



HOPLAND

MUNICIPAL ADVISORY COUNCIL

Hopland Municipal Advisory Council Minutes

Regular Meeting – Hybrid

May 21, 2025 at 5:30 pm

Hopland Fire Protection District Community Room
21 Feliz Creek Road, Hopland, California

The Hopland Municipal Advisory Council (HMAC) meetings are held in-person and virtually via Zoom Video Communications. Meeting access information is available on the Agenda for this meeting.

Members: Julie Golden, Amy Frost, Dale Andrew, Chelsea Arnold, *Vacant*

Alternate: *Vacant*

Administrative Support: Melissa Frausto - LACO Associates

1. Call to order & roll call

The meeting was called to order at 5:40pm. All members were present. No member attended virtually.

2. Public comment & announcements on non-agenda items

Kayla Lockwood (*Public Comment*): Kayla asked if the Mendocino County Department of Transportation (MDOT) planned to repair County Road 110, noting that she was told by a MDOT supervisor that it would happen. Madeline Cline (*Public Comment*): Madeline [*Board of Supervisors (BOS), District 1*] replied that County Road 110 will not be repaired this year. Madeline also asked Kayla to contact her privately to discuss her concerns in more detail.

3. Consent Calendar

a. Approval of the April 16, 2025 Regular Meeting Minutes

Chelsea moved to approve the consent calendar with a second from Dale. All members voted in favor.

4. Discussion and possible action on community updates and issues

a. Mendocino County Sheriff's Office: *General updates from Sheriff Kendall*
Sheriff Kendall reported the following:

- The Sheriff's Office detectives have been busy investigating two (2) recent deaths and four (4) recent shootings.
- The Sheriff's Office has two (2) deputies currently in training.
- Construction of the new jail is on track to be finished by the end of January, despite recent rain, and the Sheriff's Office is hiring for positions in the new jail.
- The Sheriff's Office recently received a \$600,000 grant from Senator McGuire to help shut down illegal marijuana grows, which will prevent overtime costs from impacting the general budget. Dale asked if the Sheriff's Office keeps any confiscated money. Sheriff Kendall confirmed they do, but that it is uncommon now since people rarely carry physical money and transactions are mostly electronic.

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- Sheriff Kendall warned the public to be aware of mail theft, noting that thieves are looking for sensitive information, not just packages.
- Finally, Sheriff Kendall announced that the County's second psychiatric health facility, located at 2840 South State Street in the City of Ukiah, is also set to open in January. It currently has the steel beams up but no roof.

Julie asked Sheriff Kendall for his thoughts on the proposed annexation of the Willow County Water District region (south) and a portion of the Millview County Water District region (north) into the City of Ukiah (City). Sheriff Kendall expressed concerns about a potentially significant loss of tax revenue to the County, which he believes would negatively impact every community within the county. While he acknowledges some annexation is necessary for city growth, he feels the currently proposed area is too large.

Julie believes this annexation would end agriculture in that area. Sheriff Kendall suggested it might also make it harder or even impossible for residents to get permits to fix their wells. Julie thinks the annexation would be a "lose-lose" situation for both residents and the County government. Sheriff. Julie added that the City would gain a portion of the tax revenue and that the community has 30 days to petition to delay the annexation for a year.

Sheriff Kendall expressed gratitude for Madeline Cline (*BOS, District 1*), who raised questions about the annexation's impact at a recent BOS meeting. Julie has observed that County residents are upset and wondered if City residents are also angry and aware that their services might suffer. Sheriff Kendall agreed, stating there aren't enough resources for services. He also highlighted that the proposed annexation area has many unsolved cold cases, and the Ukiah Police Department lacks experience in detective work.

b. Hopland Fire Protection District: *General updates from Chief Franklin*

A Hopland Fire Protection District (HFPD) Firefighter reported that the Annual Hopland Fire Fundraising BBQ in May saw a positive turnout, and the new patio and kitchen facilities at the Fire Station functioned as expected.

