendicular from the sidewall and 56" min. clear space measured perpendicular from the rear wall to any fixture or obstruction. A 48" min. depth space is provided facing the water closet. 304.3.1, 603.2.1, 606.2, 305, 306, 604.3.1 /// 11B 304.3.1, 11B 603.2.1, 11B 606.2, 11B 305, 11B 306, 11B 604.3.1 & .3.2</p>	✓ Compliant
11.36	<p>The centerline of the water closet is 17"-18" on center from the near wall. 604.2, Fig 604.2 /// 11B 604.2, Fig 11B 604.2</p>	✓ Compliant
11.38	<p>The top of the water closet seat is between 17" and 19" AFF. 604.4 /// 11B 604.4</p>	✓ Compliant
11.39	<p>The flush control is automatic or operable with one hand and located on the open side of the water closet, where a 36"x48" clear floor space is provided, and located a maximum 44" AFF. 604.6, 309 /// 11B 604.6, 11B 309</p>	✓ Compliant
11.40	<p>The toilet paper dispenser is positioned 19" min. AFF and 7" min. to 9" max on center from the front edge of the water closet. 604.7, 309.4 /// 11B 604.7, 11B 309.4</p>	✓ Compliant
11.41	<p>The toilet paper dispenser is mounted below the side grab bar with at least 1.5" gap. 11B 604.7</p>	✓ Compliant
11.42	<p>The toilet paper dispenser allows continuous paper flow. 604.7 /// 11B 604.7</p>	✓ Compliant

No.	Requirements	Findings
11.44	<p>11B-604.5.1 Side Wall The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.</p> <p>11B-609.4 Position of Grab Bars Grab bars shall be installed in a horizontal position, 33 inches (838 mm) minimum and 36 inches (914 mm) maximum above the finish floor measured to the top of the gripping surface.</p>	<p>✓ Compliant</p>
11.45	<p>11B-604.5.2 Rear Wall The rear wall grab bar shall be 36 inches (914 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.</p> <p>11B-609.4 Position of Grab Bars Grab bars shall be installed in a horizontal position, 33 inches (838 mm) minimum and 36 inches (914 mm) maximum above the finish floor measured to the top of the gripping surface.</p>	<p>✓ Compliant</p>
11.46	<p>The space below and at the ends of the grab bar from any projecting object are 1.5" min. The space between the grab bar and any projecting object set above is at least 12" min. 609.3 /// 11B 609.3</p>	<p>✓ Compliant</p>
11.47	<p>The space between the grab bar and the wall is exactly 1.5". 609.3 /// 11B 609.3</p>	<p>✓ Compliant</p>
11.48	<p>The cross section diameter of the grab bar is between 1-1/4" and 2" maximum. 609.2, 609.2.1 &.2 /// 11B 609.2, 11B 609.2.1 &.2</p>	<p>✓ Compliant</p>
11.49	<p>Grab bars and adjacent walls are free of sharp or abrasive elements. Grab bars are securely installed to not rotate, provide clear unobstructed access to all surfaces and structural strength of 250 lbs. min pressure. 609.5 &.6 &.7 &.8 /// 11B 609.5 &.6 &.7 &.8</p>	<p>✓ Compliant</p>

11. SINGLE-ACCOMMODATION RESTROOM - Non compliant items

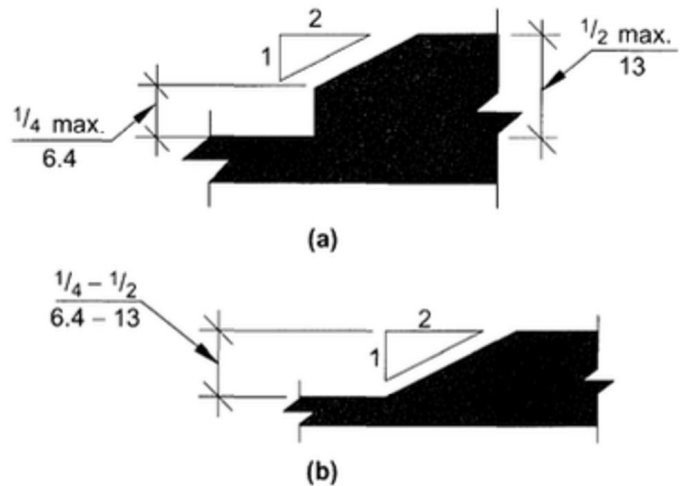
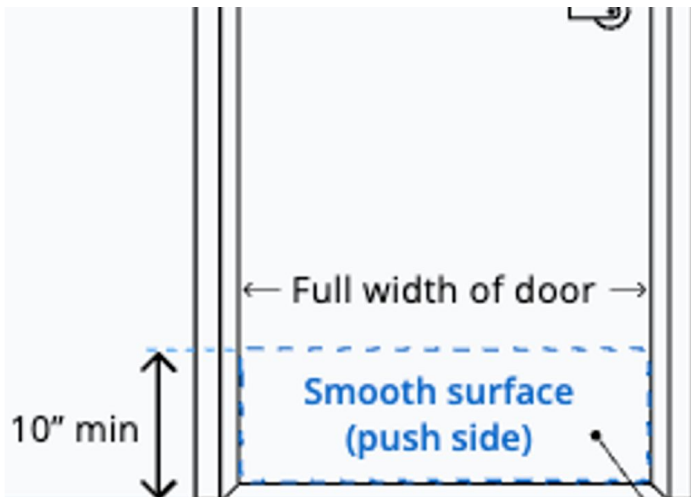
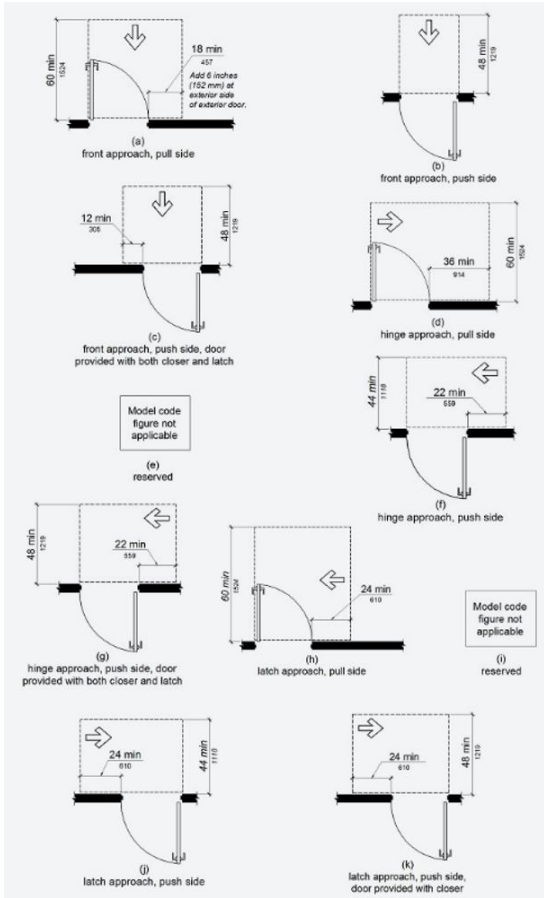
No.	Requirements	Findings																												
11.2	<p>The entry does not have the maneuvering space relative to the direction of approach. 404.2.4.1 & 2.4.3 /// 11B 404.2.4.1 & 2.4.3, TABLE 404.2.4.1</p> <table border="1" data-bbox="204 454 1137 902"> <thead> <tr> <th data-bbox="212 465 435 544">Approach</th> <th data-bbox="443 465 667 544">Side</th> <th data-bbox="675 465 898 544">Perpendicular</th> <th data-bbox="906 465 1129 544">Parallel (Past Latch)</th> </tr> </thead> <tbody> <tr> <td data-bbox="212 555 435 611">Forward</td> <td data-bbox="443 555 667 611">Pull</td> <td data-bbox="675 555 898 611">60"</td> <td data-bbox="906 555 1129 611">18" (5)</td> </tr> <tr> <td data-bbox="212 622 435 678">Forward</td> <td data-bbox="443 622 667 678">Push</td> <td data-bbox="675 622 898 678">48"</td> <td data-bbox="906 622 1129 678">0" (1)</td> </tr> <tr> <td data-bbox="212 689 435 745">Hinge</td> <td data-bbox="443 689 667 745">Pull</td> <td data-bbox="675 689 898 745">60"</td> <td data-bbox="906 689 1129 745">36"</td> </tr> <tr> <td data-bbox="212 757 435 813">Hinge</td> <td data-bbox="443 757 667 813">Push</td> <td data-bbox="675 757 898 813">44" (2)</td> <td data-bbox="906 757 1129 813">22" (3)</td> </tr> <tr> <td data-bbox="212 824 435 880">Latch</td> <td data-bbox="443 824 667 880">Pull</td> <td data-bbox="675 824 898 880">60"</td> <td data-bbox="906 824 1129 880">24"</td> </tr> <tr> <td data-bbox="212 891 435 902">Latch</td> <td data-bbox="443 891 667 902">Push</td> <td data-bbox="675 891 898 902">44" (4)</td> <td data-bbox="906 891 1129 902">24"</td> </tr> </tbody> </table>	Approach	Side	Perpendicular	Parallel (Past Latch)	Forward	Pull	60"	18" (5)	Forward	Push	48"	0" (1)	Hinge	Pull	60"	36"	Hinge	Push	44" (2)	22" (3)	Latch	Pull	60"	24"	Latch	Push	44" (4)	24"	<p>✗ Not Compliant Lacking 18' strike side clear.</p>
Approach	Side	Perpendicular	Parallel (Past Latch)																											
Forward	Pull	60"	18" (5)																											
Forward	Push	48"	0" (1)																											
Hinge	Pull	60"	36"																											
Hinge	Push	44" (2)	22" (3)																											
Latch	Pull	60"	24"																											
Latch	Push	44" (4)	24"																											
11.8	<p>This All-Gender facility doorway does not provide a ¼" thick 12" circle with a ¼" thick 12" triangle superimposed over the circle. The triangle is not in color contrast to the circle and the circle is not in color contrast to the door. 11B 703.7.2.6.1 & 7.2.6.2 & 7.2.6.3</p>	<p>✗ Not Compliant Not provided.</p>																												
11.9	<p>The geometric symbol is not set between 58" to 60" o.c. AFF and centered on the door. 11B 216.8.1, 11B 703.7.2.6</p>	<p>✗ Not Compliant Lacking.</p>																												
11.10	<p>The tactile wall sign is not mounted adjacent to the latch side, set at a min. of 48" AFF to the baseline of the lowest line of Braille and a max. of 60" AFF to the baseline of the highest line of raised characters. 703.4.1 /// 11B 703.4.1</p>	<p>✗ Not Compliant</p>																												
11.11	<p>The tactile wall sign is not centered on an 18" x 18" clear floor space beyond the arc of any door swing. 703.4.2 /// 11B 703.4.2</p>	<p>✗ Not Compliant</p>																												
11.12	<p>The facility is accessible, and the room not identified by an ISA. 216.8, 703.7.2.1 /// 11B 216.8, 11B 703.7.2.1</p>	<p>✗ Not Compliant</p>																												
11.13	<p>ALL-GENDER text designation is not provided. 703.6.3 /// 11B 703.6.3</p>	<p>✗ Not Compliant</p>																												

