



**RIO DELL CITY COUNCIL AGENDA**  
**CLOSED SESSION – 5:00 P.M.**  
**REGULAR MEETING – 6:00 P.M.**  
**TUESDAY, APRIL 01, 2025**

City Council Chambers  
675 Wildwood Avenue, Rio Dell

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**Welcome** - Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue and available on the City's website at [cityofriodell.ca.gov](http://cityofriodell.ca.gov). Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell City Council meetings often.

City Council meetings are held in City Hall Council Chambers for in-person public attendance. The public may also attend these meeting virtually through Zoom.

**Public Comment by Email:**

In balancing the health risks associated with COVID-19 and need to conduct government in an open and transparent manner, public comment on agenda items can be submitted via email at [publiccomment@cityofriodell.ca.gov](mailto:publiccomment@cityofriodell.ca.gov). Please note the agenda item the comment is directed to (example: Public Comments for items not on the agenda) **and email no later than one-hour prior to the start of the Council meeting**. Your comments will be read out loud, for up to three minutes. Meeting can be viewed on Access Humboldt's website at <https://www.accesshumboldt.net/>. Suddenlink Channels 10, 11 & 12 or Access Humboldt's YouTube Channel at <https://www.youtube.com/user/accesshumboldt>.

**Zoom Public Comment:**

When the Mayor announces the agenda item that you wish to comment on, call the conference line and turn off your TV or live stream. Please call the toll-free number **1-888-475-4499**, enter meeting **ID 987 154 0944** and press star (\*) 9 on your phone – this will raise your hand. You will continue to hear the meeting on the call. When it is time for public comment on the item you wish to speak on, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. Please state your name and begin your comment. You will have 3 minutes to comment.

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. ANNOUNCEMENT OF ITEMS TO BE DISCUSSED IN CLOSED SESSION**

1. 2025/0401.01 - **Conference with Labor Negotiator** – Agency Negotiator: City Manager  
– Employee Organizations: Rio Dell Employees Association, Rio Dell Police  
Officers Association and all Contract Employees - Pursuant to §54957.6

**D. PUBLIC COMMENT REGARDING CLOSED SESSION**

**E. RECESS INTO CLOSED SESSION**

**F. RECONVENE INTO OPEN SESSION**

**G. ORAL ANNOUNCEMENTS**

**H. PLEDGE OF ALLEGIANCE**

**I. CEREMONIAL MATTERS**

**J. PUBLIC PRESENTATIONS**

*This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. As such, a dialogue with the Council or staff is not allowed under the Ralph M. Brown Act. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration if the Council directs, unless a finding is made by at least 2/3 of the Council that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.*

**K. CONSENT CALENDAR**

*The Consent Calendar adopting the printed recommended Council action will be enacted with one vote. The Mayor will first ask the staff, the public, and the Councilmembers if there is anyone who wishes to address any matter on the Consent Calendar. The matters removed from the Consent Calendar will be considered individually following action on the remaining consent calendar items.*

1. 2025/0401.02 - Approve Minutes of March 18, 2025 Regular Meeting (**ACTION**) - Pg. #4
2. 2025/0401.03 - Approve an Additional Budget Appropriation and Change Order of \$50,000 for Miscellaneous Road Patching Under the Agreement with S.T. Rhoades for a Total Not to Exceed \$170,000 (**ACTION**) - Pg. #11
3. 2025/0401.04 - Authorize the Mayor to Execute a Letter of Opposition to SB 79 (Wiener)- Transit-Oriented Development (**ACTION**) - Pg. #12

**L. ITEMS REMOVED FROM THE CONSENT CALENDAR**

## **M. REPORTS/STAFF COMMUNICATIONS**

- [1.](#) 2025/0401.05 - City Manager/Staff Update (**RECEIVE & FILE**) - Pg. #16

## **N. SPECIAL PRESENTATIONS/STUDY SESSIONS**

- [1.](#) 2025/0401.06 - Presentation and Update from City Engineer, GHD (**RECEIVE & FILE**) - Pg. #18

## **O. SPECIAL CALL ITEMS/COMMUNITY AFFAIRS/PUBLIC HEARINGS**

- [1.](#) 2025/0401.07 - Status Update on Remaining 2022 Earthquake Disaster Recovery Projects (**DISCUSSION/POSSIBLE ACTION**) - Pg. #29

## **P. ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS**

- [1.](#) 2025/0401.08 - Introduction and First Reading (by title only) of Ordinance No. 413-2025 Establishing Chapter 8.45 of Title 8 of the Rio Dell Municipal Code (RDMC) Fire Hazard Severity Zone Map for the City of Rio Dell (**DISCUSSION/POSSIBLE ACTION**) - Pg. #35

## **Q. COUNCIL REPORTS/COMMUNICATIONS**

## **R. ADJOURNMENT**

*The next regular City Council meeting is scheduled for  
Tuesday, **April 15, 2025 at 6:00 p.m.***

**RIO DELL CITY COUNCIL  
REGULAR MEETING MINUTES  
MARCH 18, 2025**

Mayor Garnes called the regular meeting of the Rio Dell City Council to order at 5:00 p.m.

**ROLL CALL:** Present: Mayor Garnes, Mayor Pro Tem Carter, Councilmembers Orr, Wilson, and Woodall

Others Present: City Manager Knopp, Police Chief Phinney, Finance Director Sanborn, Water/Roadways Superintendent Jensen, Wastewater Superintendent Kelly, Senior Fiscal Assistant Maciel, Senior Fiscal Assistant Townsend, and City Clerk Clerk Dunham

Absent: Community Development Director Caldwell (excused)

**ANNOUNCEMENT OF ITEMS TO BE DISCUSSED IN CLOSED SESSION**

Conference with Labor Negotiator – Agency Negotiator: City Manager – Employee Organizations: Rio Dell Employees Association, Rio Dell Police Officers Association, and all Contract Employees Pursuant to §54957

Conference with Legal Counsel – Anticipated Litigation – Significant Exposure to Litigation Pursuant to §54956.9(b) – 1 Potential Case – Facts and Circumstances Unknown

**PUBLIC COMMENT REGARDING CLOSED SESSION**

No members of the public were present to comment.

**RECESS INTO CLOSED SESSION**

The Council recessed into a closed session at 5:00 p.m. with City Manager Knopp and City Attorney Gans to discuss the above-listed matters.

The Council reconvened into open session at 6:00 p.m.

Mayor Garnes announced that there was nothing to report out of closed session.

**PUBLIC PRESENTATIONS**

Mayor Garnes invited public comment on non-agenda matters. No public comment was received.

**CONSENT CALENDAR**

**MARCH 18, 2025 MINUTES**  
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Mayor Garnes asked if any council member, staff, or member of the public would like to remove any item from the consent calendar for a separate discussion.

Councilmember Woodall removed consent calendar item 2 and Mayor Garnes removed consent calendar item 4 for separate discussion.

A motion was made by Carter/Woodall to approve the consent calendar, including the following items:

- 1) Minutes of the March 4, 2025 Regular Meeting;
- 2) Conflict of Interest Disclosure and Waiver as presented by the Mitchell Law Firm, LLP; and
- 3) Check Register for February 2025

Motion carried 5-0.

**ITEMS REMOVED FROM THE CONSENT CALENDAR**

Approve the Training MOU Between the City of Rio Dell Police Department and the City of Fortuna Police Department

Councilmember Woodall commented that the training MOU was a great idea and would be a benefit to the City.

A motion was made by Woodall/Carter to approve the Training MOU Between the Rio Dell Police Department and the Fortuna Police Department. Motion carried 5-0.

Authorize the Mayor to Execute a Letter of Support for AB 262 (Caloza), the California Individual Assistance Act

Mayor Garnes said that the bill is going to committee and in the event of a declared state of emergency would establish a grant program to provide financial assistance to local agencies and individuals for specified costs related to a disaster. She said that the bill is very important for small rural disadvantaged communities and thanked Cindy Silva, Cal Cities, and Assembly Member Caloza for bringing the bill forward.

A motion was made by Garnes/Carter to authorize the Mayor to execute a Letter of Support for AB 262 (Caloza), the California Individual Assistance Act. Motion carried 5-0.

**REPORTS/STAFF COMMUNICATIONS**

City Manager/Staff Update

City Manager Knopp highlighted the staff update and thanked the Police Department for initiating the nuisance abatement at 520 First Ave. He said that despite the strange weather event the wastewater system weathered it well which is a testament to the work of the Public Works Department. He noted that the Police Department Staff Update was

**MARCH 18, 2025 MINUTES**  
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submitted under separate cover and announced there would be a Nuisance Advisory Committee meeting tomorrow at 3:00 p.m.