Julie asked if the HFPD plans to conduct a prescribed burn this year, and the firefighter confirmed they would, specifically along the Caltrans easement of Highway 101, stretching from Burke Hill Road north to the Willits Grade.

c. Board of Supervisors: *General updates from Supervisor Madeline Cline*

Madeline Cline (*BOS, District 1*) shared the following updates:

- Regarding the annexation proposed by the City of Ukiah, Madeline anticipates a potential \$4 million sales tax loss to the County if the annexation is approved. She noted that a year ago, the County signed an agreement setting the annexation terms and transition rates. Madeline explained that two (2) former BOS members approved this without enough information, and the County didn't conduct a proper analysis.



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She emphasized that the proper procedure would have been to go to the Local Agency Formation Commission (LAFCo), followed by a 30-day community review period, as mandated by State law.

Madeline shared her view that annexation isn't inherently bad, but the proposed annexation goes too far by almost tripling the City's size. Julie expressed relief that Hopland isn't being annexed but noted that businesses in the annexed areas would be affected, and County services would decline. Julie urged interested community members to speak up if they don't support the annexation.

Madeline stated that the annexation map that was presented to the BOS wasn't detailed, and the City anticipates having a complete application for submittal to LAFCo in July. Julie mentioned that the City Planning Commission canceled its upcoming meeting, which included an item on the annexation. Julie also noted that business regulations will change, and she believes there are no protections in place for businesses that are currently complying with County regulations that differ from City rules. The City has stated it would adopt all zoning designations as part of the annexation, but Julie emphasized this is not a guarantee. She added that building codes are not equal, meaning people with projects within the annexation area might have to start over.

- The MDOT is beginning work on the approximately 9 miles of pavement preservation in the Hopland area, as discussed previously. This work will be completed in the areas shown below and it is projected to be completed by the end of July.

Year 7 (2025-26): CIP treatment with chip seal of 9 +/- miles of salvageable road segments in a pavement preservation strategy. Deep dig outs of all base failures. (Total 9.22 miles program \$4.44 million)

| County Road Name | Beginning MP | Ending MP | Total Length | PCI | ADT |
|-----------------------------------|---------------------|------------------|---------------------|------------|------------|
| Feliz Creek Road, CR 109 | 0.00 | 3.43 | 3.43 | 80 | |
| Hewlitt & Sturtevant Road, CR 112 | 0.00 | 0.61 | 0.61 | 34 | |
| McDowell Street, CR 115E | 0.00 | 0.20 | 0.20 | 7 | |
| Sanel Street, CR 115B | 0.00 | 0.10 | 0.10 | 25 | |
| Harrison Street, CR 115A | 0.00 | 0.19 | 0.19 | 9 | 435 |
| Howell Street, CR 115F | 0.00 | 0.04 | 0.04 | 12 | |
| Mountain House Road, CR 111 | 6.32 | 9.32 | 3.00 | 29 | 418 |
| East Side Rancheria Road, CR 105 | 0.00 | 0.78 | 0.78 | 5 | 90 |
| Nokomis Road, CR 117 | 0.00 | 0.87 | 0.87 | | |

- Assembly Bill (AB) 830, which includes a mandate requiring Caltrans to fund utility line relocation within its right-of-way, was approved on consent by the Assembly Transportation Committee and is now under review by the Appropriation Committee. She noted the bill will most likely need to be reduced in scope, and will require further review but it is looking promising.



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- Lastly, Madeline shared that the May 19th Fire Safety Town Hall was well-attended and included residents from Hopland. Discussions are ongoing about hosting a town hall on fire insurance in a couple of months, with more information to come.
- d. Shanél Valley Academy: *General updates from Amy Frost*
Amy Frost gave an update on Shanél Valley Academy (SVA):
 - The SVA is currently hiring for a principal. On a separate note, any teachers who are looking for or might be interested in a job, can send their information to Amy.
 - Facility improvements are needed, including repairs to a leaking library roof and the installation of air conditioning in the kitchen and gym, which is especially crucial during summer school sessions.
 - The SVA's pre-kindergarten program is doing well. It will reopen for full-day sessions and is expanding to include two-year-olds.
 - The SVA has secured a five-year grant for a van to provide transportation, as the SVA doesn't qualify for buses from the Ukiah Unified School District.
 - Finally, the SVA's Farm Project is moving forward, with final signatures pending for its grant funding.

