



RIO DELL CITY COUNCIL AGENDA
REGULAR MEETING - 6:00 P.M.
TUESDAY, MARCH 04, 2025
City Council Chambers
675 Wildwood Avenue, Rio Dell

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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. 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. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

E. 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.

F. 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. 2025/0304.01 - Approve Minutes of February 18, 2025 Regular Meeting **(ACTION)** - Pg. #4

2. 2025/0304.02 - Authorize the City Manager to Execute Agreement with Wahlund Construction for \$10,027,410 and Authorize the City Manager to Approve all Change Orders in a Total Amount not to exceed \$11,032,410 **(ACTION)** - Pg. #12

G. ITEMS REMOVED FROM THE CONSENT CALENDAR

H. REPORTS/STAFF COMMUNICATIONS

1. 2025/0305.03 - City Manager/Staff Update **(RECEIVE & FILE)** - Pg. #13

I. SPECIAL PRESENTATIONS/STUDY SESSIONS

J. SPECIAL CALL ITEMS/COMMUNITY AFFAIRS/PUBLIC HEARINGS

K. ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS

1. 2025/0304.04 - Adopt Resolution No. 1629-2025 Approving Expanding Underground District No. 2 and Authorize the City Manager to Execute Rule 20A General Conditions with PG&E **(DISCUSSION/POSSIBLE ACTION)** - Pg. #18

2. 2025/0304.05 - Second Reading (by title only) and Adoption of Ordinance No. 411-2025 and Resolution No. 1630-2025 Amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element **(DISCUSSION/POSSIBLE ACTION)** - Pg. #28

- [3.](#) 2025/0218.06 - Second Reading (by title only) and Adoption of Ordinance No. 412-2025 Establishing Section 12.30 “Trails” of the Rio Dell Municipal Code (RDMC) Pertaining to Regulations for Trails **(DISCUSSION/POSSIBLE ACTION)** - Pg. #43

L. COUNCIL REPORTS/COMMUNICATIONS

M. ADJOURNMENT

*The next regular City Council meeting is scheduled for
Tuesday, **March 18, 2025 at 6:00 p.m.***

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

Mayor Garnes called the regular meeting of the Rio Dell City Council to order at 6:00 p.m.

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

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

Absent: Finance Director Sanborn (excused)

PUBLIC PRESENTATIONS

Mayor Garnes invited public comment on non-agenda matters.

Albert Houghton, 940 Curtis Lane addressed the Council and asked when Curtis Lane was planned to be swept; asked if all of the fire hydrants in town had been checked; and invited everyone to show up for the ribbon-cutting for the new barber shop at 220 Wildwood Ave. on Saturday, March 1st at 1:00 p.m.

CONSENT CALENDAR

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. No items were removed.

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

- 1) Minutes of the February 3, 2025 Special Meeting;
- 2) Minutes of the February 4, Regular Meeting;
- 3) Receive & File 2024 General Plan Annual Progress Report;
- 4) Receive & File FY 2025-26 Operating and Capital Budget Calendar; and
- 5) Receive & File Check Register for January 2025.

Motion carried 5-0.

REPORTS/STAFF COMMUNICATIONS

City Manager/Staff Update

City Manager Knopp provided highlights of the staff update and gave a special shout-out to

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Wastewater Superintendent Kelly and her staff. He said that it has been very rainy the past couple of months resulting in many challenges associated with the collection system and the team has done a great job. He noted that part of the City's NPDES permit through the California Water Board requires the City to pass a chronic toxicity test. In the past the test was related to the Water Flea then it graduated to the Fathead Minnow test which the city passed, noting that it is a difficult test to pass.

He then announced that there would be a Nuisance Advisory Committee meeting tomorrow at 3:00 p.m. In addition, there would be "Coffee with the Chief" event on Monday, February 24th from 9-11 a.m. at Shotz Coffee and invited the public to come and meet the Chief.

Mayor Pro Tem Carter pointed out that zero cats were transported to Miranda's for the second staff update in a row which is good, likely attributed to the spay and neuter program.

Councilmember Orr referred to the test requirement on live Minnows and jokingly asked if the report is sent on stone tablets.

Councilmember Woodall extended special thanks to Finance Director Sanborn for doing a great job keeping on top of everything for the city.

SPECIAL PRESENTATIONS/STUDY SESSIONSTotal Compensation Study Draft Report

City Manager Knopp provided a staff report and said that 5 years ago, the City endeavored in a similar compensation study to provide information on appropriate compensation levels based on market conditions across all salary classifications in the City. He noted that the study completed in 2020 was done by Koff & Associates which is now the Gallagher Group.

In October 2024, the City engaged the Gallagher Group to conduct a current comprehensive Compensation Study. The idea behind the study is to ensure the City maintains competitive compensation that enables recruitment and retention of high-quality staff while remaining fiscally responsible.

He explained the study evaluated base salaries and total compensation packages across 32 city classifications, using 18 benchmark positions for market comparison against 13 comparable agencies.

He introduced Debbie Owen, the project manager from Gallagher, and her team who were present via Zoom to provide a PowerPoint presentation on the Total Compensation Study Draft Report and answer any questions the Council may have.

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A project team member began the presentation and said tonight's goal was to review the methodology used to compile the report and the proposed recommendations.

He reviewed the 13 comparator agencies, the total compensation study process, the base salary results, benchmark classifications, and range placements for all 32 city classifications based on benchmark total compensation.

Under the base salary results with 16 benchmark classifications, 14 were below the market median and 2 were above the market median. When considering the total compensation results, only 7 were below the market median and 9 were above the market median.

Overall, the differences between the base salaries and total compensation indicated that the City's benefits placed Rio Dell at a more competitive advantage. Further analysis indicated that, on average, classifications were 10.5% below the market median but when considering benefits, the City gained a 10.5% competitive advantage. Much of the gain was attributed to the City's contribution to the 457 deferred compensation plan, intended to balance its lack of a defined PERS plan.

They concluded the presentation and offered to answer any questions from the Council.

Mayor Pro Tem Carter thanked them for providing an overview of the study and said she would be interested in staff's recommendation.

City Manager Knopp explained that the recommendation would be based partially on labor negotiations which the City Council would discuss in closed session and the other part would be through the open budget process. He said that the study provides information for the Council when considering the compensation plan for the City. He asked the Council to bear in mind that the City has a very fixed income and the recommendation must fit into the overall umbrella of existing resources while considering the long-term sustainability of the City. One of the points in the study was to get salaries to a competitive rate of 95-105% of the market median, and the ultimate conversation to have with the City Council.

Councilmember Wilson said as with the last study, he has concerns with the comparator agencies, noting that many of the 13 agencies don't compare to Rio Dell, particularly those located along I-5 and in the valley and the agricultural district whereas, Ferndale, Fortuna, and Crescent City relate more to Humboldt County. He said he realizes it is difficult to find exact comparators to Rio Dell and noted in one of the previous studies, that the chosen comparator agencies had to have a police department as one of the main components of the criteria.

He pointed out that there is a big swing between the base salary comparisons and the comparison with the full benefit package. He asked if the study had a breakdown of which

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job classifications were below or above the market median. He was referred to the “Market Compensation Results Summary” table which represented the percentage above or below the top monthly salary market median and total compensation market median for each job classification.

City Manager Knopp explained that staff could schedule a call with the Gallagher Group if the Council has additional questions regarding the study.