Mayor Pro Tem Carter referred to the Animal Control report with zero dogs and 0 cats transported to Miranda's Rescue. She thanked City staff for the work they do to make our city wonderful.

Councilmember Woodall thanked Police Chief Phinney and SCO Clark for the nuisance abatement on First Ave.

Mayor Garnes said that the City is fortunate to have excellent staff.

**SPECIAL PRESENTATIONS/STUDY SESSIONS**

Presentation by JJA, CPA, Inc, on the City's Audited Financial Statements

Finance Director Sanborn provided a staff report and said that each year an independent auditing firm audits and prepares financial statements for the City of Rio Dell in accordance with Generally Accepted Accounting Principals. Those standards require an audit to be performed to obtain reasonable assurance about whether the financial statements are free from material misstatement. He then introduced Brett Jones, the City's auditor from JJA, CPA, Inc. who was present via Zoom to present to the Council, the FY 2023-2024 audited financial statements and accompanying information.

Brett Jones began by stating that the City received an unqualified opinion and no material weaknesses were identified which is great news and the best opinion the City can receive. He said their responsibility is to make reasonable assurance that the financial statements are free from material misstatement. Additionally, they identify and assess the risk of misstatement and perform procedures to address those risks as well as understand the internal controls of the City and report on any findings, and identify any significant deficiencies or general weaknesses they need to inform the Council about. He said they also evaluate the appropriateness of the accounting policies used by the City and include any conditions that raise potential doubt about the City's ability to continue, and to ensure the City is not heading toward bankruptcy.

He then reviewed the format of the financial statements and said after their audit report is the Management Discussion and Analysis (MDNA) section which provides analysis of the governmental activities of the City and is a great resource for the City to look at. Following the MDNA are the financial statements themselves starting with the Government-Wide Financial Analysis and Statement Activity, the Balance Sheet, and the Report on Internal Controls.

Following the financial statements are notes on the City's accounting policies and a report on internal controls. Lastly, they issue a report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed

**MARCH 18, 2025 MINUTES**  
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in accordance with Government Auditing Standards and a communication letter to the City Council providing additional information on the audit.

He concluded the presentation by stating that Finance Director Sanborn and the finance staff did a great job getting them everything they needed to complete the audit without any issues.

Councilmembers thanked the auditor and Finance Director Sanborn.

Fiscal Year 2024-2025 Mid-Year Financial Report

City Manager Knopp commended Finance Director Sanborn for doing a fantastic job for the City.

Finance Director Sanborn provided a staff report and began by reiterating that the audit process takes approximately 3 months with all hands on deck and extended thanks to the finance staff and everyone involved in the audit process.

He said tonight he is presenting the Mid-Year Financial Report for FY 2024-25, providing an overview of the City's financial performance as of December 31, 2024. The report summarizes revenues and expenditures for the first half of the fiscal year, highlights key variances from the adjusted budget, and offers insights into financial trends that may impact the City in the coming years. He said it is important to note that this analysis is based on unaudited financials.

He further explained the City's finances are managed through three primary fund types: the General Fund, which serves as the City's main operating fund; the Enterprise Funds, which include water and sewer services and are designed to be self-sustaining; and the Special Revenue Funds, which are designed for specific uses such as streets and grant-funded projects.

He noted that, at the mid-year point, the city's expenditures exceeded revenues by approximately \$800,000. This shortfall is primarily due to the timing of revenue receipts from other governmental agencies and pending reimbursements for grant-funded projects, including the Eel River Trail and the Water Distribution System Capital Improvement Project. When focusing on the General Fund specifically, expenditures exceeded revenues by approximately \$152,000, largely because property tax and Vehicle License Fee revenues from the County of Humboldt are received later in the fiscal year.

Finance Director Sanborn explained that a review of departmental spending shows that most departments are operating within budget expectations. As of December 31, the City had spent 45 percent of its total operating budget. The majority of departments remained at or below 50 percent of their budgeted expenditures at the mid-year mark, which indicates a balanced approach to spending.

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He said in looking at the City's revenue performance, General Fund revenues stood at 22 percent of the budgeted amount by mid-year, compared to 29 percent at the same time last year. The primary reason for this decline is the delayed receipt of property tax and In-Lieu Vehicle License Fee payments, which are traditionally received in the second half of the fiscal year. Cannabis tax revenue reached 28 percent of the budget at mid-year, which was lower than anticipated. However, this is largely due to Ordinance 397-2023, which provided cultivators at the Dinsmore Plateau the option to make a one-time tax payment by March 15 instead of quarterly payments throughout the fiscal year.

The Street Fund received 41 percent of its budgeted revenues at mid-year, while actual expenditures for street-related projects were at 40 percent of the adopted budget. He noted that the City has not yet expended any funds for budgeted capital projects approved for the current fiscal year.

The Sewer Enterprise Fund performed well, with revenues reaching 63 percent of budget while expenditures stood at 44 percent. A significant increase in Sewer Capital revenues was driven by long-awaited reimbursements from CalOES for earthquake-related infrastructure damage.

Finance Director Sanborn reported the City's \$6.6 million wastewater treatment plant loan with the California Water Board remains on schedule for full repayment by 2043. Similarly, the Water Enterprise Fund received 56 percent of its budgeted revenues by mid-year, with 41 percent of its budgeted expenditures recorded. The City's \$2.7 million water plant loan with the California State Water Board is expected to be fully repaid by 2029.

He pointed out that while the City's budget remains on track overall, several key challenges may impact future financial planning. The Master Earthquake Recovery Project List currently has an estimated total cost of nearly \$36 million. If no additional reimbursements are granted, the City's required 25 percent cost share will amount to just under \$9 million, representing a significant fiscal commitment.

He explained another ongoing challenge is the volatility of the cannabis market, which continues to create financial uncertainty for both local governments and industry producers. Although the market has faced recent setbacks, the City remains in its long-term viability and its continued impact on the local economy.

He said a third financial consideration is the growing strain on street infrastructure funding. Although electric vehicle owners pay fees intended to offset declining gas tax revenues, the State's funding formulas remain inadequate to fully replace these losses. The Legislative Analyst's Office projects a \$6 million decline in gas tax revenue over the next decade, which will likely result in reduced state transportation funding for local governments. As a result, the City may need to allocate a greater share of General Fund resources to cover street maintenance and improvement projects in the future.

**MARCH 18, 2025 MINUTES**  
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In summary, he commented that the City's financial position remains stable, with revenues and expenditures largely aligning with budget expectations. However, the outlook highlights key fiscal challenges, including the financial burden of earthquake recovery, shifts in long-term funding sources, and the ongoing unpredictability of the cannabis market. In moving forward, careful financial planning and strategic decision-making will be essential to ensuring the City's continued fiscal health.

Finance Director Sanborn concluded the presentation and called for questions from the Council.

Councilmember Orr asked if there was an estimate on when the City would receive earthquake reimbursements.

Finance Director Sanborn explained that the City received confirmation from the State that all of the work that has been completed has been approved by CalOES. He noted that the most recent was water infrastructure work done after the immediate aftermath. The work by staff to do those repairs was a significant cost outlay at over \$300,000. It took over two years grinding through the process to get approval from the state and the City is waiting for that reimbursement. Staff will be working with the state to go over financing plans because some of these projects supersede the final budget so finding creative ways to accomplish those projects is necessary.

City Manager Knopp noted that some of the work to be done by Wahlund Construction on the Water CIP will knock off some items on the list.

**COUNCIL REPORTS/COMMUNICATIONS**

Mayor Pro Tem Carter reported on the St. Patrick's Day Celebration at Scotia Lodge and thanked Albert Houghton for providing the entertainment (singing), reported on an upcoming Blood Drive at the Community Resource Center on Thursday from 10 a.m. to 4:00 p.m. with a free lunch, said the Spay-Neuter Voucher Assistance program is working well, she attended a Rio Dell School Board Meeting last Thursday where they are forming a 711 Committee to see if the property is indeed surplus and if it should be considered for sale to the City for a park, and that she would be attending a RREDC meeting on March 24<sup>th</sup>.

She also reported that she attended a Cal Cities Regional meeting in Willits on March 14th and received a special presentation from CalFire's Office of Land Use and Planning and CalOES's Office of Mitigation Planning on the updated fire hazard severity zone maps and disaster mitigation planning. She said that what she learned was that jurisdictions are stuck with the maps as provided for 5 years with no negotiations for down-grading the ranking and no appeal process. She urged everyone to review CalFire's website and look at the map.