Amy raised concerns about SVA students' safety during the upcoming Gateway Mendocino Events, noting the area is not technically a school zone. Julie suggested the SVA put up its own school zone signs, but Madeline (*Public Comment*) clarified that the County wouldn't be able to enforce those signs.

Julie then asked if the HMAC should write a letter to Howard Dashiell [MDOT, Director] to request that the MDOT install the necessary school zone signs and repaint the road markings at the SVA. Amy proposed that MDOT install signs and paint markings during the Mountain House Road improvements that are scheduled for June.

The HMAC discussed sending a formal letter to Howard Dashiell. The letter specifically requests that MDOT repair and install necessary school zone demarcations for the SVA, including re-installing removed Speed Zone signage and repainting faded road markings, to meet school zone requirements.

Chelsea motioned to approve sending a letter to Howard Dashiell to request school zone improvements, with a second from Dale. All members voted in favor.

Madeline advised the HMAC to copy the BOS, and Darcie Antle (Mendocino County Chief Executive Officer).

- e. Hopland Research and Extension Center: *General updates*
Hannah Bird [*Hopland Research and Extension Center (HREC), Community Education Specialist/Community Outreach*] reported that cows are grazing on the HREC property, so drivers should be careful. HREC is planning a prescribed burn for June 3rd, weather

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permitting, and is also researching how the burn may impact grapes. Additionally, the school field trip season has ended, with HREC hosting 200 children this year. All these trips were free due to fundraisers, and they anticipate offering free field trips again next year thanks to donations. Julie expressed surprise at the high number of children that visited the site. Hannah explained that this was due to a collaboration with the Mendocino County Fire Safe Council (MCFSC) who helped coordinate with schools.

f. Hopland Farmers Market: *General updates*

No updates/discussions

g. Mendocino County Fire Safe Council: *General updates*

Emily Tecchio (*MCFSC, County Coordinator*) provided the following updates:

- District 1 Supervisor Cline is hosting the Fire Safety Town Hall on May 19 from 6pm to 8pm at Mendocino College. Speakers included Yanna Valachovic covering lessons learned from the Los Angeles fires and new Zone 0 regulations, Scott Cratty covering MCFSC programs and community action options, Mike Jones covering volunteer-based prescribed burning, and MEU Chief Gunn covering unit plans and large scale burning.
- The 2025 Micro Grant application period just closed. Among the recipients with projects in the Hopland area, grants were awarded to: Feliz Creek Fire Safe Council (FSC) to host a joint Firewise education community event with McNab Ranch FSC, McNab Ranch FSC to purchase radios and water tanks, and HFPD for purchasing firing devices.
- McNab Ranch FSC has been certified as a Firewise Community! Feliz Creek FSC has completed its Wildfire Risk Assessment and 3-Year Action Plan and is in process of submitting its application to become a Firewise Community. <https://www.firesafemendocino.org/existing-firewise-communities>
- MCFSC was able to secure grant funds to tackle roadside clearing in the McNab Ranch community. Work is underway now.
- The environmental review phase of the Hopland Shaded Fuel Break Project (located on the east side of Hopland, north-south 300-ft fuel break from Feliz Creek Rd to Hewlitt Sturtevant Road is almost complete. No funding has been identified for implementation; however, with the completion of the environmental review, this project will be one step closer to fruition.
- Lastly, the MCFSC has an abundance of chipper funds to spend before the end of the year. <https://www.firesafemendocino.org/chipper-day>

h. Hopland Public Utility District: *General updates*

Joan Norry [*Hopland Public Utility District (HPUD), President*] announced that the HPUD is planning to conduct a rate increase study. She noted that HPUD hasn't raised rates in 10 years. The rate study will be ready for review in July. After that, the HPUD will make arrangements for a community meeting, followed by the necessary notices for the rate increase. Joan noted that the HPUD expects a 60-percent rate increase which seems high,



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but the actual dollar amount isn't too bad. She stated that the HPUD's water rates are the lowest in the County, which makes sense given Hopland's low-income population. Joan attributed the need for a rate increase to necessary expenses like well recasing, maintenance, and truck expenses. She suggested a rate increase should have happened five years ago.