Councilmember Woodall said she had asked the City Manager about employees who wear multiple hats and how those job classifications are determined.

City Manager Knopp explained that it was factored into the study and noted that in small cities it is very common for employees to wear multiple hats. For example, the Chief of Police is also in charge of Code Enforcement, the City Manager is also the Public Works Director and the Community Development Director is also the Building Inspector.

ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS

Introduction and First Reading (by title only) of Ordinance No. 411-2025 and Resolution No. 1630.2025 Amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element

Community Development Director Caldwell provided a staff report recommending amendments to the Industrial Commercial zoning regulations and the General Plan Land Use Element. He referred the Council to the Land Use Matrix previously developed by the Planning Commission identifying the use types in the various zoning designations.

He explained that the Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses which is cumbersome. The intent of the proposed zoning amendment would identify all use types for the Industrial Commercial Zone under that zoning designation to avoid flipping back and forth between the other commercial zones to determine the various use types.

Community Development Director Caldwell said the use types identified in blue on the Land Uses Matrix are uses that are currently allowed in the Industrial zone; the use types identified in black are use types recently identified by the Planning Commission as being compatible land uses in the Industrial Commercial zone. The idea is to get the uses under one source, starting with the Industrial Commercial zone, and then moving on to the other zoning designations.

He then referred to the zoning map identifying the two areas in town that are designated Industrial Commercial; the Humboldt Rio Dell Business Park (former Eel River Sawmill site), and a few parcels on Eeloa Ave. He pointed out there are several constraints related

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to development at the Humboldt Rio Dell Business Park. One is that it is located in the flood zone and two is that there are no sewer services available at that location. Although all these uses may be allowed, the fact that they are in a flood zone may preclude the use. He said that there is a chance the flood map may be revised because in the past the reason there was flooding there was that there were a lot of mills, which no longer exist, and the logs created check dams causing the water to back up.

Community Development Director Caldwell said that the Planning Commission removed grocery stores as a use type in the Industrial Commercial zone and thought the use type would be more compatible in the Town Center, the Community Commercial, or the Neighborhood Commercial zone. He noted that although the Planning Commission did not remove the Artisan/Craft Product Manufacturing use type, they recommended encouraging the use type in the Town Center, predicated on the fact that the City at one time, talked about creating the Town Center as an artisan type village. The Planning Commission also thought Retail/General should be focused in the Community Commercial and Neighborhood Commercial zones.

He pointed out that this is the first reading of the ordinance and encouraged councilmembers to review the list of use types, identify any uses they think are not suitable in the Industrial Commercial zone, and let staff know before the March 4th regular meeting.

Mayor Garnes opened the public hearing to receive public comment on the proposed ordinance. There was no public comment and the public hearing closed.

Councilmember Orr asked for clarification if the zoning boundaries were changing or just the allowed use types.

Community Development Director Caldwell said that only the allowed use types were changing.

Community Development Director Caldwell pointed out that all Industrial Commercial development is required to go through the Design Review process which requires a Conditional Use Permit (CUP) with all neighbors located within 300 feet of the perimeter of the property to be notified along with various referral agencies, so a lot of these uses would be vetted through that process.

Mayor Pro Tem Carter referred to the Principal Permitted Uses with a Use Permit, (b) "Child Care" and asked if it could be considered in the Community Commercial or Neighborhood Commercial zones.

Community Development Director Caldwell indicated that the City Council could allow child care in other commercial zones either as a principally permitted use or a permitted use with a use permit. He noted that childcare is already allowed in residential zones under certain restrictions.

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Mayor Pro Tem Carter commented that streamlining the process will make it easier for staff and the public.

Mayor Garnes referred to Automotive Repair being allowed in the Industrial Commercial zone but questioned how it was allowed to occur in other zoning designations.

Community Development Director Caldwell explained that Automotive Repair is allowed in other commercial zones with a Conditional Use Permit (CUP).

A motion was made by Carter/Orr to approve the introduction and first reading (by title only) of Ordinance No. 411-2025 and Resolution No. 1630.2025 Amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element and continue the second reading and adoption of the Ordinance to the meeting of March 4, 2025. Motion carried 5-0.

Introduction and First Reading (by title only) of Ordinance No. 412-2025 Establishing Section 12.30 "Trails" of the Rio Dell Municipal Code (RCMC) Pertaining to Regulations for Trails

City Manager Knopp provided a staff report and said that with the completion of the Eel River Trail nearing, staff is recommending the establishment of regulations for the use of the trail. He said that since this is Rio Dell's first official dedicated non-motorized path, the language as proposed only impacts the Eel River Trail. The language specifically prohibits the use of any motor-driven vehicle on the Eel River Trail, with exceptions for personal mobility devices for the disabled, electric-powered baby carriages, or vehicles in service of the City. He noted that electric bicycles may use the trail provided the bike is powered off.

Mayor Garnes opened the public hearing to receive public comment on the proposed ordinance. There was no public comment and the public hearing closed.

Mayor Pro Tem Carter asked about the use of remote-control vehicles on the trail.

City Manager Knopp referred to the definition that *"No person shall drive or ride any motor-driven vehicle on the Eel River Trail"* and said that he would assume that a remote-control vehicle would be included, although it could be left to the discretion of the department.

Councilmember Orr expressed concern about the increased use of motorized scooters and Segways and that we may be limiting those although scooters can be foot-driven like bicycles. He mentioned the need to bring visitors or potential businesses to town.

City Manager Knopp commented that he would want to review the grant language to make sure the regulations are consistent with the grant. He noted that electric bikes can travel at 16 or 20 mph potentially harming a pedestrian. He said that there is some controlling state

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language that he would like to check. The other option would be to allow those types of vehicles with a restricted speed limit of perhaps 5 mph.

Councilmember Woodall asked if staff would be returning at the next meeting with responses to the questions and concerns presented tonight.

City Manager Knopp said that staff could come back at the next meeting with options for the Council to consider along with the second reading and potential adoption of the ordinance.

Mayor Garnes supported the trail as a non-motorized walking path and asked if there would be signage for the rules of the trail.

Councilmember Woodall commented that the trail would be difficult to patrol.

City Manager Knopp said that there would be regulatory signage on the trail.

A motion was made by Carter/Woodall to approve the introduction and first reading (by title only) of Ordinance No. 412-2025 Establishing Section 12.30 "Trails" of the Rio Dell Municipal Code (RDMC) Pertaining to Regulations for Trails and to continue the second reading and adoption of the ordinance to the March 4, 2025 regular meeting. Motion carried 5-0.

COUNCIL REPORTS/COMMUNICATIONS

Mayor Pro Tem Carter announced that Rio Dell School was ranked 5th in the State for growth in language arts and technically tied for 4th which is amazing. She provided a brief update on the Davis St. Park and said that the Rio Dell School Board voted to form a 711 Committee which weighs in on whether or not the Davis St. Park is surplus property. She invited the public to apply if interested in serving on the committee. They are hoping to have the committee portion of the issue wrapped up by August.

She reported that she would be attending a meeting of the Humboldt Skate Collective on Thursday. She said that they are the organization that helps build pump tracks noting that the track in Fortuna didn't cost the City anything to build.

She then reported on the success of the Spay & Neuter Program and said to date they have helped to spay or neuter 3 cats and 16 dogs.

Councilmember Woodall reminded everyone about the Nuisance Advisory Committee meeting tomorrow at 3:00 p.m.