**MARCH 18, 2025 MINUTES**  
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City Manager Knopp pointed out that similar fire hazard maps were released in Oregon and due to local government outcry, the mapping process was rejected so they will be going back and taking another look at the mapping process.

Councilmember Woodall asked if the City would have an opportunity to provide input at the end of the 5-year commitment.

Mayor Pro Tem Carter explained that formulas are used in producing the maps and local jurisdictions don't have a lot of say on how the areas are rated. Establishing defensible space was recommended but it is difficult to do in urban areas.

Councilmember Wilson asked what, if any effect the maps had on Rio Dell.

Mayor Pro Tem Carter said that most areas of the City were not rated extremely high but higher than she thought they should be. She indicated that insurance companies could raise rates or cancel policies based on the fire hazard maps.

Councilmember Woodall reported that she would be attending a CERT meeting tomorrow night and that she attended a Fire District Board of Directors meeting on Thursday and would be attending the Nuisance Advisory Committee meeting tomorrow.

Councilmember Orr reported that he would be attending an HCAOG meeting on Thursday.

Mayor Garnes reported she would be attending a LAFco meeting tomorrow, a Great Redwood Trail meeting on Thursday, and a Cal Cities meeting on March 28<sup>th</sup> in Burbank.

**ADJOURNMENT**

A motion was made by Carter/Woodall to adjourn the meeting at 6:34 p.m. to the April 1, 2025, regular meeting. Motion carried 5-0.

\_\_\_\_\_  
Debra Garnes, Mayor

Attest:

\_\_\_\_\_  
Karen Dunham, City Clerk



*Rio Dell City Hall  
675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532  
cityofriodell.ca.gov*

April 1, 2024

TO: Rio Dell City Council

FROM: Kyle Knopp, City Manager

SUBJECT: Authorize an Additional Budget Appropriation and Change Orders of \$50,000 for Miscellaneous Road Patching Under the Agreement with S.T. Rhoades For a Total Not to Exceed of \$170,000.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize an additional budget appropriation and change order of \$50,000 for miscellaneous road patching under the agreement with S.T. Rhoades for a total not to exceed of \$170,000; Or,

Take no Action.

BACKGROUND AND DISCUSSION

On October 1, 2024 after a bidding process, the City approved an agreement with S.T. Rhoades for a total not to exceed \$120,000. The project involves paving Elm Street and also proposes a smaller grind out and repave of part of the northbound lane on Wildwood Avenue that is deteriorating faster than other sections of the Avenue. This smaller repair is adjacent to Elm Street.

The City had been planning on participating in the 2025 regional slurry seal project for Center Street near the school. However, there was a low level of participation from other jurisdictions and staff also discovered some additional repairs needed to Center Street prior to slurry sealing. Additionally the City Hall parking lot is in need of some patch repairing to prepare it for a slurry seal. It is recommended that the Council approve the additional appropriation to make these minor repairs. The project is currently scheduled for completion by June 30, 2025.

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(707) 764-3532  
cityofriodell.ca.gov*

April 1, 2025

TO: Rio Dell City Council  
FROM: Kyle Knopp, City Manager  
SUBJECT: Authorize the Mayor to Execute of Letter of Opposition to SB 79 (Wiener)  
Transit-Oriented Development

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the Mayor to sign the attached letter; or,  
Amend and/or take no action.

BACKGROUND AND DISCUSSION

From the League of California Cities:

**Action requested:** **OPPOSE** SB 79 (Wiener) Transit-oriented Development. SB 79 has not yet been set for hearing but will be heard in the Senate Housing Committee and Senate Local Government Committee in the next few weeks. Opposition letters should be sent ASAP to both committees in order to get reflected in the committee analyses.

**What the bill does:** Requires cities to ministerially approve higher-density residential projects — up to 7 stories — near public transit stops, regardless of zoning codes. SB 79 limits the use of local development standards and allows transit agencies full land-use authority over residential and commercial development on property they own or lease, without any requirement that developers build housing, let alone affordable housing.

**Why this is important to Cal Cities members:** SB 79 overrides the state’s own mandated local housing elements by forcing cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and a density of 120 homes per acre — without regard to the community's needs, environmental review, or public input. SB 79 provides transit agencies:

- Unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop.

- Power to determine all aspects of residential and commercial development including height, density, and design, without any regard to local zoning or planning.
- Ability to develop 100% commercial projects, even at transit stops, and not provide a single new home.

Attachments: Proposed Letter  
Related letter from CalCities

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Rio Dell City Hall  
675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532  
cityofriodell.ca.gov



April 1, 2025

The Honorable Scott Wiener  
Senator, California State Senate  
1021 O St, Suite 8620  
Sacramento, CA 95814

**RE: SB 79 (Wiener) Transit-oriented Development  
Notice of Opposition**

Dear Senator Wiener,

The City of Rio Dell writes to express our strong opposition to your SB 79 (Wiener), which would disregard state-certified housing elements and bestow land use authority to transit agencies without any requirement that developers build housing, let alone affordable housing.

SB 79 doubles down on the recent trend of the state overriding its own mandated local housing elements. This latest overreaching effort forces cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and a density of 120 homes per acre — without regard to the community's needs, environmental review, or public input.

Most alarmingly, SB 79 defies cities' general plans and provides transit agencies unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop. Transit agencies would have the power to determine all aspects of the development including height, density, and design, without any regard to local zoning or planning.

This broad new authority applies to both residential and commercial development. Transit agencies could develop 100% commercial projects — even at transit stops — and not provide a single new home, while simultaneously making the argument that more housing must be constructed around transit stops.

The City of Rio Dell appreciates and respects your desire to pursue a housing production proposal. However, as currently drafted, SB 79 will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements.

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California will never produce the number of homes needed with an increasingly state-driven, by-right housing approval process. What we really need is a sustainable state investment that matches the scale of this decades-in-the-making crisis. For these reasons, the City of Rio Dell strongly opposes SB 79.

Sincerely,

Debra Garnes  
Mayor  
City of Rio Dell

cc. Senator Mike McGuire  
Assembly Member Chris Rogers  
Sara Sanders, Regional Public Affairs Manager, [sanders@calcities.org](mailto:sanders@calcities.org)  
League of California Cities, [cityletters@calcities.org](mailto:cityletters@calcities.org)



March 26, 2025

The Honorable Scott Wiener  
 Senator, California State Senate  
 1021 O St, Suite 8620  
 Sacramento, CA 95814

**RE: SB 79 (Wiener) Transit-oriented Development  
 Notice of Opposition**

Dear Senator Scott Wiener,

The League of California Cities writes to express our strong opposition to your SB 79 (Wiener), which would disregard state-certified housing elements and bestow land use authority to transit agencies without any requirement that developers build housing, let alone affordable housing.

SB 79 doubles down on the recent trend of the state overriding its own mandated local housing elements. This latest overreaching effort forces cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and a density of 120 homes per acre — without regard to the community's needs, environmental review, or public input.

Most alarmingly, SB 79 defies cities' general plans and provides transit agencies unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop. Transit agencies would have the power to determine all aspects of the development including height, density, and design, without any regard to local zoning or planning.

This broad new authority applies to both residential and commercial development. Transit agencies could develop 100% commercial projects — even at transit stops — and not provide a single new home, while simultaneously making the argument that more housing must be constructed around transit stops.

Cal Cities appreciates and respects your desire to pursue a housing production proposal. However, as currently drafted, SB 79 will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements.

California will never produce the number of homes needed with an increasingly state-driven, by-right housing approval process. What we really need is a sustainable state investment that matches the scale of this decades-in-the-making crisis. For these reasons, Cal Cities opposes SB 79. Please do not hesitate to contact me to discuss this in greater detail at (916) 658-8264.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Rhine".

Jason Rhine, Senior Director, Legislative Affairs



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*675 Wildwood Avenue  
Rio Dell, CA 95562*

Agenda Item 2025/0401.08, City Manager/Staff Update was not available at the time of the agenda publication. The item will be presented at the meeting.