Dale asked if HPUD has reached its maximum capacity for utility hook-ups. Joan responded that HPUD is not at capacity, but she emphasized that any individuals seeking a hook-up to services must reside within the designated service boundary.

i. Hopland Cemetery District: *General updates*

Joan Norry (*Hopland Cemetery District, Board of Trustees Chair*) shared that volunteers will be placing flags at the Hopland Cemetery for Memorial Day. Additionally, she stated that the cemetery is continually seeking donations for essential equipment like lawnmowers and weed whackers. Lastly, the cemetery is facing a water shortage due to a break in the waterline.

5. Discussion and possible action on Referral from County of Mendocino Department of Planning and Building Services

a. [AP 2025-0011; Gateway Mendocino](#) (Supernova SLC Holdings LLC)

Applicant Request: *The applicant requests an administrative permit for events at Gateway Mendocino, located at 13771 US Highway 101, Hopland, CA. The proposed activities include utilizing the nearby property at 140 MacMillan Drive, Hopland, CA, APN 048-341-08, for overflow parking. The application seeks approval to modify event dates as necessary due to unforeseen circumstances, with such modifications not extending the duration of the events. Security personnel will be stationed at both the event site and the parking area to assist attendees. The proposed event dates are June 20-22, July 24-27, and September 12-14, 2025.*

Julie explained that the County of Mendocino Department of Planning and Building Services (PBS) shared the referral for Administrative Permit AP_2025-0011 (Gateway Mendocino Events).

Amy expressed concerns about safety for SVA students. She noted that cars tend to speed through the area and is worried that event attendees might park at the SVA due to its close proximity to the events. Additionally, pedestrian safety would be greatly impacted because there are no crosswalks on MacMillian Drive or Mountain House Drive. Dale agreed, stating that the permit should not be approved without traffic control for the entire event.

Madeline Cline (*Public Comment*): Madeline advised the HMAC to submit a comment to be officially included in the public record and to copy the BOS, Darcie Antle (*Mendocino County Chief Executive Officer*) and Julia Krog (*PBS, Director*).



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The HMAC discussed submitting a formal letter to the that states the HMAC's recommendation that the permit be conditioned to require traffic control during events due to significant pedestrian safety risks, including for students, given the proximity to the SVA and the lack of crosswalks on MacMillan Drive or Mountain House Road, and the tendency for vehicles to travel at high speeds in the area. The letter will be copied to the Mendocino County Board of Supervisors, Darcie Antle, and Julia Krog.

Dale motioned to approve the HMAC submitting the comment to the PBS with a second from Chelsea. All members voted in favor. Julie volunteered to submit the letter.

6. Discussion and possible action on St. Francis Church

No update/discussion

7. Discussion and possible action on Downtown Hopland Pedestrian Lighting

No update/discussion

8. Discussion and possible action on Caltrans Hopland Highway 101 ADA Project

Jen Buck (*Caltrans, Office Chief of Project Management*) shared that the Hopland Highway 101 ADA Project (project) is on schedule. Caltrans is currently in the process of finalizing the necessary language to formally submit its funding request to the California Transportation Commission (CTC) for construction. This is anticipated to be voted on by the CTC in August. Following a successful vote, the project will then proceed to the bidding phase for construction initiation in early 2026. Concurrently, Caltrans plans to launch a public information campaign to keep the community informed of the construction process.

Julie asked whether Caltrans could specify the daily work hours for each construction segment of the project, as it would be helpful for commuters to know when to expect delays. Jen assured Julie that Caltrans will incorporate the specific construction times for scheduled segments into the overall construction schedule.

9. Council Members' and staff reports regarding assigned tasks, committee meetings, and other items of general interest

- a. HMAC Officers
- b. HMAC Vacancies

No update/discussion

10. Discussion on agenda items for June 18, 2025 HMAC meeting

No update/discussion

11. Adjournment

The meeting adjourned at 7:05pm.