Councilmember Wilson announced that he had an HWMA meeting regarding garbage and SB1383 compliance and said that Rio Dell got a deferment on implementation of SB 1383. The board issued a Request for Proposal (RFP) on the requirements for establishing an

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organic disposal site in Humboldt County so the waste doesn't have to be trucked out. In the discussion regarding the future of garbage in Humboldt County, no agencies, which includes all of the cities in Humboldt County have a franchise agreement for garbage services. How Recology goes about implementing SB1383 and organic waste disposal depends on the franchise agreements. He noted that Rio Dell and Ferndale have deferments on implementation so they are ahead of the game leaving Fortuna, Eureka, and Arcata as the bigger culprits. Rio Dell only has 700 tons of garbage a year so the City is a minuscule piece of the process. He expressed concern that garbage services could get very expensive in Rio Dell and encouraged the community to get involved and pay attention to what is going on regarding garbage.

Mayor Garnes reported on the last HTA meeting and said things are going well. They will be having hydrogen buses and are in the process of redesigning the HTA yard to build a state-of-the-art hydrogen fueling station. She noted that the buses are going from here to the Bay area through the multiagency express route with a single-pay method available which can be booked through the online app.

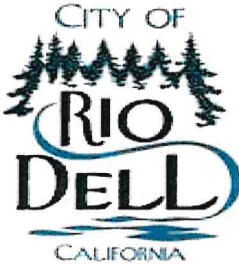
ADJOURNMENT

A motion was made by Carter/Woodall to adjourn the meeting at 7:05 p.m. to the March 4, 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*

March 4, 2025

TO: Rio Dell City Council
FROM: Kyle Knopp, City Manager
SUBJECT: Authorize the City Manager to Execute Agreement with Wahlund Construction for \$10,027,410 and Authorize the City Manager to Approve All Change Orders in a Total Amount Not to Exceed \$11,032,410.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute agreement with Wahlund Construction for \$10,027,410 and authorize the City Manager to approve all change orders in a total amount not to exceed \$11,032,410.

BACKGROUND AND DISCUSSION

On May 7, 2024 the City Council awarded the bid for the Drinking Water Infrastructure Improvement Project to Wahlund Construction in the amount of \$10,027,410. Due to a staff error, the agenda item did not include an authorization to execute the agreement and authorization for change orders. This agenda item corrects this oversight.

In addition to the main contractor agreement of \$10,027,410 the overall project budget also includes a contingency of \$1,005,000. When combined, this is where the total authorization number of \$11,032,410 comes from. The agreement has been reviewed by the City Attorney. Wahlund is expected to begin construction in April.

This project is fully grant funded through the State Water Resources Control Board’s Drinking Water State Revolving Fund. As an added benefit, the project as it appears today will cover identified water distribution infrastructure damage that resulted from the December 2022 earthquakes, resulting in significant savings for water rate payers over the short and long term.

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Staff Highlights – 2025-03-04

City Council

City Manager

A draft regional Nitrous Oxide Ordinance is nearing completion with the County of Humboldt. Staff expects an ordinance to be proposed to the Council in April of this year.

The City's grant application with Redwood Region Rise for a ag processing center feasibility study was not awarded to the City. Staff is researching some other alternative funding sources.

CalFire has released its local area responsibility Fire Hazards Severity Map for Rio Dell and the region. Staff is currently reviewing this important document. The maps can be viewed here: <https://fire-hazard-severity-zones-rollout-calfire-forestry.hub.arcgis.com/>

The City Manager and Mayor are planning to meet with Senator McGuire and CalFire representatives on Wednesday, March 5th.

City Clerk

Processed Five (5) Building Permit Applications:

95 Davis St. – PV solar
1096 Riverside Dr. – Sewer Lateral
149 ½ Ash St. – Sewer Cleanout
157 Monument Rd. – Residential Remodel
16 Center St. – Re-Roof Residence and Garage

Processed (1) Business License Application:

Mastec Communications Group – Telecommunications Contractor

Processed Four (4) Encroachment Permit Applications:

PG&E – 795 Pacific Ave. – Street Restoration
Mary Rovai – 1096 Riverside Dr. – Replaced Sewer Lateral
Mr. Rooter – Dig up the Street to Expose Sewer Cleanout
PG&E – Trench and Deactivate Gas Service at 102 Painter St.

Misc:

Sent Address Verification Letter to PG&E for 155 Third Ave.



Submitted Employment Data Report for February 2025

Submitted New Housing Unit Annual Report to US Census Bureau

City Attorney

Human Resources, Risk & Training

Finance Department

Regulatory Compliance & Financial Oversight

- **Finalized DSR #4146:** In the aftermath of the December 2022 earthquake, the City of Rio Dell faced extensive water infrastructure damage requiring emergency repairs. The Finance Director worked diligently with California Office of Emergency Services (CalOES) representatives to finalize this Damage Survey Report, securing over **\$300,000 in reimbursements**—a crucial financial recovery milestone for the city.
- **Coordinated with California State Waterboards** to ensure proper submission and processing of the Government Tax Information Number form, supporting continued regulatory compliance and funding eligibility.
- **Identified and classified AB 939 payments**, working closely with City staff to ensure accurate financial reporting and compliance with state requirements.
- **Collaborated with ACT consultant on behalf of SCORE** to properly allocate the City's DAP distribution, ensuring financial accuracy and adherence to policy standards.
- **Submitted the FY 2023-2024 Financial Transaction Report** for HCAOG records to the Administrative Services Officer at the County of Humboldt, fulfilling mandatory financial reporting obligations.

Grant Management & Infrastructure Development

- **Facilitated progress on the Eel River Trail Project:** Worked with City contract engineers GHD to gather necessary information for **Progress Payment #3** under the Clean California grant initiative, ensuring the project continues on schedule.
- **Completed financial and activity reporting for CDBG-PI 00027**, documenting the progress of the program that utilizes CDBG funds to repair homes affected by the December 2022 earthquake, ensuring transparency and compliance with grant guidelines.
- **Worked with the State Water Resources Control Board Division of Financial Assistance**, providing current financial statements displaying the reserve amount required under the City's **CWSRF & DWSRF Financing Agreements**. This detailed financial documentation supports continued compliance and funding security.

Economic Development & Community Support



- **Analyzed the effectiveness of the City's newly adopted Spay and Neuter Program**, gathering key metrics to evaluate program impact and ensure compliance with grant requirements. This data-driven approach strengthens the program's sustainability and efficiency.
- **Worked closely with the Community Development Director** to assess the **top 25 catalyst pre-development applications** for the RISE Catalyst Pre-development Application Updates, furthering economic development efforts and strategic project planning.

Financial Planning & Strategic Initiatives

- **Partnered with the City Manager to develop 5-year budget projections**, providing a long-term fiscal roadmap to ensure the City's financial health and stability. This forward-thinking approach supports sustainable growth and resource allocation.

Public Works Water

244 Tolman St. 2" steel main leak repair

145 Ash Repair water leak

Check for customer leaks and zero consumptions

Operator Training on Rio Dell Metro Wells Operations

Water Sampling on Rio Dell Metro Wells

EPA sample at Rio Dell Metro Wells

Public Works Wastewater

Seventh Quarterly Progress report for Chloramine project submitted 2/24/25 due 2/28/25.