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cityofriodell.ca.gov*

April 1, 2025

TO: Rio Dell City Council  
FROM: Kyle Knopp, City Manager  
SUBJECT: Presentation and Update from City Engineer

IT IS RECOMMENDED THAT THE CITY COUNCIL:

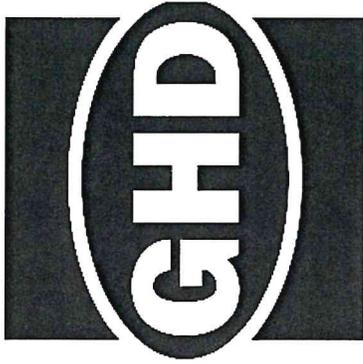
Receive the presentation and provide direction to staff, if any.

BACKGROUND AND DISCUSSION

The City's engineering firm, GHD, will provide an update on projects for the City.

Attached is a draft Powerpoint for the presentation.

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# City Engineering Update



- Transportation
- Drinking Water
- Wastewater
- Geographic information Systems (GIS)
- Earthquake Engineering Support

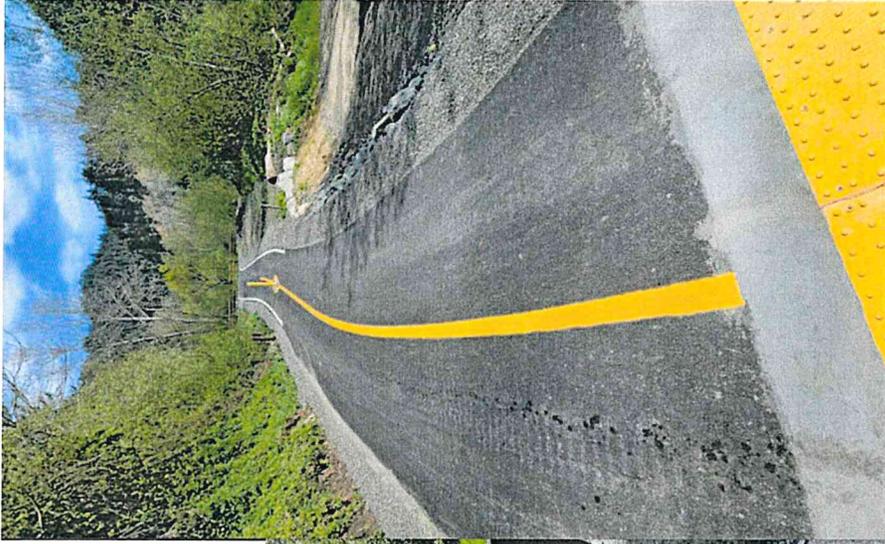
# Transportation

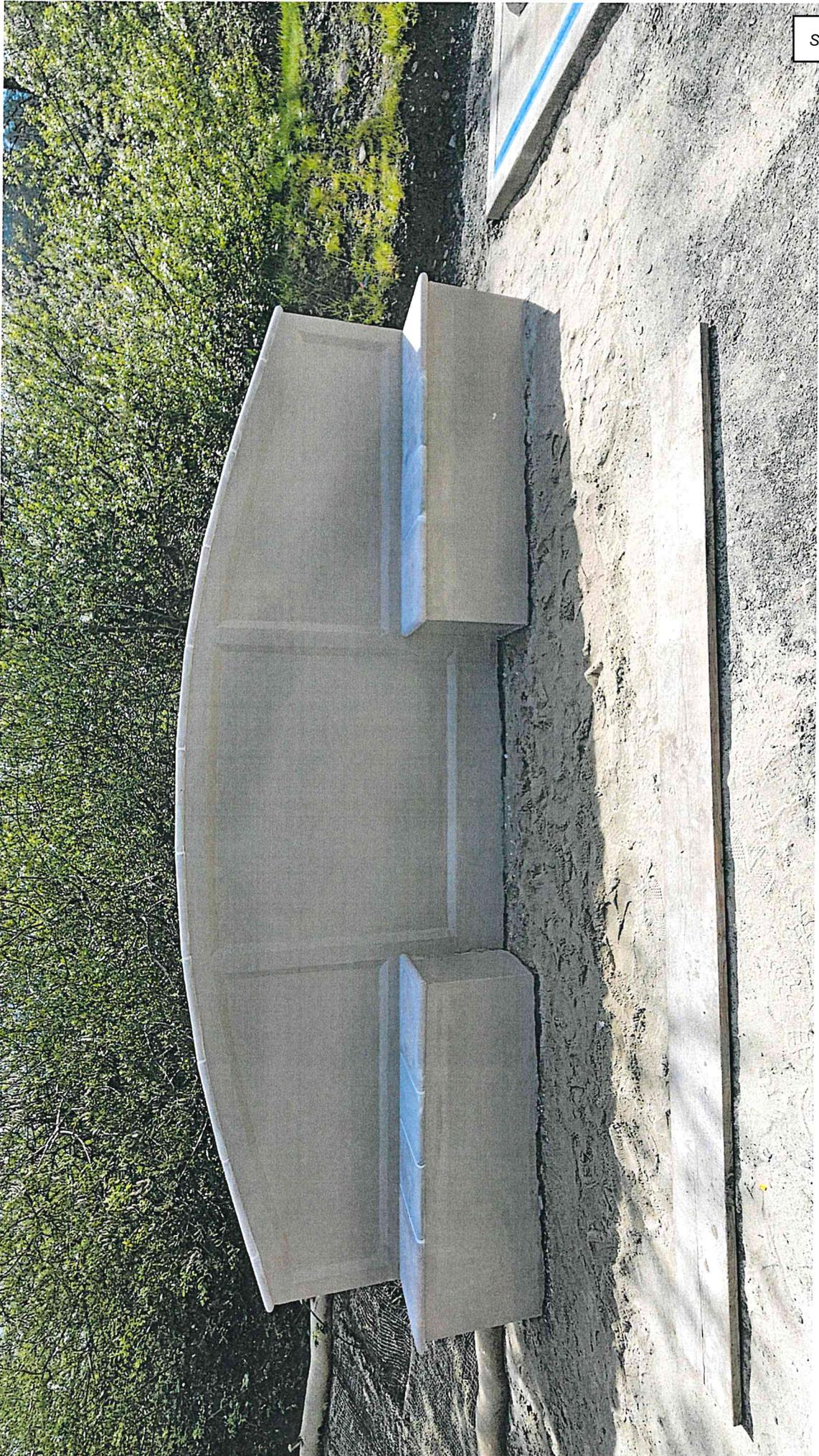
## Active Projects

- Eel River Trail Project
  - Pedestrian trail between Edwards Dr and Davis St along the Eel River
  - Major Work items complete
  - Construction complete by June 30, 2025
- Neighborhood Pedestrian Connectivity Improvements
  - Sidewalk infill project – Painter St, Ireland St, and Center St
  - Project to be put out for Bid May 2025
  - Construction Summer/Fall 2025
- Traffic Study – Wtrans conducting study to be reimbursed through HCAOG
- Potential Future Projects
  - Improvements at Second and Ogle
  - Improvements on Northwestern

# Eel River Trail Project

- Striping completed March 25, 2025
- Punch List Items Remaining
- Project complete by end of June 2025