No.	Requirements	Findings
11.14	<p>The Grade 2 Braille does not accompany the characters on the tactile signs. The Braille is not placed a min. of 3/8" and a max. of 1/2" below the tactile characters, flush left or centered. The tactile text is not multi-lined, and all Braille is placed together below all lines of tactile text. 703.3, 703.3.1 & 3.2 /// 11B 703.3, 11B 703.3.1 & .3.2</p>	<p>✘ Not Compliant</p>
11.15	<p>The raised characters are not on tactile signs 5/8" min. and 2" max. in height and raised at least 1/32" min. 703.2.1, 703.2.5 /// 11B 703.2.1, 11B 703.2.5</p>	<p>✘ Not Compliant</p>
11.16	<p>The raised characters are not on tactile signs upper case, and sans serif. 703.2, 703.2.3 /// 11B 703.2.2, 11B 703.2.3</p>	<p>✘ Not Compliant</p>
11.17	<p>The characters on signs do not contrast with their background (light-on-dark or dark-on-light) and the signs do not have a non-glare finish. 703.5.1 /// 11B 703.5.1</p>	<p>✘ Not Compliant</p>
11.22	<p>Mirrors set above an acc. sink not provided at 40" AFF to the bottom edge of the reflective surface. 213,3,5, 603.3 /// 11B 213.3.5, 11B 603.3</p>	<p>✘ Not Compliant 41" AFF</p>
11.28	<p>The lavatory drain pipes and hot/cold water lines are not insulated(wrapped) to protect against contact. 606.5 /// 11B 606.5</p>	<p>✘ Not Compliant Lacking</p>
11.33	<p>The floor surfaces on the accessible route of travel are not stable, firm, and slip-resistant. The slope of all clear and turning spaces are greater than 2.0% in all directions. 302.1, 303.2, 305.2 Exc. ///11B 302.1, 11B 303.2, 11B 305.2 Exc.</p>	<p>✘ Not Compliant Up to 2.8% slope inside stall.</p>

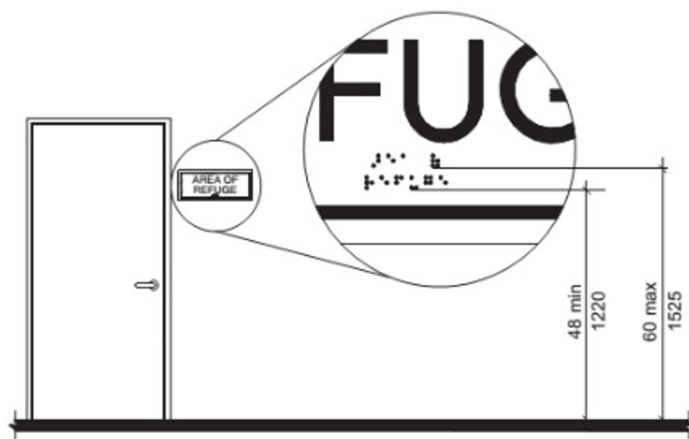
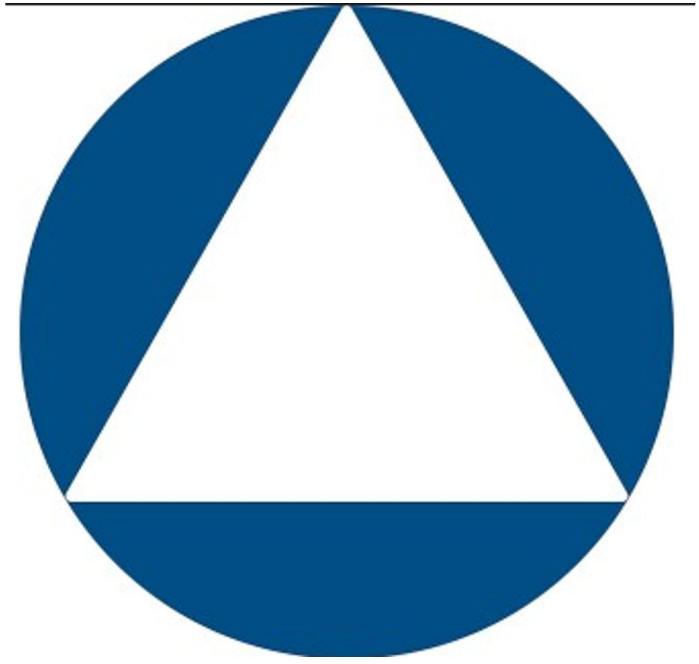
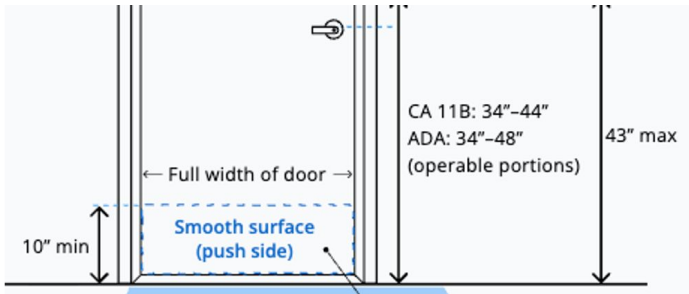
DESCRIPTION OF BARRIER REMOVAL ACTION PLAN

- Install new geometric door sign (triangle/circle) mounted at 60" AFF on center (No raised tactile images of Men, Women, etc.).
- Install new All-Gender accessible wall sign (with Braille), mounted on the strike side of the door at 60" AFF to the highest character baseline (No raised tactile images of Men, Women, etc.). Ensure wall sign is provided at 18" on center from the strike side of the door.
- Adjust mirror height to provide 40" AFF to the lowest reflective point. Another option would be to provide a full length mirror on the wall in the restroom.
- Fully wrap lavatory pipes/lines.
- As budget allows, modify floor around the floor drain to provide 2% slope in all directions.