Lateral Inspection on 270 Cherry passed inspection, lateral had failed testing on Dec. 5th and a new lower lateral was installed by Wendt Construction in the front of the house to Cherry, with a new private lateral, two new cleanouts and a backflow device installed.

Lateral inspection on 149, 149 ½, 207 and 209 Ash Street passed inspection.

GHD continued weekly meetings on planning for Painter Up-Sizing project.

Public Works Streets, Buildings and Grounds

Pothole patching throughout town

2nd Ave repair Storm Drain Drainage clearing and maintenance



Weedeat and mowing on Gateway

Remove grass from newly planted trees at North Gateway

Edwards to Davis Trail progress update – Trail has been paved.

Vehicle maintenance

Corp yard cleanup

Streets Building Cleanup

Public Works City Engineer

Public Works Capital Projects

Police Department

Patrol Statistics:

During February 14th – February 27th 2025, the Rio Dell Police Department handled 202 incidents. This includes 119 calls for service, and 83 Officer Initiated Contacts. 6 arrests were made. A total of 2 citations were issued for traffic offenses or other miscellaneous criminal violations. 15 total cases requiring investigation were taken.

Staffing:

The Police Department is currently down one (1) sworn officer position.

- Police Officer Trainee Caden Rocha is nearing the end of training mid-March and progressing well at this time. He is scheduled for critical entry level trainings coming up such as SFST (Standardized Field Sobriety Test /DUI's) & CIT (Crisis Intervention Training-Mental Health)
- Lateral Police Officer Candidate Jordan Walstrom is progressing through backgrounds-no current update to provide.

Community Events / Notable Cases:

- 2/24/25 Peter Arendas was arrested for felony criminal threats against a Public Works employee. Arendas is known throughout town as the author of nonsensical letters he distributes around town. His escalating behavior resulted in a speedy response to Scotia where he was appended and later booked into jail.
- Coffee with the Chief event at Shotz was well attended by community members. Thank you to council members that were able to make it out and to Cpl. Landry and CSO Clark who made time to participate in engaging the community.
- Nearing MOU finalization for training agreement with Fortuna PD to combine ongoing professional training to reduce costs, improve relationships, and further professional development. Should be ready to present for council approval within the next month.

Abatement Projects:



Residential Abatement:

- Total Active Cases 29
- 4 New open cases, 4 closed cases.
- 11 of the cases are for City Owned Property, 14 for ongoing violations.
- An abatement warrant is being written for 520 First Ave due to no compliance. Should be ready to schedule a cleanup within 2 weeks assuming warrant gets signed.
- 185 Douglas is still complying and working on cleanup.

Vehicular Abatement:

- Total Active Cases 8
- 6 New open cases
- 3 vehicle towed

Animal Control:

- 12 calls for animal related issues.
- 0 dogs transported to Miranda's
- 2 Cats transported to Miranda's

Community Development Department


Intergovernmental

Humboldt-Rio Dell Business Park

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



For Meeting of: March 4, 2025
 Consent Item; Public Hearing Item

To: City Council
From: Kevin Caldwell, Community Development Director 
Through: Kyle Knopp, City Manager
Date: February 26, 2025
Subject: Consideration and Possible Adoption of Resolution No. 1629-2025 Approving Expanding Underground District No. 2; and Authorize the City Manager to Execute a Rule 20A General Conditions Agreement with PG&E

Recommendation:

That the City Council:

1. Allow staff to briefly discuss the item, open the public hearing, receive comments and deliberate; and
2. Adopt Resolution No. 1629-2025 approving expanding Underground District No. 2; and Authorize the City Manager to execute a Rule 20A General Conditions Agreement with PG&E.

Discussion:

The California Public Utilities Commission (CPUC) authorized electric and telecommunication utilities to convert overhead utility lines and facilities to underground pursuant to Electric Rule 20 and Telecommunication Rule 32.

PG&E recently reached out to the City and in order to avoid potentially losing our allocated work credit of approximately \$504,000, they recommended that the City

expand Underground District No. 2. Underground District No. 2 currently includes six parcels. The recommended expanded District will include an additional 34 parcels. A map is included in Attachment 2.

Under Electric Tariff Rule 20A, the California Public Utilities Commission (CPUC) requires the Pacific Gas & Electric Company (PG&E) to allocate a certain amount of work credits each year to cities and unincorporated counties for conversion projects. Since ratepayers contribute the bulk of the costs of Rule 20A programs through utility rates, the projects must be in the public interest by meeting one or more of the following public interest criteria: eliminate an unusually heavy concentration of overhead lines; involve a street or road with a high volume of public traffic; benefit a civic or public recreation area or area of unusual scenic interest; or be listed as an arterial street major or major collector as defined in the Governor's Office of Planning and Research (OPR) guidelines. The proposed expanded district meets the criteria established by the rules of the CPUC, to wit,

- The undergrounding will eliminate an unusually heavy concentration of overhead electric facilities; and
- Wildwood Avenue is the main thoroughfare through town and is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic; and
- The northern end of this section passes through and adjacent to Triangle Park, a public recreation area; and
- Wildwood Avenue has been enhanced over the years with landscaped medians and offers incredible scenic views of the surrounding countryside; and
- This section of Wildwood Avenue is the only section where the overhead utilities have not been placed underground and they significantly detract the visual setting of the downtown and surrounding areas.

Fiscal Impact:

There is no cost to expanding the Underground Utility District at this time. However, this action will improve the City's likelihood of preserving and utilizing its balance of \$504,000+/- PG&E work credits from being withdrawn due to future "wind-downs" of the program. Furthermore, a preliminary estimate of the cost of this proposed undergrounding project has not been developed but will be pursued in coordination with PG&E, AT&T and Optimum over the coming months, which will allow for a more informed discussion with the Council in the fall regarding next steps and the overall fiscal impact.

CEQA:

The project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to California Code of Regulations, Title 14, Chapter 3 (“Guidelines for Implementation of the CEQA”), Section 15302 (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

Attachment 1: Resolution No. 1629-2025 approving expanding Underground District No. 2

Attachment 2: Public Notice and Map of the District

RESOLUTION NO. 1629-2025



RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO DELL EXPANDING UNDERGROUND DISTRICT NO. 2 TO INCLUDE ADDITIONAL LANDS ALONG WILDWOOD AVENUE

WHEREAS, the California Public Utilities Commission (CPUC) has authorized electric and telecommunication utilities to convert overhead utility lines and facilities to underground pursuant to Electric Rule 20 and Telecommunication Rule 32; and

WHEREAS, pursuant to certain criteria, CPUC rules allow participating cities and counties to establish legislation authorizing the creation and expansion of underground utility districts within which existing overhead electric distribution and telecommunication distribution and service facilities will be converted to underground; and

WHEREAS, the City of Rio Dell, has adopted an ordinance authorizing the City Council to designate areas within which all existing overhead poles, overhead wires and overhead equipment associated with the distribution of electric power, telecommunication services and cable television should be removed and replaced with underground wires and facilities; and

WHEREAS, the Director of Public Works for the City of Rio Dell has consulted with the affected public utilities and such utilities have agreed that the expanded underground conversion district, designated the Utility Undergrounding District No. 2 as shown in **Exhibit 1** attached hereto and incorporated herein by reference, meets the criteria established by the rules of the CPUC, to wit,

- The undergrounding will eliminate an unusually heavy concentration of overhead electric facilities; and
- Wildwood Avenue is the main thoroughfare through town and is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic; and

- The northern end of this section passes through and adjacent to Triangle Park, a civic and public recreation area; and
- Wildwood Avenue has been enhanced over the years with landscaped medians and offers incredible scenic views of the surrounding countryside; and
- This section of Wildwood Avenue is the only section where the overhead utilities have not been placed underground and they significantly detract the visual setting of the downtown and surrounding areas.