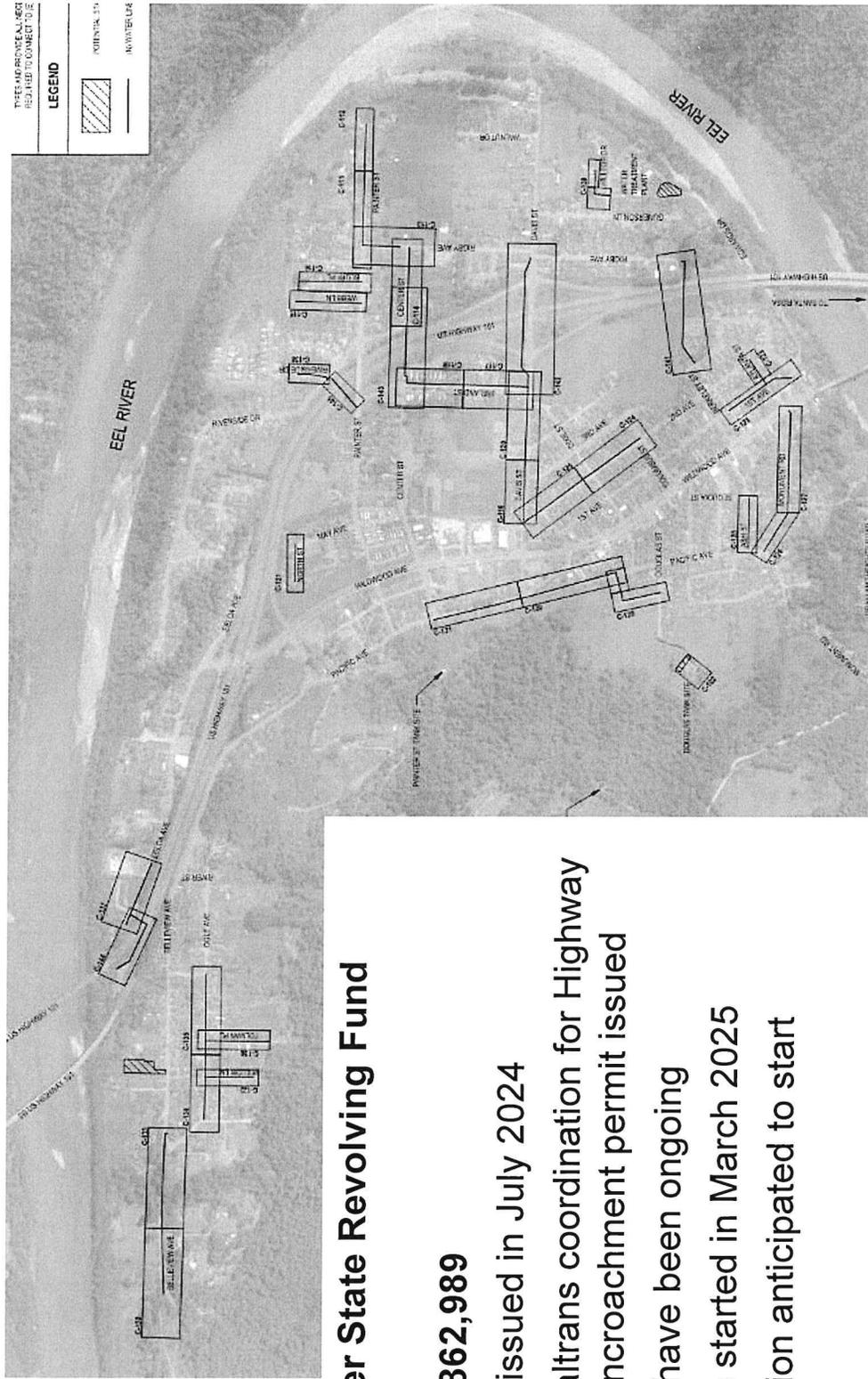


# Water Distribution System Upgrade Project

**SWRCB Clean Water State Revolving Fund Funded**

**SWRCB Grant \$12,862,989**

- Notice to Proceed issued in July 2024
- Final stretch for Caltrans coordination for Highway crossings before encroachment permit issued
- Submittal reviews have been ongoing
- Potholing activities started in March 2025
- Water line installation anticipated to start March/April 2025

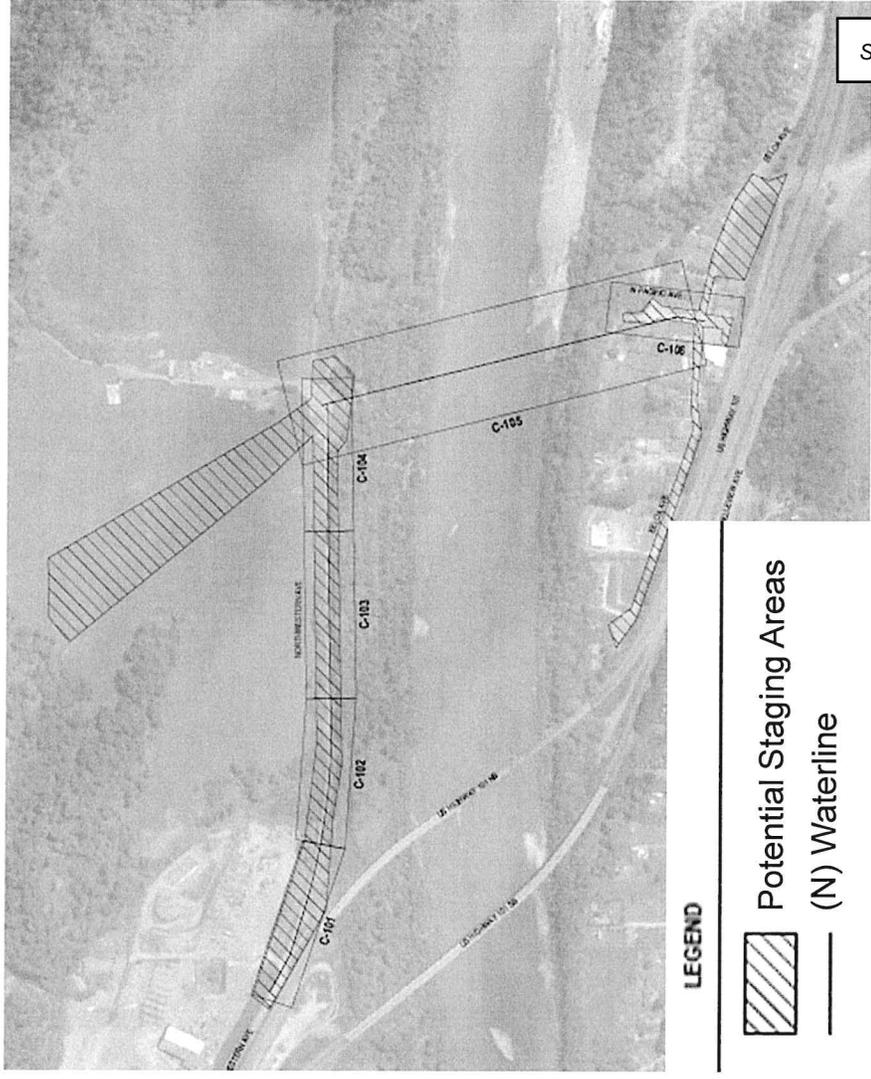


# Water

## Eel River Crossing Pipeline Retrofit Project

### FEMA Hazard Mitigation Grant Program Funding

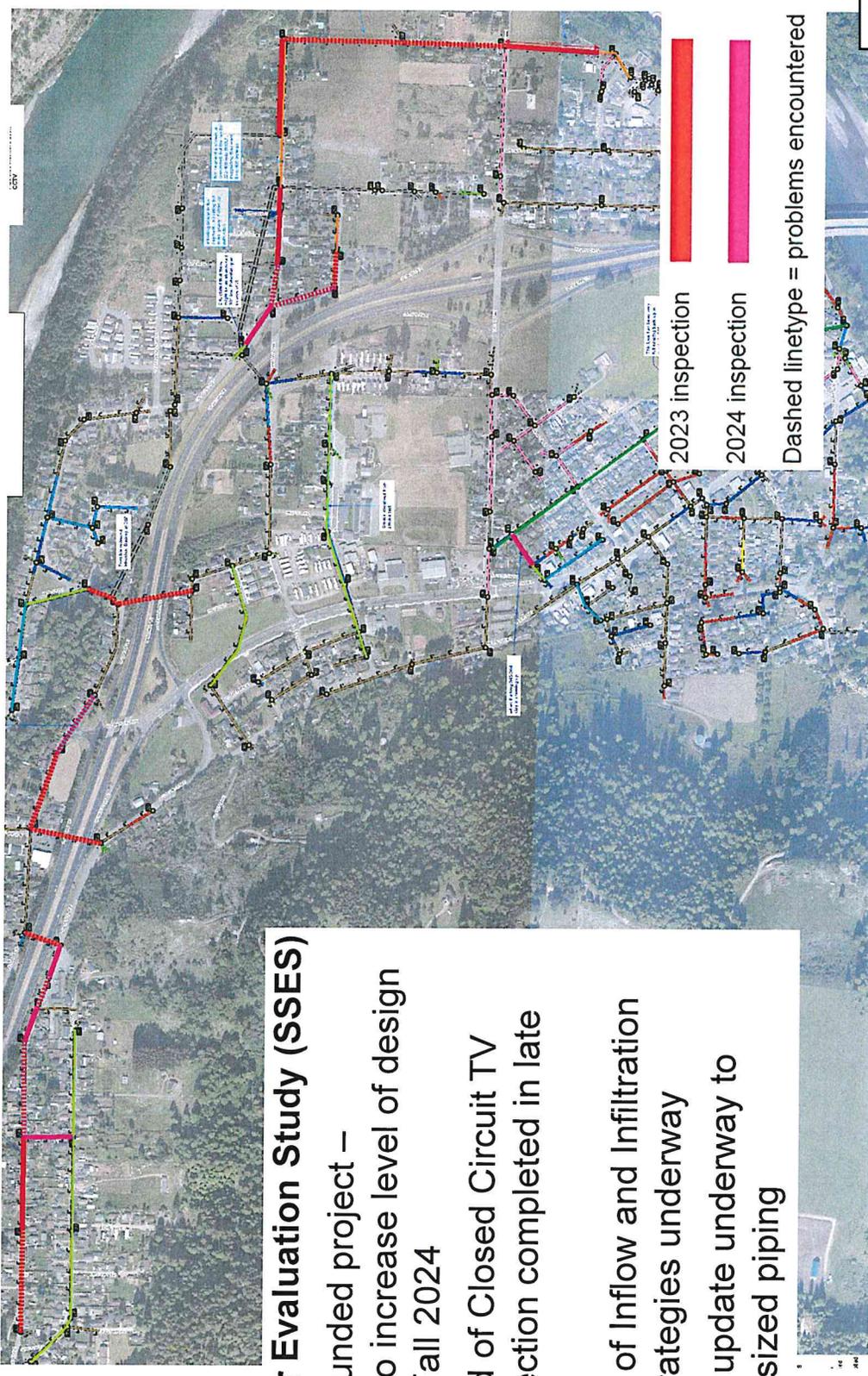
- \$3,375,160 in Project Funds (75% Reimbursable)
- 25% State Match Funding Request Submitted to the State Board
- \$166,464 in Grant Management Budget (100% Reimbursable)
- 65% Design Complete and submitted to FEMA
- Waiting on FEMA funding for final design
- State Lands Commission Permitting on-going