PHOTOGRAPHS AT TIME OF INSPECTION

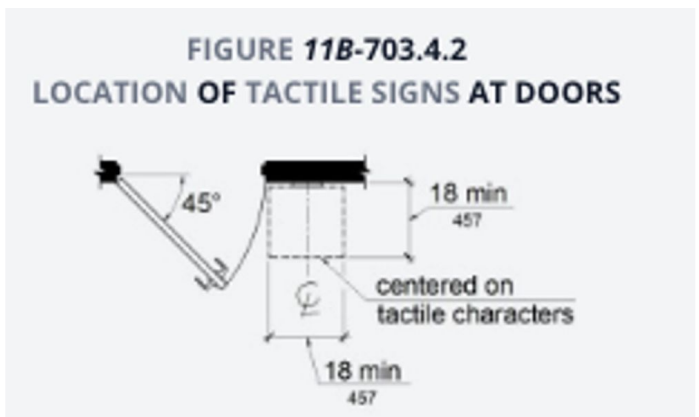


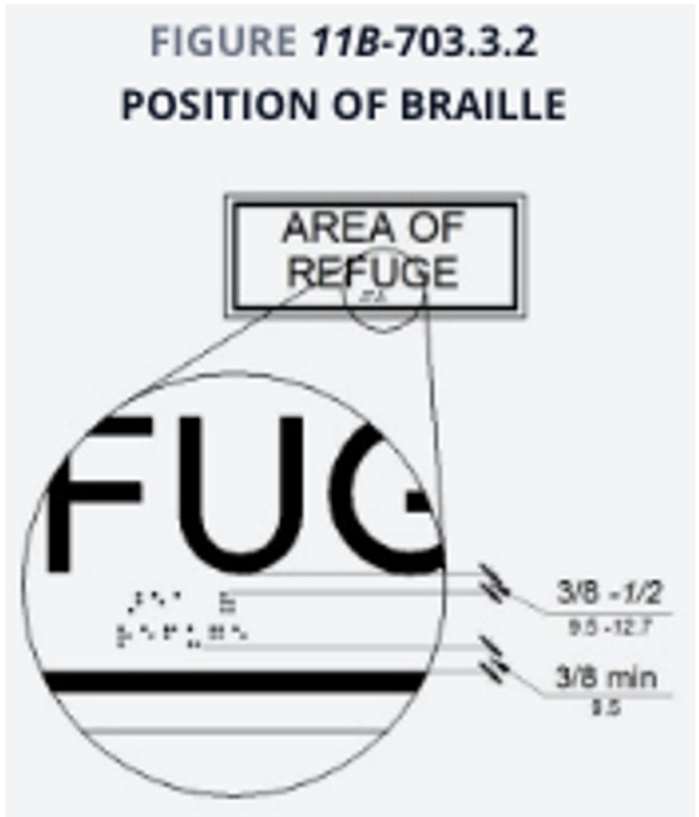
**FIG. 303.3
BEVELED CHANGES IN LEVEL**



Note: For raised character mounting height see Section 703.3.10

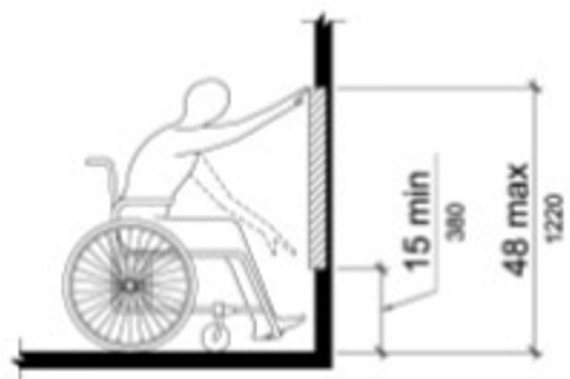
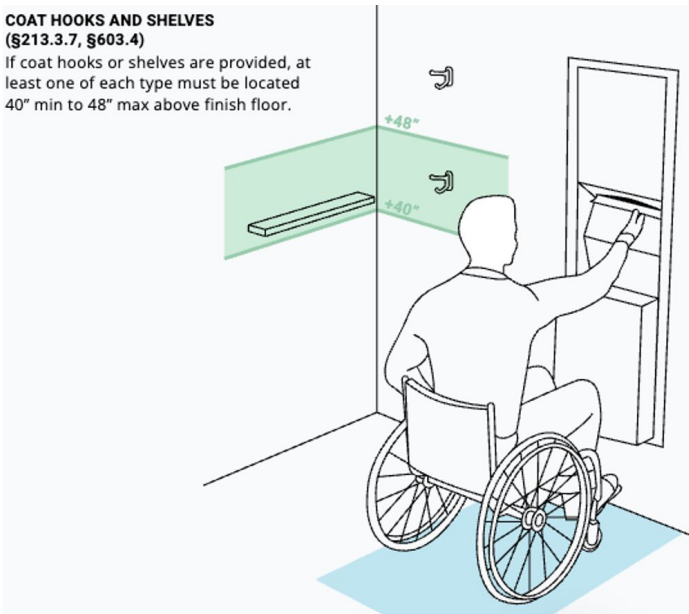
FIGURE 703.4.5
HEIGHT OF BRAILLE CHARACTERS ABOVE FLOOR





**COAT HOOKS AND SHELVES
(§213.3.7, §603.4)**

If coat hooks or shelves are provided, at least one of each type must be located 40" min to 48" max above finish floor.



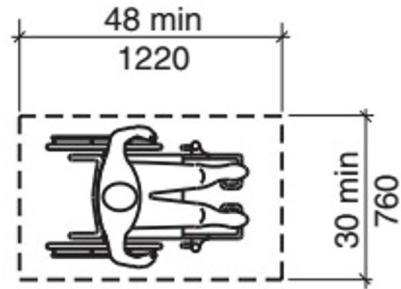
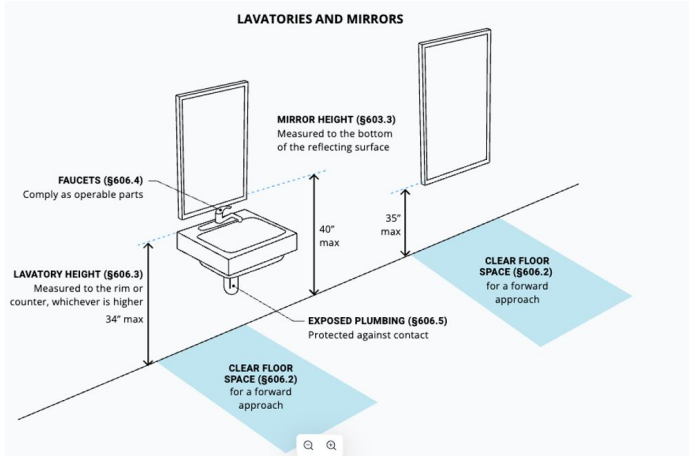
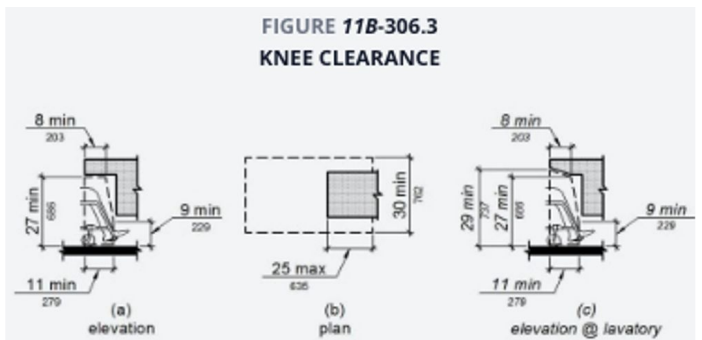
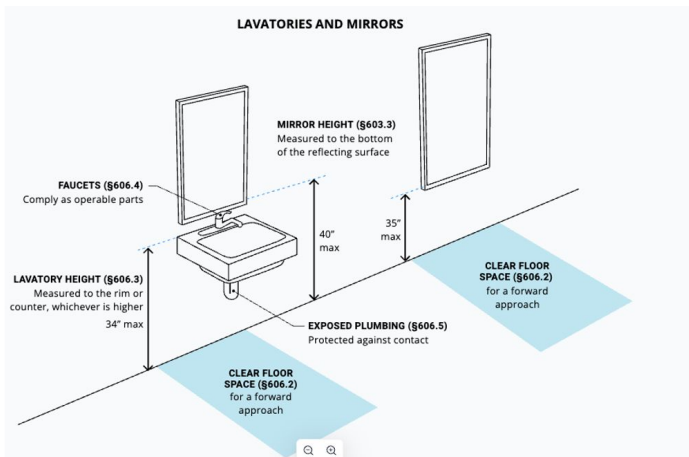
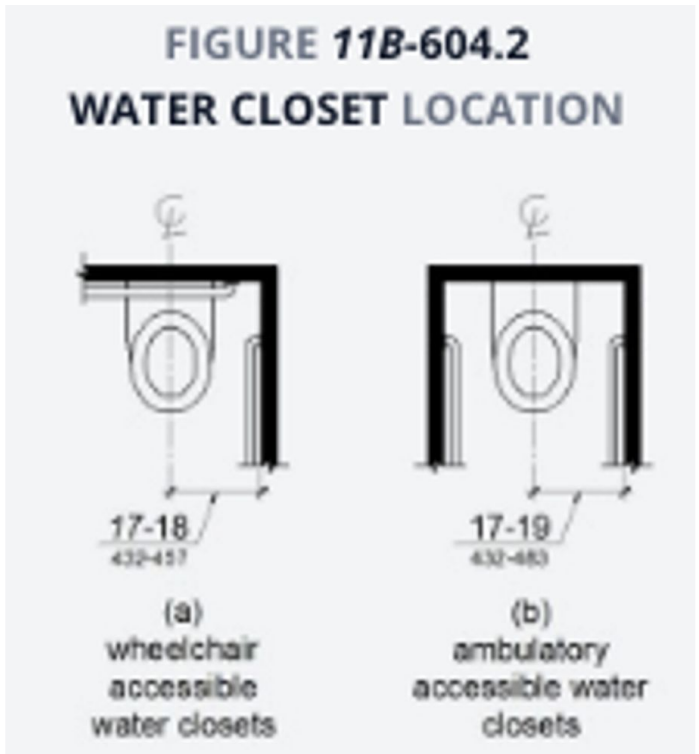
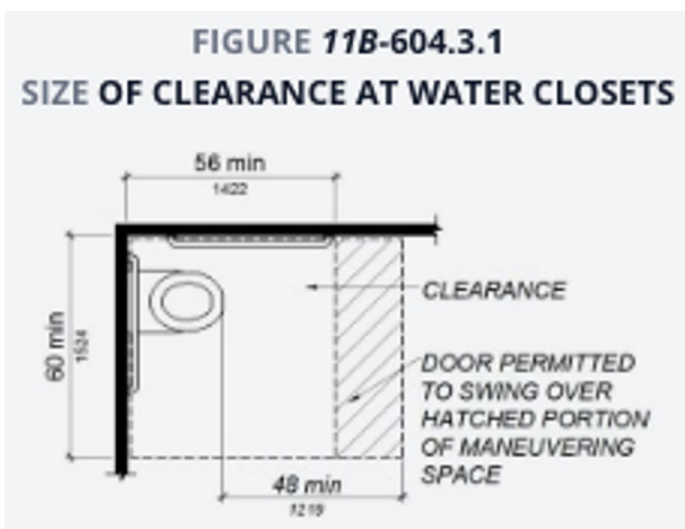
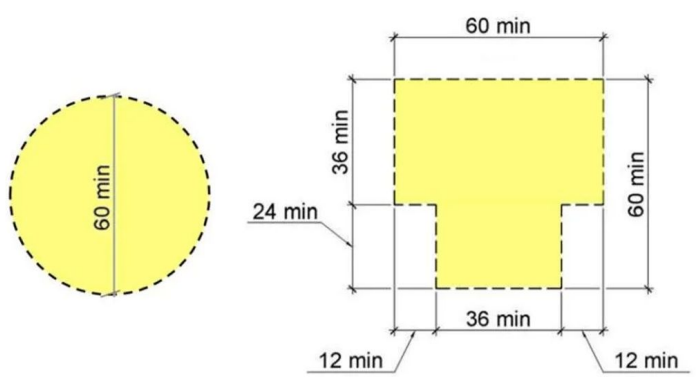
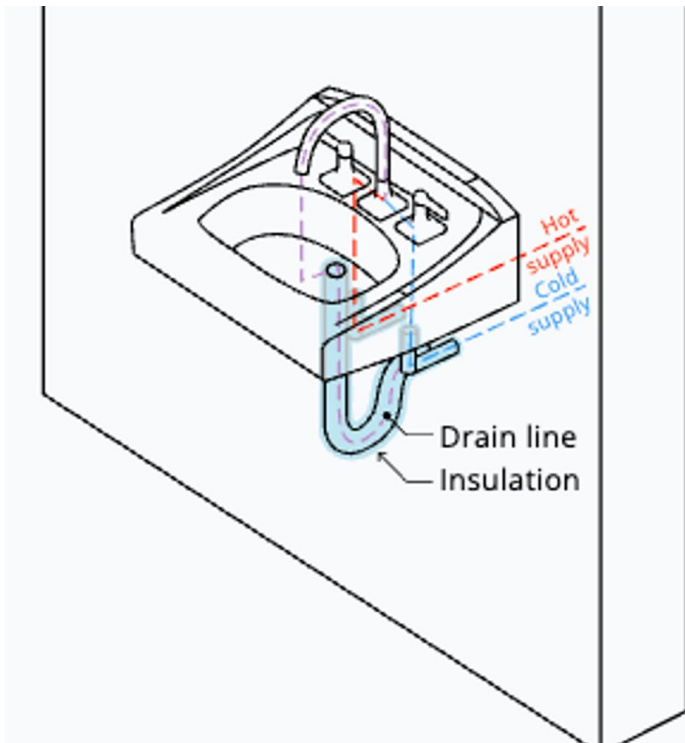
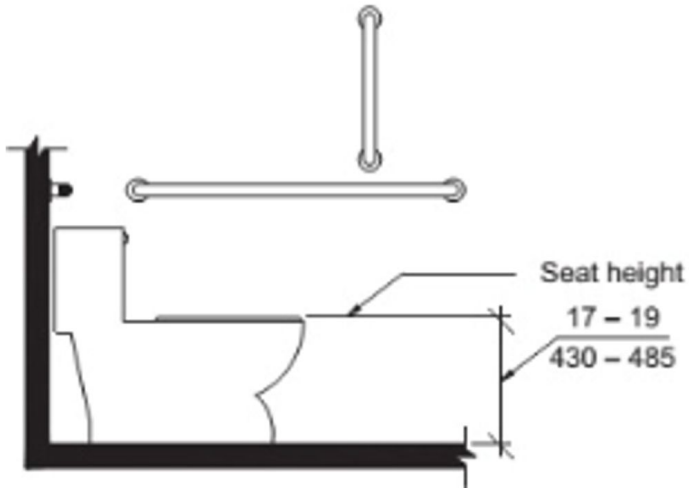


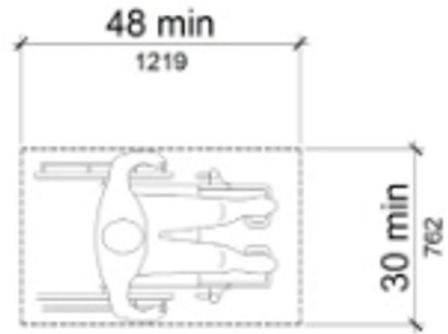
FIGURE 305.3.2
SIZE OF CLEAR FLOOR SPACE - EXISTING BUILDINGS



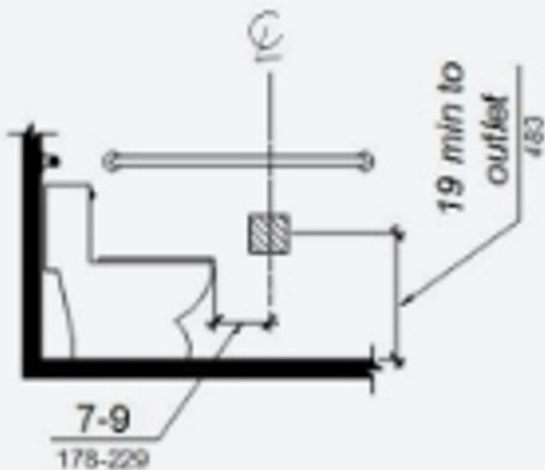




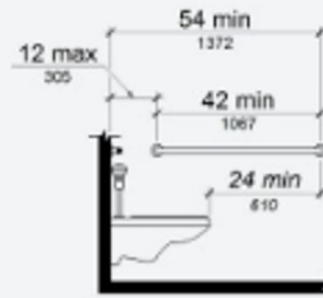
**FIGURE 11B-305.3
CLEAR FLOOR OR GROUND SPACE**

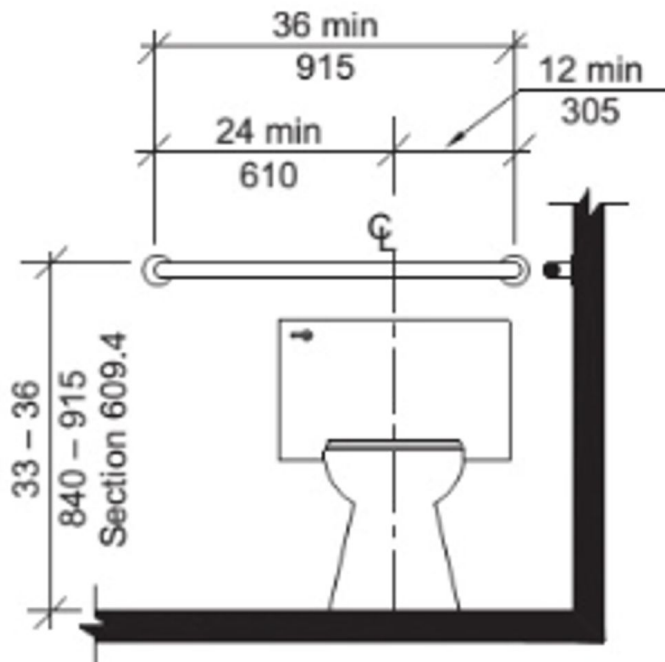


**FIGURE 11B-604.7.1
DISPENSER OUTLET LOCATION**

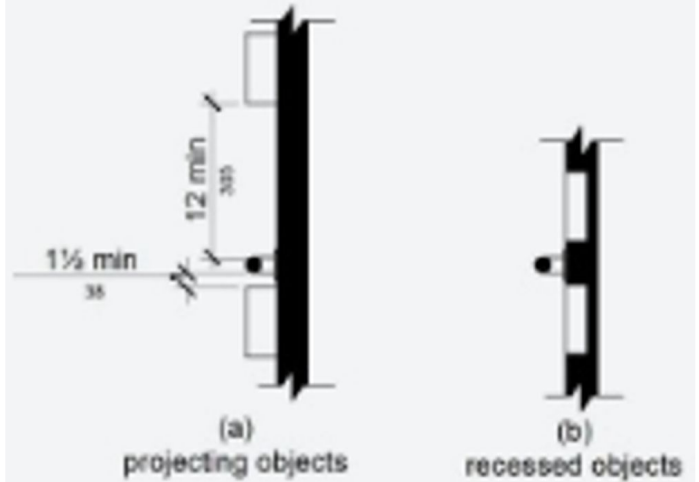


**FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS**

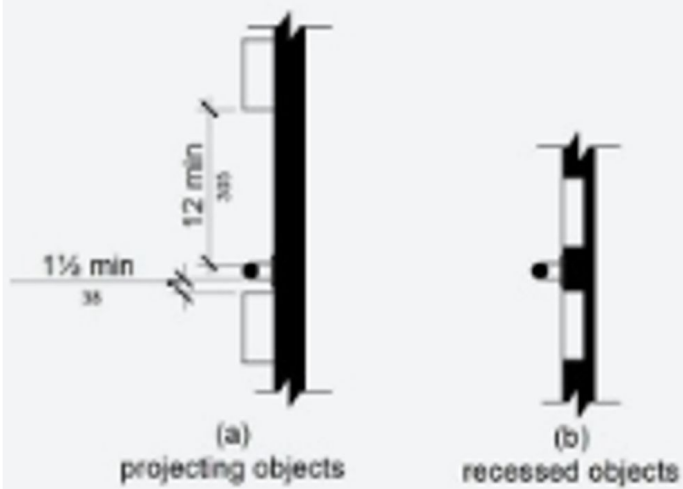




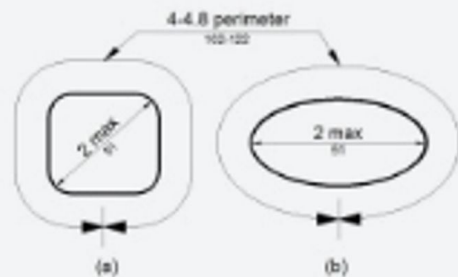
**FIGURE 11B-609.3
SPACING OF GRAB BARS**



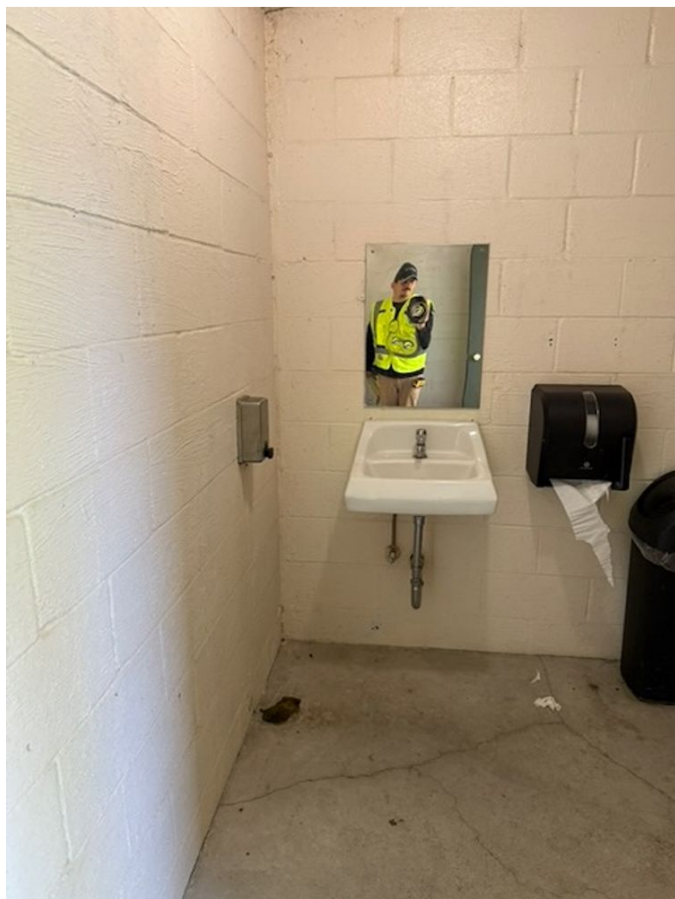
**FIGURE 11B-609.3
SPACING OF GRAB BARS**



**FIGURE 11B-609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION**

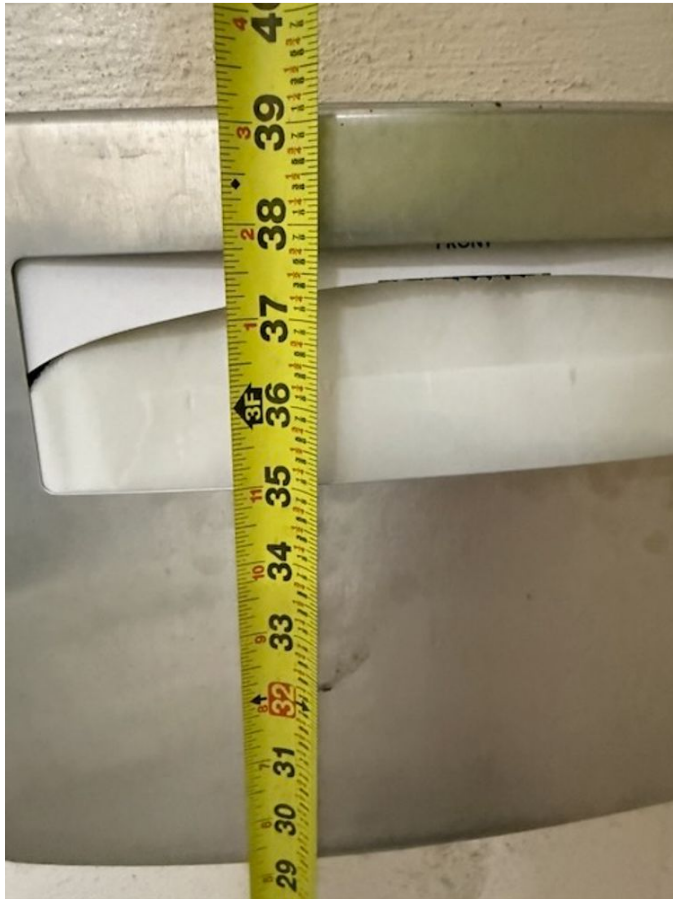
















Proposed Parking By Cazadero History Learning Center

Conditions As Observed by Inspector: The location on the south side of the History Learning Center is the best location

2. ACCESSIBLE PARKING - Non compliant items

No.	Requirements	Findings
2.1	<p>11B-208.3.1 General Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.</p> <p>Exceptions: All van parking spaces shall be permitted to be grouped on one level within a multistory parking facility. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.</p>	<p>✘ Not Compliant</p>
2.2	<p>The access aisle does not connect to an accessible route. 502.3 /// 11B-502.3</p>	<p>✘ Not Compliant</p>
2.3	<p>11B-502.7.1 Arrangement Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.</p>	<p>✘ Not Compliant</p>
2.4	<p>11B-502.4 Floor or Ground Surfaces Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.</p>	<p>✘ Not Compliant</p>

No.	Requirements	Findings
2.5	<p>11B-502.2 Vehicle Spaces Car and van parking spaces shall be 216 inches (5486 mm) long minimum. Car parking spaces shall be 108 inches (2743 mm) wide minimum and van parking spaces shall be 144 inches (3658 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3. Exception: Van parking spaces shall be permitted to be 108 inches (2743 mm) wide minimum where the access aisle is 96 inches (2438 mm) wide minimum.</p>	<p>✘ Not Compliant</p>
2.6	<p>11B-502.3.1 Width Access aisles serving car and van parking spaces shall be 60 inches (1524 mm) wide minimum. 11B-502.3.2 Length Access aisles shall extend the full required length of the parking spaces they serve. 11B-502.3.3 Marking Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length. 11B-502.3.4 Location Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.</p>	<p>✘ Not Compliant</p>

No.	Requirements	Findings
2.7	<p>11B-502.6.4 Marking Each accessible car and van space shall have surface identification complying with either Section 11B-502.6.4.1 or 11B-502.6.4.2.</p> <p>11B-502.6.4.1 The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high (914 mm by 914 mm). The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.</p> <p>11B-502.6.4.2 The parking space shall be outlined in blue or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high (914 mm by 914 mm) in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.</p>	<p>✗ Not Compliant</p>
2.8	<p>11B-502.6.3 Location A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.</p>	<p>✗ Not Compliant</p>
2.9	<p>11B-502.6.1 Finish and Size Parking identification signs shall be reflectorized with a minimum area of 70 square inches (45,161 mm²).</p>	<p>✗ Not Compliant</p>
2.10	<p>11B-502.6 Identification Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible". Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign. Exception: Signs located within a circulation path shall be a minimum of 80 inches (2032 mm) above the finish floor or ground surface measured to the bottom of the sign.</p>	<p>✗ Not Compliant</p>
2.11	<p>11B-502.6.2 Minimum Fine Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".</p>	<p>✗ Not Compliant</p>

5. CURB RAMPS - Non compliant items

No.	Requirements	Findings
-----	--------------	----------

No.	Requirements	Findings
5.1	There is not a compliant curb ramp provided wherever an accessible route crosses a curb. 303.4, 406.1 /// 11B 406.1	✘ Not Compliant

DESCRIPTION OF BARRIER REMOVAL ACTION PLAN

- Constructed and grade 18' x 18' AC parking pad. Apply base rock as need, then pour back new concrete 17'W x 18'L parking pad to provide 2% max cross and run slope. Transition remaining AC at 10% max run and 2% max cross slope. Stripe new Accessible Single Van Set. Ensure stall is 9' wide, crosshatch is 8' wide, and both the stall and crosshatch are 18' in length.
- Install new Van Accessible/\$250 sign within the landscape at 60" AFF, centered to the van accessible stalls.
- Pour new concrete 4' x 12' curb sided curb ramp. Ensure new 6" wide retaining curbs are installed outside of the 4' ramp width. Ensure ramp provides 5% max run and 2 % max cross slope. Ensure top 4' x 4' landing provides 2% max cross and run slope. A sloped wooded walkway can also be installed at 2% cross slope and 5% max run slope with wheel guides along both sides to protect drop-off risk.
- Location can be modified to reflect the design sketch that Chris Taylor sent by email.

PHOTOGRAPHS AT TIME OF INSPECTION

FIGURE 11B-502.2
VEHICLE PARKING SPACES

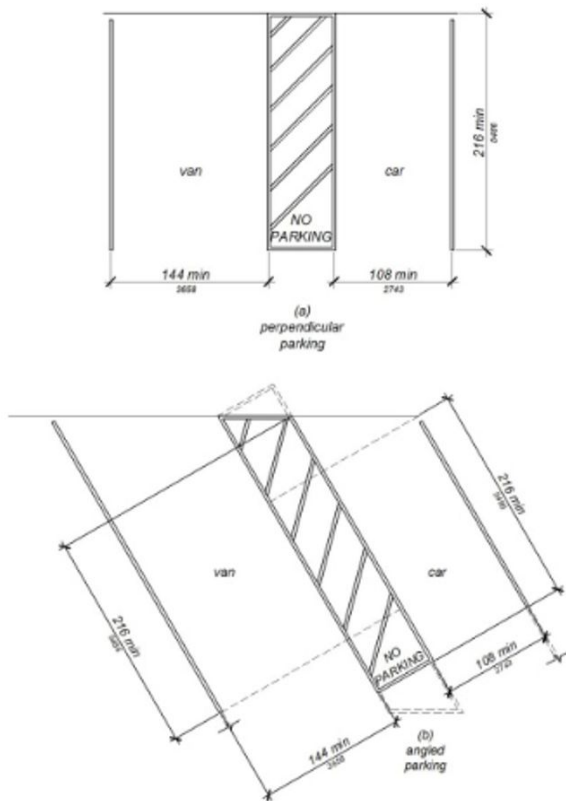
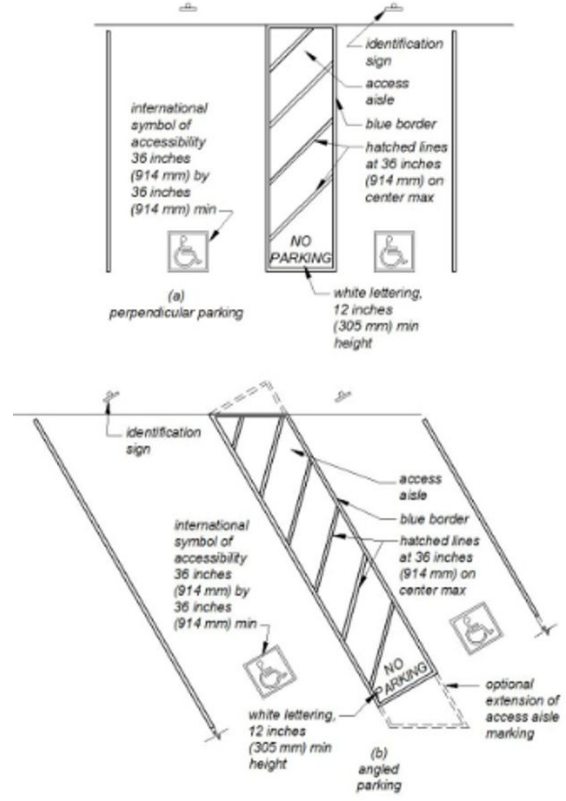


FIGURE 11B-502.3
ANGLED AND PERPENDICULAR PARKING IDENTIFICATION







DISCUSSION ITEMS

CORRESPONDENCE



Comprehensive
Annual Report
2024|2025

The Improved and Enhanced Local
Fire Protection, Paramedic Services
and Disaster Response Tax

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Executive Summary



In March 2024, Sonoma County voters approved Measure H, the Improved and Enhanced Local Fire Protection, Paramedic Services and Disaster Response Initiative (Ordinance), with 61.71 percent voter approval. The measure established a countywide one-half cent transactions and use tax to provide stable, long-term funding for local fire protection, paramedic services, wildfire prevention, and disaster response. The tax became operative on October 1, 2024, making FY 24-25 the first fiscal year in which revenues were collected and distributed.

61.7%
Voter Approval

Measure H requires an independent Oversight Committee to provide transparency and fiscal accountability for revenues generated by the tax. Agencies receiving Measure H funds submit annual reports to the Committee, which reviews revenues and expenditures to evaluate whether spending is consistent with the Ordinance. The Committee compiles this information into a Comprehensive Annual Report for the Board of Supervisors.

During FY 24-25, Measure H generated approximately \$46.2 million in total revenue, including tax receipts and interest earnings, reflecting partial-year collection following the October 1, 2024 operative date. After administrative costs, about \$45.7 million went to local fire agencies and designated countywide programs in accordance with the allocation structure established in the Ordinance.

MEASURE H HIGHLIGHTS:

\$46.2m
In Revenue

\$45.7m
Distributed Funds

Agencies reported approximately \$17.8 million in expenditures during the fiscal year.

Agency reports show Measure H funds supported the categories authorized by the Ordinance, including firefighter and paramedic hiring, vegetation management projects, apparatus purchases, facility planning, and regional coordination. Many agencies reported phased implementation of staffing and capital improvements, consistent with expectations for first-year funding and partial-year revenues. Agencies also reported meeting the maintenance of effort requirement, indicating that Measure H funds expanded services rather than replace existing funding.

As part of its first-year review, the Committee discussed parity increases and administrative costs to support consistent evaluation of expenditures. As Measure H moves beyond its first year of implementation, the Committee will continue working with agencies to support transparent reporting and review of Measure H revenues and expenditures.



ACHIEVEMENTS:



Firefighter & Paramedic Hiring



Vegetation Management



Apparatus Purchases



Facilities



Regional Coordination

About Measure H



Measure H provides stable, long-term funding for local fire protection, paramedic services, wildfire prevention, and disaster response. The tax is expected to generate approximately \$60 million annually.

AGENCIES RECEIVING MEASURE H FUNDING

Measure H revenues support local fire agencies and designated countywide programs according to the allocation plan established in the Ordinance.

The Ordinance provides that if a recipient agency consolidates with another recipient agency, the successor agency receives the associated allocation. As a result, some allocation percentages below differ from those in the Ordinance. Additionally, the allocation percentages shown below reflect distributions after administrative costs and therefore differ slightly from those specified in the Ordinance. This difference is more pronounced in FY 24-25 due to one-time state implementation fees and partial-year revenue collection. Administrative costs are expected to represent a smaller share of revenues in future years.

Measure H is expected to generate approximately

\$60
million annually

The Ordinance directs that revenues remain local and be distributed to fire agencies according to a defined allocation structure. The Ordinance and

subsequent funding agreements between the County of Sonoma and funding recipients require that the tax proceeds supplement existing funding for fire protection, paramedic services, wildfire prevention, and disaster response rather than replace existing sources.

The Ordinance also requires independent oversight and annual reporting to ensure transparency and fiscal accountability. The [Ordinance is available on the County of Sonoma's website.](#)

DURING FY 24-25, FUNDS WERE DISTRIBUTED AS FOLLOWS:

AGENCY	ALLOCATION
City of Healdsburg	2.50%
City of Petaluma	7.17%
City of Rohnert Park	5.49%
City of Santa Rosa	14.36%
City of Sebastopol*	1.17%
City of Sonoma	1.18%
Cazadero Community Services District	1.14%
Cloverdale Fire Protection District	2.77%
Gold Ridge Fire Protection District*	11.11%
Graton Fire Protection District	1.06%
Kenwood Fire Protection District*	1.22%
Monte Rio Fire Protection District*	1.59%
North Sonoma Coast Fire Protection District	2.38%
Northern Sonoma County Fire Protection District	4.99%
Occidental Community Services District	1.61%
Rancho Adobe Fire Protection District	3.49%
Schell-Vista Fire Protection District	1.20%
Sonoma County Fire District	6.59%
Sonoma Valley Fire District*	5.83%
Timber Cove Fire Protection District	2.46%
Northern Sonoma County Fire Protection District - Vegetation Management Program	4.99%
County of Sonoma Fire (Permit Sonoma)	0.42%
Sonoma County Fire Chiefs Association	14.03%
Administration (program implementation and oversight)	1.25%

*During FY 24-25, Kenwood Fire Protection District was consolidated into Sonoma Valley Fire District, and Monte Rio Fire Protection District and fire services previously provided by the City of Sebastopol were consolidated into Gold Ridge Fire Protection District.

ALLOWABLE USES OF MEASURE H FUNDS

The Ordinance establishes six categories of allowable expenditures for tax proceeds to strengthen wildfire preparedness, fire protection, paramedic services, and disaster response throughout Sonoma County.

Wildfire Prevention, Preparedness, Response, and Vegetation Management

Recruitment and Retention of Local Firefighters

Update Essential Equipment and Facilities

Transfer of Funds Among Designated Local Agencies or Other Entities

Implementation Costs

Countywide Expenditures

Wildfire Prevention, Preparedness, Response, and Vegetation Management



Support wildfire prevention and response activities, including the addition of firefighters to enhance fire response, paramedic services, and wildfire prevention. Funds also support regional fire inspectors, a countywide vegetation management crew, and vegetation management activities conducted by local agencies, including defensible space inspections and fuel reduction projects.

Recruitment and Retention of Local Firefighters and Paramedics



Support the recruitment and retention of firefighters and paramedics who provide wildfire suppression, emergency response, and vegetation management fire prevention services.

Update Essential Equipment and Facilities



Improve or replace fire facilities and equipment that support fire suppression and prevention. With approval from their governing bodies, agencies may also issue bonds backed by their Measure H allocation to finance capital improvements.

Transfer of Funds Among Designated Local Agencies or Other Entities



Enter into agreements with other agencies to deliver services that accomplish the purposes of the Ordinance.

Implementation Costs



The County of Sonoma may allocate revenues for implementation and administrative, including revenue distribution, Oversight Committee operations, and required reporting.

Countywide Expenditures



The Sonoma County Fire Chiefs Association may support countywide fire service activities, including dispatch services, regional recruitment and training programs, vegetation management initiatives, emergency up staffing during major weather events, and other countywide fire service needs.



Oversight Committee



COMMITTEE PURPOSE AND RESPONSIBILITIES

The Sonoma County Board of Supervisors established the Oversight Committee on January 14, 2025, as required by Measure H. The Committee reviews revenues and expenditures, including annual reports submitted by agencies receiving Measure H funds, to evaluate whether spending aligns with the Ordinance.

The Committee compiles information from agency annual reports into a Comprehensive Annual Report and presents it to the Board of Supervisors before the beginning of the following fiscal year.

The Committee does not make decisions regarding spending priorities, financing plans, or tax rate projections, and it does not direct County staff or fire agency staff.

The Committee may recommend investigations of potential misuse of funds to the California State Attorney General, the Sonoma County District Attorney, or the Sonoma County Grand Jury.

More information on the Committee, including the bylaws, is available on the [County of Sonoma's website](#).

MEMBERSHIP LIST

The 11-member Measure H Oversight Committee includes representatives appointed by the Sonoma County Board of Supervisors, the Sonoma County Fire Chiefs Association, and the Sonoma County Fire Districts Association, representing local government, labor organizations, and county residents. Members serve three-year terms on the Committee and are eligible to be reappointed.

11-member

Measure H Oversight Committee

Members serve

3-year terms

THE 11-MEMBER MEASURE H OVERSIGHT COMMITTEE:

NAME	APPOINTING BODY	STAKEHOLDER GROUP
Christopher Derner	Sonoma County Board of Supervisors	Labor organizations
Becky Ennis	Sonoma County Board of Supervisors	Countywide independent resident
Jeff M. Lemelin	Sonoma County Board of Supervisors	Countywide independent resident
Jeff Okrepkie	Sonoma County Board of Supervisors	Mayors' and council members' association
Sandra Lowe	Sonoma County Board of Supervisors	Mayors' and council members' association
Matt L. Tognozzi	Sonoma County Board of Supervisors	Labor organizations
Michael LeComte	Sonoma County Fire Chiefs Association	Independent resident
Tony Gossner	Sonoma County Fire Chiefs Association	Independent resident
Todd Derum	Sonoma County Fire Chiefs Association	Independent resident
Lisa Yoshida	Sonoma County Fire Districts Association	Independent resident
William Jackson	Sonoma County Fire Districts Association	Independent resident

COMMITTEE ACTIVITIES

The Committee met in September and December of 2025 and in February, March and April of 2026 to establish bylaws, define roles and responsibilities, review agency annual reports, and develop the Comprehensive Annual Report.

Revenue and Expenditures



REVENUE AND DISTRIBUTION

Measure H generated \$46,244,786.89 in total revenue during FY 24-25, including \$46,120,314.75 in tax receipts and \$124,472.18 in interest earnings.

The Sonoma County Auditor-Controller-Treasurer-Tax Collector distributes Measure H revenues quarterly. The tax became operative in October 2024.

In total, \$45,665,896.38 went to agencies and programs. Distributions to individual agencies ranged from \$193,734 to \$6,642,312, depending on each agency's assigned percentage.

Administrative costs totaled \$578,890. These costs are deducted from total revenues prior to distribution to agencies, as provided in the Ordinance. The majority of these costs reflects California Department of Tax and Fee Administration (CDTFA) collection fees, including three quarterly administration charges and a one-time CDTFA implementation fee. County administrative costs totaled \$7,136.



REVENUE:

Tax Receipts:

\$46,120,314.75

Interest Earnings:

\$124,472.18

TOTAL Revenue:

\$46,244,786.89



DISTRIBUTION:

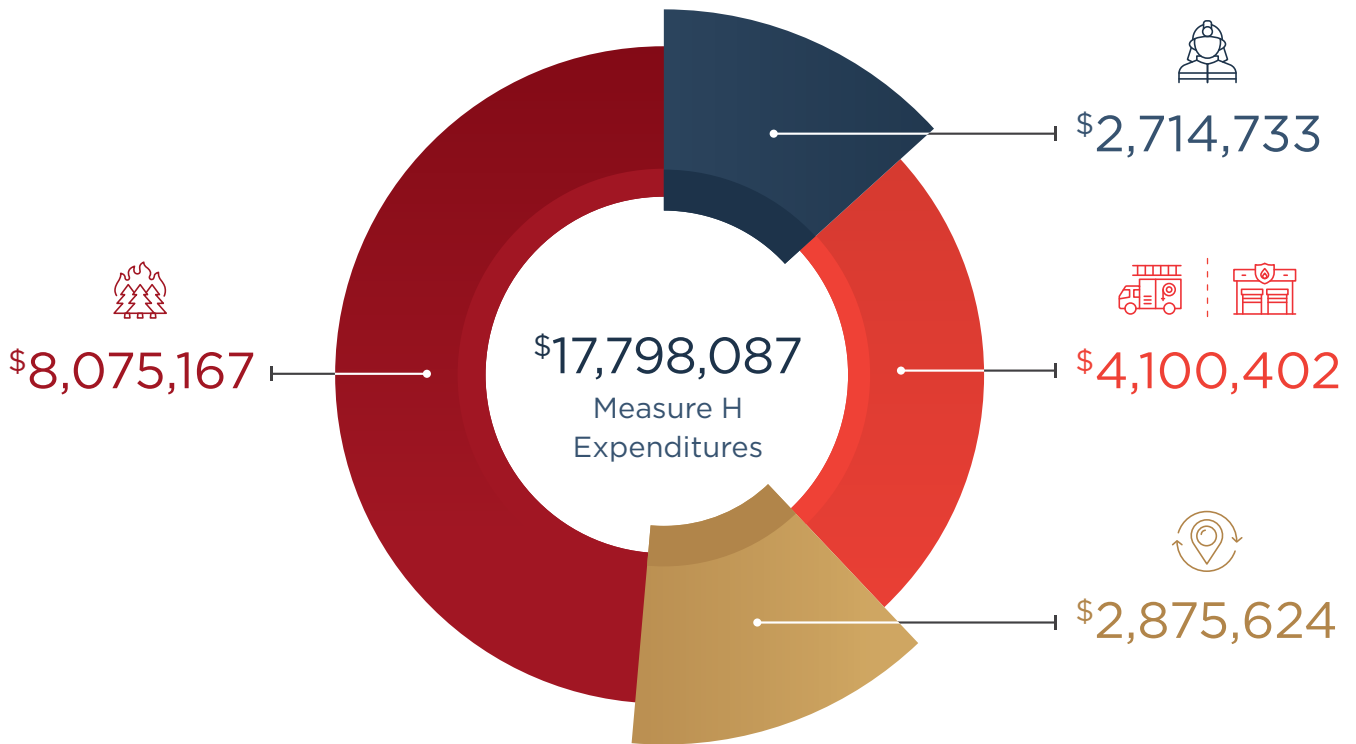
\$45,665,896.38

To Agencies and Programs

EXPENDITURES BY CATEGORY

FY 24-25 represents an initial implementation year for Measure H. Many agencies reported phased implementation of staffing and capital improvements, with expenditures reflecting early-stage activities such as capital planning, permitting and design work, and partial-year staffing costs for newly hired personnel.

Agencies reported a total of \$17,798,087 in Measure H expenditures during FY 24-25. The sections below summarize expenditures within the primary categories that agencies used when reporting Measure H spending in their annual reports.



- Wildfire Prevention and Vegetation Management
- Recruitment and Retention of Local Firefighters and EMS
- Essential Equipment and Facilities
- Countywide Services

Wildfire Prevention and Vegetation Management

\$8,075,167

Wildfire prevention and vegetation management activities occurred locally and through countywide programs. Several agencies reported fuels reduction and defensible space inspection activities, while the Northern Sonoma County Fire Protection District operated a countywide fuels crew supporting vegetation management projects throughout Sonoma County.

Recruitment and Retention of Local Firefighters and EMS

\$2,714,733

Expenditures supported firefighter and emergency response staffing. Agencies reported using Measure H funds for firefighter positions, supervisory roles, and other personnel supporting emergency response and related services. Numerous agencies reported increasing staffing to three-person crews per apparatus. Three-person staffing is a critical standard in fire service operations, allowing crews to perform essential firefighting and rescue tasks safely.

Essential Equipment and Facilities

\$4,100,402

Most agencies reporting capital investments described projects in planning or early implementation phases, including facility assessments, planning activities, reserve accumulation for future projects, and long-lead apparatus procurement.

Countywide Services

\$2,875,624

Measure H funds allocated to the Sonoma County Fire Chiefs Association supported countywide fire service activities including emergency dispatch services through REDCOM, wildfire prevention coordination through Fire Safe Sonoma, regional recruitment efforts, wildfire up staffing during high-risk periods, and technology and administrative support for Measure H implementation.

FUND BALANCE

Agencies reported a combined fund balance of \$19,656,737 at the close of FY 24-25. Many agencies reported phased implementation of staffing and capital improvements, and as a result, fund balances remain available for planned future expenditures such as staffing, apparatus purchases, and capital construction.

Expenditures and fund balances do not equal total revenue due to the timing of agency reporting. Fourth quarter disbursements occur after the close of the fiscal year, and several agencies did not include these revenues in their FY 24-25 reports. The Committee will work with agencies in future reporting cycles to support annual reports that reflect the complete fiscal year.



Balance at the close of FY 24-25:

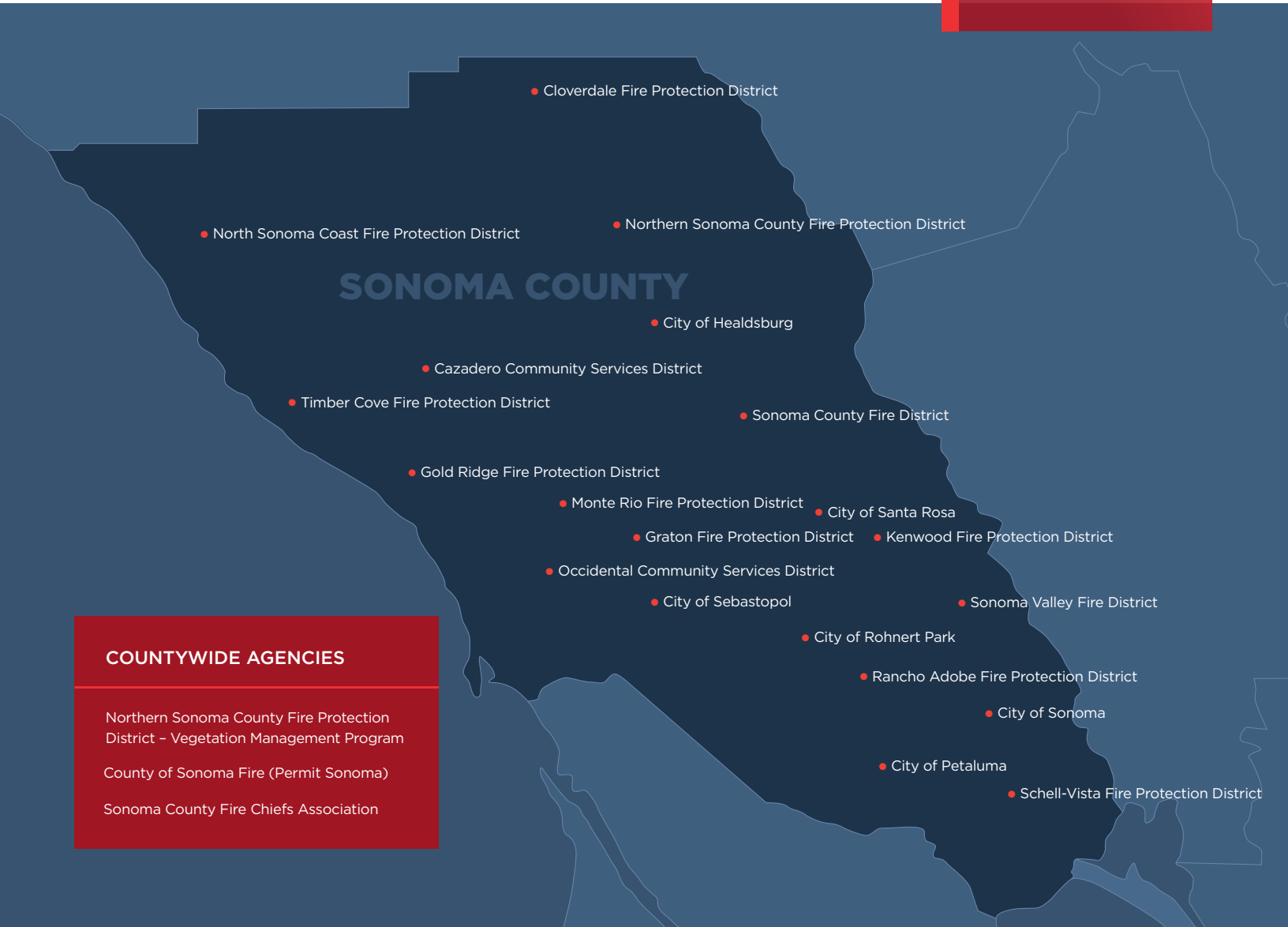
\$19,656,737

Program Highlights



The following examples highlight select Measure H funded activities during FY 24-25, including staffing, equipment purchases, vegetation management, and capital planning. Twelve agencies used funds to plan or implement capital improvement projects, and agencies hired 77 firefighter positions during the reporting period.

77
Firefighter
positions filled



ACHIEVEMENTS:



Firefighter & Paramedic Hiring



Vegetation Management



Apparatus Purchases



Facilities



Regional Coordination



City of Healdsburg

Added a full-time Fire Inspector, increasing the City's capacity to conduct fire safety inspections and enforce fire codes, installed technology infrastructure at the new fire station, and began a needs assessment of fire and emergency services.



City of Rohnert Park

Added two Public Safety Officers and expanded 24-hour Battalion Chief coverage. These positions support three-person staffing per apparatus and expanded supervisory coverage.



City of Petaluma

Added an Emergency Medical Services (EMS) Coordinator position responsible for EMS operations, training, and quality improvement. Purchased a Type 1 fire engine (anticipated delivery in 2029), a Battalion Chief vehicle, and equipment for a pre-owned Type 3 wildland engine donated by Marin County.



City of Santa Rosa

Conducted planning activities, including initial recruitment activities for Firefighter/Paramedics, established promotional lists for new positions, planned a new engine company and Battalion Chief, conducted property due diligence for a future station, and purchased equipment for new positions.



City of Sebastopol

Completed a fire station assessment and feasibility study.



City of Sonoma

Increased full-time staffing from six to nine positions, including Fire Captains, Engineers, and Firefighter/Paramedics, to bring minimum 24/7 staffing to three-person. Contributed funding to a Regional Vegetation Management Coordinator position that reduces fire risk through fuels reduction and defensible space inspections.



Cazadero Community Services District

Performed vegetation management activities, including roadside vegetation treatment along Cazadero Highway and Kidd Creek Road, purchased vegetation management equipment, and initiated an expansion of Fire Station 2.



Cloverdale Fire Protection District

Implemented a fire dozer program for vegetation management and wildfire resiliency, hired full-time firefighters,

and provided parity increases to support workforce stability.



Gold Ridge Fire Protection District

Expanded to three-person engine staffing across three stations and staffing of a fourth station, including hiring ten Captains, five Engineers, and nine Firefighters, purchasing personal protective equipment and uniforms, and station improvements to accommodate increased staffing.



Graton Fire Protection District

Hired three full-time firefighters to achieve three-person staffing 24/7 and provided parity increases to support workforce stability.



Kenwood Fire Protection District

Increased full-time staffing from five to nine positions, including Fire Captains, Engineers, and Firefighter/Paramedics, to bring minimum 24/7 staffing to three-person and reduced fire risk with business inspections.



Monte Rio Fire Protection District

Purchased personal protective equipment, made repairs to station access stairs and exterior siding and paint at two stations, and provided parity increases to support workforce stability.



North Sonoma Coast Fire Protection District

Expanded contracted CAL FIRE staffing from five to nine positions and hired a full-time District Administrator beginning in October 2024.



Northern Sonoma County Fire Protection District

Converted three temporary firefighter positions to permanent positions, hired four additional firefighters, and improved emergency medical services by funding a regional Quick Response Vehicle and personnel to provide additional medical services.



Occidental Community Services District

Installed a 200-amp meter and power pole to facilitate training exercises.



Rancho Adobe Fire Protection District

Funded recruitment and retention expenses, including a full-time Fire Mechanic and a part-time temporary Fire Marshal.



Schell-Vista Fire Protection District

Increased full-time firefighter staffing from six to nine positions to achieve three-person staffing, implemented 24-hour Duty Chief coverage, and provided parity increases to improve workforce stability.



Sonoma County Fire District

Hired response personnel, including a Training Captain, Battalion Chief, and two Firefighter/Paramedics.



Sonoma Valley Fire District

Added six Firefighter/Paramedics, a fire mechanic, and two deputy fire chiefs. Funded payments for property purchased for construction of Fire Station 2. Contributed funding to a Regional Vegetation Management Coordinator who reduces fire risk through fuels reduction and inspections.



Timber Cove Fire Protection District

Added staffing, including a shared Fire Chief, duty officer, firefighter, and an Administrative Battalion Chief. New staff increased fire prevention through inspections and landowner agreements for fuels reduction projects. Funded training, personal protective equipment, communications and rescue equipment upgrades, and a down payment on a new water tender.



Northern Sonoma County Fire Protection District - Vegetation Management Program

Completed fuel reduction projects along Chalk Hill Road, Old Cazadero Road, and Sweetwater Springs Road.



County of Sonoma Fire (Permit Sonoma)

Added two Extra Help Fire Inspector II positions who performed defensible space inspections, and purchased equipment for vegetation management, inspections, and chipper operations.



Sonoma County Fire Chiefs Association

Funded countywide fire service activities including vegetation management coordination through Fire Safe Sonoma, REDCOM dispatch costs, red flag up staffing, technology investments, and administrative operations.



Committee Findings



The Oversight Committee provides transparency and fiscal accountability for Measure H. The Committee reviews the receipt and expenditure of these revenues to evaluate whether expenditures are consistent with the Ordinance.

First-year investments improved services through increased staffing, expanded fire prevention activities, and early capital planning that will support reduced response times and increased service capacity. The Committee found that agencies reported meeting the maintenance of effort requirements, showing that Measure H increased services rather than replaced existing funding.

As this report reflects the first year of Measure H implementation, the Committee reviewed areas of the Ordinance where additional discussion may support consistent evaluation of expenditures, including administrative support expenditures and compensation adjustments related to recruitment and retention.

Some agencies reported administrative expenditures, including the addition of administrative positions in smaller districts that had previously relied on volunteer capacity. The Committee discussed

these costs in the context of first-year implementation, noting that Measure H created additional administrative responsibilities, including fiscal management and program coordination. The Committee will continue to monitor administrative spending over time, including in relation to service delivery.

The Committee also discussed the use of Measure H funding to support compensation parity for smaller agencies where it may affect workforce stability. The Committee noted the importance of consistent reporting and clear documentation to support transparency and ongoing evaluation.

The Committee will continue to provide independent oversight to support transparency and fiscal accountability through ongoing review of agency reports and annual reporting to the Board of Supervisors.

Appendix

MEASURE H DISBURSEMENTS, REPORTED REVENUES, AND EXPENDITURES BY AGENCY

The table below summarizes Measure H funds disbursed to each agency, along with reported revenues, expenditures, and fund balances for Fiscal Year 24-25. Differences between disbursed amounts and reported revenues are due to timing, as fourth-quarter revenues were not received until September, after the fiscal year closed.

AGENCY	DISBURSED AMOUNT	REPORTED REVENUE	TOTAL EXPENDITURES	FUND BALANCE
City of Healdsburg	\$1,157,792	\$767,618	\$260,172	\$507,446
City of Petaluma	\$3,316,543	\$3,316,543	\$1,730,585	\$1,585,958
City of Rohnert Park	\$2,536,994	\$2,596,474	\$357,162	\$2,239,312
City of Santa Rosa	\$6,642,312	\$4,469,577	\$51,499	\$4,418,078
City of Sebastopol	\$543,060	\$543,174	\$537,143	\$6,031
City of Sonoma	\$544,301	\$544,301	\$544,301	\$0
Cazadero Community Services District	\$525,850	\$343,938	\$60,476	\$283,461
Cloverdale Fire Protection District	\$1,282,335	\$1,282,335	\$556,010	\$726,325

AGENCY	DISBURSED AMOUNT	REPORTED REVENUE	TOTAL EXPENDITURES	FUND BALANCE
Gold Ridge Fire Protection District	\$5,135,487	\$2,917,436	\$2,432,036	\$485,400
Graton Fire Protection District	\$488,948	\$488,948	\$328,326	\$160,622
Kenwood Fire Protection District	\$564,178	\$862,580	\$784,103	\$78,477
Monte Rio Fire Protection District	\$733,130	\$733,130	\$755,997	(\$22,867)
North Sonoma Coast Fire Protection District	\$1,102,439	\$1,102,439	\$567,373	\$535,066
Northern Sonoma County Fire Protection District	\$2,306,358	\$1,508,499	\$586,286	\$922,212
Occidental Community Services District	\$742,647	\$485,737	\$6,320	\$479,416
Rancho Adobe Fire Protection District	\$1,614,451	\$1,614,451	\$797,875	\$816,575
Schell-Vista Fire Protection District	\$553,526	\$553,526	\$722,438	(\$168,912)
Sonoma County Fire District	\$3,049,006	\$1,994,235	\$535,163	\$1,459,072

AGENCY	DISBURSED AMOUNT	REPORTED REVENUE	TOTAL EXPENDITURES	FUND BALANCE
Sonoma Valley Fire Protection District	\$2,697,012	\$2,398,610	\$2,398,610	\$0
Timber Cove Fire Protection District	\$1,139,341	\$745,198	\$455,417	\$289,782
North Sonoma Coast - Vegetation Management	\$2,306,358	\$1,508,499	\$427,614	\$1,080,885
Permit Sonoma	\$193,734	\$187,484	\$27,557	\$159,927
Sonoma County Fire Chief's Association	\$6,490,093	\$6,490,093	\$2,875,624	\$3,614,468
TOTAL	\$45,665,896	\$37,454,824	\$17,798,087	\$19,656,737



The Improved and Enhanced Local Fire Protection, Paramedic Services and Disaster Response Tax

Comprehensive Annual Report - FY 2024-2025

Prepared by the Measure H Oversight Committee

April 30, 2026

(707) 565-2431
sonomacounty.gov/measure-h