WHEREAS, each year the City of Rio Dell is notified by PG&E regarding the allocation of work credits for conversion of overhead electric distribution lines and facilities to underground, known as Rule 20A allocations; and

WHEREAS, the Director of Public Works for City of Rio Dell has consulted with PG&E and determined that the City has accumulated Rule 20A work credits or PG&E has agreed that the City may borrow against future credits sufficient to complete the proposed overhead to underground conversion project; and

WHEREAS, the City of Rio Dell and the affected utilities have agreed by letter that each utility shall complete the engineering of their respective portion of the Utility Undergrounding District No. 2 Overhead to Underground Utility Conversion Project; and

WHEREAS, the City of Rio Dell and the affected utilities have agreed by letter that PG&E shall be responsible for preparation of the trench profile and composite drawings and that PG&E shall be designated as “trench lead” to manage trenching, installation of substructures, and pavement restoration and such other work; and

WHEREAS, the Director of Public Works of the City of Rio Dell and the affected utilities have agreed on a work schedule which meets their respective capabilities and further agreed to waive any administrative fees, costs or special street restoration requirements for purposes of this project; and

WHEREAS, to the extent required, the City of Rio Dell has agreed to provide easements or rights of way on private property as may be necessary for installation of utility facilities in a form satisfactory to the affected utilities; and

WHEREAS, the City Council of the City of Rio Dell has now received the report from the Director of Public Works recommending that the area identified in **Exhibit 1** should be designated as an underground utility district within which all existing overhead poles, overhead wires and overhead equipment associated with the distribution of electric power, telecommunication services and cable television should be removed and replaced with underground wires and facilities; and

WHEREAS, upon the recommendation of the Director of Public Works, the City Council of the City of Rio Dell has determined that the expanded Utility Undergrounding District No. 2 is categorically exempt from environmental review pursuant to the California Environmental Quality Act; and

WHEREAS, the City of Rio Dell has notified all affected property owners within the proposed expanded Utility Undergrounding District No. 2 and inviting same to attend a public hearing to discuss formation of the proposed district; and

WHEREAS, the City Council of the City of Rio Dell held public hearings at which time the Council did receive and consider the recommendation of the Director of Public Works and did hear any and all objections or protests that were raised by the owners of property within the above described district pertaining to designating this area an underground utility district.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rio Dell that:

Section 1. The public interest requires the removal of all existing utility poles [excepting those poles supporting streetlights, traffic signals or trolley lines], overhead wires and associated overhead structures and installation of underground wires and facilities for supplying electric power, communication, or similar associated services within the areas as shown in **Exhibit 1**, attached hereto, with such area being designated as the Utility Undergrounding District No. 2; and

Section 2, That the utility companies, cable television services and other affected services shall commence work on installation of underground facility installation in Utility Undergrounding District No. 2 and that as each phase of the project is complete and ready for conversion from overhead to underground utility facilities, all fronting property owners shall be notified by first class letter, postage pre-paid, of the schedule for conversion of all utility service lines; and

Section 3, The electric utility shall use the underground conversion allocation computed pursuant to decisions of the California Public Utilities Commission for the purpose of providing to each premises requiring it in Utility Undergrounding District No. 2 District a maximum of one hundred feet of individual electric service trenching and conductor (as well as backfill, paving and conduit, if required) and each other serving utility shall provide service trenching and conductor in accordance with its rules and tariffs on file with the California Public Utilities Commission or as required by its Franchise Agreement with the City of Rio Dell; and

Section 4. The electric utility shall use said underground conversion allowance allocation, up to a maximum amount of \$1500 per service entrance excluding permit fees, for the conversion of electric service panels to accept underground service in the Utility Undergrounding District No. 2, and the City of Rio Dell shall be financially responsible for

any and all costs not covered by the electric utility for the installation and maintenance of the conduit and termination box located on, under or within any structure on the premises served; and

Section 5. That upon notification as specified in Section 2, all property owners in Utility Undergrounding District No. 2 shall have underground electrical entrance facilities installed and inspected pursuant to the City of Rio Dell Electrical Code within sixty (60) days and that should any property owner fail to install satisfactory underground electrical entrance facilities by the date specified in the notice, the electric utility shall notify the Director of Public Works who shall, within thirty (30) days direct the electric utility in writing to discontinue electrical service to the property, without recourse, pursuant to Rule 11 until electrical entrance facilities are ready to accept underground electrical conductors and have passed the necessary inspection requirements; and

Section 6. That once all services have been converted from overhead to underground, the utility companies, cable television services and other affected services shall remove all poles (except as specified above) and associated overhead facilities within Utility Undergrounding District No. 2, within 120 days of all services being converted from overhead to underground.

The foregoing resolution was **PASSED and ADOPTED** at a regular meeting of the City Council of the City of Rio Dell on March 4, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Garnes

STATE OF CALIFORNIA

City of Rio Dell

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 Resolution No. 1629-2025 adopted by the City Council of the City of Rio Dell on March 4, 2025.

Karen Dunham, City Clerk, City of Rio Dell



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

Public Notice
City of Rio Dell City Council
Tuesday, March 4, 2025 at 6:00 p.m.

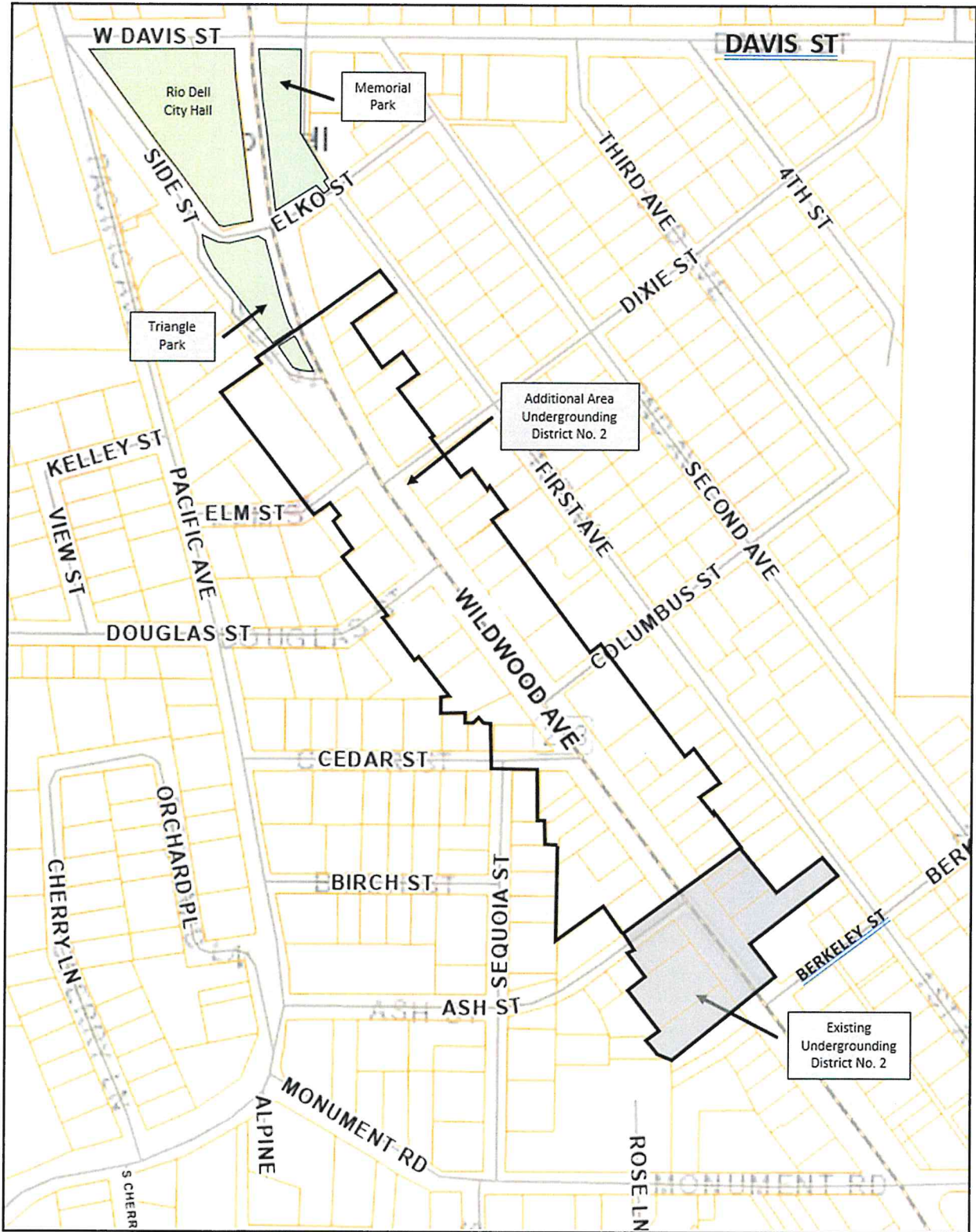
On **Tuesday, March 4, 2025, at 6:00 p.m.** or as soon thereafter as the mattes can be heard, the City Council will hold a **PUBLIC HEARING** to consider adopting a Resolution expanding Underground District No. 2 – along Wildwood Avenue from Ash Street to Side Street. A copy of the map of the expanded district is below and can be found on the City’s website at <https://www.cityofriodell.ca.gov/>. The expanded district’s electrical and communication lines are hung on wooden poles which may be relocated to underground in the future.

Adoption of the Resolution and boundary map will allow the City to retain its ‘active’ status for the purpose of using its PG&E Rule 20A funds. No fees will be levied on any property owners as a result of establishing this District.

Residents and all interested parties are invited to attend the meeting to speak or present written communication either for or against this matter.

Public Comment by Email: Public comments on agenda items can be submitted via email at 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 meeting. Your comments will be read out loud, for up to three minutes.

If you are unable to attend the public hearing, you may direct written comments to the **City at 675 Wildwood Avenue, Rio Dell, CA. 95562, or you may contact Kevin Caldwell, Community Development Director at (707) 764-3532.** In addition, information is available for review at the above address between the hours of 8:00 am and 5:00 pm, Monday - Friday.



Rule 20A Utility Underground District No. 2 Expansion Map




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

For the Meeting of March 4, 2025

Consent Item; Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: February 26, 2025

Subject: Second reading, approval and adoption of Ordinance No. 411-2025 and Resolution No. 1630-2025 amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element.

Recommendation:

That the City Council:

1. Allow staff to reintroduce Ordinance No. 411-2025 and Resolution No. 1630-2025 amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element; and
2. Open the public hearing, receive public input, and deliberate, including amending the Planning Commission’s recommendations; and
3. Approve and adopt Ordinance No. 411-2025 and Resolution No. 1630-2025 amending the Industrial Commercial (IC) Zoning Regulations and the General Plan Land Use Element.

Discussion

As discussed at your meeting on February 18, 2025, the Rio Dell Municipal Code (RDMC) Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses. Staff pointed out that the Industrial Commercial (IC) zone refers to the **Industrial (I)** zone which in turn refers to compatible commercial uses described in the **Community Commercial (CC)** land use designation, which also includes conditionally permitted uses in the **Neighborhood Commercial (NC)** zone without the need to obtain a use permit

Copies of the Industrial Commercial (IC), Industrial (I), Community Commercial (CC), and Neighborhood Commercial (NC) development standards were provided to the Council for the February 18th meeting.

Again, staff and the Planning Commission developed a land use matrix some years ago, identifying what we believed were appropriate land uses for the various zoning designations. A copy of the matrix was provided to the Council for the February 18th meeting. **If you would like another copy, please let staff now.**

At your meeting on February 18th, staff requested that the Council carefully review the recommended use types for Industrial Commercial designations and let staff know if the Council would like to make any changes to the recommended use types.

Zone Reclassification Required Finding:

1. The proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.

In order to be consistent with the Land Use Element of the General Plan, the Industrial Commercial designation must be amended to incorporate the changes to the zoning designation. Below is a copy of the existing Land Use Element language for the Industrial Commercial designation. Accordingly, Table 1-2, the "Permitted Uses" needs to be amended.

Designation	Permitted Uses	Minimum Lot Size
Industrial Commercial (IC)	<ul style="list-style-type: none"> ● Industrial Uses as described in the Industrial Land Use Designation and compatible commercial uses described in the Community Commercial Land Use Designation. ● Public Facility needs. ● Motor vehicle repair, maintenance and fueling. ● Telecommunications facilities and manufacturing. ● Limited lodging facilities. ● Limited childcare facilities. 	20,000 square feet
Open Space	Density/FAR*	Building Height
10%	FAR 1.5 on 20% and 0.35 on 80%.	Maximum 4 stories or 65 feet

Attachment 4 identifies the amended Table 1-2. With the recommended amendment to the Land Use Element of the General Plan, the recommended amendments are consistent and compatible with the General Plan.

2. The proposed amendments have been processed in accordance with the California Environmental Quality Act (CEQA).

CEQA:

There are two areas within the City that are designated Industrial Commercial, the Humboldt Rio Dell Business Park (former Eel River Sawmill site) and a few parcels on Eeloa Avenue. For the most part the Humboldt Rio Dell Business Park (former Eel River Sawmill site) is entirely paved. There is a seasonal watercourse at the south end of the Park, but any development is subject to the City’s Environmentally Sensitive Habitat Area (ESHA) regulations, Section 17.30.120 of the Rio Del Municipal Code (RDMC). Of course, the conditionally permitted uses will be evaluated for CEQA compliance at the time an application is submitted.

Based on the proposed uses and the environmental setting of those lands designated Industrial Commercial, staff believes the text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that staff believes that the principally permitted uses on lands designated Industrial Commercial will not have a significant adverse effect to the environment.

Attachments:

Attachment 1: Ordinance No. 411-2025 amending the Industrial Commercial zoning regulations, Section 17.20.110 of the Rio Dell Municipal Code (RDMC).

Attachment 2: Resolution No. 1630-2025 amending Table 1-2 Industrial Commercial designation of the General Plan.

ORDINANCE NO. 411-2025



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING THE INDUSTRIAL COMMERCIAL REGULATIONS, SECTION 17.20.110
OF THE RIO DELL MUNICIPAL CODE (RDMC).**

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

WHEREAS the Rio Dell Municipal Code (RDMC) Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses; and

WHEREAS the **Industrial Commercial** (IC) zone refers to the **Industrial** (I) zone which in turn refers to compatible commercial uses described in the **Community Commercial** (CC) land use designation, which also includes conditionally permitted uses in the **Neighborhood Commercial** (NC) zone without the need to obtain a use permit; and

WHEREAS it is not only cumbersome and confusing for staff but also to members of the public that have to refer to other designations to determine the allowed uses; and

WHEREAS staff and the Planning Commission worked a land use matrix years ago, identifying what we believed were appropriate land uses for the various zoning designations. This matrix was used to develop principally and conditionally permitted use types; and

WHEREAS staff and the Planning Commission is recommending expanding the principally and conditionally permitted use types in the Industrial Commercial zone; and

WHEREAS there are two areas within the City that are designated Industrial Commercial, the Humboldt Rio Dell Business Park (former Eel River Sawmill site) and a few parcels on Eeloa Avenue. For the most part the Humboldt Rio Dell Business Park (former Eel River Sawmill site) is entirely paved. There is a seasonal watercourse at the south end of the Park, but any development is subject to the City's Environmentally Sensitive Habitat Area (ESHA) regulations, Section 17.30.120 of the Rio Del Municipal Code (RDMC). Of course, the conditionally permitted uses will be evaluated for CEQA compliance at the time an application is submitted; and

WHEREAS based on the proposed uses and the environmental setting of those lands designated Industrial Commercial, staff believes the text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that staff believes that the principally permitted uses on lands designated Industrial Commercial will not have a significant adverse effect to the environment.

NOW, BE IT RESOLVED that the City Council of the City of Rio Dell finds that the proposed amendments are consistent and compatible with the General Plan and any implementation programs that may be affected and have been processed in accordance with the California Environmental Quality Act (CEQA).

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

Section 1.

Section 17.10.010 Definitions

Automobile and Vehicle Sales/Rentals means a retail establishment selling and/or renting automobiles, trucks, vans, motorcycles, recreation vehicles and/or boats. May also include repair shops and the sales of parts and accessories incidental to the vehicle dealership.

Automobile and Vehicle Services, Major Repair/Body Work means establishments providing general repair, rebuilding, reconditioning, removal and replacement of engines, transmissions, drive-trains, collision repair including body, frame or fender straightening of automobiles, trucks, boats, recreational vehicles, etc.

Automobile and Vehicle Services, Maintenance and Minor Repair mean establishments providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.

Building Materials Stores and Yards means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. (Includes paint, wallpaper, glass and fixtures.) Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating and air conditioning equipment and supplies are classified in “Wholesaling and Distribution.” Hardware stores are listed in the definition of “General Retail Stores”, even if they sell some building materials, as long as there is no outdoor lumberyard.

Coffee House means an establishment providing coffee, tea, smoothies, etc as well as light snacks, ranging from baked goods to soups and sandwiches, other casual meals and light desserts.

Equipment Sales and Rental means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment, party supplies (tents, tables, chairs, etc.)

Parks and Playgrounds means parks, play lots, playgrounds, amphitheaters, and athletic fields for noncommercial neighborhood or community active recreational use, including tot lots within apartment complexes. Does not include Dog Parks.

Service Stations, With Vehicle Service means a retail business selling gasoline and/or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services and the sale of limited vehicle parts/fluids and accessories. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

Service Stations, Without Vehicle Service means a retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and/or accessories.

Storage Public Enclosed (Mini Storage) means a building or group of buildings containing one or more rooms in which goods are stored or kept, normally unrelated or incidental to a business or commercial enterprise, and where access to the individual storage room or space is available to the tenant or lessee. Also known as mini-storage warehouses.

Section 17.20.110 of the Rio Dell Municipal Code is hereby amended as follows:

17.20.110 Industrial commercial or IC zone.

The purpose of the industrial commercial zone is to provide for industrial and commercial uses.

(1) Principal permitted uses, including, but not limited to:

~~(a) Industrial uses as described in the industrial land use designation and compatible commercial uses described in the community commercial land use designation;~~

~~(b) Public facility needs such as a wastewater treatment plant;~~

~~(c) Motor vehicle repair, maintenance and fueling; and~~
~~(d) Telecommunications facilities and manufacturing.~~

- (a) Automobile Gas Stations, including charging stations, without vehicle service
- (b) Automobile Gas Stations, including charging stations, with minor vehicle service
- (c) Automobile and Vehicle Sales/Rentals
- (d) Automobile and Vehicle Services, Major Repair/Body Work
- (e) Automobile and Vehicle Services, Maintenance and Minor Repair
- (f) Building Materials Stores and Yards
- (g) Caretaker Housing
- (h) Caterers
- (i) Coffee House
- (j) Contractors Storage Yards
- (k) Emergency Shelters
- (l) Equipment Sales and Rental
- (m) Furniture and Fixtures Manufacturing, Cabinet Shops
- (n) Garden Center/Plant Nursery
- (o) Indoor Amusement/Entertainment Facility
- (p) Indoor Sports and Recreation Facility
- (q) Kennels, Commercial
- (r) Light Manufacturing, including Assembly of Goods, Cabinet and Furniture Shops
Conducted Entirely within a Building
- (s) Machinery Manufacturing
- (t) Maintenance and Repair, Large Equipment
- (u) Maintenance and Repair, Small Equipment, including Appliances Conducted Entirely
within a Building
- (v) Metal Products Fabrication, CNC, Plasma, Machine/Welding Shops
- (w) Metal Products Manufacturing CNC, Plasma, Laser
- (x) Miniature Golf Courses (Indoor & Outdoor)

- (y) Offices, Accessory
- (z) Offices, Temporary
- (aa) Renewable Energy Development (i.e. commercial development, generation and sales of (bb)solar, wind energy.)
- (cc) Research and Development
- (dd) Storage Public Enclosed (Mini Storage)
- (ee) Storage Warehouses – Private
- (ff) Textile and Leather Product Manufacturing
- (gg) Warehousing

(2) Uses Permitted with a Use Permit.

- ~~(a) Lodging;~~
- ~~(b) Child care; and~~
- ~~(c) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.~~

- (a) Agricultural Products Processing
- (b) Aggregate Resources Processing
- (c) Artisan/Craft Product Manufacturing
- (d) Fuel Storage and Distribution
- (e) Laundries and Dry-Cleaning Plants
- (f) Lumber and Wood Product Manufacturing
- (g) Outdoor Commercial Recreation
- (h) Paper Product Manufacturing
- (i) Paving/Roofing Material Manufacturing
- (j) Plastics, Synthetics, Rubber Products Manufacturing
- (k) Recreational Vehicle Parks
- (l) Recycling Facility, Large Collection Facility
- (m) Recycling Facility, Processing Facility

- (n) Recycling Facility, Reverse Vending Machine
- (o) Recycling Facility, Scrap and Dismantling Facility
- (p) Recycling Facility, Small Collection Facility
- (q) Retail, Accessory
- (r) Telecommunication Facilities
- (s) Veterinary Facility
- (t) Wholesaling and Distribution
- (u) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.

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 February 18, 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 March 4, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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. 411-2025 which was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on March 4, 2025.

Karen Dunham, City Clerk, City of Rio Dell

RESOLUTION NO. 1630-2025



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO DELL AMENDING THE INDUSTRIAL COMMERCIAL ALLOWED USES, TABLE 1-2 OF THE LAND USE ELEMENT OF THE GENERAL PLAN

WHEREAS the Rio Dell Municipal Code (RDMC) Zoning Regulations for the principal zones often refer to other zoning designations to determine allowed uses; and

WHEREAS as an example, the Industrial Commercial (IC) zone refers to the Industrial (I) zone which in turn refers to compatible commercial uses described in the community commercial land use designation, which also includes conditionally permitted uses in the Neighborhood Commercial zone without the need to obtain a use permit; and

WHEREAS it is not only cumbersome and confusing for staff but also members of the public to have to refer to other designations to determine the allowed uses; and

WHEREAS staff intends to amend the land use designations that refer to other land use designations so that one will not have to refer to other land use designations to determine allowed uses; and

WHEREAS the Planning Commission and staff developed a land use matrix some years ago identifying what are believed to be appropriate land uses for the various zoning designations; and

WHEREAS this matrix was used to develop the principally and conditionally permitted use type;
and

WHEREAS In order to be consistent with the Land Use Element of the General Plan, the Industrial Commercial designation must be amended to incorporate the changes to the zoning designation; and

WHEREAS there are two areas within the City that are designated Industrial Commercial, the Humboldt Rio Dell Business Park (former Eel River Sawmill site) and a few parcels on Eeloa Avenue; and

WHEREAS for the most part the Humboldt Rio Dell Business Park (former Eel River Sawmill site) is entirely paved; and

WHEREAS there is a seasonal watercourse at the south end of the Park, but any development is subject to the City's Environmentally Sensitive Habitat Area (ESHA) regulations, Section 17.30.120 of the Rio Del Municipal Code (RDMC); and

WHEREAS the conditionally permitted uses will be evaluated for CEQA compliance at the time an application is submitted; and

WHEREAS, based on the proposed uses and the environmental setting of those lands designated Industrial Commercial, staff believes the text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that staff believes that the principally permitted uses on lands designated Industrial Commercial will not have a significant adverse effect to the environment.

NOW, BE IT RESOLVED that the City Council of the City of Rio Dell finds that the proposed amendments are consistent and compatible with the General Plan and any implementation

programs that may be affected and have been processed in accordance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Rio Dell hereby amends Table 1-2 of the Land Use Element of the General Plan.

APPROVED AND ADOPTED by the City Council of the City of Rio Dell at their meeting of March 4, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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 Resolution No. 1630-2025 adopted by the City Council of the City of Rio Dell on March 4, 2025.

Karen Dunham, City Clerk, City of Rio Dell



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

March 4, 2025

TO: Rio Dell City Council

FROM: Kyle Knopp, City Manager

SUBJECT: Second Reading and Adoption (by title only) of Ordinance 412-2025 Establishing Section §12.30 of the Rio Dell Municipal Code (RDMC) Pertaining to Trails and Further Establishing Regulations for the Eel River Trail’s Use.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

- 1.) Allow staff to re-introduce the Ordinance; and,
- 2.) Open and receive public comment; and,
- 3.) Close public comment; and,
- 4.) Direct staff to make any changes to the draft ordinance if necessary; or,
- 5.) Adopt Ordinance 412-2025.

BACKGROUND AND DISCUSSION

With the completion of the Eel River Trail coming near, staff is recommending the establishment of regulations for the use of the trail. Since this is Rio Dell’s first official dedicated non-motorized path, the language as proposed only impacts the Eel River Trail.

The language specifically prohibits the use of motor driven vehicles from the trail, with exceptions for the disabled, baby carriages and vehicles in service of the City. Electric bicycles may use the trail so long as the electric motor is powered off.

At the first reading of the proposed Ordinance on February 18th, some questions were raised regarding the use of Segways and RC cars. Staff reviewed the grant language and found the intention for the grant was for a non-motorized trail. Additionally petitions circulated and signed by members of the public also called for a non-motorized trail. The grant application also cites planning studies from HCAOG and RCAA calling for a non-motorized regional network, including:

- Humboldt People Powered Pathways (RCAA, 2009)
- Regional Pedestrian Needs Assessment Study (HCAOG, 2009)
- Humboldt County Regional Trails Master Plan (HCOAG, 2010)
- Eureka-to-Scotia Trail Corridor Assessment (RCAA, 2016)
- Humboldt Regional Bike Plan (HCOAG, 2018)

One of the main purposes of a non-motorized trail is to encourage safe physical exercise and recreational opportunities in our built environment that is currently dominated by infrastructure set up and prioritized for motorized use. By establishing the trail as non-motorized the Council demonstrates its commitment to this regional goal and potentially aides the city to be eligible for future grants for similar projects.

Due to these factors, staff is recommending to make no amendments to specifically allow Segways or RC cars on the trail.

///

ORDINANCE NO. 412-2025



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
ESTABLISHING SECTION 12.30 "TRAILS" OF THE RIO DELL MUNICIPAL CODE
PERTAINING TO REGULATIONS FOR TRAILS**

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

WHEREAS the Eel River Trail is nearing completion; and

WHEREAS the Eel River Trail is funded through the Clean California program and intended and funded as a non-motorized trail; and

WHEREAS the trail could attract users of All Terrain Vehicles (ATV), motorcycles or other devices to operate on the trail; and

WHEREAS the motorized use of the trail is not safe and is in conflict with the intended use of the trail.

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

Section 1. Trails

Chapter 12.30

TRAILS

12.30.010 Definitions.

For the purposes of this chapter, the following terms, phrases, words, and their derivations shall have the meaning given in this section:

- A. "Caretaker" means the person or persons who are responsible for the care and maintenance of the trail.
- B. "Eel River Trail" means that paved area from the northern terminus of Edwards Street to the East Terminus of Davis Street and areas within five (5) feet of edge of the pavement.
- C. "Vehicle" means any wheeled conveyance, whether motor-powered, animal-drawn, or self-propelled. The term shall include any trailer in tow of any size or kind.
- D. "Motor-Driven" means any motor or moped powered by fuel, electricity or compressed gas. An electric bicycle shall not be considered motor-driven when the motor is not powered or otherwise engaged.
- E. "Personal Mobility Device for the Disabled" means an electric powered wheelchair or mobility scooter that is speed limited and in service of a physically impaired individual.

12.24.040 Operation of Vehicles.

No person in a park shall do the following:

- A. Fail to comply with all applicable provisions of the Vehicle Code of the state of California in regard to equipment and operation of vehicles together with such regulations as are contained in this code regulating traffic;
- B. Fail to obey all police officers and caretakers who are authorized and instructed to direct traffic whenever and wherever needed in the park in accordance with the provisions of these regulations and such supplementary regulations as may be issued subsequently by the city;
- C. Fail to observe carefully all traffic signs, parking, and all other signs posted for the proper control and to safeguard life and property;

E. Drive or ride any motor-driven vehicle on the Eel River Trail. Exceptions are for personal mobility devices for the disabled, electric powered baby carriage or vehicles in service of the City.

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 February 18, 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 March 4, 2025, by the following vote:

- AYES: None
- NOES: None
- ABSENT: None
- ABSTAIN: None

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. 412-2025 which was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on March 4, 2025.

Karen Dunham, City Clerk, City of Rio Dell