# Wastewater

- **Sanitary Sewer Evaluation Study (SSES)**

- State Board funded project – Amendment to increase level of design approved in Fall 2024
- Second round of Closed Circuit TV pipeline inspection completed in late 2024
- Development of Inflow and Infiltration Reduction Strategies underway
- Sewer model update underway to identify undersized piping



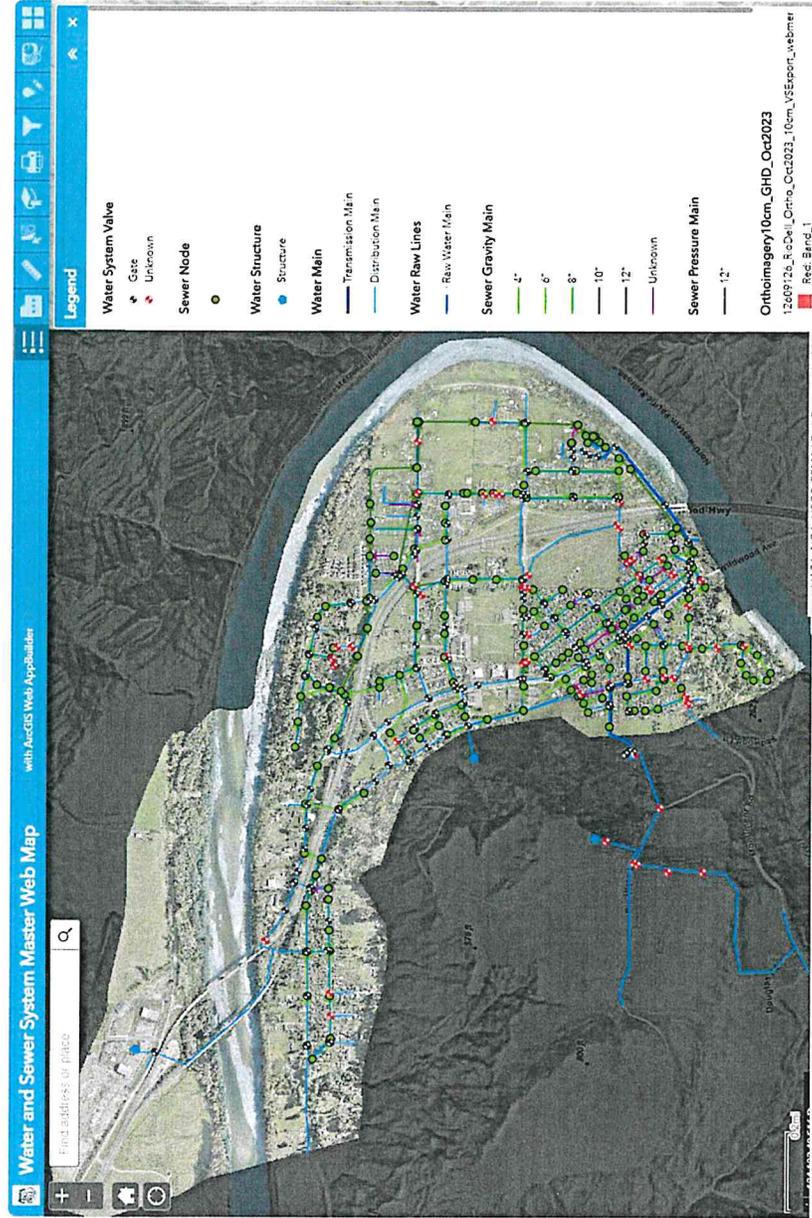
Section N, Item 1.

# Wastewater Painter Line Upsizing

- Final Design and Specs complete by April/ May for bidding
- Project includes
  - New Vault at the north end of Painter Street to replace two manholes
  - Replacement of the existing undersized sewer line with two-15 inch dual pipelines
  - Ongoing coordination with Landowners for revised easement alignments
- SWRCB funding for construction expected Summer 2025



# GIS Support Update



- Guided the City's GIS Intern in 2023-2024
  - Best practices for using GPS device
  - Guidance for web-based data management
- Added Orthoimagery captured in Oct 2023 to the web maps
- Captured Stormwater data for select segments of the City
- Drafted a GIS strategy document to guide the City's approach to GIS

# Earthquake Engineering Support

- Scope was developed to support the City preparing damage reports which will eventually lead to project funding to address earthquake damage.
- Status Summary as Follows:

System Component	Damage Assessment Report Status
Contact Basin	Approved – Design to move forward
Fern Lift Stations	Approved – On hold
Metropolitan Well Site	Approved – On hold
Infiltration Gallery	Approved – Design to move forward
Damages to the Painter Street Tank	Pending Site Visit

**Rio Dell City Hall**  
**675 Wildwood Avenue**  
**Rio Dell, CA 95562**  
**(707) 764-3532**  
**cityofriodell.ca.gov**



DATE: April 1, 2025

TO: Rio Dell City Council

FROM: Travis Sanborn, Finance Director

THROUGH: Kyle Knopp, City Manager

SUBJECT: Status Update on Remaining 2022 Earthquake Disaster Recovery Projects

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Receive this comprehensive update on the 2022 earthquake disaster recovery projects
2. Direct staff to continue pursuing 100% reimbursement for all remaining earthquake recovery projects
3. Authorize staff to proceed with implementation of the remaining projects as presented

EXECUTIVE SUMMARY

This report provides a comprehensive update on both completed and remaining projects related to the December 2022 earthquake disaster recovery efforts. The City has successfully completed eight emergency response projects with seven receiving 100% reimbursement. Six projects remain in progress, all of which have been assigned Disaster Survey Report (DSR) numbers by the California Office of Emergency Services (CalOES), except for the road repair projects which will receive DSR assignments upon completion. The City continues to pursue 100% reimbursement for all projects.

BACKGROUND

In December 2022, Rio Dell experienced a devastating earthquake that caused significant damage to city infrastructure. The City promptly addressed all immediate emergency response needs and has been working systematically through the recovery process in coordination with CalOES.

COMPLETED PROJECTS

The City has successfully completed eight emergency response projects totaling \$761,809.38. Seven of these projects have received 100% reimbursement from CalOES, demonstrating the effectiveness of the City's emergency management and reimbursement request process. One project (Emergency Fixes to Broken Water Lines) has received the standard 75% reimbursement, with a request pending for the remaining 25% (\$76,294.00).

Completed projects included emergency provision of bottled water and sanitation facilities, debris removal, generator fuel for wastewater operations, local assistance center operations, building inspections, emergency water line repairs, and replacement of the hypochlorite generator at the corporation yard.

REMAINING PROJECTS

The six remaining projects have all been assigned DSR numbers (except the road repair locations), indicating they have been reviewed by CalOES and given a California Disaster Assistance Act (CDAA) obligation amount. This CDAA obligation represents 75% of the project cost as determined by GHD's engineering estimates, plus a 10% administrative allowance to cover project management costs.

The road repair projects at four locations will receive DSR assignments once work is completed. These repairs have been grouped together and are estimated at a combined cost of \$45,000.

For all remaining projects, the City will be requesting 100% reimbursement. However, per standard procedure, CalOES initially provides 75% of the estimated project cost plus the 10% administrative allowance.

FINANCIAL IMPACT

**Completed Projects:**

- Total project costs: \$761,809.38
- Reimbursement received: \$685,515.38 (90%)
- Pending reimbursement: \$76,294.00 (10%)

**Remaining Projects:**

- Total estimated cost: \$5,863,500.50
- Current CDAA obligation: \$4,431,375.00
- Administrative allowance: \$443,137.50
- Total CDAA reimbursement: \$4,874,512.50

If the City were required to cover the 25% remainder on remaining projects, the financial impact to each fund would be:

- Wastewater Fund: \$574,989.10
- Water Fund: \$890,886.40
- Streets Fund: \$7,875.00
- Total City Responsibility: \$1,473,750.50

However, it's important to note that our projected FY24-25 starting capital fund balances indicate sufficient capacity to cover these costs if necessary:

- Wastewater Fund: \$1,160,750.00
- Water Fund: \$1,043,418.00
- Streets Fund: \$453,102.00

The City of Rio Dell has made significant progress in its recovery from the December 2022 earthquake, having completed eight emergency response projects totaling over \$760,000 with 90% reimbursement already received. The six remaining projects represent more complex, long-term recovery efforts with a total estimated cost of approximately \$5.86 million.

The City's successful track record of securing 100% reimbursement for seven of the eight completed projects demonstrates effective disaster recovery management and strong coordination with CalOES. Staff will continue to pursue full reimbursement for all remaining projects to minimize financial impact on the City's enterprise funds.

Even in the worst-case scenario where only 75% reimbursement is received for the remaining projects, the City's projected fund balances are sufficient to cover the local match requirements. However, this would significantly impact the Water Fund in particular, potentially utilizing up to 92.7% of its projected balance. This underscores the importance of continuing to advocate for 100% reimbursement for all earthquake recovery projects.

Staff will provide regular updates to the City Council as these remaining projects progress through design, construction, and reimbursement processes

## ATTACHMENTS

The following attachments provide detailed information on the City's earthquake recovery projects:

**Table 1: Completed 2022 Earthquake DSR Projects** - This table details the eight emergency response projects that have been fully completed since the December 2022 earthquake. These projects represent the City's immediate response to the disaster, including emergency water provision, debris removal, and critical repairs to damaged infrastructure. The table shows each project's DSR number, description, associated fund, CDAA obligation amount, reimbursement status, and any remaining financial obligation. Seven of these projects have received 100% reimbursement, demonstrating the City's successful coordination with CalOES during the emergency response phase.

**Table 2: Remaining 2022 Earthquake DSR Projects** - This table presents the six remaining earthquake recovery projects that are still in progress. These projects represent the more complex, long-term recovery efforts, including significant repairs to the Contact Basin, Fern Street Lift Station, Metro Wells, Painter Tank, Infiltration Gallery, and various road repairs. The table provides comprehensive financial information including initial damage estimates, refined GHD engineering estimates, CDAA obligations, administrative allowances, and potential remaining City obligations. Also included are breakdowns of the 25% remainder by fund and projected fund balances to illustrate the City's capacity to meet these financial obligations if necessary.

**Table 3: Summary of All 2022 Earthquake Recovery Projects** - This summary table consolidates information from Tables 1 and 2 to provide a comprehensive overview of the City's earthquake recovery efforts. It compares completed versus remaining projects in terms of project count, total costs, reimbursements received and pending, and potential City obligations. The table also includes a fund impact summary showing how the potential 25% City obligation would affect each fund relative to projected FY24-25 fund balances. This analysis highlights that while the City has sufficient fund capacity to cover the local match if required, it would significantly impact the Water Fund in particular, utilizing up to 92.7% of its projected balance.

**Completed 2022 Earthquake DSR Projects**

DSR #	Project Description	Fund	CDAA Obligation	Percent Paid	25% Remainder
4348	Bottled Water-Toilets-Washing Stations-etc	Water	\$126,856.00	100%	\$0.00
4350	Equip - Contract Dumpsters for Debris Removal	General Fund	\$73,126.00	100%	\$0.00
4354	Generator Fuel & Contract for Vactor Trucks for Sewer Overflow	Wastewater	\$15,692.00	100%	\$0.00
4168	Local Assistance Center - Distribute Aid/Information	General Fund	\$343.38	100%	\$0.00
4167	Local Assistance Center - Distribute Aid/Information	General Fund	\$8,780.00	100%	\$0.00
4156	Building Inspections	Building Fund	\$13,311.00	100%	\$0.00
4164	Emergency Fixes to Broken Water Lines @ Various Locations	Water	\$302,044.00	75%	\$76,294.00
4118	Hypochlorite Generator @ Rio Dell Corp Yard	Wastewater	\$221,657.00	100%	\$0.00
<b>TOTAL</b>			<b>\$761,809.38</b>		<b>\$76,294.00</b>

**Table 1: Completed 2022 Earthquake DSR Projects**

**Remaining 2022 Earthquake DSR Projects**

DSR #	Project Name	Fund	Initial Damage Estimate	GHD Estimate	CDAAs Obligation (75%)	Admin (10%)	Received	Total CDAAs	25% Remainder
4119	Contact Basin	Wastewater	\$6,000,000.00	\$1,368,756.10	\$1,026,567.00	\$102,656.70	No	\$1,129,223.70	\$342,189.10
4120	Fern Street Lift Station	Wastewater	\$50,000.00	\$931,200.00	\$698,400.00	\$69,840.00	No	\$768,240.00	\$232,800.00
4121	Metro Wells	Water	\$1,000,000.00	\$485,300.00	\$363,975.00	\$36,397.50	No	\$400,372.50	\$121,325.00
4122	Painter Tank	Water	\$1,600,000.00	\$2,160,000.00	\$1,620,000.00	\$162,000.00	Yes	\$1,782,000.00	\$540,000.00
4123	Infiltration Gallery	Water	\$400,000.00	\$918,244.40	\$688,683.00	\$68,868.30	Yes	\$757,551.30	\$229,561.40
N/A	Road Repairs (4 locations)	Streets	\$45,000.00	N/A	\$33,750.00	\$3,375.00	No	\$37,125.00	\$7,875.00
<b>TOTAL</b>			<b>\$9,095,000.00</b>	<b>\$5,863,500.50</b>	<b>\$4,431,375.00</b>	<b>\$443,137.50</b>		<b>\$4,874,512.50</b>	<b>\$1,473,750.50</b>
<b>25% Remainder by Fund</b>									
Wastewater									\$574,989.10
Water									\$890,886.40
Streets									\$7,875.00
<b>Total</b>									<b>\$1,473,750.50</b>
<b>Projected FY24-25 Starting Capital Fund Balances</b>									
Wastewater									\$1,160,750.00
Water									\$1,043,418.00
Streets									\$453,102.00

**Table 2: Remaining 2022 Earthquake DSR Projects**

**Summary of All 2022 Earthquake Recovery Projects**

Project Status	Project Count	Total Cost	Reimbursement Received	Pending Reimbursement	Potential City Obligation
Completed Projects	8	\$761,809.38	\$685,515.38	\$76,294.00	\$0.00
Remaining Projects	6	\$5,863,500.50	\$2,539,551.30	\$2,334,961.20	\$1,473,750.50
<b>TOTAL</b>	<b>14</b>	<b>\$6,625,309.88</b>	<b>\$3,225,066.68</b>	<b>\$2,411,255.20</b>	<b>\$1,550,044.50</b>

**Fund Impact Summary (Potential 25% City Obligation)**

Fund	Potential Obligation	FY24-25 Fund Balance	% of Fund Balance
Water	\$967,180.40	\$1,043,418.00	92.7%
Wastewater	\$574,989.10	\$1,160,750.00	49.5%
Streets	\$7,875.00	\$453,102.00	1.7%
General/Building Fund	\$0.00	N/A	0.0%
<b>Total</b>	<b>\$1,550,044.50</b>		

**Table 3: Summary of All 2022 Earthquake Recovery Projects**



Community Development Department  
675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532

For the Meeting of April 1, 2025

Consent Item;  Public Hearing Item

To: City Council

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: March 26, 2025

Subject: First Reading and Introduction of Ordinance No. 413-2025 establishing Chapter 8.45 of Title 8 of the Rio Dell Municipal Code (RDMC) Fire Hazard Severity Zone map for the City of Rio Dell

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**Recommendation:**

That the City Council:

1. Allow staff to introduce Ordinance No. 413-2025 establishing Chapter 8.45 of Title 8 of the Rio Dell Municipal Code (RDMC) Fire Hazard Severity Zone Map for the City of Rio Dell; and
2. Open the public hearing, receive public input, and deliberate; and
3. Continue the second reading, approval and adoption of the Ordinance to the meeting of April 15, 2025.

## Discussion

CalFire has been releasing maps identifying the level of fire hazard severity that cities across the State face as part of efforts to prepare for and prevent wildfires. The purpose of the map(s) is to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones are based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

According to CalFire, the maps evaluate hazard, or the physical conditions that create a likelihood and expected fire behavior over a 30 to 50-year period which doesn't account for efforts to prevent wildfires, such as home hardening. Fire hazard severity zone maps are utilized for building standards and various property development standards, as well as planning for future development.

Local agencies are required to make the recommended maps available for public review and comment within 30 days of receipt. This ensures that community members have an opportunity to engage with and provide feedback on the fire hazard severity designations. The City made the map available on the City's website on the day the map was released, February 24, 2025 for review and public comment. Cities are required to adopt the map(s) within 120 days of its release.

## CEQA

Pursuant to Public Resources Code Section 21065, a "project" is defined as a "whole action" subject to a public agency's discretionary funding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. The adoption of the Fire Hazard Severity Zone Maps is therefore not subject to CEQA,

## Attachments:

Attachment 1: Ordinance No. 413-2025

Attachment 2: Copy of the FHSZ map for Rio Dell.

**ORDINANCE NO. 413-2025**



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL  
ESTABLISHING CHAPTER 8.45 OF TITLE 8 OF THE RIO DELL MUNICIPAL CODE  
(RDMC) FIRE HAZARD SEVERITY MAP FOR THE CITY OF RIO DELL.**

**THE CITY COUNCIL OF THE CITY OF RIO DELL ORDAINS AS FOLLOWS:**

**WHEREAS** the State Fire Marshal is required to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas; and

**WHEREAS** moderate, high, and very high fire hazard severity zones are be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread; and

**WHEREAS** local agencies are required to make the recommended maps available for public review and comment within 30 days of receipt. This ensures that community members have an opportunity to engage with and provide feedback on the fire hazard severity designations; and

**WHEREAS** the City made the map available on the City's website on February 24, 2025 for review and public comment; and

**WHEREAS** to date the City has not received any public comment; and

**WHEREAS** local agencies must adopt the recommended fire hazard severity map by local ordinance within 120 days. This process formalizes the designation and allows local governance to address fire safety measures appropriately.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Rio Dell does hereby ordain as follows:

**Section 1.**

**8.45.010 Adoption**

(1) There is hereby adopted the Fire Hazard Severity Zones map for the City as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178. The map, approved by the City of Rio Dell is hereby incorporated by reference and is available at the City website, City Hall and <https://osfm.fire.ca.gov/>.

**8.45.020 Short Title**

This chapter shall be known and cited as the "Fire Hazard Severity Zones."

**8.45.030 Purpose**

(1) The purpose of the map(s) is to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

**Section 2. Severability**

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

**Section 3. Limitation of Actions**

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

**Section 4. Effective Date**

This ordinance becomes effective thirty (30) days after its approval and adoption.

**I HEREBY CERTIFY** that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on April 1, 2025, and furthermore the forgoing Ordinance was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on April 15, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Debra Garnes, Mayor

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Ordinance No. 413-2025 which was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on April 15, 2025.

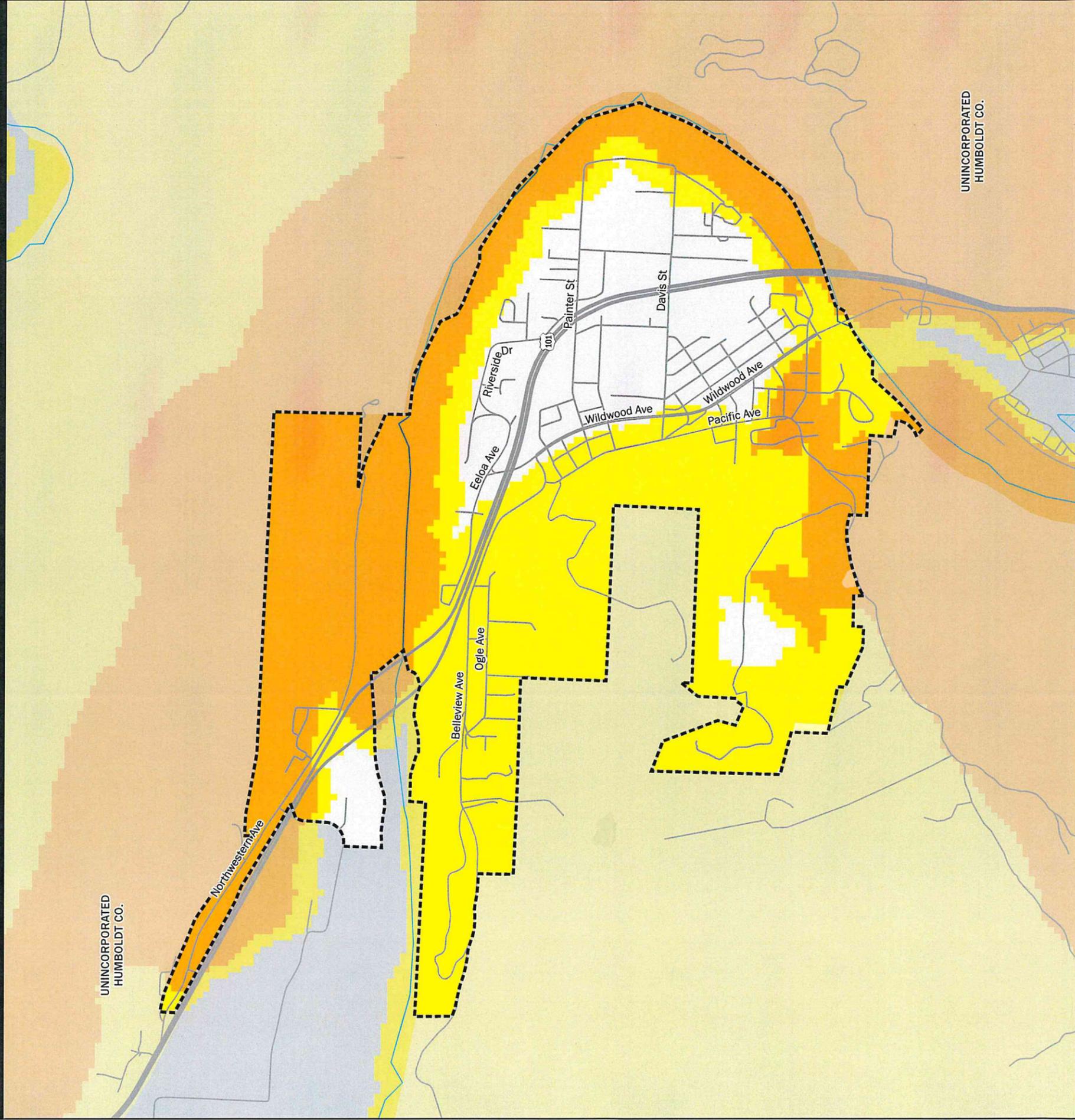
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Karen Dunham, City Clerk, City of Rio Dell



# Local Responsibility Area Fire Hazard Severity Zones

As Identified by the  
State Fire Marshal  
February 24, 2025

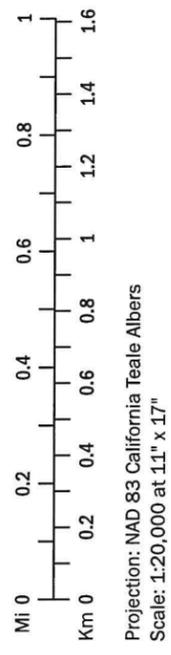


**Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal**

- High
- Moderate

**Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024**

- High
- Moderate



Projection: NAD 83 California Teale Albers  
Scale: 1:20,000 at 11" x 17"

- Incorporated City
- Waterbody
- Unzoned LRA

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, consequential damages with respect to any claim by any user or party on account of, or arising from, the use of data or maps.

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

Gavin Newsom, Governor, State of California  
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency  
Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection  
Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection