



Q & A Document V4

Q: Upon reviewing Attachment B, I noticed that it is worded for the retention of an "attorney". In addition, some items in the insurance requirements in the RFP PDF also

address "attorney" requirements. Since this is an RFP for professional services specific to design, architecture, and engineering, my up-front questions are:

Are these just samples, or were the wrong attachments included?

A: Please find the correct Design Professional Services Contract attached, and kindly disregard the earlier version. This update has also been reflected on the County's website.

Q: In relation to the contract language (Exhibit B), will there be any allowances for negotiation on verbiage? One example in Exhibit B, section 13, is that architectural and engineering firms will not "defend". We can indemnify, hold harmless, etc., but "defending" is not something we do.

A: Per our County Counsel, this is non-negotiable. We cannot alter this verbiage in the contract.

Q: I saw the Siskiyou Integrated Wellness Center Project listed on Shasta Builders Exchange, and I was wondering if this project includes a solar requirement?

A: The building will need to meet all necessary building codes, so if solar is required to meet code it should be incorporated. The project has not received any special exemption from meeting code.

Q: Could you also let us know if there are any supporting attachments, addenda, or other relevant documents we should be aware of?

A. Current documents for Siskiyou County RFPs can be found here at:
<https://www.siskiyoucounty.gov/rfps>

Q: Will the County consider modifications to the attached professional services agreement during contract negotiations?



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A: While the County retains discretion to negotiate with one or more qualified entities selected during the evaluation process, it is the County's expectation that the successful proposer will enter into its standard contract terms and if a proposal is conditioned on material amendments to those terms, then the County has the discretion to reject the proposal. See RFP, at Sections 8 and 6.

Q: Does the County anticipate using any supplemental contract exhibits or only the County standard agreement template?

A: As referenced in the Contract Template at Section 3.01 "Scope of Services" and Section 4.01 "Compensation", the County uses exhibits to describe the services provided under the contract and the compensation/rates that will be paid under the contract.

Q: Please identify the consultants or firms involved in preparing the BHCIP application and conceptual plans.

A: Housing Tools, Salazar Architect

Q: Has any architectural, engineering, programming, geotechnical, survey, traffic, environmental, or entitlement work already been completed for the project? If so, will those materials be made available to the selected proposer?

A: No, not other than the conceptual architectural plans attached.

Q: Has the County established a target construction budget beyond the stated \$27.4 million estimate, including soft costs, escalation, contingency, FFCE, and owner costs?

A: Not at this time. The County will further refine the budget with assistance of the Consulting General Contractor in the coming months.

Q: Please clarify the intended project delivery method (Design-Bid-Build, CM-at-Risk, Progressive Design-Build, etc.).



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A. At this point we do not know whether the construction contract will be design-build or lump sum. It will depend on responses to the County's General Contractor RFP for the project.

Q: Will the Consulting General Contractor referenced in the RFP also serve as the project builder/general contractor during construction?

A: Only if a design-build General Contractor is selected. Otherwise, the Consulting General Contractor will not construct the Project.

Q. Has the County already selected the Consulting General Contractor and/or Construction Manager? If so, please identify those firms.

A. No, the County plans to bring on the Consulting GC or Construction Manager in the next couple of months.

Q: What are the anticipated roles and contractual relationships between the Architect, Consulting General Contractor, Construction Manager, and County?

A: The County will contract directly with the Architect, Consulting GC, and Construction Manager. All parties will be part of a Development Team involved in design decisions.

Q: Will the Architect be expected to provide estimating services, or will cost estimating be provided by the Consulting General Contractor?

A: Cost estimating will be provided by the Consulting General Contractor, with review and feedback provided by the Architect.

Q. Please provide any available programming documents or operational narratives defining space requirements and staffing assumptions.

A. These are not available at this time, but the BHCIP application that is attached will include some of this information.



Q: What level of security design is anticipated for the crisis services components of the facility?

A: This is to be determined in consultation with the Architect and Consulting GC.

Q: Are there any anticipated licensing or regulatory requirements beyond standard CBC and local jurisdiction requirements, including any DHCS licensing requirements or HCAI involvement?

A: Please see the "Licensing and Certification" attachment from our AHP/DHCS award notification package, which has been included at the end of the QCA for your reference.

Q. Are there any sustainability, energy performance, electrification, or LEED goals established for the project?

A. No, but the County will explore those options with the Architect and Consulting General Contractor.

Q: What level of technology, IT, telecommunications, AV, and security systems design is anticipated as part of the Architect's scope?

A: This is yet to be established. The County plans to work through these questions with the Architect and Consulting General Contractor.

Q: Is FFCE planning, specification, and procurement coordination expected within the Architect's scope?

A: Yes.

Q: Will these documents be provided to the selected team? (The documents in the above question.)

A: Yes.

Q: Has the County had preliminary discussions with the City of Yreka regarding the Conditional Use Permit and entitlement process?

A: Yes, the City is anticipating submission of a Conditional Use Permit application for the Project.



Q. Are there any known site constraints, easements, utility limitations, or environmental concerns affecting the property?

A. No.

Q: Please clarify the County's expectations regarding construction administration services, including frequency of site visits, construction observation responsibilities, construction meeting participation, and pay application review.

A: The County expects that the Architect will conduct monthly site visits and participate in construction management meetings at least monthly. The County will ask the Architect to review monthly GC Payment Apps, RFIs, and COs. The County will also hire a Construction Manager to monitor the construction process on behalf of the County.

Q: Will the County retain a separate Construction Manager to perform daily construction observation and pay application review?

A: Yes.

Q. Will the County retain a separate Construction Manager to perform daily construction observation and pay application review?

A. Yes.

Q: What level of as-built, BIM, and/or Revit deliverables is expected at project closeout?

A: As-built drawings will need to be delivered.

Q: Is the County requesting a fixed fee, not-to-exceed fee, or phase-based fee proposal?

A: County is requesting a phase-based fee with a total not-to-exceed amount for each phase and the contract total.



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Q. Is the County anticipating proposer interviews as part of the selection process? If so, what is the anticipated interview schedule?

A. The County may conduct interviews and will schedule at a later date.

Q. Can the County provide the conceptual plans, programming documents, cost estimates, and any other materials previously developed for the BHCIP application referenced in the RFP?

A. Please see the "Conceptual Site Plan", which has been included at the end of the QCA for your reference.

Q. Is a copy of the submitted BHCIP Bond Round 2 application available to proposers?

A. Please see attached Siskiyou County Health and Human Services, Behavioral Health Division BHCIP Bond Round 2 "Submitted Application", which has been included at the end of the QCA for your reference.

Q. Has the County completed any topographic survey, geotechnical investigation, environmental studies, utility capacity studies, traffic studies, stormwater or drainage analysis, or parking studies for the site?

A. County Administration is not aware of any of these types of studies been completed for this lot.

Q. Are entitlement, planning, CUP, environmental, traffic, geotechnical, survey, hazardous materials, or special inspection services to be included in the architect's scope, or provided by the County?

A. You should plan on including application for and securing a conditional use permit in your services. Other services as listed do not need to be included in the architect's scope.

Q. Can you provide the conceptual site plan or any other information submitted with the BHCIP Bond Round 2 Application?

A. Yes. Please see the "Conceptual Site Plan", which has been included at the end of the QCA for your reference.



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Q. Is the Conditional Use Permit expected to be led by the architect, a land-use consultant, the County, or another consultant?

A. By the architect with County staff and consultant support.

Q. Is CEQA clearance complete, in process, or part of the design team's scope?

A. Please include in the architect scope. It still must be completed.

Q. Are outdoor therapeutic spaces, secure courtyards, staff respite areas, or community gathering areas desired within the 1.79-acre site?

A. Yes.

Q. Will the General Contractor be selected through a separate RFP based on the DD documents? If so, what procurement format and level of documents are desired for that package?

A. A Consulting GC or Design-Build GC will be selected through an RFP that will be released in about a month. Architect services are not required for development of that RFP. We will request the architect's assistance in preparing an RFP for the construction bid process, through the Design Build GC if secured, or through a Lump Sum contract RFP for a GC that would occur during the Construction Documents phase of the architect's scope of work.

Q. Is there a page total to not exceed for this RFP response?

A. No.

Q. To clarify the final submission requirements for electronic vs. hard copy, please confirm if you will require a hardcopy along with the electronic version, and if so, does they need to arrive by the same deadline.

A. You may submit electronically and/or hard copy. All submissions must be received by the deadline.



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Q. With the questions due today, and responses anticipated Friday or Monday, that's not much time for our team, including our consultants to review, react, address, or revise our submittal according to those answers. We request the deadline be moved to Friday, May 22nd.

A. We will be extending the deadline for RFP submissions to Tuesday, May 26, 2026 at 5:00 pm. All submitted questions will be answered and posted by Wednesday, May 20, 2026.

Q. Will this be a 24-hour facility? If not, what will the hours of operation be ?

A. This will not be a 24-hour facility and will be open during normal business hours.

Q. From reading the RFP, we see "justice involved" population as one of those served. Please confirm that this does not mean in-custody and that no detention facility(ies) are required.

A. This will not be a detention facility.

Q. What is the intended DHCS license type for the Siskiyou Integrated Wellness Center — and will any portion of the facility be designated as an LPS-approved Crisis Stabilization Unit?

A. For Mental Health services, the County will maintain Community Mental Health Clinic (CMHC) certification and Medi-Cal certification through the appropriate state and federal processes. For Substance Use Disorder services, the facility will obtain DHCS outpatient SUD certification/licensure through the standard DHCS review and approval process. At this time, no portion of the facility is planned to be designated as an LPS-approved Crisis Stabilization Unit

Q. Please confirm the ALTA/Boundary/Topo survey and a geotechnical investigation for the project site (APN 062-161-220) will be provided to the selected design team. If not, is this work expected within the architect's scope or procured separately by the County?

A. The County will contract for these services separately from the architect's contract.

Q. Will the project require a CEQA environmental review, or has the County determined that the BHCIP streamlined ministerial review process under WIC §5960.31 applies, potentially exempting the project from CEQA? Has a Notice of Exemption been filed or is one anticipated?



A. A CEQA environmental review has not yet been completed.

Q. The RFP references a conceptual site plan and floor plans submitted with the BHCIP

Bond Round 2 application. Will those application documents, including the schematic site plan, architectural/engineering narratives, and program basis of design, be made available to bidders prior to proposal submission? If not, can they be provided to the selected architect at contract execution?

A. Yes. Please see the "Conceptual Site Plan", which has been included at the end of the QCA for your reference.

Q. If submitting electronically, can you confirm that only one signed digital copy is required and that no original hard copy needs to be provided?

A. Proposers submitting electronically will only be required to send one signed copy.

Q. Can you confirm that the Bid Questions should be submitted together with the fee proposal in the same email, using the subject line "Siskiyou BHCIP Architect Bid"?

A. Yes

Q. Has the BHCIP Round 2 conditional award been issued to Siskiyou County? If so, what is the total awarded grant amount and completion date, and has the Program Funding Agreement (PFA) been executed or is execution anticipated before the architect contract is awarded?

A. Siskiyou County was conditionally awarded \$23,707,541 BHCIP Round 2 funds. The timeline for design services corresponds with the BHCIP development schedule, with construction completion planned for November 2029. The County has not yet executed a PFA.

Q. The project is described as a 27,000 SF, three-story outpatient behavioral health facility. Is the program (room count, adjacencies, net-to-gross targets) considered fixed based on the BHCIP application, or is the selected architect expected to participate in a programming validation exercise during Schematic Design?



A. The project description is very conceptual at this stage, and it is expected that the architect will help the County refine the design.

Q. The project site is zoned CT (Commercial Tourist) and a conditional use permit is anticipated. Has the County initiated any pre-application meetings with the City of Yreka Planning Department?

A. The City of Yreka Planning Department is aware of the project and has reviewed the initial conceptual design, and confirmed that the project will require a conditional use permit. No pre-application meetings have been held yet, and that will be part of the architect scope of work.

Q. The RFP references a construction cost estimate of \$27.4 million. Is this the hard construction cost only, or does it represent total project development cost inclusive of soft costs, FFCE, and contingency?

A. The \$27.4 million is a rough estimate at this point and includes all development costs, including soft costs and contingencies.

Q. Has the Consulting General Contractor (CGC) been selected? If so, who is the firm, and has a contract been executed? Will this CGC be working with the selected team to develop cost estimates for the County?

A. The Consulting General Contractor has not yet been selected, but should be selected in the next two months. The CGC will work with the architect and County to develop cost estimates and review design options.

Q. The RFP requires subconsultants for mechanical, electrical, civil, and energy conservation. Is structural engineering services also expected to be included in the architect's bid? Are there any other subconsultants the County anticipates will be required (e.g., landscape architect, technology/AV/security consultant, cost estimator)?

A. Structural engineering and landscape architecture services should be included in the architect's bid, if the architect believes those services are necessary to complete the scope of work. The architect does not need to include a cost estimator in its proposal or bid, as these services will be provided by the Consulting General Contractor.



Q. Are there any known utility constraints, off-site improvement requirements, or easements on the site that the architect should be aware of when developing the fee proposal?

A. All necessary utilities are available to the property. A sewer line extension will be required, details of which still need to be explored further.

Q. Were there any site plans developed for the project? If so, please provide these plans / research.

A. Please see the "Conceptual Site Plan", which has been included at the end of the QCA for your reference.

Q. Please provide the scoring matrix for the proposals and if the "most qualified" will be selected and then negotiated, or whether the cost is part of the initial scoring matrix.

A. Price is a comparable item but as are all the other items that are requested for proposers to provide. Please see the example "Proposal Evaluation Worksheet", which has been included at the end of the QCA for your reference. Please note, the Proposal Evaluation Worksheet is an example.

Q. The RFP evaluation criteria lists qualifications, approach, experience/references, and proposed costs, but does not indicate relative weighting. Can the County provide the approximate scoring weights for each criterion so proposers can structure their responses accordingly?

B. A. Please see the example "Proposal Evaluation Worksheet", which has been included at the end of the QCA for your reference. Please note, the Proposal Evaluation Worksheet is an example.

Q. Please clarify if any dry utilities have been stubbed to the site and / or any research done as to the capacity / ability to serve the site.

A. Dry utilities are available to serve the site. Further research on the location of stubbing will need to be conducted by the architect.

Q. Please clarify the entitlement process required by the City of Yreka and any special studies that have been identified as requirements, or if acceptable, the cost for these can be provided once identified



and scoped by the City. It appears you anticipate the entitlement process through the City to be approximately 3 months ? July – Sept? Please clarify.

A. The City of Yreka has conducted a preliminary zoning review for the proposed project and determined that a conductional use permit will need to be secured. The cost of permit fees will be paid by the County and will be outside the architect's contract budget. It is anticipated that the entitlement process will occur November 2026 through January 2027.

Q. Please confirm that the project will be submitted for permits / inspections to the City of Yreka Building Dept.

A. Correct. We project the building permit review period will be October 2027 through January 2028.

Q. You noted “This project doesn’t include solar requirements” but the Green Code requires solar and a BESS for a ground-up building of this type. Please clarify your findings and provide the reference as to why solar is not required.

A. The building will need to meet all necessary building codes, so if solar is required to meet code it should be incorporated. The project has not received any special exemption from meeting code.

Q. Will the County perform the FFCE for this project, or will that need to be part of the design team’s services?

A. All engineering services necessary to complete the construction documents will need to be part of the architect's contract scope of work.

Q. From your Program Statement, were any floor plans developed as a result? Was any prior research done? If so, please provide these plans / research.

A. No floor plans were developed, only general square footage estimates, which are shown on the conceptual drawings that will be provided.



Q. It appears that off-site requirements will be required based on adjacent development projects. And, we anticipate those off-sites will need to go through the City of Yreka. Do you have any information, requirements, or clarification to these items to define the scope here? Is sufficient water, sewer, storm drain, etc. utilities available to the site or do you know if utility extensions will be required?

A. Sufficient utility service is available to serve the site but a sewer line extension will be required. Further investigation on the sewer line extension will need to be conducted by the Design Team.

Q. Does the project scope include required frontage or off-site improvements, such as parkways, sidewalks, or street trees along Campus Drive and Moonlit Oaks Avenue?

A. Yes.

Q. Are there specific requirements for outdoor therapeutic programming, such as healing gardens or staff break areas, and what are the expectations for site security (e.g., fencing or lighting)?

A. These are not required but may be beneficial to those who visit the project. The County will look to the architect for recommendations on outdoor therapeutic programming.

Q. We anticipate the employee parking will be in a secured portion of the site. Please confirm fencing around a portion of the parking area is a program requirement.

A. Fencing is not a program requirement, but the County is open to recommendations on where to place employee parking and related fencing.

Q. The QCA confirmed that the defend/indemnify language in the contract is non-negotiable. Can the County confirm whether the professional liability indemnification obligation is limited to the architect's proportionate share of negligence, consistent with California Civil Code §2782.8, or is it intended as a broader obligation?

A. If proposers have any questions about the meaning of the contract language, proposers are encouraged to consult with their legal counsel.



Q. Will the facility include any Substance Use Disorder services operated under a separate DHCS outpatient SUD certification, or will all SUD services be delivered under the County's existing DMC-ODS agreement?

A. The facility will include Substance Use Disorder services operated under a separate DHCS outpatient SUS certification.

Q. We don't anticipate the need for a sally-port for patient transports to and from other facilities. Please confirm.

A. There is no need for a sally-port.

Q. Will your mobile response vehicles be kept on site? If so, will those be in a separate building or secured area of the site parked?

A. Mobile response vehicles will be kept on site; however, a separate building or secured parking area is not required.

Q. Please confirm the design needs for IT / Low voltage. Typically, agencies have their own department that provides cut sheets for equipment and desired POC's. The POC's are then provided to our design team, implemented into the drawings, and the GC then provides conduits to those locations. Often the IT Dept. then runs the wire and connects the equipment purchased directly by the agency. Please confirm your process so we can properly scope our services.

A. The County does not have any IT/Low Voltage requirements at this time. The County will work with the architect to develop a design that meet's the County's particular needs for the building.

Q. Section 5.12 states all drawings and documents become property of the County upon contract completion. Will the County grant the architect a license to use the work product for portfolio and marketing purposes, including submission to award programs?

A. The County acknowledges the question regarding the licensing of drawings and documents for marketing purposes and award programs. Proposers should submit their proposals based on the



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existing contract terms. Licensing requests from qualified entities selected during the evaluation process will be evaluated during negotiations with the successful proposer.

Q. Section 5.10 of the contract requires professional liability insurance at a minimum of \$2,000,000. Is this a per-occurrence or claims-made policy requirement? Will the County accept a \$1,000,000 per-claim / \$2,000,000 aggregate E&O policy, which is more standard for architectural firms, or is \$2,000,000 per occurrence/claim a firm requirement?

A. Professional liability is claims-made, and the County will accept \$1,000,000 per claim/\$2,000,000 per aggregate coverage.

License and Certification Reference Guide

OVERSIGHT STATE AGENCY

 CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES (DHCS)

 CALIFORNIA DEPARTMENT OF PUBLIC HEALTH (CDPH)

 CALIFORNIA DEPARTMENT OF SOCIAL SERVICES (CDSS)

 OTHER FACILITY TYPES (NOT LICENSED BY STATE AGENCIES LISTED ABOVE)²

ACRONYMS

- AOD: Alcohol and Other Drugs
- ASAM: American Society of Addiction Medicine
- CALMHSA: California Mental Health Services Authority
- CARF: Commission on Accreditation of Rehabilitation Facilities
- CMHC: Community Mental Health Clinic
- CMS: Centers for Medicare and Medicaid Services
- COA: The Council on Accreditation
- DEA: Drug Enforcement Administration
- HCAI: Department of Health Care Access and Information
- IMS: Incidental medical services

- JC: The Joint Commission
- LOC: Level of care
- LPS: Lanterman-Petris Short
- NTP: Narcotic Treatment Program
- OBOT: Office-Based Opioid Treatment
- SAMHSA: Substance Abuse Mental Health Services Administration
- SNF/STP: Skilled Nursing Facility with Special Treatment Program
- STRTP: Short-Term Residential Therapeutic Program
- SUD: Substance Use Disorder

MENTAL HEALTH FACILITIES

**The presented list is defined by eligible Behavioral Health Continuum Infrastructure Program (BHCIIP) facility types from past and current funding rounds.*

<p>INPATIENT</p> <p>ACUTE PSYCHIATRIC HOSPITAL³</p> <p>24-hour inpatient care for individuals with mental health disorders.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDPH LICENSE ✓ HCAI APPROVAL ✓ DHCS MEDI-CAL CERTIFICATION⁴ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS ADD CERTIFICATION DHCS DRUG MEDI-CAL CERTIFICATION⁴ DHCS LPS (5150)⁵ DESIGNATION</p>	<p>OUTPATIENT</p> <p>BEHAVIORAL HEALTH URGENT CARE/MENTAL HEALTH URGENT CARE</p> <p>Walk-in center providing services less than 24-hours.</p> <p>MANDATORY REQUIREMENTS:</p> <p>N/A</p> <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>N/A</p>	<p>RESIDENTIAL</p> <p>CHILDREN'S CRISIS RESIDENTIAL PROGRAM</p> <p>Alternative to psychiatric hospitalization to serve children.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDSS LICENSE ✓ DHCS MENTAL HEALTH PROGRAM CERTIFICATION ✓ DHCS MEDI-CAL CERTIFICATION⁴ ✓ ACCREDITATION FROM COA, CARF OR JC <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS ADD CERTIFICATION</p>	<p>OUTPATIENT</p> <p>COMMUNITY MENTAL HEALTH CLINIC⁶</p> <p>(OUTPATIENT)</p> <p>24-hour-a-day emergency care services, day treatment or other partial hospitalization services, or psychosocial rehabilitation services.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CMS CERTIFICATION FROM CDPH <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>N/A</p>	<p>RESIDENTIAL</p> <p>COMMUNITY TREATMENT FACILITY</p> <p>Residential facilities that provide mental health treatment services to children in a sub-acute, secured, and home-like setting.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDSS LICENSE ✓ DHCS MENTAL HEALTH PROGRAM CERTIFICATION⁷ ✓ DHCS MEDI-CAL CERTIFICATION⁴ ✓ ACCREDITATION FROM COA, CARF OR JC <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>N/A</p>
<p>RESIDENTIAL</p> <p>CRISIS STABILIZATION UNIT</p> <p>Facility with service that lasts less than 24 hours for condition that requires a more timely response than a regular visit.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS MEDI-CAL CERTIFICATION⁴ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS LPS (5150) DESIGNATION</p>	<p>INPATIENT</p> <p>GENERAL ACUTE CARE HOSPITAL FOR BEHAVIORAL HEALTH SERVICES ONLY</p> <p>24-hour inpatient care that provides basic medical services.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDPH LICENSE ✓ HCAI APPROVAL <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS MEDI-CAL CERTIFICATION⁴ DHCS DRUG MEDI-CAL CERTIFICATION⁴ DHCS LPS (5150) DESIGNATION CMS CERTIFICATION FROM CDPH</p>	<p>RESIDENTIAL</p> <p>MENTAL HEALTH REHABILITATION CENTERS³</p> <p>24-hour program providing intensive support and rehab services to assist persons 18 and older.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS LICENSE ✓ DHCS MEDI-CAL CERTIFICATION⁴ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS LPS (5150) DESIGNATION DHCS LOC OR ASAM DESIGNATION</p>	<p>RESIDENTIAL</p> <p>PEER RESPITE⁸</p> <p>A temporary, voluntary, peer-run residential setting that operates in a homelike environment and is staffed entirely by Certified Peer Support Specialists. Guided by the Intentional Peer Support model, Peer Respite offers non-clinical support, skills development, and linkage to services. Length of stay is short-term and individualized based on member needs.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ PEER SUPPORT SPECIALIST REGISTERED THROUGH CALMHSA⁹ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>N/A</p>	<p>INPATIENT</p> <p>PSYCHIATRIC HEALTH FACILITY³</p> <p>24-hour inpatient care for individuals with mental health disorders.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS LICENSE ✓ DHCS MEDI-CAL CERTIFICATION⁴ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS LPS (5150) DESIGNATION DHCS SPECIAL PERMIT FOR STRUCTURED OUTPATIENT PROGRAMS</p>
<p>RESIDENTIAL</p> <p>PSYCHIATRIC RESIDENTIAL TREATMENT FACILITY¹⁰</p> <p>Inpatient psychiatric services to individuals under age 21 in a non-hospital setting.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS LICENSE ✓ DHCS MEDI-CAL CERTIFICATION⁴ ✓ ACCREDITATION FROM COA, CARF OR JC ✓ CMS CERTIFICATION FROM CDPH <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS LPS (5150) DESIGNATION</p>	<p>RESIDENTIAL</p> <p>SHORT-TERM RESIDENTIAL THERAPEUTIC PROGRAM³</p> <p>Provides 24-hour care, including specialty mental health services, mental health treatment, and supervision to children and youth.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDSS LICENSE ✓ ACCREDITATION FROM COA, CARF OR JC ✓ DHCS MEDI-CAL CERTIFICATION⁴ ✓ DHCS MENTAL HEALTH PROGRAM CERTIFICATION <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS DRUG MEDI-CAL CERTIFICATION⁴</p>	<p>RESIDENTIAL</p> <p>SKILLED NURSING FACILITY WITH SPECIAL TREATMENT PROGRAM³</p> <p>24-hour inpatient care providing continuous supportive care with mental health services for patients with chronic psychiatric impairment and whose adaptive functioning is moderately impaired.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDPH LICENSE ✓ HCAI APPROVAL ✓ DHCS MENTAL HEALTH PROGRAM CERTIFICATION <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS DRUG MEDI-CAL CERTIFICATION⁴</p>	<p>RESIDENTIAL</p> <p>SOCIAL REHABILITATION FACILITY¹¹</p> <p>24-hour non-medical care to adults recovering from a mental illness who temporarily need assistance.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDSS LICENSE ✓ DHCS MEDI-CAL CERTIFICATION⁴ ✓ DHCS MENTAL HEALTH PROGRAM CERTIFICATION <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>N/A</p>	

SUBSTANCE USE DISORDER (SUD) FACILITIES

**The presented list is defined by eligible Behavioral Health Continuum Infrastructure Program (BHCIIP) facility types from past and current funding rounds.*

<p>RESIDENTIAL</p> <p>ADOLESCENT RESIDENTIAL SUD TREATMENT FACILITY</p> <p>Categorized as a children's residential group home by CDSS, 24-hour care and supervision to children.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDSS LICENSE ✓ DHCS MEDI-CAL CERTIFICATION⁴ ✓ ACCREDITATION FROM COA, CARF OR JC ✓ DHCS LOC OR ASAM DESIGNATION¹² <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS ADD CERTIFICATION DHCS DRUG MEDI-CAL CERTIFICATION⁴</p>	<p>RESIDENTIAL</p> <p>ADULT RESIDENTIAL SUD TREATMENT FACILITY</p> <p>24-hour non-medical alcohol or drug abuse recovery or treatment services.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS LICENSE ✓ DHCS MEDI-CAL CERTIFICATION⁴ ✓ DHCS LOC OR ASAM DESIGNATION <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS ADD CERTIFICATION DHCS DRUG MEDI-CAL CERTIFICATION⁴ DHCS IMS</p>	<p>INPATIENT</p> <p>CHEMICAL DEPENDENCY RECOVERY HOSPITAL</p> <p>24-hour inpatient care for patients with alcohol or other drugs.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ CDPH LICENSE ✓ DHCS MEDI-CAL CERTIFICATION⁴ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS ADD CERTIFICATION DHCS DRUG MEDI-CAL CERTIFICATION⁴ DHCS LPS (5150) DESIGNATION</p>	<p>OUTPATIENT</p> <p>HOSPITAL-BASED OUTPATIENT TREATMENT</p> <p>(OUTPATIENT DETOXIFICATION/ WITHDRAWAL MANAGEMENT)</p> <p>Categorized as outpatient treatment for SUD by DHCS. Nonresidential service delivered in a variety of settings in which staff provide treatment for substance related, addictive, and co-occurring disorders.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS MEDI-CAL CERTIFICATION⁴ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS DRUG MEDI-CAL CERTIFICATION⁴</p>	<p>OUTPATIENT</p> <p>NARCOTIC TREATMENT PROGRAMS</p> <p>Opioid use disorder treatment program, which offers all of the following: evaluation, maintenance treatment and or withdrawal management treatment, and other behavioral health treatment services in conjunction with medication for opioid use disorder.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS LICENSE ✓ DEA REGISTRATION ✓ SAMHSA OPIOID TREATMENT PROGRAM CERTIFICATION ✓ DHCS MEDI-CAL CERTIFICATION⁴ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS DRUG MEDI-CAL CERTIFICATION⁴</p>
<p>OUTPATIENT</p> <p>NARCOTIC TREATMENT PROGRAM MEDICATION UNIT¹³</p> <p>Established as part of, but geographically separate from, a Narcotic Treatment Programs (NTP) – dispense and/or administer controlled medication for opioid use disorder, and may provide other treatment services.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS LICENSE ✓ DEA REGISTRATION ✓ SAMHSA OPIOID TREATMENT PROGRAM CERTIFICATION ✓ DHCS MEDI-CAL CERTIFICATION⁴ <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS DRUG MEDI-CAL CERTIFICATION⁴</p>	<p>OUTPATIENT</p> <p>OFFICE-BASED OPIOID TREATMENT</p> <p>Outpatient treatment services provided outside licensed opioid treatment programs by clinicians to patients with addiction involving opioid use.</p> <p>MANDATORY REQUIREMENTS:</p> <p>N/A</p> <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>N/A</p>	<p>OUTPATIENT</p> <p>OUTPATIENT TREATMENT FOR SUD</p> <p>Nonresidential service delivered in a variety of settings in which staff provide professionally directed evaluation in treatment of substance-related, addictive, and co-occurring disorders.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS ADD CERTIFICATION <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS DRUG MEDI-CAL CERTIFICATION⁴</p>	<p>OUTPATIENT</p> <p>PARTIAL HOSPITALIZATION PROGRAM¹⁴</p> <p>Clinically intensive program designed to address the treatment needs of people with severe SUD and consists of a minimum of 20 hours of clinically intensive programming per week.</p> <p>MANDATORY REQUIREMENTS:</p> <p>N/A</p> <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS DRUG MEDI-CAL CERTIFICATION⁴</p>	<p>RESIDENTIAL</p> <p>PERINATAL RESIDENTIAL SUD FACILITIES</p> <p>Categorized as adult residential SUD treatment facility by DHCS. Non-medical, residential program that provides rehabilitation services to pregnant and postpartum people with SUD diagnosis.</p> <p>MANDATORY REQUIREMENTS:</p> <ul style="list-style-type: none"> ✓ DHCS LICENSE ✓ DHCS MEDI-CAL CERTIFICATION⁴ ✓ DHCS LOC OR ASAM DESIGNATION <p>VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:</p> <p>DHCS ADD CERTIFICATION DHCS DRUG MEDI-CAL CERTIFICATION⁴ DHCS IMS</p>

SOBERING CENTER¹⁵

(FUNDED UNDER COMMUNITY SUPPORTS)

A supportive alternative destination for persons found to be publicly intoxicated who would otherwise be transported to an emergency room or jail.

MANDATORY REQUIREMENTS:

- ✓ CLAIM SUBMISSION DIRECTLY TO MANAGED CARE PLAN

VOLUNTARY CERTIFICATIONS, DESIGNATIONS, OR PERMITS:

N/A

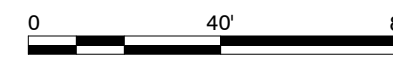
FOOTNOTES

- In accordance with Section 5960,15 of CA Welfare & Institutions Code (WIC), grantees will be required to commit to operating services in the facility for the intended purpose for a minimum of 30 years.
- These facility types may not require a state license but may still be subject to certification, accreditation, or other oversight mechanisms.
- Guidance on the determination of whether a facility is an IMD can be found in section 4390 of the State Medicaid Manual. Contact DHCS at MHIMD@dhcs.ca.gov for additional IMD information.
- A DHCS Medi-Cal Certification is not a requirement to obtain facility licensure from the respective oversight agency/department. However, BHCIIP/Bond BHCIIP awarded applicants must commit to serve Medi-Cal members and obtain a DHCS Medi-Cal Certification, if applicable.
- W&I Code § 5150
- Additional type of Community Mental Health Clinic includes an Outpatient Mental Health Facility which would seek certification through the County for Medi-Cal Certification. CDPH refers to this facility as a Community Mental Health Center.
- Certification is a mandatory requirement as part of the Behavioral Health Continuum Infrastructure Program.
- Mental Health Wellness Act Peer Respite Project Outline
- California Mental Health Services Authority (CalMHSA)
- Licensee must obtain and maintain CMS Certification to provide Medi-Cal inpatient psychiatric services for individuals under 21 years of age.
- Also referred to as Social Rehabilitation Program (SRP). The California Department of Social Services (CDSS) licenses Social Rehabilitation Facilities (SRF), and DHCS provides the SRP certifications as either a Short-Term Crisis Residential Treatment Program, Transitional Residential Treatment Program, or Long-Term Residential Treatment Program. The SRP is a certification and does not exist without the SRF license.
- If participating through the Drug Medi-Cal Organized Delivery System (DMC-ODS) waiver as part of the Special Terms and Conditions (STCs) requirement, it is required to obtain a DHCS LOC or ASAM Designation. However, if you are not a DMC-ODS provider, then you are not eligible to apply for a DHCS LOC or ASAM designation.
- Medication Units are a brick and mortar location and do not include mobile narcotic treatment programs
- Partial Hospitalization Program must meet Cal. Code Regs. Tit. 9, § 690 - Minimum Professional Staff requirements. In addition, if providing Outpatient AOD services must apply for AOD certification.
- DHCS Community Supports Policy Guide

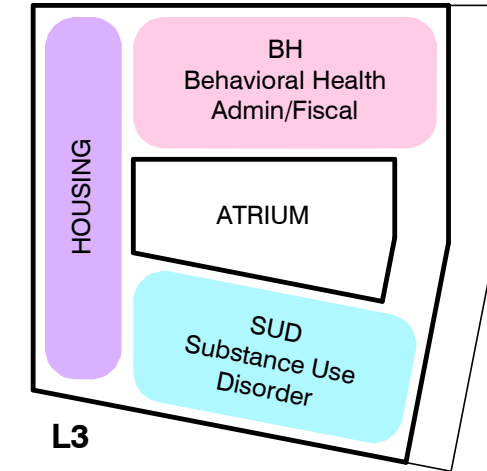


SITE PLAN

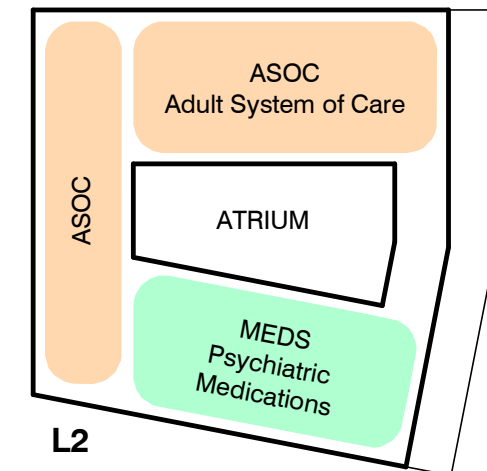
1" = 40'-0"



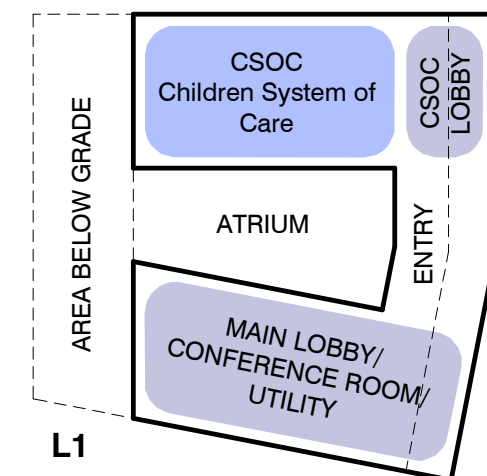
SISKIYOU COUNTY HHSA, BEHAVIORAL HEALTH DIVISION
SITE PLAN AND BUILDING DIAGRAMS



L3



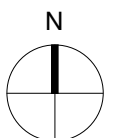
L2



L1

BUILDING DIAGRAMS

NOT TO SCALE



10/23/25

SALAZAR
ARCHITECT

Application: BR2-0000000516

Maddelyn Bryan - mcbryan@co.siskiyou.ca.us
Bond BHCIP Round 2: Unmet Needs

Bond Round 2 Pre-Application Consultation Request Section

Completed - Aug 28 2025

Bond BHCIP Round 2 Pre-Application Consultation Request Section

Bond BHCIP Round 2: Unmet Needs Pre-Application Consultation Request Form

Please complete this Pre-Application Consultation (PAC) Request Form as accurately as possible. Estimates are acceptable. The submitted information will be used for informational purposes only. It is not considered part of your application and will not be used in scoring.

In preparing to apply for Bond BHCIP Round 2: Unmet Needs funds, follow these six key steps in the order they are listed:

1. [Read the RFA](#) in its entirety, along with all attachments.
2. Review the brief self-paced modules, accessible through the [BHCIP website](#): Application Submission, Navigating the General Match Requirements, and Real Estate Overview.
3. Prepare any general questions that you have in advance of the PAC. Please note that because this is a competitive process, we will not be able to answer project-specific questions.
4. Participate in the PAC. The PAC meeting is designed to support applicants in grasping key questions and definitions that are part of the application process.
5. A PAC Request Form must be completed for each project, but you are only required to schedule one PAC session, which will address all submitted projects. You must submit your PAC Request Form(s) no later than August 29, 2025.
6. Start the Bond BHCIP Round 2: Unmet Needs application and submit it no later than October 28, 2025.

The deadline to submit a PAC request form is MIDNIGHT TONIGHT (Friday, August 29, 2025). Submissions after midnight are not eligible to apply for Bond BHCIP Round 2 funding.

Key Information

1. What is the name of the proposed project?

Behavioral Health Outpatient Clinic

2. Please provide your contact information.

Please do not include credentials.

2a. Title

Project Coordinator

2b. First Name

Maddelyn

2c. Last Name

Bryan

2d. Organization or entity name

Siskiyou County Health and Human Services Agency

2e. Job title

Project Coordinator

2f. Telephone

Format: 123-456-7890-extension

530-841-2748

2g. Email

mcbryan@co.siskiyou.ca.us

3. Please provide the following information about the organization that will be the lead applicant on the Bond BHCIP Round 2: Unmet Needs application.

3a. Legal entity name as registered with the [California Secretary of State](#)

County of Siskiyou

3b. Street address—write out all place names fully (e.g., Road, Street, Place, Boulevard)

2060 Campus Drive

3c. Address line 2

(No response)

3d. City

Yreka

3e. County

Siskiyou

3f. State

California

3g. Zip Code

5 digits only

96097

3h. Primary Business Phone

Format: 123-456-7890-extension

530-841-4100

3i. Website

URL must begin with http:// or https://

<https://www.siskiyoucounty.gov/health-humanservices>

Please use the "Save & Continue Editing" button to save your work and remain on this page.

Please use the "Next" button to move to the next page. If you press the "Next" button but still have incomplete answers to required questions, this page will not advance until you have completed all the required questions.

4. What type of entity is the lead applicant?

County

4a. Is the lead applicant a county behavioral health agency?

Yes

5. What is the anticipated amount in Bond BHCIP Round 2: Unmet Needs funds that will be requested?

\$ 40,000,000

6. Mandatory match guidelines and match types are set by statute and determined according to applicant type.

(Refer to [RFA Section 2.7](#))

Local Government and Nonprofit Organizations	For-Profit Organizations	Tribal Entities
10%	25%	5%
Higher priority for applicants that include a higher local cash match		

Based on the response to Question 5, what is the anticipated match amount for this project?

\$ 8,000,000

6a. How does the applicant anticipate meeting the match requirement? Select all that apply.

Responses Selected:

Cash

Please use the "Save & Continue Editing" button to save your work and remain on this page.

Please use the "Next" button to move to the next page. If you press the "Next" button but still have incomplete answers to required questions, this page will not advance until you have completed all the required questions.

7. Will this project include a co-applicant?

No

8. Is this a regional collaboration with regard to service delivery?

For purposes of this application, a regional model is described as counties partnering to create established networks of organized systems of care.

No

Please use the "Save & Continue Editing" button to save your work and remain on this page.

Please use the "Next" button to move to the next page. If you press the "Next" button but still have incomplete answers to required questions, this page will not advance until you have completed all the required questions.

Facility Information

Q9. How many facility types are anticipated in the application for Bond BHCIP Round 2: Unmet Needs funding?

The minimum number of facilities per project is 1, the maximum number of facilities per project is 15.

1

PAC_facility_01

Facility #1 Information

9a. What Type is Facility #1?

Mental Health Facility

9b. Please select the Mental Health facility type for Facility #1

Community Mental Health Clinic (outpatient)

Treatment Slot (aka "chair") refers to the number of people a facility can treat at any given time, based on how many chairs or rooms are available for scheduled behavioral health services (e.g., therapy or counseling). Slots should include chairs in group rooms and private offices for individual sessions. Avoid duplicate counts.

Outpatient Individuals Served is the total number of individuals served annually, based on the proposed Bond BHCIP-funded slot count. This number is the maximum capacity over the course of a year; to calculate it, multiply the number of slots by the maximum number of patients who could be served in that slot over the course of a year.

9e. What is the maximum number of treatment slots (aka "chairs") that are **currently** available **at any given time**? If none, enter 0.

40

9f. Based on the **current** slot count provided in question 9e, what is the maximum number of individuals being served **daily**? If none, enter 0.

126

9g. Based on the **current** slot count provided in question 9f, what is the maximum number of individuals being served **annually**? If none, enter 0.

1770

9h. What is the maximum number of **additional** treatment slots (aka “chairs”) that will be available **at any given time** after the proposed project is complete? Please do not count treatment slots (aka “chairs”) that are already included in your response to question 9e.

Example: An outpatient treatment program currently has 5 slots (question 9e) available and proposes to use Bond BHCIP Round 2: Unmet Needs funds to expand its size and service capacity to 15 slots. The number of additional treatment slots (aka “chairs”) is 10.

15

9i. Based on the slot count provided in question 9h, what is the maximum number of **additional** individuals you anticipate serving **daily**? Do not count individuals that were included in your response to question 9f.

45

9j. Based on the slot count provided in question 9i, what is the maximum number of **additional** individuals you anticipate serving **annually**? Do not count individuals that were included in your response to question 9g.

Example: An existing outpatient treatment program for SUD serves 1,000 individuals annually (Question 9g) and proposes to use Bond BHCIP Round 2: Launch Ready funds to increase their slot count by 5 (Question 9h). The maximum number of patients they can serve in each of these proposed slots is 120 per year. As a result, the maximum increased capacity with Bond BHCIP funds would be 600 (5 new slots x 120 individuals per year= 600 individuals in increased capacity). This is the count of additional individuals served annually.

750

9o. Facility #1 Construction type

Please select one of the following construction types for this facility.

- **Ground-up new construction** (e.g., a new facility or new setting being built)
- **Addition to an existing structure** (e.g., constructing a new wing or new floor)
- **Rehabilitation and “tenant improvements” of an existing facility** currently owned by applicant that requires a building permit (non-acquisition) and expands service capacity at the current site
- **Acquisition and adaptive reuse of an existing property** that requires a building permit (e.g., new acquisition and repurposing of an apartment building)
- **Turnkey acquisition of an existing facility/building** that is ready for operations that does not require a building permit

Ground-up new construction

9s. Will this proposed facility be part of a campus that collocates multiple levels of care on the behavioral health continuum?

“Campus” is defined as three or more eligible behavioral health facilities that are collocated at the same site, including existing facilities (non-BHCIP/Bond BHCIP funded) and Bond BHCIP Round 2- proposed facilities.

No

Please use the "Save & Continue Editing" button to save your work and remain on this page.

Please use the "Next" button to move to the next page. If you press the "Next" button but still have incomplete answers to required questions, this page will not advance until you have completed all the required questions.

Additional Project Information

10. What is the projected construction completion date for the project? Please enter as MM/DD/YYYY

12/31/2029

11. Describe how the proposed project will address behavioral health priorities and unmet needs within the community(ies) to be served. Reference appropriate evidence such as county health assessments and state health disparities reports.

This project will improve coordination and care of the whole person by collocating Mental Health, Substance Use, Adult/Child Protective Services, Housing, and programs targeting justice-involved individuals. As demonstrated by the CHNA, there is a significant unmet need for behavioral health treatment, and housing support in Siskiyou County and the current facility and resources are not sufficient to meet that need. Additionally, there is a need for specialized spaces to conduct evidenced based practices such as PCIT and play therapy.

12. Please provide the following information about the proposed project location.

12a. Proposed project site/property city

Yreka

12b. Proposed project site/property county

Siskiyou

12c. Does the proposed project site/property have a specific address or addresses?

Yes

12d. Proposed street address

807 S Main St, Yreka, CA 96097

Please use the "Save & Continue Editing" button to save your work and remain on this page.

Please use the "Next" button to move to the next page. If you press the "Next" button but still have incomplete answers to required questions, this page will not advance until you have completed all the required questions.

PAC Questions

Q13. Are you submitting an application for more than one project?

No

14. Are there specific questions you would like to share in anticipation of the PAC?

Will funding be made allocated by phase as outlined in Section 2.2 of the RFA? When in the development timeline can funds be drawn down? Do you have more information on specific criteria for awarding funds, such as target populations or services?

Please use the "Save & Continue Editing" button to save your work and remain on this page.

Please use the "Next" button to move to the next page. If you press the "Next" button but still have incomplete answers to required questions, this page will not advance until you have completed all the required questions.

I hereby certify that

- 1) I possess the authority to submit this certification on behalf of the Applicant (and co-applicant, if applicable).
- 2) I am providing this information in connection with an application for funding from the State of California (the "State") through the Department of Health Care Services ("DHCS") pursuant to the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs Application.
- 3) I certify that the information, statements, and attachments included in this application are, to the best of my knowledge and belief, true and correct.

Once you have confirmed and certified the Pre-Application Consultation Request Form is complete, click the "MARK AS COMPLETE" button below followed by the "SUBMIT" button on the left side of the screen to submit the Pre-Application Consultation Request Form. For questions or concerns, please contact the [Bond BHCIP Support Desk](#). Thank you.

Bond Round 2 - Section 1: Minimum Requirements Confirmation

Completed - Oct 16 2025

Bond BHCIP Round 2 - Section 1: Minimum Requirements Confirmation

As part of our ongoing commitment to ensuring the highest standards of quality and compliance, the information collected through this application will be utilized primarily for application scoring and, if you are awarded, the development of your Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Program Funding Agreement (PFA, or "contract"). By gathering detailed and accurate information, the Department of Health Care Services (DHCS) and Advocates for Human Potential, Inc. (AHP), the Bond BHCIP administrative entity, aim to mitigate risks, ensure the successful implementation and oversight of funded projects, and safeguard the interests of all stakeholders involved.

Note that the information gathered through this application will be shared with DHCS. Therefore, the submitted applications will be public records that are subject to public review pursuant to the California Public Records Act (CPRA) (Division 10 of Title 1 of the Government Code, commencing with Section 7920.000). After final awards have been issued, DHCS may disclose any materials provided by the applicants to any person making a request under the CPRA.

Section 1: Minimum Requirements Confirmation

To be eligible for funding consideration, projects must meet all nine minimum threshold requirements (listed below) at the time of application. In addition, applicants will be expected to submit all relevant documents, noted with an asterisk, with their completed application.

Review the following list (also found in [RFA Section 2.1](#)):

1. Site control* proven by any one of the following documents:

- a. Title vested to applicant demonstrated with a current title report (ownership). *Note:* Title must be vested under the applicant or co-applicant entity's name to qualify for property match.
- b. Executed purchase and sale agreement (PSA)
- c. Mutually executed Letter of Intent (LOI). *Note:* Binding and nonbinding LOIs are both acceptable.
- d. Executed Exclusive Negotiation Agreement (ENA)

Note: Other documentation demonstrating site control may be submitted for DHCS consideration; be sure to discuss any other proposed site control documentation during your required pre-application consultation (PAC). A memorandum of understanding (MOU) does *not* constitute site control.

2. A preliminary title report* for the property to be improved or acquired with program funds. The preliminary title report should be dated within 30 days of application submission.

3. A sustainable business plan* (pro forma) with five-year projections (Form 9) within existing available funding (income and expenses) of future objectives and strategies for achieving them.

4. A conceptual/schematic site plan* with a forecast of the development potential of the property.

5. Stakeholder support* as demonstrated by letters of support from internal boards of directors, Tribal councils or advisory boards, and professional/community partners, as relevant. For city, nonprofit, or for-profit applicants, this would be a letter of support from their county behavioral health agency.

6. Demonstration of county and Medi-Cal investments to support ongoing sustainability.

7. Match amount and source identified.

8. Board Authorizing Resolution (BAR)* from the applicant and any co-applicants to confirm signing authority for the contract. Eligible entities may use the BAR template provided (Form 10). Local government entities can use their specific authorizing resolution document.

9. Photo of proposed property* in pre-BHCIP stage. The high-quality photo should be in a JPG format with a size of 1024x768 pixels or larger, not to exceed 15MB in file size. A PDF will be an acceptable alternative file format.

1. Does the proposed project include only eligible facility types, as listed in [Section 2.4 of the RFA](#)?

Yes

2. Does the proposed project meet all nine minimum requirements, indicating it has met the “minimum project threshold”?

Yes

Review the requirements below before continuing your application. By completing and submitting this application, you are indicating your understanding and acceptance of the application and awards process requirements.

- All data for the proposed project must be accurate and consistent across the application. All data and responses submitted should accurately reflect the proposed project and location and indicate how the proposed facility will address unmet behavioral health needs.
- Applicants are discouraged from using AI technology and/or cut-and-paste language.
- Lead applicant and co-applicant information will be final. DHCS will not accept any changes to the applicant(s) identified in the application once it has been submitted. Any requested change to the applicant(s) will void an application or disqualify the application from the DHCS review process. In the event of a conditional award, any requested changes to the applicant(s) will result in the rescission of the conditional award.
- At their discretion, DHCS or AHP, DHCS' Bond BHCIP administrative entity, may contact applicants about their submitted application at any time during the review process.
- DHCS will not accept any changes, negotiations, or redlining made by conditional awardees to the PFA.
- Conditional awardees are expected to clear title to the subject property to be improved with Bond BHCIP funds and complete PFA execution within 90 days of receipt of the PFA.
- As part of the PFA execution process, conditional awardees must execute a Facility Access Agreement (FAA) stating that DHCS will have access to the Bond BHCIP-funded facility throughout the 30-year encumbrance period.
- All conditional awardees must be prepared to provide match documentation and all supporting documentation upon receipt of the conditional Notice of Award.

Bond Round 2 - Section 2: Project Information

Completed - Oct 27 2025

Bond Round 2 - Section 2: Project Information

Section 2: Project Information

1. Type of **lead applicant**

Note: More information will be gathered on the lead applicant in Section 4.

County

Is the applicant a behavioral health agency?

Yes

2. Is there a **co-applicant** for this Bond BHCIP Round 2: Unmet Needs application?

Note: All co-applicants are held to the same expectations and requirements as the lead applicant. Both lead applicants and co-applicants are required to provide the following documents and, if awarded and applicable, co-applicants must be prepared to co-sign the PFA and Performance Deed of Trust (PDOT) and/or Declaration of Restrictions (DOR).

- Board Authorizing Resolution (BAR)
- Corporate documents, if non- or for-profit organization
- Certificate of Good Standing (COGS)

No

4. Proposed **project title** for Bond BHCIP Round 2: Unmet Needs Funding:

Example: Pacific Recovery Center

Note: If awarded, the project title will be used in the project's PFA and will be displayed in related communications. Please avoid referencing specific addresses and legislative bills in the project title. Any requested changes to the title will require DHCS approval and PFA modification.

The Siskiyou Integrated Wellness Center

5. Project Information

a. Describe how the proposed project will address health priorities and unmet needs within the community(ies) to be served.

250-word limit

Research on mental health in Siskiyou County overwhelmingly indicates the need for additional treatment slots. According to the "Assessing the Continuum of Care for Behavioral Health Services in California" report, Siskiyou County ranked 5th in the state for prevalence rates of serious mental illness (SMI), and 2nd in prevalence rates of substance use disorders (SUDs) among Medi-Cal enrollees. The number of behavioral health providers licensed with the BHD then was 3.7, a ranking of 38 out of 58 counties. The UCLA Center for Health Policy Research revealed that 55% of County residents who needed help for mental health problems or substance use had no visits for these issues in the past year. For the Alaska Native/American Indian (AN/AI) population, this number was 82.2%.

Siskiyou County data on DHCS' Priority Goals for the coming years speaks to the need for expanded access to care. For example, Siskiyou County's rate of persons experiencing homelessness with (SMI) and (SUD) are double the statewide rate; the arrest rate in Siskiyou County is more than double the statewide rate; the Child Welfare maltreatment substantiation rate in Siskiyou County is the fourth highest in the state.

These data points demonstrate the necessity of increasing services to address the unmet behavioral health needs of residents, especially Indigenous populations. The proposed project will have a trauma informed, culturally appropriate design to better serve the entire community. As Behavioral Health prepares to implement BHSA EBPs, additional capacity, including specialized treatment space will be essential to successfully meet new mandates.

b. Describe how the proposed project fits into and bolsters the behavioral health continuum of care in the region. Reference appropriate evidence such as the [“Assessing the Continuum of Care for Behavioral Health Services in California”](#) report and any local needs assessments used to justify the proposed construction/expansion.

250-word limit

Siskiyou County is in a rural/remote area with insufficient behavioral health infrastructure. It is geographically larger than the State of Connecticut yet has a population of less than 45,000 people. Extreme weather conditions impact the County with snowstorms in winter and wildfires in summer. This makes travel to health care resources outside the County challenging for vulnerable residents. As described above, available data suggests there are considerable unmet treatment needs in Siskiyou County, particularly for the AN/AI populations. The existing facility does not have adequate space for budgeted positions, and without developing new treatment slots, the Behavioral Health Division (BHD) will continue struggling to fulfill the complex needs of the community. Since 2023, Siskiyou County has significantly expanded diversion services, implemented the CalAIM JI Initiative, Mobile Crisis, CARE Court, and expanded housing resources, significantly increasing the need for additional capacity to serve expanded populations of focus.

Siskiyou County has strong regional partnerships through initiatives such as the DMC-ODS Regional Model for SUD treatment, and the NorCal Continuum of Care for housing services. These partnerships and others thrive when participating entities establish robust local systems, maintain individuals in their communities, and diminish over-reliance on more intensive services that small rural counties can only access by sending community members to urban centers. The BHD is committed to leveraging opportunities such as BHSA and BHCIP to build new capacity, develop robust evidence-based systems of care, and contribute to regional efforts to provide higher-level treatment opportunities closer to home.

c. Describe the types of service(s) and level of care designation(s) that will be offered in the facility(ies) once the project has been completed.

125-word limit

The project will provide the following integrated outpatient services:

Outpatient Services:

Assessment/Specialized Evaluations

Individual evidence-based therapies

Group/Family therapy

Medication management

Targeted case management

Peer and Recovery Services:

Peer support (expansion with BHSA to include SUD/mental health/housing projects)

Family support

Intensive Outpatient Treatment Services:

Full-Service Partnership Programs

Assertive community treatment (BHSA expansion)

Forensic assertive community treatment (BHSA expansion)

Individualized placement services (BHSA expansion)

Intensive home-based treatment

Multi-systemic therapy (BHSA expansion)

High Fidelity Wraparound (BHSA expansion)

Substance use intensive outpatient services (BHSA expansion)

Crisis Services:

Mobile crisis services/Family Urgent Response System

Traditional crisis services (expansion with SB 43)

Substance Use Disorder Services:

Outpatient treatment services (ASAM Level 1.0)

Intensive outpatient treatment (ASAM Level 2.1)

Perinatal services (ASAM Level 1.0 and 2.1)

Prevention services (ASAM Level .5)

d. Describe how the proposed project facility(ies) will receive referrals into the program.

125-word limit

The proposed project will expand service capacity, but BHD will continue to receive referrals into the program as it does currently. Referrals are received from partner agencies such as Partnership HealthPlan, Probation, law enforcement departments, local hospitals, the jail, Family Resource Centers, schools, courts, self-referrals, Child Welfare, the NorCal Continuum of Care agencies, the California Department of Corrections and Rehabilitation (CDCR), and from higher levels of care such as Institutions for Mental Diseases (IMDs), state hospitals, and other acute care settings. The BHD is developing infrastructure and implementing closed loop referral systems where appropriate. Staff anticipate an increase in these types of referrals in the coming years.

e. Will the proposed facility(ies) have established connections to step-up/-down services?

Yes

Describe the connection to step-up/-down services.

125-word limit

The Behavioral Health Division has well established connections to step-up/-down services. These include closed loop referrals with Partnership HealthPlan for members transitioning to and from levels of care, placement coordinators who manage transitions to and from acute care settings such as IMDs, state hospitals, residential treatment facilities, and recovery residences among others. The County works closely with correctional settings including CDCR, juvenile detainment centers, the local jail for individuals exiting incarceration, and Child Welfare for youth entering or exiting intensive services such as Short-Term Residential Treatment Programs.

6. Provide a high-quality abstract summarizing the project, explaining why it is needed, how it addresses gaps in the statewide behavioral health continuum, and how it addresses the unmet needs identified in the Request for Applications (RFA). If the proposed project were to be awarded Bond BHCIP Round 2: Unmet Needs funds, this abstract may appear in public materials.

a. Review the sample below and include, at minimum, the following information in your abstract:

- Project title
- Projected date of project completion (mm/dd/yyyy)
- Type(s) of construction (e.g., ground-up new construction; addition to an existing structure; rehabilitation of an existing facility; acquisition and adaptive reuse of an existing property; acquisition of an existing facility/building, ready for turnkey operations). If an existing structure, please indicate whether it is currently in operation and for what use.
- Geographic area(s) (e.g., county, city) and identification of regional or multi-county collaboration, if applicable
- Phase of project development (planning and predevelopment, design development, shovel-ready, construction)
- Organization's experience and plans for serving population(s) of focus
- Special or priority population(s) to be served by the facility, such as justice-involved persons, people experiencing homelessness, and/or youth in foster care, for example
- Community assets leveraged and/or unmet needs addressed by the proposed project; refer to state or local needs assessments as applicable
- Co-applicants or collaborators involved in the project, if any

Example: The Omega Organization is requesting funding for its ABC Project, which will repurpose an abandoned grocery store to become a Community Mental Health Clinic that will expand behavioral health capacity for children and youth. This project is in the design development phase, and we anticipate completion of the project by August 2029. The Omega Organization has over 50 years of experience working with children and youth and will partner with Westvale Behavioral Health to build a clinic that will expand behavioral health services for children, youth, and their families. The ABC Project will address the high need for children and youth behavioral health services in the northern region of _____ County and will specifically serve youth who are justice-involved and/or in foster care. As identified in the state's needs assessment, at present there are no Community Mental Health Clinics designed to serve children and youth in this area.

250-word limit

Siskiyou County Health and Human Services, Behavioral Health Division, is requesting funding for the Siskiyou Integrated Wellness Center, which will be a new, ground-up construction project on a County-owned, undeveloped parcel in Yreka, California. The project is in Phase 1: Planning and Development with an anticipated completion date of the project by October 1, 2029.

Siskiyou County and its county seat of Yreka are in a rural/remote area with outstanding behavioral health needs

and insufficient behavioral health infrastructure. It is geographically larger than the State of Connecticut yet has a population of less than 45,000 people. Extreme weather conditions impact the County with snowstorms in winter and wildfires in summer. This makes travel to health care resources outside the County challenging for vulnerable residents. As identified by the Siskiyou County Community Health Needs Assessment, and the California Health Interview Survey, a significant percentage of Siskiyou County residents are experiencing untreated mental health and substance use issues.

A new construction mental health and substance use disorder outpatient clinic would expand the number and quality of services the County is able to provide to the local community through co-locating its behavioral health, substance use disorder, and housing teams. The outpatient clinic would incorporate trauma-informed design principles, provide specialized spaces for delivering new evidence-based treatments, and allow clients to have more accessible, integrated treatment and services in one centralized site.

b. What date will the proposed project open?

To continue with the application, please enter a date between April 2026 and June 2031 in the MM/DD/YYYY format.

10/01/2029

7. Indicate which of the following **State and/or RFA-identified priorities** the proposed project is aligned with ([RFA Section 1.1](#)) and describe how the project will meet each of those priorities. Use a distinct description for each priority indicated and include statistical data when applicable. Select all that apply.

State Priorities

Priority	Does the proposed project align with this priority?	Description:
<p>Address urgent needs in the care continuum for people with mental health or substance use conditions, including unhoused people, veterans, older adults, adults with disabilities, and children and youth.</p>	<p>Yes</p>	<p>The Siskiyou Integrated Wellness Center will expand the continuum of care for people with mental health and substance use disorders, the unhoused, veterans, older adults, children and youth, and those with disabilities. It will do so by expanding treatment slots to address the current unmet needs of these populations, and by providing an opportunity to develop trauma-focused treatment settings. The design will be culturally appropriate and conducive to the implementation of evidence-based treatment modalities which are not currently practiced due to inadequate staffing and space.</p>
<p>Invest in behavioral health and community care options that advance health equity of behavioral health care and community options.</p>	<p>Yes</p>	<p>The Siskiyou Integrated Wellness Center is an investment in high quality, community-based outpatient treatment options that will advance health equity by expanding treatment opportunities to community members who historically have been underserved by BHD. Access to services for these populations will increase through design features that incorporate trauma informed care and cultural considerations. BHD will expand treatment providers as well as treatment modalities to better serve all members of the community.</p>
<p>Increase options across the life span that serve as an alternative to incarceration, hospitalization, homelessness, and institutionalization.</p>	<p>Yes</p>	<p>The BHD recently expanded services to those involved in the criminal justice system under the CalAIM Justice Initiative, Mobile Crisis Services, CARE Court, and</p>

		<p>diversion. In addressing homelessness, the BHD opened three new housing projects in the last two years, and broke ground on a fourth. Under BHSA, BHD intends to implement new EBPs and anticipates that these expanded services will provide new opportunities for community members to receive essential care that will mitigate the need for incarceration, institutionalization, hospitalization, and homelessness.</p>
<p>Meet the needs of vulnerable populations with the greatest barriers to access, including people experiencing unsheltered homelessness and justice involvement.</p>	<p>Yes</p>	<p>This BHCIP project will provide the BHD with an opportunity to expand services to better meet the significant mental health and substance use disorder treatment needs that exist within the community, particularly among those who are unsheltered or exiting carceral settings. Like other small, rural communities, treatment options for these community members are limited and without additional staff and services, BHD will not be able to meet existing needs to say nothing of the growing needs within the community.</p>
<p>Ensure care can be provided in the least restrictive settings to support community integration, choice, and autonomy.</p>	<p>Yes</p>	<p>The BHD intends to expand access to outpatient treatment for individuals with significant mental health and substance use disorder treatment needs. Services will support individuals receiving treatment in the least restrictive setting possible, and will foster choice, autonomy and community integration.</p>
<p>Leverage county and Medi-Cal investments to support ongoing sustainability.</p>	<p>Yes</p>	<p>The BHD has a long history of successfully leveraging Medi-Cal and County investments towards sustainability. Expansion under BHCIP will facilitate the County's</p>

		<p>ability to support community-based providers who have not historically leveraged Medi-Cal and further expand access to services for vulnerable populations. In rural communities that lack expertise, county behavioral health is frequently called upon to provide support and training. However, without additional capacity, providing this type of support is challenging.</p>
<p>Leverage the historic state investments in housing and homelessness.</p>	<p>Yes</p>	<p>The BHD recently opened a 50-unit NPLH PSH/low-income housing project, broke ground on a second 24-unit PSH/low-income housing complex, opened a BHBH-funded 15-bed tiny home shelter, and a 32-bed Prop 47-funded project that serves individuals with criminal justice involvement who are also experiencing mental health and/or substance use issues. These projects are all at various stages of implementation, and the County currently does not have sufficient office, treatment, and service space to house staff who are essential to their success. A BHCIP award would allow the County to expand services to meet the staffing needs for projects currently underway and will provide the opportunity for BHD to leverage future housing projects as well as successfully implement the expansion of housing services under BHSA.</p>

RFA-Identified Priorities

Priority	Does the proposed project align with this priority?	Description:
Address the remaining gaps in the statewide behavioral health continuum.	Yes	<p>Siskiyou County is a rural frontier county with a high prevalence rate of incarcerated and unhoused individuals with mental health/substance use disorder treatment needs, including those who have not received a service in the past year. Rural communities are under-resourced and struggle to meet the needs of residents who, because of being under-treated, are frequently in jails/institutions. With a BHCIP expansion, residents will have greater access to treatment in the community, in turn alleviating the need for more restrictive, high intensity settings and in this way, address gaps across the continuum of care. BHD will have an opportunity to expand housing supports, outpatient treatment capacity, peer supports and will leverage future opportunities such as potential housing infrastructure projects, Community Supports, and Enhanced Case Management.</p>
Invest in mental health community residential beds and crisis settings.	No	
Distribute grant funds to rural and/or remote area(s) with outstanding behavioral health needs or insufficient behavioral health infrastructure.	Yes	<p>As noted earlier, Siskiyou County is a rural frontier county with significant unmet behavioral health needs that cannot be met by existing infrastructure and staffing levels. It is anticipated that the implementation of BHSA and potentially BH-CONNECT will expand access to high quality services, however, without additional infrastructure such as the Siskiyou Integrated Wellness</p>

		Center, BHD will be unable to successfully implement these new mandates.
Invest in geographic areas with no prior BHCIP infrastructure projects.	Yes	The Quartz Valley Indian Reservation (QVIR) was awarded BHCIP funds to develop a Wellness Center in the Quartz Valley. This valley is very remote, approximately 35 miles from the County seat of Yreka in a sparsely populated region of the County. The QVIR is approximately 12 miles from the nearest town, which has a population of 669 residents. Tribal projects traditionally serve tribal members, and unlike the County's proposed project, the QVIR Wellness Center is not intended to serve individuals with severe and/or disabling mental health or substance use disorders. The BHD received CCMU funding and successfully implemented mobile crisis services. Bond BHCIP Round 2 will allow the BHD to expand services to the broader community and address needs not met by prior BHCIP grants.
Project is a regional model that will involve the construction, renovation, and/or expansion of community-based services.	No	

8. Services Payors

Note: If awarded, conditional grantees must commit to providing behavioral health services for a minimum of 30 years and are expected to operate within the DHCS-approved grant project scope, including the requirement to meet or exceed the Medi-Cal payor percentage identified. Grantees must also agree to a 30-year encumbrance on the awarded facility property's assessor's parcel number(s) (APNs).

Provide the anticipated percentage of funds by payor. **This applies to all facilities that are part of the proposed project**, including the portion that would receive Bond BHCIP Round 2: Unmet Needs funding.

Enter whole numbers only. Enter 0 if a payor category does not apply. The total must equal 100%.

Payors	Anticipated Percentage
Private insurance or employer-provided	0
Medi-Cal	60
Medicare	4
Private pay	0
Mental Health Services Act (MHSA)	0
Behavioral Health Services Act (BHSA)	24
Substance Abuse and Mental Health Services Administration (SAMHSA)	5
Indian Health Services	0
Other	7
Total	100.0

Describe the other payor sources expected for individuals who will be served by this construction/expansion.

125-word limit

Providing Access and Transforming Health: 3%
 Community Corrections Program: 2%
 Permanent Local Housing Allocation: 2%

Describe how the behavioral health services to be delivered at the project site(s) will be funded for the full duration of the 30-year service use restriction period.

125-word limit

Siskiyou County Health and Human Services, Behavioral Health Division, is required by the State to provide mental health and substance use disorder services to County residents. Therefore, services will be funded using sources described above for the duration of the 30-year service use restriction period. BHD has a public duty to provide these services to the community. Behavioral health services will be funded upon completion of the construction project through a combination of Medi-Cal (FFP, 1991 and 2011 realignment), BHSA, Substance Use Block Grant, Mental Health Block Grant, Permanent Local Housing Allocation (PLHA) funds and other available housing and treatment grants.

9. Is this a **regional collaboration with regard to service delivery**? For purposes of this application, a regional model is described as counties and/or Tribal entities partnering to create established networks of organized systems of care. This may include two or more counties that propose a facility that will provide behavioral health services to residents of all counties involved. For the complete definition of *regional collaboration*, see [Attachment E: Glossary of Terms](#).

No

10. Facility Details

10a. How many facility types are part of this request for funding?

Each facility must be reported separately, regardless of type.

2

10b. How many buildings are part of this project?

1

Respond to the following questions by providing information for each facility type included in this request for Bond BHCIP Round 2: Unmet Needs funding. Refer to [RFA Section 2.4: Eligible Facility Types](#) for additional guidance.

Note: Unless otherwise specified, all requested data, projections, and responses should refer only to the Bond BHCIP funding being requested.

- **Square Footage:** Indicate the portion of the facility that would be expanded using Bond BHCIP Round 2: Unmet Needs funds and enter numbers only (e.g., enter 1,354 square feet as "1354").
 - *Example 1:* An existing 10,000-square-foot building will be rehabilitated to become a new Mental Health Rehabilitation Center. The total square footage that would be constructed with Bond BHCIP Round 2: Unmet Needs funds is 10,000 square feet (entered as "10000").
 - *Example 2:* An outpatient treatment program currently operating and providing behavioral health services in a 10,000-square-foot building will expand its facility to 15,000 square feet total. The total square footage **for expansion** that would be constructed with Bond BHCIP Round 2: Unmet Needs funds is 5,000 square feet (entered as "5000").
- **Treatment Slots and Beds:** Refer to the Bond BHCIP [Frequently Asked Questions](#) (FAQs) for further guidance.
- **Outpatient and Residential/Inpatient Individuals Served Annually:** Refer to the Bond BHCIP [FAQs](#) for further guidance.

Note: Questions below apply to each facility type in the prospective Bond BHCIP Round 2: Unmet Needs-funded project(s). For additional information and facility type definitions, see the [RFA](#) and [Attachment E: Glossary of Terms](#).

Facility 1

10c. Please select the category your facility falls under.

Mental Health/Outpatient

Facility type

Community Mental Health Clinic (outpatient) (CMHC)

Please indicate the type of CMHC.

Certified by the California Department of Public Health (CDPH)

Please explain the specific population of focus, planned behavioral health services, associated funding of those services, and facility compliance requirements/certifications needed to operate the facility.

125-word limit

This facility will provide specialty mental health outpatient services to adults/children with severe mental health challenges. Programs will conduct targeted outreach/programming for the justice involved population and/or those experiencing homelessness. Services will include assessments/evaluations, targeted case management, peer services, individual/group therapy, crisis services, and intensive outpatient services such as FSP and those required through BHSA. BHD will fund services through a combination of Medi-Cal, BHSA, Mental Health Block Grant, Permanent Local Housing Allocation (PLHA) funds and other available housing and treatment grants. Based on feedback from consumers, staff, and community stakeholders, this facility will be co-located with the substance use disorder outpatient clinic for streamlined access and an integrated, holistic experience. BHD is certified via DHCS and will continue recertification on the required schedule.

10d. Explain how the proposed facility will meet all licensing and certification requirements. If the proposed facility does not require licensing or certification, please explain. Refer to the Bond BHCIP [FAQs](#) for further guidance.

125-word limit

The facility will obtain certification by submitting an enrollment application through the Centers for Medicare & Medicaid Services (CMS) prior to submitting a Community Mental Health Clinic application packet to the Centralized Applications Branch at CDPH. BHD will then obtain certification by contacting the California Department of Health Care Services' Mental Health Services Division at DMHCertification@dhcs.ca.gov for Medi-Cal certification.

10e. Construction type

Ground-up new construction (e.g., a new facility or new setting being built)

10f. What is the total square footage being constructed, added, rehabilitated, or acquired for this facility?

Whole numbers only.

17875

10g. What is the amount of requested funds that will be applied to the development of this facility?

Whole numbers only. Format: 12345

17550000

10h. Will funds from other sources, including other grants, loans, other bond investments, or elsewhere, be used to develop this facility?

Yes

List the amount of other funding source(s).

Whole numbers only. Format: 12345

1700000

Describe how these funds will be used in developing the proposed facility.

125-word limit

Siskiyou County is the current owner of the property where the proposed facility would be located. The County will provide this land as a match for the grant based on the appraised value of \$175,000. BHD will provide a cash match of \$1,525,000 in Mental Health Services Act funds. This cash match will support predevelopment and planning costs such as architect/engineering fees, site surveys, and development fees. The funds will also contribute to hard construction costs.

Responses to the following questions should reflect existing capacity at the time of application.

10i. What is the maximum **number of treatment slots** (aka “chairs”) **currently available per day** (not Bond BHCIP funded)? If none, enter 0.

70

10j. Based on the **current** slot count provided in Question 10i, what is the maximum **number of individuals being served annually**?

15190

Responses to the following questions should reflect expanded capacity in the event of a Bond BHCIP Round 2 award.

10k. What is the maximum number of **expanded treatment slots** (aka “chairs”) **that will be available per day** after the proposed project is complete? Do not count treatment slots that you included in your response to question Q10i. To ensure accuracy, refer to the Bond BHCIP [FAQs](#) for further guidance.

94

10l. Based on the slot count, what is the maximum number of **additional** individuals you anticipate serving annually after the proposed project is complete? Do not count individuals who were included in your response to Question 10j. To ensure accuracy, refer to the Bond BHCIP [FAQs](#) for further guidance.

20398

10q. Please indicate the population(s) of focus whose unique needs will be met by the facility's **specific, tailored programming**.

Responses Selected:

Children and youth, ages 15 and younger

Transition-age youth, ages 16-20

Transition-age youth, ages 21-25

Adults, ages 18-64

Older adults, ages 65 and older

10r. Please indicate the special or priority population(s) whose unique needs will be met by the facility's **specific, tailored programming**.

Responses Selected:

People experiencing homelessness or housing instability

People living with serious/severe mental or behavioral health conditions

People who are justice-involved

Children and youth in foster care

10s. Please indicate the racial and ethnic populations for whom **culturally competent services** will be provided in this facility.

Responses Selected:

American Indian or Alaska Native
Hispanic, Latino, or Spanish Origin
Hmong
White

10t. Will the proposed facility be part of a campus that collocates multiple levels of care on the behavioral health continuum?

“Campus” is defined as three or more eligible behavioral health facilities that are colocated at the same site, including existing facilities (non-BHCIP/Bond BHCIP funded) and Bond BHCIP Round 2 proposed facilities.

No

10u. Will this facility operate as a locked facility?

No

10v. What is the anticipated date of completion for this facility?

To continue with the application, please enter a date between April 2026 and June 2031 in the MM/DD/YYYY format.

10/01/2029

Respond to the following questions by providing information for each facility type included in this request for Bond BHCIP Round 2: Unmet Needs funding. Refer to [RFA Section 2.4: Eligible Facility Types](#) for additional guidance.

Important consideration: Unless specified otherwise, all requested data, projections, and responses should refer only to the Bond BHCIP funding being requested.

- **Square Footage:** Indicate the portion of the facility that would be expanded using Bond BHCIP Round 2: Unmet Needs funds and enter numbers only (e.g., enter 1,354 square feet as "1354").
 - Example 1: An existing 10,000-square-foot building will be rehabilitated to become a new Mental Health Rehabilitation Center. The total square footage that would be constructed with Bond BHCIP Round 2: Unmet Needs funds is 10,000 square feet (entered as "10000").
 - Example 2: An outpatient treatment program currently operating and providing behavioral health services in a 10,000-square-foot building will expand its facility to 15,000 square feet total. The total square footage for expansion that would be constructed with Bond BHCIP Round 2: Unmet Needs funds is 5,000 square feet (entered as "5000").
- **Treatment Slots and Beds:** Refer to the Bond BHCIP [Frequently Asked Questions](#) (FAQs) for further guidance.
- **Outpatient and Residential/Inpatient Individuals Served Annually:** Refer to the Bond BHCIP [Frequently Asked Questions](#) (FAQs) for further guidance.

Note: Questions below apply to each facility type in the prospective Bond BHCIP Round 2: Unmet Needs-funded project. For additional information and facility type definitions, see the [RFA](#) and [Attachment E: Glossary of Terms](#).

Facility 2

10c. Please select the category your facility falls under.

SUD/Outpatient

Facility type

Outpatient Treatment for SUD

10d. Explain how the proposed facility will meet all licensing and certification requirements. If the proposed facility does not require licensing or certification, please explain. Refer to the Bond BHCIP [FAQs](#) for further guidance.

125-word limit

The SUD outpatient facility will complete the California Department of Health Care Services' (DHCS) initial certification process, including either a virtual or onsite review of the facility. If the review is satisfactory, DHCS will issue a certification or provisional license. After the first year of service, the facility would be fully licensed/certified by DHCS. BHD has experience with this process for the current SUD outpatient services and does not anticipate any complications.

10e. Construction type

Ground-up new construction (e.g., a new facility or new setting being built)

10f. What is the total square footage being constructed, added, rehabilitated, or acquired?

Whole numbers only.

9625

10g. What is the amount of requested funds that will be applied to the development of this facility?

Whole numbers only. Format: 12345

9450000

10h. Will funds from other sources, including other grants, loans, other bond investments, or elsewhere, be used to develop this facility?

Yes

List the amount of other funding source(s).

Whole numbers only. Format: 12345

1000000

Describe how these funds will be used in developing the proposed facility.

125-word limit

BHD will provide a \$1,000,000 cash match for this facility with Opioid Settlement Funds. This cash match will support predevelopment and planning costs such as architect/engineering fees, site surveys, and development fees. The funds will also contribute to hard construction costs.

Responses to the following questions should reflect existing capacity at the time of application.

10i. What is the maximum **number of treatment slots** (aka “chairs”) **currently available per day** (not Bond BHCIP funded)? If none, enter 0.

64

10j. Based on the **current** slot count provided in question Q10i, what is the maximum **number of individuals being served annually**?

13888

Responses to the following questions should reflect expanded capacity in the event of a Bond BHCIP Round 2 award.

10k. What is the maximum number of **expanded treatment slots** (aka “chairs”) **that will be available per day** after the proposed project is complete? Do not count treatment slots that you included in your response to question Q10i. To ensure accuracy, refer to the Bond BHCIP [FAQs](#) for further guidance.

48

10l. Based on the slot count, what is the maximum number of **additional** individuals you anticipate serving annually after the proposed project is complete? Do not count individuals who were included in your response to Question 10j. To ensure accuracy, refer to the Bond BHCIP [FAQs](#) for further guidance.

10416

10q. Please indicate the population(s) of focus whose unique needs will be met by the facility’s **specific, tailored programming**.

Responses Selected:

- Children and youth, ages 15 and younger
- Transition-age youth, ages 16-20
- Transition-age youth, ages 21-25
- Adults, ages 18-64
- Perinatal (pregnant/postpartum women and their children)
- Older adults, ages 65 and older

10r. Please indicate the special or priority population(s) whose unique needs will be met by the facility’s **specific, tailored programming**.

Responses Selected:

- People experiencing homelessness or housing instability
- People living with serious/severe mental or behavioral health conditions
- People who are justice-involved
- Children and youth in foster care

10s. Please indicate the racial and ethnic populations for whom culturally competent services will be provided in this facility.

Responses Selected:

American Indian or Alaska Native
Hispanic, Latino, or Spanish Origin
Hmong
White

10t. Will the proposed facility be part of a campus that collocates multiple levels of care on the behavioral health continuum?

“Campus” is defined as three or more eligible behavioral health facilities that are colocated at the same site, including existing facilities (non-BHCIP/Bond BHCIP funded) and Bond BHCIP Round 2 proposed facilities.

No

10u. Will this facility operate as a locked facility?

No

10v. What is the anticipated completion date for this facility?

To continue with the application, please enter a date between April 2026 and June 2031 in the MM/DD/YYYY format.

10/01/2029

Facilities Summary

Please use this page to confirm the following proposed facility information.

To ensure that data are updated, click 'Save and Continue Editing'. Once you have done so, if you need to make changes to facility data, please click 'Previous'.

Facilities Planned: 2

Facility #1

- Type: Mental Health/Outpatient
 - Category: Community Mental Health Clinic (outpatient) (CMHC)
-

Facility #2

- Type: SUD/Outpatient
 - Category: Outpatient Treatment for SUD
-

To ensure that data are updated, click 'Save and Continue Editing'. Once you have done so, if you need to make changes to facility data, please click 'Previous'.

Please confirm the amounts entered in the following questions are correct before moving on:

- **Section 2, Question 10g (funds requested per facility)**
- **Section 2, Question 10h (non-BHCIP funds per facility)**

11. Is the applicant willing to receive bond grant funding for part of the proposed project?

Yes

12. Specify the services, treatments, and/or evidence-based practices that will be offered to meet the unique needs of the populations that will be served by the proposed facility(ies).

12a. Populations of Focus

	Plans to meet the population's unique needs
Children and youth, ages 15 and younger	BHD will provide High Fidelity Wrap, Trauma-Focused Cognitive Behavioral Therapy, Multisystemic Therapy, Parent-Peer Supports, medication supports, Parent-Child Interaction Therapy, Family Urgent Response System, crisis and mobile crisis services, and transportation.
Transition-age youth, ages 16-20	BHD will provide High Fidelity Wrap, Coordinated Specialty Care, SUD Prevention and Treatment, Multisystemic Therapy, medication support, peer support, transportation, crisis and mobile crisis services.
Transition-age youth, ages 21-25	BHD will offer Coordinated Specialty Care, housing supports, Assertive Community Treatment, Forensic Assertive Community Treatment, Individualized Placement Supports, medication support, SUD services, peer support, crisis, and mobile crisis services and transportation.
Adults, ages 18-64	BHD will deliver Assertive Community Treatment, Forensic Assertive Community Treatment, Individualized Placement Supports, Coordinated Specialty Care, SUD services, medication support, housing services, peer support, transportation, crisis, and mobile crisis services.
Perinatal (pregnant/postpartum women and their children)	BHD will provide Perinatal SUD treatment services, childcare, and transportation.
Older adults, ages 65 and older	BHD will offer Assertive Community Treatment, Forensic Assertive Community Treatment, Individualized Placement Supports, SUD services, medication support, housing, peer services, transportation, crisis and mobile crisis services.

12b. Special or Priority Populations

	Plans to meet the population's unique needs
<p>People experiencing homelessness or housing instability</p>	<p>BHD will offer housing navigation, a Homeless Management Information System and Coordinated Entry access point, homeless outreach services, peer supports, coordination of BHSA housing supports, Permanent Supportive Housing, Transitional Rent, linkage to BHSA, transitional housing and shelter services.</p>
<p>People living with serious/severe mental or behavioral health conditions</p>	<p>This project will be developed with input from current BHD clients and will incorporate trauma informed design features to ensure it is a safe and welcoming space. As noted above, evidence-based practices will be implemented and/or expanded to meet the treatment needs of persons living with serious/severe mental or behavioral health conditions.</p>
<p>People who are justice-involved</p>	<p>BHD implemented CalAIM Justice Involved services in the local jail on April 1, 2025. Full implementation of this program is ongoing in collaboration with Agency's Public Health Division, the provider for jail medical services. This program has significantly expanded the number of justice-involved persons entering treatment for both mental health and SUD services, as has diversion and Prop 36. These individuals currently receive group therapy, individual therapy, and SUD services in addition to medication support, crisis/mobile crisis, transportation, and housing supports. With implementation of BHSA, services will be expanded to include peer support, Forensic Assertive Community Treatment, Individualized Placement Supports, and other evidence-based services as appropriate.</p>

Children and youth in foster care	Currently, children and youth in foster care receive assessments, therapy, case management, Therapeutic Behavioral Services, Intensive Home Based Services, Trauma Informed Cognitive Behavioral Therapy, parent peer services, crisis, Family Urgent Response System, mobile crisis support, medications, and Qualified Individual evaluations. With the implementation of BHSA, these services will expand to include High Fidelity Wraparound, Parent-Child Interaction Therapy, and Multisystemic Therapy.
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12c. Indicate which of the following partnerships will apply to working with people who are justice-involved. Check all that apply:

Responses Selected:

California Department of Corrections and Rehabilitation (CDCR)
Local/County Drug or Other Specialty Courts
Local/County Probation

Indicate which justice-involved groups the facility will serve. Check all that apply.

Children and youth, ages 15 and younger	<input checked="" type="checkbox"/>
Transition-age youth, ages 16-20	<input checked="" type="checkbox"/>
Transition-age youth, ages 21-25	<input checked="" type="checkbox"/>
Adults, ages 18-64	<input checked="" type="checkbox"/>
Perinatal (pregnant/postpartum women and their children)	<input checked="" type="checkbox"/>
Older adults, ages 65 and older	<input checked="" type="checkbox"/>

How will those who are justice-involved be referred to the facility?

125-word limit

Incarcerated adults are referred to BHD by the local jail via the CalAIM Justice Involved Initiative. These individuals receive pre-release services from BHD and are linked to outpatient treatment upon release. Siskiyou County contracts with surrounding counties for juvenile justice placements, and BHD facilitates in-custody treatment services, and links youth exiting carceral settings to outpatient services upon their release. BHD currently receives referrals from CDCR and will continue this practice at the new facility.

12d. Specify the culturally competent services that will be developed and tailored to racial and ethnic populations identified.

	Plans for culturally competent services
American Indian or Alaska Native	<p>Data indicates 82.2% of AI/AN adults who needed help for mental health/alcohol/drug had no visits for these issues in the past year.</p> <p>https://healthpolicy.ucla.edu/our-work/askchis). Housing data suggests this population experiences disparate rates of homelessness. BHD is working with local tribes, such as the Karuk, to address housing disparities. BHD has hired/collaborated with individuals from local tribes to assist with implementing culturally relevant practices. With the expansion of capacity under this project, BHD will increase this work.</p>
Hispanic, Latino, or Spanish Origin	<p>Individuals of Hispanic/Latino or Spanish Origin make up approximately 14.1% of the population in Siskiyou County. BHD provides financial incentives for bilingual Spanish-speaking staff and historically provided Promotora's services. However, due to the lack of community-based providers this service is no longer available. With the planned expansion under BHCIP, BHD would reinstitute this service. In addition, BHD provides cultural competence/cultural humility training for all providers on an ongoing basis.</p>
Hmong	<p>Recently, Siskiyou County has experienced a significant influx of persons of Hmong descent. This population has migrated to the county primarily to work in the illegal cannabis industry, and resides in substandard conditions, often without running water and with high levels of exposure to toxic pesticides/herbicides. BHD, in collaboration with the Public Health Division, has made efforts to link this population with medical/behavioral health treatment, housing, and other essential resources. These efforts are ongoing.</p>

White	Whites comprise 73.8% of the Siskiyou County population. The majority of the services, including the evidence-based treatment services provided by BHD, were developed and normed on the White population. BHD intends to expand access to all services, and in particular evidence-based services under BHSA and other current behavioral health initiatives.
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Please confirm the amounts entered in the following questions are correct before moving on:

- Section 2, Question 10g (funds requested per facility)
- Section 2, Question 10h (non-BHCIP funds per facility)

Important: Please confirm the accuracy of all responses to questions in Section 2 before selecting “Mark as Complete.” This section will no longer be accessible after you have moved on to Section 3. Although you are welcome to contact the [Bond BHCIP support desk](#) in the event that you need to correct information in Section 2 at a later point in the application process, please be advised that only in exceptional circumstances will access be permitted.

Bond Round 2 - Section 3.1: Project Site/Property

Completed - Oct 27 2025

Bond Round 2 - Section 3.1: Project Site/Property

Please ensure you have completed Section 2: Project Information before moving on to this section.

1. Project Site/Property

Provide details about the project site/property using the fields below. When entering an address, write out all place names fully (e.g., Road, Street, Place, Boulevard), as abbreviations are not acceptable for PFA purposes.

Have you identified a project site/property?

Yes

Is there an address for the identified project site/property?

If the project has multiple addresses (e.g., 123, 124, and 125 Main Street), input each address separately.

No

Please explain.

125-word limit

The proposed site is unimproved property with the Assessor's Parcel Number #062-161-220. The property is on the northeast corner of Campus Drive and Moonlit Oaks Avenue in Yreka, California.

Provide the identified project site/property city.

Yreka

Provide the identified project site/property county.

Siskiyou

2a. Please select the appropriate status for the proposed project site/property.

Note: All Bond BHCIP Round 2: Unmet Needs-funded grantees must agree to a 30-year encumbrance on the awarded facility property's APN(s).

Applicant currently owns the site and is the vested owner on title.

2b. Provide the full legal name of the current owner(s) of the proposed property. Please provide additional information for potential change in ownership during the 30 year encumbrance, if applicable.

250-word limit

The County of Siskiyou is the current owner of the proposed property. The County intends to provide the site to its Health and Human Services Agency, Behavioral Health Division, for the development of the proposed BHCIP mental health and substance use disorder outpatient clinic. The County of Siskiyou will retain ownership of the property for the duration of the 30-year encumbrance period.

2c. Does the applicant plan to obtain any new loans to acquire the proposed property or against the proposed property for construction purposes?

No

2d. Are there currently any loans on the property?

No

2e. Would DHCS need to subordinate on a lease?

If there is no lease, select not applicable.

Not applicable

2f. Are there any current encumbrances or use restrictions recorded on title to the proposed property?

Yes

Please explain and include detail on potential conflict with Bond BHCIP Round 2: Unmet Needs use.

250-word limit

The following easements are upon title to the proposed property: (1) An easement to Pacific Bell, or its successors, for the placement of communications equipment and structures upon or under the subject property. (2) An easement for public utilities and incidental purposes as shown in Parcel Map Book 12, Page 35 of the Siskiyou County Recorder. Both easements are narrow and for the limited purpose of providing standard utility services to and through the property. The easements would have no effect upon, or create any interference with, any of the purposes of the BHCIP grant.

2g. Conditionally awarded Bond BHCIP Round 2: Unmet Needs projects will need to clear the title of the proposed property. Has a member of the applicant's real estate or legal team reviewed the preliminary title report?

Yes

2h. Is this an addition to an existing property constructed or being constructed using BHCIP (Rounds 3, 4, or 5) or Bond BHCIP Round 1: Launch Ready funds?

No

2i. Is the property located on federally recognized Tribal land?

No

2j. Is the property owned by a county?

Yes

Select the county that owns the property.

Siskiyou

2k. Is the property owned by a city?

No

2l. Does the proposed site have any additional owners or additional leases not listed above?

No

2m. Will any of the proposed project properties that are or will be owned by the applicant or co-applicant include plans to lease at any point within 30 years of construction completion? If the applicant or co-applicant does not or will not own the property, select not applicable.

No

3. For the proposed project or proposed project location, list all public and private ceremonial events that have occurred over the past year or are planned for the near future (e.g., groundbreaking, cleansing, ribbon cutting).

250-word limit

No ceremonial events have occurred over the past year. If the project is awarded BHCIP funds, the County would anticipate a groundbreaking in February of 2028.

4. Has the proposed project or proposed project location received any publicity (positive or negative) over the past year?

No

Bond Round 2 - Section 3.2: Development Plans and Financing

Completed - Oct 28 2025

Bond Round 2 - Section 3.2: Development Plans and Financing

Please ensure you have completed Section 2: Project Information before moving on to this section.

1. Which phase of development describes the project's current status? Refer to [RFA Section 2.2](#) for additional guidance.

Phase 1: Planning and predevelopment

2. Describe how the proposed project fits in the phase of development selected.

250-word limit

The County has site control of the property. Initial site assessments have been conducted, including the City of Yreka's planning review of zoning, environmental constraints, and infrastructure needs, appraisal, and title review. Salazar Architect has completed initial conceptual site designs. Initial budgets have been developed. Next steps will include a geotechnical study, schematic designs, and a general contractor's cost estimate based on schematic design.

3. List all outstanding construction approvals, will serve letters, and building permits required to complete each facility type referenced in this application and describe your strategy for applying for each within six months of fully executing a Bond BHCIP Round 2: Unmet Needs PFA.

250-word limit

The proposed project will require a new construction building permit from the City of Yreka. Schematic and Design Development drawings will begin upon receiving the BHCIP award letter (estimated 4/1/26). This will allow for completion of Schematic Drawings by 8/1/26 and submission of a planning permit application at that time. Construction documents are planned to be adequately complete for submission for building permit on 10/1/27, with issuance of building permit and all construction approvals anticipated for 1/1/28.

4. Conditional awardees shall be solely responsible for any cost overruns beyond the award amount. Neither DHCS nor AHP will be responsible for any cost overruns. Describe your scope and cost-containment strategies, as well as any contingency plans for project cost overruns and fiscal strategies for managing the proposed project. Include specific examples of potential project cost savings, cost efficiencies, and cost leveraging.

250-word limit

The proposed project will encompass new construction of a facility and associated parking and site improvements. Our cost containment strategy will incorporate a phased design and cost estimating approach that will allow the development team to assess costs and make design adjustments as needed through the design process. We will bring a general contractor on board as a development team consultant at the Schematic Design stage to assist with cost estimates and necessary modifications. Cost estimates will be conducted at completion of Schematic Design, Design Development, and 85% Construction Documents. In addition, the project will maintain budget contingencies of about \$4.4 million (16% of estimated Construction Costs) to address any construction cost overruns or unexpected costs. In the event that the contingencies are inadequate to cover unanticipated costs, the County will rely on additional funds under its control to complete the project. Current County ownership of the property will provide significant cost savings. In addition, the facility will be efficiently designed in one three-story structure.

5. Use the fields below to provide details about the proposed project's construction and design.

Note: Forms 3, 5, and 8 are not required of applicants with turnkey acquisitions.

a. Describe all due diligence, feasibility studies, and site inspections completed to date that indicate site appropriateness for the facility.

125-word limit

The following feasibility studies and site inspections have been completed to date: preliminary zoning and infrastructure needs review by the City of Yreka Planning Department; a property appraisal; and review of the preliminary title report and conditions of title.

b. Describe any preliminary site plans, design drawings, and/or construction plans. If no construction plan is yet in place, plan to submit a valid rough order of magnitude (ROM) cost estimate from an architect, engineer, or licensed general contractor (Section 3.5 Required Documents).

125-word limit

The project is in the initial conceptual design phase, and a conceptual site plan has been developed. A ROM cost estimate from our architect has been included in this application.

c. Describe any planned site amenities (e.g., community and common areas, laundry, gated access, security, recreational areas, community garden) and sustainable and green building elements.

125-word limit

Planned site amenities include landscaped seating areas near the building entrance as well as on the north side of the building, an interior atrium with tables and seating, and a parking lot. The development team has started stakeholder engagement to inform the design of the project. Staff will incorporate this stakeholder input when making decisions about what amenities to include on the site.

d. Describe any onsite and offsite improvement requirements and/or complex or costly structural or site/topographical requirements.

125-word limit

It is anticipated that extension of a city sewer line will be required to service the property. The off-site costs are reflected in the Off-Site Improvements line item of the budget. The development will incorporate a gradual slope in the gradient of building and parking. A portion of the parking area will include a two-level parking structure.

e. Describe any needed demolition.

125-word limit

The site is vacant and will not require any demolition of structures.

f. Describe the process used to develop your Bond BHCIP Round 2: Unmet Needs application budget, including naming the individual (name, title, company) who produced the budget estimates.

125-word limit

The application budget was developed by Siskiyou County's consultant Housing Tools and Salazar Architect, in consultation with County staff. Other awarded, completed, and constructed BHCIP projects were used as comparables for the budget, which was also informed by the conceptual design and scope of the project as proposed.

6. What is the estimated total development cost to acquire, plan, permit, insure, construct, license, and open services at the completed facility? This amount should include both match and program funds.

29525000

7a. How many similar health care construction projects has the proposed development team completed?

6

7b. For each completed project, provide a brief description, the completion date, the physical address, and a website URL (if applicable).

Note: A development team may include an architect, construction manager, civil engineer, project manager, and real estate attorney, among others.

Please scroll right to review all columns.

	Brief Name of Completed Project	Description	Completion Date	Location (Address, City, Zip Code)	BHCIP Funded Project	Website URL (if not applicable, enter N/A)
Project 1	Siskiyou Crossroads	A NPLH new construction development project with 50 units for low-income/permanent supportive housing apartments for people with a serious mental illness.	06/27/2024	510 North Foothill Drive, Yreka, CA 96097	No	https://www.rc hdc.org/property-management/find-an-apartment/
Project 2	Siskiyou Village	New development of a 15-bed, tiny-home shelter for individuals with a mental health challenge or substance use disorder.	05/15/2025	400 South Foothill Drive, Yreka, CA 96097	No	https://nvcss.org/housing#siskiyou-county
Project 3	Yreka Basecamp	Significant rehab of an existing	06/10/2025	1200 South Main Street,	No	https://nvcss.org/housing#siskiyou-county

		building to create a 32-bed congregate shelter serving individuals involved in the criminal justice system with behavioral health issues.		Yreka, CA 96097		
Project 4	Mountain Townhomes	A new construction development project with 24 units of low income/permanent supportive housing apartments.	11/01/2026	735 Chestnut Street, Mount Shasta, CA 96067	No	N/A
Project 5	Orland Youth and Family Wellness Center	Behavioral health services and clinic space for high needs youth and families.	05/03/2027	East Tehama Street, Orland, CA 95963	Yes	N/A
Project 6	Shelter II at East Beamer	New 13,429 square-foot behavioral health and navigation services center.	09/01/2026	1901 East Beamer Street, Woodland, CA 95776	Yes	N/A
Project 7						
Project 8						
Project 9						

Project 10						
------------	--	--	--	--	--	--

8. Will the application budget cover 100 percent of the estimated total development cost of the proposed project?

Yes

9. If awarded, do you plan to submit allowable expenditures toward sunk costs to meet the match requirement? Refer to [RFA Section 2.7c](#) for additional guidance on sunk costs.

Note: Sunk costs include expenditures incurred directly for the improvement of the real property on which the project is located. No sunk costs exceeding one year prior to the date of the Bond BHCIP Round 2: Unmet Needs Notice of Award (anticipated in late spring 2026) may be claimed. Sunk costs pledged by applicants must be fully documented and approved by DHCS. All applicants that indicate they will submit sunk costs must be prepared to do so within seven calendar days of receipt of a Bond BHCIP Round 2: Unmet Needs Notice of Award.

No

Bond Round 2 - Section 3.3: Budget

Completed - Oct 28 2025

Bond Round 2 - Section 3.3: Budget

Please ensure you have completed Section 2: Project Information and Section 3.2: Development Plans and Financing before moving on to this section.

Match Requirements

Keep the following points in mind as you complete the match section of your project budget. The match amount is based on the amount of funding requested and, if the project is awarded, will be finalized based on the total amount awarded. Refer to the Bond BHCIP [FAQs](#) for further guidance.

- Match type may not be changed.
- Sunk cost match is not reimbursable.
- Mandatory match guidelines are required by statute and are set according to applicant type. Refer to [RFA Section 2.7](#) for additional guidance.

Local Government and Nonprofit Organizations	For-Profit Organizations	Tribal Entities
10 percent	25 percent	5 percent
Higher priority for applicants that include a higher cash match		

- Match funds may not originate from a BHCIP- or Bond BHCIP-funded project. Likewise, sponsors from previous BHCIP or Bond BHCIP rounds may not use their equity in that property as Bond BHCIP Round 2 property match.
- Fund amounts must be positive numbers only, with no commas (format: 1234567).
- Applicants can pledge the in-kind equity value of a proposed project property. The property being pledged must be the actual project-site property that will be encumbered for 30 years (Welfare and Institutions Code [WIC] Section 5960.15), and the entire APN of the property to be pledged for match must be dedicated to the proposed development project.
- Only the APNs that will be encumbered by the 30-year service restriction can count as an in-kind property match source and must be validated by a certified appraisal of that specific APN.
- Applicants with property consisting of multiple parcels, such as a campus, may count only those parcels that will be encumbered by the 30-year Declaration of Restrictions (DOR) and/or Performance Deed of Trust (PDOT).
- For property match, the entire property equity amount does not have to be used.

- Applicants pledging property match may not use a Bond BHCIP Round 2: Unmet Needs award to fund or reimburse the acquisition of that property. Applicants that are unable to demonstrate ownership of the property may not pledge the property as match. In addition, leasehold interest on existing land and buildings is not permitted as property match.
-

Budget Worksheet Instructions

- Reference [Attachment D: Budget Glossary of Terms](#) for line-by-line instructions.
 - Complete all required data fields for your project's financial estimates/funds requested.
 - This budget will be the basis of conditional Bond BHCIP funding, if awarded. When entering amounts, ensure accuracy by providing professional estimates.
 - Seek and include **actual bids or estimates from Department of Industrial Relations (DIR)-registered design-build professionals**, whenever possible.
 - Submit **accurate bids from qualified professionals**, contractors, architects, and engineers for an estimated start of construction in 2026-27.
 - Include California **DIR prevailing wage labor costs** in your region for all relevant onsite construction trades.
 - Include **notes and additional comments** as needed for special circumstances and/or details of funding sought per line item requested.
 - This budget will **autocalculate match, contingencies, and owner administration costs**.
 - Fill in **sources of capital** at the end of the budget.
-

Feasibility/Due Diligence

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Funded by Cash Match	Notes
Legal			
Architect (schematic drawings/fit study)		15000	
Consultants (Specify)		15000	Housing Tools: Feasibility Review and Coordination
Engineering		10000	Feasibility civil engineering review; assess sewer/stormwater
Construction Manager/Owner's Representative			
Preliminary Title Report (submitted with application)		600	
Phase 1 Environmental Report		3000	
Phase 2 Environmental Report, if necessary			
Site Surveys (soils and environmental)		20000	
Other Feasibility/Due Diligence Costs			
Other Feasibility/Due Diligence Costs			

Owner Administration (10% autofill)	(No response)
Contingency (10% autofill, includes Owner Admin)	(No response)
Total Feasibility/Due Diligence - Funded by Grant	(No response)
Total Feasibility/Due Diligence - Funded by Cash Match	(No response)
Total Feasibility/Due Diligence - Overall	(No response)

Owner Administration (10% autofill)	0.00
Contingency (10% autofill, includes Owner Admin)	0.00
Total Feasibility/Due Diligence - Funded by Grant	0.00
Total Feasibility/Due Diligence - Funded by Cash Match	63600.00
Total Feasibility/Due Diligence - Overall	63600.00

Development Planning

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Funded by Cash Match	Notes
Legal		20000	
Architect (design drawings/construction drawings)		413803	
Construction Manager/Owner's Representative		10000	
Civil Engineer		147201	
Mechanical, Electrical, and Plumbing (MEP) Engineer		294222	
Structural Engineer		117761	
Consultants (Specify)		10000	Housing Tools: Predevelopment Coordination
Consultants (Specify)			
Consultants (Specify)			
Other Development Planning Costs (Specify)		10000	Planning Permit
Other Development Planning Costs (Specify)			
Other Development Planning Costs (Specify)			
ALTA Lender's Policy (estimate 0.01% of total grant award)		2700	

Owner Administration (10% autofill)	(No response)
Contingency (10% autofill, includes Owner Admin)	(No response)
Total Development Planning - Funded by Grant	(No response)
Total Development Planning - Funded by Cash Match	(No response)
Total Development Planning - Overall	(No response)

Owner Administration (10% autofill)	0.00
Contingency (10% autofill, includes Owner Admin)	0.00
Total Development Planning - Funded by Grant	0.00
Total Development Planning - Funded by Cash Match	1025687.00
Total Development Planning - Overall	1025687.00

Construction Permits and Fees

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Funded by Cash Match	Notes
Payment and Performance (P&P) Bonds by General Contractor	177134		
Builder's Risk Insurance			
Building Permit Fees		24039	
Local Development Impact Fees		221978	
DIR Employment Reporting			
Other Construction Permits and Fees (Specify)			
Other Construction Permits and Fees (Specify)			
Other Construction Permits and Fees (Specify)			

Owner Administration (10% autofill)	(No response)
Contingency (10% autofill, includes Owner Admin)	(No response)
Total Construction Permits and Fees - Funded by Grant	(No response)
Total Construction Permits and Fees - Funded by Cash Match	(No response)
Total Construction Permits and Fees - Overall	(No response)

Owner Administration (10% autofill)	17713.40
Contingency (10% autofill, includes Owner Admin)	19484.74
Total Construction Permits and Fees - Funded by Grant	214332.14
Total Construction Permits and Fees - Funded by Cash Match	246017.00
Total Construction Permits and Fees - Overall	460349.14

Land Costs/Acquisition

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Funded by Cash Match	Notes
Land Cost or Value		0	Land is currently owned by the County of Siskiyou.
Closing Costs			
Legal			
Broker Fee			
Appraisal Fee			
Property Insurance at Closing			
Construction Manager			
Demolition Involved in Acquisition			
Other Acquisition Costs (Specify)			

Land Costs/Acquisition (cont.)

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Funded by Cash Match	Notes
Off-Site Improvements (if needed)	549999.52		Sewer line extension

Owner Administration (2% autofill)	(No response)
Contingency (5% autofill, includes Owner Admin)	(No response)
Total Land Costs - Funded by Grant	(No response)
Total Land Costs - Funded by Cash Match	(No response)
Total Land Costs - Overall	(No response)
Total Acquisition Costs - Funded by Grant	(No response)
Total Acquisition Costs - Funded by Cash Match	(No response)
Total Acquisition Costs - Overall	(No response)

Owner Administration (2% autofill)	0.00
Contingency (5% autofill, includes Owner Admin)	0.00
Total Land Costs - Funded by Grant	0.00
Total Land Costs - Funded by Cash Match	0.00
Total Land Costs - Overall	0.00
Total Acquisition Costs - Funded by Grant	549999.52
Total Acquisition Costs - Funded by Cash Match	0.00
Total Acquisition Costs - Overall	549999.52

Rehabilitation of Existing Facility

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Funded by Cash Match	Notes
Legal			
Construction Manager/Owner's Representative			
Physical Needs Assessment (PNA)			
Asbestos and Lead Paint Survey (required for all rehab)			
Site Work/Grading (materials and labor)			
Hard Costs (materials and labor); labor must include prevailing wages			
Furniture / Fixtures / Equipment (FFE; 10% cap)			
Demolition			
Contractor Overhead			
Contractor Profit			
Prevailing Wages Administration			
Builder's Risk Insurance			
General Liability Insurance			
Project Inspection			
Urban Greening			
Other Rehabilitation (specify)			

Other Rehabilitation (specify)			
Other Rehabilitation (specify)			

Owner Administration (5% autofill)	(No response)
Contingency (20% autofill, includes Owner Admin)	(No response)
Total Rehabilitation of Existing Facility - Funded by Grant	(No response)
Total Rehabilitation of Existing Facility - Funded by Cash Match	(No response)
Total Rehabilitation of Existing Facility - Overall	(No response)

Owner Administration (5% autofill)	0.00
Contingency (20% autofill, includes Owner Admin)	0.00
Total Rehabilitation of Existing Facility - Funded by Grant	0.00
Total Rehabilitation of Existing Facility - Funded by Cash Match	0.00
Total Rehabilitation of Existing Facility - Overall	0.00

Ground-Up New Construction

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Funded by Cash Match	Notes
Legal		20000	
Construction Manager/Owner's Representative		80000	
Site Work (materials and labor)	1302739		
Hard Costs (materials and labor; labor must include prevailing wages)	15396101	1014696	
Furniture / Fixtures / Equipment (FFE; 10% cap)	1375855		
Demolition			
General Conditions/Requirements	1507336		
Contractor Profit	1059928		
Prevailing Wages Administration		60000	
Builder's Risk Insurance	100000		
General Liability Insurance	80000		
Project Inspection		10000	
Urban Greening			
Other New Construction (specify)			
Other New Construction (specify)			
Other New Construction (specify)			

Other New Construction (specify)			
Other New Construction (specify)			

Owner Administration (5% autofill)	(No response)
Contingency (20% autofill, includes Owner Admin)	(No response)
Total Ground-Up New Construction - Funded by Grant	(No response)
Total Ground-Up New Construction - Funded by Cash Match	(No response)
Total Ground-Up New Construction - Overall	(No response)

Owner Administration (5% autofill)	1041097.95
Contingency (20% autofill, includes Owner Admin)	4372611.39
Total Ground-Up New Construction - Funded by Grant	26235668.34
Total Ground-Up New Construction - Funded by Cash Match	1184696.00
Total Ground-Up New Construction - Overall	27420364.34

Other Project Costs

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Funded by Cash Match	Notes
Post-Construction Commissioning		5000	
Accounting/Reimbursable			
Other Costs (specify)			
Other Costs (specify)			
Other Costs (specify)			
Other Costs (specify)			

Contingency (10% autofill)	(No response)
Total Other Project Costs - Funded by Grant	(No response)
Total Other Project Costs - Funded by Cash Match	(No response)
Total Other Project Costs - Overall	(No response)

Contingency (10% autofill)	0.00
Total Other Project Costs - Funded by Grant	0.00
Total Other Project Costs - Funded by Cash Match	5000.00
Total Other Project Costs - Overall	5000.00

Developer Costs

Please scroll right to include any notes.

Use of Funds	Funded by Grant	Notes
Developer Overhead	0	County will contract with General Contractor; no Developer
Consultants/Processing Agents		
Project Administration		
Other Developer Costs (specify)		

Total Developer Costs - Overall	(No response)
---------------------------------	---------------

Total Developer Costs - Overall	0.00
---------------------------------	------

Total Project Costs

Funded by Grant

Funded by Grant	(No response)
Funded by Cash Match	(No response)
Total Costs	(No response)

Total Project Costs

Funded by Grant

Funded by Grant	27000000.00
Funded by Cash Match	2525000.00
Total Costs	29525000.00

Please confirm the amounts entered in the following questions are correct before moving on:

- Section 3.1, Question 2d (current loans)
- Section 3.2, Question 6 (estimated development costs)
- Section 3.2, Question 8 (application budget covers 100 percent of costs)
- Section 3.3, match information

Sub-Totals

Dollar Amount

Match Amount	(No response)
Total Contingency	(No response)
Total Administration	(No response)

Sub-Totals

Percentage of Total Project Cost

Match Amount	(No response)
Total Contingency	(No response)
Total Administration	(No response)

This figure is based on total project costs. As a result, it will not align precisely with the match percentage required for the applicant entity type.

Sub-Totals

Dollar Amount

Match Amount	2525000.00
Total Contingency	4392096.13
Total Administration	1058811.35

Sub-Totals

Percentage of Total Project Cost

Match Amount	8.55
Total Contingency	14.88
Total Administration	3.59

Total Bond BHCIP Round 2 Funding Request

(No response)

Total Bond BHCIP Round 2 Funding Request

27000000.00

Breakdown of Funds Requested

Required Match Amount (Tribal only 5%)	(No response)
Required Match Amount (city, county, nonprofit 10%)	(No response)
Required Match Amount (for-profit 25%)	(No response)

Breakdown of Funds Requested

Required Match Amount (Tribal only 5%)	1350000.00
Required Match Amount (city, county, nonprofit 10%)	2700000.00
Required Match Amount (for-profit 25%)	6750000.00

Sources of Capital

	Amount	Funding Status	Notes
Other Grants			
Other Grants			
Other Bond Investments			
Other Bond Investments			
Equity / Other Funds			
Equity / Other Funds			
Debt			

Sources of Capital Total

(No response)

Sources of Capital Total

0.00

Source of Match: Cash

	Amount	Funding Status	Notes
Local funding			
MHSA (CFTN)	1525000	Secured	
BHSA			
Foundation / philanthropic support			
Opioid settlement funds for SUD facilities	1000000	Secured	
Incentive payments from managed care plans			

Source of Match: Cash Total

(No response)

Source of Match: Cash Total

2525000.00

Source of Match: Property

	Amount	Funding Status	Notes
Buildings originally intended for another purpose			
Government and Tribal property	175000	Secured	Property is owned by the County of Siskiyou.
Land trust			
Surplus land			
Other (land must be encumbered)			

Source of Match: Property Total

(No response)

Source of Match: Property Total

175000.00

Source of Match: Sunk Costs

	Amount	Funding Status	Notes
Sunk Costs			

Total Sources of Funds

(No response)

29700000.00

Bond Round 2 - Section 3.4: Letters of Support

Completed - Oct 28 2025

Bond Round 2 - Section 3.4: Letters of Support

Please ensure you have completed Section 2: Project Information before moving on to this section.

Section 3.4: Letters of Support

Using the instructions below, provide letters of support (LOS) from internal boards of directors, Tribal councils or advisory boards, your county behavioral health agency, and community partners, as appropriate. All letters must be uploaded with this application. If you have requested but not yet received a letter of support, indicate it is pending using the applicable checkbox and provide the anticipated date you expect to submit it. Letters received after you have submitted your application should be sent to the [Bond BHCIP Round 2 Support Desk](#) but no later than **November 28, 2025**. No letters of support will be accepted after that date.

County applicants are welcome to provide an LOS, but are not required to do so. County applicants building on Tribal land must submit a Tribal resolution or Tribal Leadership Representative LOS. This is a written document that signifies an official decision or stance taken by a Tribal governing body. Examples include a Tribal resolution or a letter of support from a Tribal representative such as the chairperson, business counsel, or other Tribal authority.

- (Required if building on Tribal land) Tribal Resolution or Tribal Leadership Representative LOS
- (Required) Board of Directors LOS
- (Optional) County Behavioral Health Director or County Mental Health Director LOS
- (Optional) Government Official LOS
- (Optional) Community Stakeholder LOS

LOS Priorities

The following should be included in letters of support, when possible:

- Whether the writer of the LOS will be working with the applicant and/or co-applicant to provide services or client referral programs
- Whether the facility or program being funded with Bond BHCIP funds will address the State SB 43 mandate, Proposition 36, or the CARE Act
- Whether the LOS is from a state contractor that administers Medi-Cal benefits through local providers (e.g., Partnership Health Plan of California)
- If the LOS is from an association, whether the applicant or co-applicant is a member

Acceptable LOS

Any letter of support submitted is **considered sufficient** if it meets the following criteria:

- Addressed to the applicant, DHCS, or AHP with the subject line indicating support of the project; “To whom it may concern” is acceptable if the rest of the letter shows specific support for the applicant and includes project details
- Includes the name, title, and organization of the individual providing the letter
- Is dated no more than six months before the date of application submission
- Relates to and indicates Bond BHCIP Round 2: Unmet Needs funding is being sought
- Clearly references the project for which the applicant is seeking Bond BHCIP Round 2: Unmet Needs funding and indicates support for it (for example, provides project details, such as the type of behavioral health facility that is being constructed and the types of services it will provide)

Unacceptable LOS

The following will be **considered insufficient**:

- A letter of support from an application used for a prior round of BHCIP or Bond BHCIP funding
- A letter of support that is signed and dated more than six months before the date of application submission
- A letter of support from an employee of a county behavioral health agency, rather than the director
- Letters that do not specifically reference Bond BHCIP Round 2: Unmet Needs or the project for which the applicant is seeking Bond BHCIP Round 2: Unmet Needs funding

Additional Details

- **Label all letters of support as follows: LOS_Project Title_Agency Providing the Letter** (example: LOS_Wildflower Rehab_County Name BH Department). Abbreviations are acceptable.
- List the name, affiliation, and title of all providers of LOS included with this application.
- Refer to [RFA Section 2.1](#) and [Attachment C](#) for additional guidance.

Government Officials (e.g., county board of supervisors, city council, mayor, Tribal leadership)

How many Government Official letters of support do you have to report?

10

Letter #1: Have you received this letter of support?

Note: If your request for a county letter of support was declined, please select "Other" and summarize the reason(s) given by the county for doing so.

Yes

Government Officials Letter #1:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Heather
Last Name	Hadwick
Organization or Entity Name	California Legislature, Assembly
Job Title/Role	Assemblymember

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Asemblymember Heather Hadwick.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Asemblymember Heather Hadwick.pdf.pdf **Size:** 128.0 kB

Letter #2: Have you received this letter of support?

Yes

Government Officials Letter #2:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Coleen
Last Name	Baker
Organization or Entity Name	City of Yreka
Job Title/Role	Mayor

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_City of Yreka.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_City of Yreka.pdf.pdf **Size:** 69.9 kB

Letter #3: Have you received this letter of support?

Yes

Government Officials Letter #3:

Title (Mr., Ms., Dr., etc.)	Mr.
First Name	Doug
Last Name	LaMalfa
Organization or Entity Name	United States Congress, House of Representatives
Job Title/Role	Member of Congress

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Congressman Doug LaMalfa.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Congressman Doug LaMalfa.pdf.pdf **Size:** 446.7 kB

Letter #4: Have you received this letter of support?

Yes

Government Officials Letter #4:

Title (Mr., Ms., Dr., etc.)	Mr.
First Name	Kirk
Last Name	Andrus
Organization or Entity Name	Siskiyou County District Attorney's Office
Job Title/Role	District Attorney

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_District Attorney_Siskiyou County.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_District Attorney Siskiyou County.pdf.pdf **Size:** 30.5 kB

Letter #5: Have you received this letter of support?

Yes

Government Officials Letter #5:

Title (Mr., Ms., Dr., etc.)	Mr.
First Name	Ray
Last Name	Elliott
Organization or Entity Name	Karuk Tribe Human Services
Job Title/Role	Director

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Karuk Tribe Human Services.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Karuk Tribe Human Services.pdf.pdf **Size:** 56.1 kB

Letter #6: Have you received this letter of support?

Yes

Government Officials Letter #6:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Megan
Last Name	Dahle
Organization or Entity Name	California State Senate
Job Title/Role	Senator

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Senator Megan Dahle.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Senator Megan Dahle.pdf.pdf **Size:** 102.7 kB

Letter #7: Have you received this letter of support?

Yes

Government Officials Letter #7:

Title (Mr., Ms., Dr., etc.)	Mr.
First Name	Jeremiah
Last Name	LaRue
Organization or Entity Name	Siskiyou County Sheriff's Office
Job Title/Role	Sheriff-Coroner

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Sheriff Jeremiah LaRue Siskiyou County.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Sheriff Jeremiah LaRue Siskiyou County.pdf.pdf **Size:** 110.4 kB

Letter #8: Have you received this letter of support?

Yes

Government Officials Letter #8:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Erin
Last Name	Welch
Organization or Entity Name	Siskiyou County Probation Department
Job Title/Role	Chief Probation Officer

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Siskiyou County Department of Probation.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Siskiyou County Department of Probation.pdf.pdf **Size:** 61.7 kB

Letter #9: Have you received this letter of support?

Yes

Government Officials Letter #9:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Lael
Last Name	Kayfetz
Organization or Entity Name	Siskiyou County Public Defender's Office
Job Title/Role	Chief Public Defender

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Siskiyou County Public Defender Office.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Siskiyou County Public Defender Office.pdf.pdf **Size:** 145.2 kB

Letter #10: Have you received this letter of support?

Yes

Government Officials Letter #10:

Title (Mr., Ms., Dr., etc.)	Mr.
First Name	Mark
Last Name	Gilman
Organization or Entity Name	Yreka Police Department
Job Title/Role	Chief

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Yreka Police Department.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Yreka Police Department.pdf.pdf **Size:** 685.5 kB

County Behavioral Health and/or Mental Health Director

How many County Behavioral Health and/or Mental Health Director letters of support do you have to report?

1

1. Have you received this letter of support?

Yes

County Behavioral Health and/or Mental Health Director Letter #1:

Title (Mr., Ms., Dr., etc.)	Dr.
First Name	Sarah
Last Name	Collard
Organization or Entity Name	Siskiyou County Health and Human Services Agency, Behavioral Health Division
Job Title/Role	Director

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center County Behavioral Health Director.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_County Behavioral Health Director.pdf.pdf **Size:** 69.9 kB

Tribal Resolution or Tribal Leadership Representative

Note: If the applicant is a federally recognized Tribe, a Tribal council resolution is required. This is a written document that signifies an official decision or stance taken by a Tribal governing body. Examples include a Tribal resolution or a letter of support from a Tribal representative such as the chairperson, business counsel, or other Tribal authority. If the applicant is a Native American nonprofit, urban Indian organization, or other “non-federally recognized Tribe,” a governing board of directors’ resolution is required. In addition, any applicant building on Tribal land must provide documentation of Tribal support.

How many Tribal Resolution or Tribal Leadership Representative letters of support do you have to report?

0

Please explain why you do not have any Tribal Resolution or Tribal Leadership Representative letters of support to report.

125-word limit

This is not a tribal project, and it is not located on tribal property. However, this project did receive a letter of support from the Director of Karuk Tribe Human Services. This letter of support is included in the "government officials" letter-of-support section of the application portal.

Board of Directors

Do you have a Board of Directors letter of support to report?

1

1. Have you received this letter of support?

Yes

Board of Directors Letter #1:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Nancy
Last Name	Ogren
Organization or Entity Name	Siskiyou County Board of Supervisors
Job Title/Role	Chair

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center Board of Supervisors Siskiyou County.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Board of Supervisors Siskiyou County.pdf.pdf **Size:** 60.3 kB

Community Stakeholders

How many Community Stakeholder letters of support do you have to report?

7

1. Have you received this letter of support?

Yes

Community Stakeholders Letter #1:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Sonja
Last Name	Bjork
Organization or Entity Name	Partnership HealthPlan of California
Job Title/Role	Chief Executive Officer

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Partnership HealthPlan of California Cheif Executive Officer.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Partnership HealthPlan of California Cheif Executive Officer.pdf.pdf **Size:** 595.3 kB

2. Have you received this letter of support?

Yes

Community Stakeholders Letter #2:

Title (Mr., Ms., Dr., etc.)	Mr.
First Name	Justin
Last Name	Hadaller
Organization or Entity Name	Siskiyou County Behavioral Health Advisory Board
Job Title/Role	Vice Chairperson

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center Behavioral Health Advisory Board.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Behavioral Health Advisory Board.pdf.pdf **Size:** 69.5 kB

3. Have you received this letter of support?

Yes

Community Stakeholders Letter #3:

Title (Mr., Ms., Dr., etc.)	Mr.
First Name	Blake
Last Name	Michaelsen
Organization or Entity Name	City of Dunsmuir
Job Title/Role	Acting City Manager

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center City of Dunsmuir.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_City of Dunsmuir.pdf.pdf **Size:** 115.3 kB

4. Have you received this letter of support?

Yes

Community Stakeholders Letter #4:

Title (Mr., Ms., Dr., etc.)	Mr.
First Name	Jonathon
Last Name	Andrus
Organization or Entity Name	Fairchild Medical Center
Job Title/Role	Chief Executive Officer

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Fairchild Medical Center.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Fairchild Medical Center.pdf.pdf **Size:** 74.5 kB

5. Have you received this letter of support?

Yes

Community Stakeholders Letter #5:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Nancy
Last Name	Ogren
Organization or Entity Name	NorCal Continuum of Care Siskiyou Advisory Board
Job Title/Role	Chair

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Siskiyou County Advisory Board NorCal Continuum of Care.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Siskiyou County Advisory Board NorCal Continuum of Care.pdf.pdf **Size:** 61.9 kB

6. Have you received this letter of support?

Yes

Community Stakeholders Letter #6:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Trish
Last Name	Barbieri
Organization or Entity Name	Siskiyou County Health and Human Services Agency, Social Services Division
Job Title/Role	Director of Social Services

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Siskiyou County Social Services Division.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Siskiyou County Social Services Division.pdf.pdf **Size:** 107.3 kB

7. Have you received this letter of support?

Yes

Community Stakeholders Letter #7:

Title (Mr., Ms., Dr., etc.)	Ms.
First Name	Shelly
Last Name	Davis
Organization or Entity Name	Siskiyou County Health and Human Services Agency, Public Health Division
Job Title/Role	Director of Public Health Division/Director of Correctional Health Services

Please upload the letter of support

[LOS_Siskiyou Integrated Wellness Center_Siskiyou County Public Health Division.pdf](#)

Filename: LOS_Siskiyou Integrated Wellness Center_Siskiyou County Public Health Division.pdf.pdf **Size:** 570.5 kB

Bond Round 2 - Section 3.5: Required Documents

Completed - Oct 28 2025

Bond Round 2 - Section 3.5: Required Documents

Please ensure you have completed Section 2: Project Information before moving on to this section.

Upload completed forms, as listed below.

Note: Tribal entity applicants must submit all documents listed here that are relevant to their application and project, with the exception of the organizational chart, which is recommended but not required. Relevant resumes are required of all applicants.

*Limit each file to 20 MB. Label files as follows: **Application ID_Form Name** (example: 0223_Form 8).*

Note: The Application ID is visible at the top of the screen.

- Forms 1 and 2 are for your reference in preparing your application only.
 - Form 1 is the application questions. There is no additional file to upload.
 - Form 2 is the budget template and is intended for use as a worksheet as you prepare your development budget. [Click here](#) to view the budget template.
- Form 3: Development Team Information
 - Applicants in Development Phase 1: Planning and Predevelopment must include executed contracts for hire and resumes for current members of their development team.
 - This form is not required of applicants with turnkey acquisitions.
- Form 4: Design, Acquisition, and Construction Milestone Schedule
- Form 5: Applicant's Certification of Prevailing Wage (inclusion in estimated budget)
 - This form is not required of applicants with turnkey acquisitions.
- Form 6: Applicant's Certification of Funding Terms
- Form 7: Community Engagement
- Form 8: Schematic Design Checklist
 - This form is not required of applicants with turnkey acquisitions.
- Form 9: Facility Financial Operating Pro Forma
- Form 10: Board Authorizing Resolution (BAR)
 - The BAR and a letter of support from the applicant's board of directors are two distinct documents. Applicants may not submit a letter of support from their board of directors in place of a BAR.
 - All co-applicants must also submit a BAR.
 - Any BAR received after you have submitted your application should be sent to the Bond BHCIP [Support Desk](#) **no later than November 28, 2025**. No BARs will be accepted after this date.

Are all of your facilities turnkey acquisitions? If no, leave blank.

No Responses Selected

Form 3: Development Team Information

- Applicants in Development Phase 1: Planning and Predevelopment must include executed contracts for hire and resumes for current members of their development team.

[BR2-0000000516_Form 3.pdf](#)

Filename: BR2-0000000516_Form 3.pdf.pdf **Size:** 227.6 kB

Form 4: Design, Acquisition, and Construction Milestone Schedule

[BR2-0000000516_Form 4.pdf](#)

Filename: BR2-0000000516_Form 4.pdf.pdf **Size:** 128.9 kB

Form 5: Applicant's Certification of Prevailing Wage

- This form is not required of applicants with turnkey acquisitions.

[BR2-0000000516_Form 5.pdf](#)

Filename: BR2-0000000516_Form 5.pdf.pdf **Size:** 100.6 kB

Form 6: Applicant's Certification of Funding Terms

[BR2-0000000516_Form 6.pdf](#)

Filename: BR2-0000000516_Form 6.pdf.pdf **Size:** 167.5 kB

Form 7: Community Engagement

[BR2-0000000516_Form 7.pdf](#)

Filename: BR2-0000000516_Form 7.pdf.pdf **Size:** 321.8 kB

Form 8: Schematic Design Checklist

- This form is not required of applicants with turnkey acquisitions.

[BR2-0000000516_Form 8.pdf](#)

Filename: BR2-0000000516_Form 8.pdf.pdf **Size:** 204.4 kB

Form 9: Facility Financial Operating Pro Forma

[BR2-0000000516_Form 9.pdf](#)

Filename: BR2-0000000516_Form 9.pdf.pdf **Size:** 91.7 kB

Form 10: Board Authorizing Resolution (BAR)

- The BAR and a letter of support from the applicant's board of directors are two distinct documents. Applicants may not submit a letter of support from their board of directors in place of a BAR.
- All co-applicants must also submit a BAR.
- Any BAR received after you have submitted your application should be sent to the [Bond BHCIP Round 2 Support Desk](#) no later than **November 28, 2025**. No BARs will be accepted after this date.

[BR2-0000000516_Form 10.pdf](#)

Filename: BR2-0000000516_Form 10.pdf.pdf **Size:** 89.0 kB

Drawings: Preliminary site plans, design drawings, or construction drawings for the proposed project—these may include schematic designs, architectural drawings, construction blueprints, or other renderings

Label files as follows: Application ID_Title of Drawings/Plans

[BR2-0000000516_The Siskiyou Integrated Wellness Center Proposed Site Plan.pdf](#)

Filename: BR2-0000000516_The Siskiyou Integrated Wellness Center Proposed Site Plan.pdf.pdf **Size:** 6.1 MB

Rough order of magnitude (ROM) cost estimate from an architect, engineer, or licensed general contractor

Label files as follows: Application ID_ROM

[BR2-0000000516_ROM.pdf](#)

Filename: BR2-0000000516_ROM.pdf.pdf **Size:** 128.5 kB

Resumes: Resumes of the development team that developed the design/construction plans

Note: Applicants in Development Phase 1: Planning and Predevelopment must include resumes for all current members of the development team.

Label files as follows: *Application ID_Resume Title*

[BR2-0000000516_Resumes_Salazar_Architect.pdf](#)

Filename: BR2-0000000516_Resumes_Salazar_Architect.pdf.pdf **Size:** 2.0 MB

[BR2-0000000516_Resumes_Housing_Tools.pdf](#)

Filename: BR2-0000000516_Resumes_Housing_Tools.pdf.pdf **Size:** 167.3 kB

[BR2-0000000516_Resume_Sarah_Collard_Ph._D.pdf](#)

Filename: BR2-0000000516_Resume_Sarah_Collard_Ph._D.pdf.pdf **Size:** 183.7 kB

[BR2-0000000516_Resume_Sarah_Evans.pdf](#)

Filename: BR2-0000000516_Resume_Sarah_Evans.pdf.pdf **Size:** 50.0 kB

[BR2-0000000516_Resume_Maddelyn_Bryan.pdf](#)

Filename: BR2-0000000516_Resume_Maddelyn_Bryan.pdf.pdf **Size:** 194.1 kB

Contracts: A copy of all executed contracts for hire related to the development team (e.g., attorney, construction manager, development manager, architect, consultants, contractor)

Note: Applicants in Development Phase 1: Planning and Predevelopment must include executed hiring contracts for all current members of the development team.

Label files as follows: *Application ID_Contracts*

[BR2-0000000516_Contract_Housing_Tools.pdf](#)

Filename: BR2-0000000516_Contract_Housing_Tools.pdf.pdf **Size:** 4.4 MB

[BR2-0000000516_Contract_Salazar_Architect.pdf](#)

Filename: BR2-0000000516_Contract_Salazar_Architect.pdf.pdf **Size:** 493.2 kB

Preliminary title report of property APN(s) to be developed with Bond BHCIP Round 2: Unmet Needs funds

Label files as follows: Application ID_Preliminary Title Report

[BR2-0000000516_Preliminary Title Report.pdf](#)

Filename: BR2-0000000516_Preliminary Title Report.pdf.pdf **Size:** 1.2 MB

Certified appraisal and bank loan document for property selected as match source

Label files as follows: Application ID_Certified Appraisal

[BR2-0000000516_Certified Appraisal.pdf](#)

Filename: BR2-0000000516_Certified Appraisal.pdf.pdf **Size:** 3.4 MB

Site control documents, which may include any or all of the following: (1) title vested to applicant demonstrated with title report (ownership); (2) executed Purchase and Sale agreement (PSA); (3) mutually executed LOI; (4) pre-existing long-term lease (acceptance of a Bond BHCIP Round 2: Unmet Needs award will require a lease extension of no fewer than 30 years); or (5) executed ENA.

Note: Title must be vested under the applicant or co-applicant entity's name to qualify for property match. Match verification will be required within seven days of the date of the Notice of Award. Binding and nonbinding LOIs are both acceptable.

Label files as follows: Application ID_Name of Site Control Document

[BR2-0000000516 Title Report Site Control Document.pdf](#)

Filename: BR2-0000000516_Title Report Site Control Document.pdf.pdf **Size:** 1.4 MB

Corporate Documents by Entity Type (optional)

- **Corporation:** (1) Articles of Incorporation, (2) Bylaws, (3) organizational chart, and (4) resolution from the board of directors approving the planned project.
- **Limited Liability Company (LLC):** (1) Operating or LLC Agreement, (2) organizational chart, (3) Articles of Organization, and (4) resolution/ consent/written action approving the planned project.
- **General Partnership:** (1) Partnership Agreement, (2) Statement of Partnership Authority, and (3) organizational chart.
- **Limited Partnership:** (1) Partnership Agreement, (2) Certificate of Partnership, and (3) resolution/consent/written action approving the planned project.

Label files as follows: Application ID_Name of Corporate Document

Photo of Proposed Property in pre-BHCIP stage. The high-quality photo should be in a JPG format with size of 1024x768 pixels or larger, but not to exceed 15MB in file size. A PDF will be an acceptable alternative file format.

Label files as follows: Application ID_Property Photo

[BR2-0000000516_Property Photo.jpg](#)

Filename: BR2-0000000516_Property Photo.jpg **Size:** 391.0 kB

Co-Applicant Corporate Documents by Entity Type (optional)

- **Corporation:** (1) Articles of Incorporation, (2) Bylaws, (3) organizational chart, and (4) resolution from the board of directors approving the planned project.
- **LLC:** (1) Operating or LLC Agreement, (2) organizational chart, (3) Articles of Organization, and (4) resolution/ consent/written action approving the current planned project.
- **General Partnership:** (1) Partnership Agreement, (2) Statement of Partnership Authority, and (3) organizational chart.
- **Limited Partnership:** (1) Partnership Agreement, (2) Certificate of Partnership, and (3) resolution/consent/written action approving the planned project.

Label files as follows: Application ID_Name of Corporate Document

Bond Round 2 - Section 4: Key Contacts

Completed - Oct 28 2025

Bond Round 2 - Section 4: Key Contacts

Please note: to access Section 5, all Bond BHCIP Round 2: Unmet Needs applicants are required to complete a pre-application consultation (PAC). If you have scheduled a PAC but it has not yet taken place, please click the "Save & Continue Editing" button. After you have completed the PAC, you will be able to access Section 5 and complete your application. The deadline for all applicants to complete a required PAC is October 1, 2025. All completed applications are due on or before October 28, 2025, at 5:00 p.m.

Section 4.1: Lead Applicant Key Contacts

1. Name and contact information of the **individual completing the application**:

Please do not include credentials.

a. Title (Mr., Ms., Dr., etc.)

Ms.

b. First Name

Maddelyn

c. Last Name

Bryan

d. Job Title

Project Coordinator

e. Organization or Entity Name

Siskiyou County Health and Human Services Agency

f. Street Address

818 South Main Street

g. Address Line 2

(No response)

h. City

Yreka

i. County

Siskiyou

j. State

(No response)

k. Zip Code

Format: 12345-6789 (latter four digits are optional)

96097

l. Email

mcbryan@co.siskiyou.ca.us

m. Primary Business Phone

Format: 123-456-7890-ext.

530-643-3549

2. Key information for the **lead applicant** applying for Bond BHCIP Round 2: Unmet Needs funding

a. Lead applicant's legal organization/entity name as registered with the California Secretary of State and used in legal documents. If not applicable (e.g., for government or Tribal entities), enter the entity name that would be listed on official agreements (this will be used for verification purposes and for executing the PFA).

Note: No changes to entities will be allowed after application submission.

125-word limit

Siskiyou County Health and Human Services Agency, Behavioral Health Division

b. If the organization/entity operates under a "doing business as" (DBA) name, please provide it. If there is more than one, list only the primary DBA. The DBA must be current, unexpired, registered, and recorded in the county in which the proposed project is or will be located. Do not include abbreviations or acronyms that are not registered as a DBA.

Responses Selected:

Not applicable

c. Primary business address of the legal organization/entity as listed on official websites. Provide the current primary operating address. Write out all place names fully (e.g., Road, Street, Place, Boulevard), as abbreviations cannot be used for PFA purposes.

Street Address

2060 Campus Drive

Address Line 2

(No response)

City

Yreka

County

Siskiyou

State

(No response)

Zip Code

Format: 12345-6789 (latter four digits are optional)

96097

d. Primary Business Phone

Format: 123-456-7890-ext.

530-841-4100

e. Website

Format: URL must begin with http:// or https://

<https://www.siskiyoucounty.gov/behavioralhealth>

f. Federal Tax ID (EIN)

Format: 00-0000000. Please [click here](#) for additional information.

94-6000537

g. Unique Entity ID (UEI) Number

Format: 12 digits, letters and numbers only. Please [click here](#) for more information.

TCVJYQCR6YL6

h. How many current state-level behavioral health facility licenses and certifications to operate existing programs (excluding any related to the new or expanded facility) does the applicant hold?

4

Provide details of all current behavioral health facility licenses and certifications your entity holds at the state level to operate existing programs (excluding any related to the new or expanded facility). Include the identification of license or certification, the oversight agency (DHCS, the California Department of Social Services [CDSS], the California Department of Public Health [CDPH], or the Department of Health Care Access and Information [HCAI]), and the license or certification number for each. Do not include licenses or certifications for clinical staff.

Example:

Types of licenses: 1. SUD, 2. CCF

Issuing authorities: 1. DHCS, 2. DSS

License numbers: 1. 123456AB, 2. 123456789

Please scroll right to review all columns.

	License or Certification	Issuing Authority	License or Certification Number
1	AOD/SUD	DHCS	470002AN
2	AOD/SUD	DHCS	470002BN
3	SD/MC Provider	DHCS	4701
4	SD/MC Provider	DHCS	4743
5			
6			
7			
8			
9			
10			

i. If any existing behavioral health facilities do not require licensing or certification at the state or national level to operate existing programs (excluding any related to the new or expanded facility), please explain.

125-word limit

N/A.

3. Key information for the lead applicant's **Lead Authorized Representative(s)**:

The **Lead Authorized Representative (LAR)** is an individual who has the authority to communicate and make decisions on behalf of the lead applicant. Applicants may designate up to two LARs.

a. **Primary LAR**

Please do not include credentials.

No Responses Selected

Title (Mr., Ms., Dr., etc.)

Ms.

First Name

Angela

Last Name

Davis

Job Title

County Administrator

Organization or Entity Name

County of Siskiyou

Email

adavis@co.siskiyou.ca.us

Primary Business Phone

Format: 123-456-7890-ext.

530-842-8005

Street Address

1312 Fairlane Road

Address Line 2

(No response)

City

Yreka

County

Siskiyou

State

(No response)

Zip Code

Format: 12345-6789 (latter four digits are optional)

96097

3b. Secondary LAR

Please do not include credentials.

No Responses Selected

Title (Mr., Ms., Dr., etc.)

Dr.

First Name

Sarah

Last Name

Collard

Job Title

Director of Health and Human Services Agency

Organization or Entity Name

Siskiyou County Health and Human Services Agency

Email

scollard@co.siskiyou.ca.us

Primary Business Phone

Format: 123-456-7890-ext.

530-841-4802

Street Address

2060 Campus Drive

Address Line 2

(No response)

City

Yreka

County

Siskiyou

State

(No response)

Zip Code

Format: 12345-6789 (latter four digits are optional)

96097

4. Key information for the lead applicant's **Lead Authorized Signatory**:

The **Lead Authorized Signatory (LAS)** is an individual with the authority to sign legal documents on behalf of the lead applicant. Individuals with signing authority usually sit on the board of directors or hold C-level positions.

Note: The person you identify as your LAS must be the same person named on the BAR confirming signing authority and will be required to execute the PFA on behalf of the organization.

Please do not include credentials.

a. Title (Mr., Ms., Dr., etc.)

Ms.

b. First Name

Angela

c. Last Name

Davis

d. Job Title

County Administrator

e. Organization or Entity Name

County of Siskiyou

f. Email

adavis@co.siskiyou.ca.us

g. Primary Business Phone

Format: 123-456-7890-ext.

530-842-8005

h. Street Address

1312 Fairlane Road

i. Address Line 2

(No response)

j. City

Yreka

k. County

Siskiyou

l. State

(No response)

m. Zip Code

Format: 12345-6789 (latter four digits are optional)

96097

5. Key information for the lead applicant's proposed **Project Director**:

The **Project Director (PD)** is the person responsible for the day-to-day management of the project and serves as the primary point of contact for project-related questions and communications.

Please do not include credentials.

a. Title (Mr., Ms., Dr., etc.)

Dr.

b. First Name

Sarah

c. Last Name

Collard

d. Job Title

Director of Health and Human Services Agency

e. Organization or Entity Name

Siskiyou County Health and Human Services Agency

f. Email

scollard@co.siskiyou.ca.us

g. Primary Business Phone

Format: 123-456-7890-ext.

530-841-4802

h. Street Address

2060 Campus Drive

i. Address Line 2

(No response)

j. City

Yreka

k. County

Siskiyou

l. State

(No response)

m. Zip Code

Format: 12345-6789 (latter four digits are optional)

96097

6. Key information for the lead applicant's **Attorney, if applicable**. If the applicant is awarded, this individual will be contacted during the contracting process.

Please do not include credentials.

No Responses Selected

a. Title (Mr., Ms., Dr., etc.)

Ms.

b. First Name

Natalie

c. Last Name

Reed

d. Job Title

County Counsel

e. Organization or Entity Name

County of Siskiyou

f. Email

nreed@co.siskiyou.ca.us

g. Primary Business Phone

Format: 123-456-7890-ext.

530-842-8100

h. Street Address

1312 Fairlane Road

i. Address Line 2

(No response)

j. City

Yreka

k. County

Siskiyou

l. State

(No response)

m. Zip Code

Format: 12345-6789 (latter four digits are optional)

96097

Bond Round 2 - Section 5: Privacy Notice & Certification

Completed - Oct 28 2025

Bond Round 2 - Section 5: Privacy Notice and Certification

5.1 - Privacy Notice on Collection of Personal Information

Section 1798.17 of the Civil Code requires this notice be provided when collecting personal or confidential information from individuals and periodically furnished to all individuals at intervals not exceeding one year. All information furnished by you is subject to the California Information Practices Act and State policy.

Information collected through this application may be subject to public disclosure under the California Public Records Act (CPRA; Government Code §§ 7920.000 et seq.). Once final awards have been issued, DHCS may disclose submitted application materials in response to public records requests. Applicants should provide business information for phone numbers, emails, and addresses. Applicants should avoid providing personal information such as phone numbers and home addresses, as submission constitutes consent to potential disclosure under CPRA.

Agency Name: Advocates for Human Potential, Inc. (AHP), acting under contract with the California Department of Health Care Services (DHCS)

DHCS Division: Community Service Division

Title, business address, and telephone number of officials responsible for the system of records where the information is maintained and who, upon request, can provide details regarding the location of the records obtained and the categories of persons who use the information:

Terri Tobin, Vice President, Research and Evaluation, Advocates for Human Potential, Inc., 490-B Boston Post Road, Sudbury, MA 01776, BR2@ahpnet.com, (978) 261-1436.

Laurice Artap, Section Chief, or designee, Community Services Division, Behavioral Health Expansion Branch, Behavioral Health Continuum Infrastructure Program, 1501 Capitol Ave., Sacramento, CA 95814, BHCIP@DHCS.ca.gov, (916) 345-8512.

Authority for DHCS to collect and maintain the information: California Welfare and Institutions Code sections 5965–5965.20, as established by Assembly Bill 531 (2023). AHP collects and maintains this information under a business agreement with DHCS.

Providing Information: Unless specifically noted as optional, all items of information requested are mandatory for the purposes of application scoring, funding administration, and development of the Bond BHCIP Program Funding Agreement (PFA). Do not provide any personal information other than what is requested.

The consequences, if any, of not providing all or any part of the required information: Failure to provide the requested information could result in the termination of your application review or affect your eligibility for program funding. You acknowledge that the State and its contract manager, Advocates for Human Potential, Inc. (“AHP”), are relying on this information in awarding Program Funds.

The principal purpose(s) within the agency for which the information is to be used: To score applications, administer program funding, monitor project implementation, and develop the conditional awardee's Bond BHCIP PFA.

Information may be shared with: (1) other state agencies to perform their legal duties if compatible with the purpose for which it was collected, (2) government entities if required by state or federal law, and (3) other entities as permitted by state or federal law, as outlined in DHCS' Notice of Privacy Practices.

Right of Access: You have a right to access your personal information, maintained by AHP, upon written request by contacting the individuals identified above.

AHP's policies regarding personal information are available online in [AHP's Privacy Policy](#).

DHCS' policies regarding personal information are available online in DHCS' Notice of Privacy Practices and Privacy Policy Statement:

- <https://www.dhcs.ca.gov/formsandpubs/laws/priv/Pages/NoticeofPrivacyPractices.aspx>
- <https://www.dhcs.ca.gov/pages/privacy.aspx>

5.2 - Certification

I, Ms. Maddelyn Bryan, as an authorized representative of Siskiyou County Health and Human Services Agency, ("Applicant"), hereby certify that:

Responses Selected:

1. I possess the authority to submit this certification on behalf of the Applicant (and co-applicant, if applicable).
 2. I am providing this information in connection with an application for funding from the State of California (the "State") through the Department of Health Care Services ("DHCS") pursuant to the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs RFA.
 3. I acknowledge that the State and its contract manager, Advocates for Human Potential, Inc. ("AHP"), are relying on this information in awarding Program Funds.
 4. I acknowledge the Privacy Notice on Collection of Personal Information.
 5. I certify that the information, statements, and attachments included in this application are, to the best of my knowledge and belief, true and correct.
-

Once you have confirmed and certified the application is complete, click the “SUBMIT” button on the left side of the screen to submit the entire application package.

For questions or concerns, please contact the [Bond BHCIP Support Desk](#).

Thank you.

By submitting your application, you consent to the collection, use, storage, and potential disclosure of the information contained in your application. Information provided in this application is a public record that is subject to disclosure under the California Public Records Act (Division 10 of Title 1 of the Government Code, commencing with section 7920.000). The information provided will be used for application scoring and, if you are awarded, the development of your Bond Behavioral Health Continuum Infrastructure Program (BHCIP) contract (Program Funding Agreement).

Thank you for submitting your Bond BHCIP Round 2: Unmet Needs application. Please be advised that, at their discretion, the Department of Health Care Services (DHCS) and/or Advocates for Human Potential, Inc. (AHP), the Bond BHCIP administrative entity, may contact you with follow-up questions related to your application between October 29, 2025, and January 2, 2026, and note that:

- Follow-up communications will be sent from DHCS or AHP.
- All outreach-related communications will be addressed to the contact person indicated, in response to specific application questions.
- All communications will include a deadline that will require a written response via email within two business days. No exceptions. If a response is not received within the required timeframe, the opportunity to clarify application data may be forfeited.

Thank you again for your commitment to improving behavioral health infrastructure in California.

CITY OF DUNSMUIR

"Home of the Best Water on Earth"



October 20, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHSA) Bond BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

As the Acting City Manager of Dunsmuir, California, I am pleased to express my support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The current facility and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. As the Acting City Manager of Dunsmuir, I strongly support this project and encourage the allocation of BHCIP funding to ensure this crucial investment becomes a reality for Siskiyou County.

Thank you for your consideration.

Respectfully,


Blake Michaelsen, Acting City Manager
City of Dunsmuir



City of Yreka
701 Fourth Street • Yreka, CA 96097
(530) 841-2386 • FAX (530) 842-4836



October 21, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHS) Bond BHCIP
Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

The City of Yreka is pleased to express its support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The current facility and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. The City Council of Yreka strongly supports this project and encourages the allocation of BHCIP funding to ensure this crucial investment becomes a reality for Siskiyou County.

Thank you for your consideration.

Respectfully,

Coleen Baker, Mayor
City of Yreka



COUNTY OF SISKIYOU
PUBLIC DEFENDER'S OFFICE

LAEL KAYFETZ
Chief Public Defender
RACHEL ROSEMeyer
Assistant Public Defender

MAGGIE WEEMS
JEFFREY KRASNOFF
ANDREW ARONSOHN
RICHARD BEHLMER
Deputy Public Defenders

October 14, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHSa)
Bond BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff:

The Siskiyou County Public Defender's Office is pleased to express its strong support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

Our office works closely with HHSa Behavioral Health through collaborative programs such as Mental Health Diversion and CARE Court, both of which depend on timely access to high-quality behavioral health services. The current Behavioral Health facility is no longer adequate to meet these needs. The rural nature of Siskiyou County already creates significant barriers for our clients in accessing care.

BHCIP funding would allow the County to develop a modern facility that brings multiple Health and Human Services programs together under one roof, strengthening coordination of care and expanding capacity for Mental Health Diversion and CARE Court participants. This facility would provide multidisciplinary teams and treatment options essential to reducing recidivism, promoting recovery, and improving long term stability for individuals with serious mental illness.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFw), along with other practices required under the Behavioral Health Services Act. Co-locating these services would streamline access and allow clients to receive integrated treatment and supportive services in one centralized setting.

The Public Defender's Office sees firsthand how critical behavioral health infrastructure is to both public health and public safety. We strongly support and urge the allocation of BHCIP funding to make this vital investment a reality for the residents of Siskiyou County.

Respectfully,



Lael Kayfetz
Chief Public Defender
County of Siskiyou

LK/lis



COUNTY OF SISKIYOU

Board of Supervisors

1312 Fairlane Rd, Suite 1
Yreka, California 96097
www.co.siskiyou.ca.us

(530) 842-8005
FAX (530) 842-8013
Toll Free: 1-888-854-2000, ext. 8005

October 21, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

**Subject: Letter of Support for Siskiyou County Health and Human Services Agency (HHSA)
Bond BHCIP Round 2: Unmet Needs Application**

Dear DHCS and Advocates for Human Potential (AHP) staff,

The Siskiyou County Board of Supervisors strongly supports the Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients to access the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available to the community. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The current facility and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. As the Board of Supervisors, we strongly support this project and encourage the allocation of BHCIP funding to ensure this crucial investment becomes a reality for Siskiyou County.

Thank you for your consideration.

Respectfully,

Nancy Ogren
Chair, Board of Supervisors

Jess Harris
District 1

Ed Valenzuela
District 2

Michael N. Kobseff
District 3

Nancy Ogren
District 4

Ray Haupt
District 5



Siskiyou County Advisory Board of the
NorCal
Continuum of Care™

10/01/25

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHSA) Round 2 Unmet Needs BHCIP Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

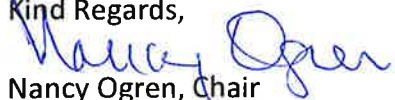
The Siskiyou County Advisory Board, NorCal Continuum of Care, is pleased to express its support for Siskiyou County Health and Human Services Agency's application for the Round 2 Unmet Needs Behavioral Health Continuum Infrastructure Program (BHCIP) funding to develop a new mental health and substance use disorder outpatient clinic.

Due to recent expansions in services and programs, the current Siskiyou County Behavioral Health leased building is no longer suitable. The rural nature of our local communities creates difficulties for clients to connect with the myriad of services necessary to support the whole person. BHCIP funds will allow the County to develop a new facility, expanding the number and quality of services HHSA is able to provide. It will do this by locating various branches of HHSA in one setting so the County can administer multi-disciplinary teams and more effectively coordinate care for clients. Additionally, the new site would provide specialized spaces for delivering new evidenced-based treatments such as Parent-Child Interaction Therapy (PCIT), High Fidelity Wraparound (HFW), and others required by the Behavioral Health Services Act. Co-locating programs would create streamlined and centralized access to integrated treatment and supportive services.

The current facility and treatment options do not fully meet the needs in Siskiyou County. As a consortium of organizations that frequently refer individuals who are unhoused or at risk of becoming unhoused to Behavioral Health services, we wholeheartedly support this project and encourage the allocation of BHCIP funding to make this important investment a reality.

Thank you for your consideration.

Kind Regards,


Nancy Ogren, Chair
Siskiyou County Advisory Board
NorCal Continuum of Care



10/9/2025

**California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814**

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHS) Round 2 Unmet Needs BHCIP Application

Dear Review Committee,

Karuk Tribe Human Services is pleased to express our support for Siskiyou County Health and Human Services Agency's application for Round 2 of Unmet Needs Behavioral Health Continuum Infrastructure Program (BHCIP) funding to develop a new mental health and substance use disorder outpatient clinic.

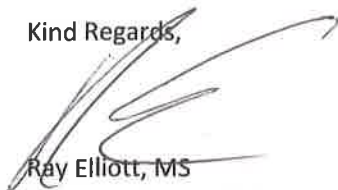
The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range, including higher-level services required to support the Karuk Tribe. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By locating multiple units of Health and Human Services in one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The current facilities and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. We strongly support this project and encourage the allocation of BHCIP funding to ensure this vital investment becomes a reality.

Thank you for your consideration.

Kind Regards,



Ray Elliott, MS
Director of Karuk Tribe Human Services



Siskiyou County
SHERIFF'S OFFICE

Jeremiah LaRue
Sheriff-Coroner

305 Butte Street
Yreka, CA 96097
(530) 842-8300

October 21, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHSA) Bond BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff:

The Siskiyou County Sheriff's Office is pleased to express its support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

Our office has witnessed the growing need for expanded behavioral health services across Siskiyou County. Programs such as the CalAIM Jail In-Reach initiative have strengthened partnerships between law enforcement and behavioral health, helping connect individuals to treatment and support services as they transition back into the community. However, the current Behavioral Health facility is no longer adequate to meet these expanding needs.

BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By bringing multiple units of Health and Human Services together under one roof, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services for residents.

The Sheriff's Office recognizes the importance of a strong behavioral health system in promoting public safety, reducing recidivism, and improving community well-being. We fully support this project and encourage the allocation of BHCIP funding to make this important investment a reality.

Thank you for your consideration.

Respectfully,

Jeremiah LaRue,
Sheriff-Coroner



October 20, 2025

California Department of Health Care Services
1501 Capitol Avenue
Sacramento, CA 95814

Re: Support for Siskiyou County Health and Human Services Agency (HHSA) Round 2 Unmet Needs BHCIP Application

Dear Review Committee,

We are pleased to express our support for Siskiyou County Health and Human Services Agency's application for Round 2 of Unmet Needs Behavioral Health Continuum Infrastructure Program (BHCIP) funding to develop a new mental health and substance use disorder outpatient clinic.

The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By bringing multiple branches of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy and High Fidelity Wraparound, along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The current facilities and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. We strongly support this project and encourage the allocation of BHCIP funding toward it.

Thank you for your consideration.

Sincerely,

Sonja Bjork
Chief Executive Officer



Siskiyou County Probation Department

Erin Welch
Chief Probation Officer

October 16, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, California 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHSA) Bond BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

The Siskiyou County Probation Department is pleased to express its support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

Our office has seen the growing need for expanded behavioral health services across the county. Programs such as the CalAIM Jail In-Reach initiative have strengthened partnerships between probation and behavioral health, helping connect individuals to treatment and support services as they transition back into the community. However, the current Behavioral Health facility is no longer adequate to meet these expanding needs.

BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The Probation Office recognizes the importance of a strong behavioral health system in promoting public safety, reducing recidivism, and improving community well-being. We fully support this project and encourage the allocation of BHCIP funding to make this important investment a reality.

Thank you for your consideration.

Respectfully,

A blue ink handwritten signature, appearing to be "Erin Welch", written over a white background.

Chief Probation Officer, Erin Welch
Siskiyou County Probation Department



October 20, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

**RE: Letter of Support for Siskiyou County Health and Human Services Agency (HSA)
Bond BHCIP Round 2: Unmet Needs Application**

Dear DHCS and Advocates for Human Potential (AHP) staff,

The Office of Assemblymember Heather Hadwick, 1st Assembly District, is pleased to express its support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services. The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

As the Assemblymember representing California's 1st District, I strongly support this project and encourage the allocation of BHCIP funding to ensure this critical investment becomes a reality for the residents of Siskiyou County.

Thank you for your consideration.

Sincerely,

HEATHER HADWICK
Assemblymember, 1st District



SISKIYOU COUNTY

Health and Human Services Agency Public Health Division

810 South Main Street
Yreka, CA 96097
(530) 841-2134 / Fax (530) 841-4094

DONALD E. SOLUS, MD
Public Health Officer
SHELLY DAVIS, MSN MN-L RN PHN CCHP
Director, Public Health Division
Director of Correctional Health Services

10/23/2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHS) Bond BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

As Director of Siskiyou County Public Health Division and Correctional Health Services I am pleased to express my strong support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The current facility and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. As Director of Public Health Division and Correctional Health Services of Siskiyou County I strongly support this project and encourages the allocation of BHCIP funding to ensure this crucial investment becomes a reality for Siskiyou County.

Thank you for your consideration.

Respectfully,

Shelly Davis, MSN MNL BSN RN PHN CCHP

Siskiyou County Health & Human Services

Director, Public Health Division

Director, Correctional Health Services



SISKIYOU COUNTY

Behavioral Health Advisory Board

A Commitment to Service

Chairperson:
Supervisor Nancy Ogren

Vice Chairperson:
Justin Hadaller, PA-C

Board Members:
Lise Rogers
Earl Chancellor
Paul Contreras
Sasha Hight

10/20/2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHS) Bond BHCIP Round 2:
Unmet Needs Application

Dear Review Committee,

The Behavioral Health Board is pleased to express our support for Siskiyou County Health and Human Services Agency's application for Round 2 of Unmet Needs Behavioral Health Continuum Infrastructure Program (BHCIP) funding to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By locating multiple units of Health and Human Services in one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

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The current facilities and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. We strongly support this project and encourage the allocation of BHCIP funding to ensure this vital investment becomes a reality.

Thank you for your consideration.

Kind Regards,

Justin Hadaller, PA-C

Vice Chairperson

Behavioral Health Advisory Board



SISKIYOU COUNTY

Health and Human Services Agency

SARAH COLLARD, PH.D.
Director of Health and Human Services Agency

SHANNON CLYMER, LCSW
Deputy Director of Behavioral Health Division

10/28/2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHS) Bond BHCIP Round 2:
Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

As the Director of Siskiyou County Health and Human Services Agency, I am pleased to express my support for Siskiyou County Health and Human Services Agency's application for Round 2 of Unmet Needs Behavioral Health Continuum Infrastructure Program (BHCIP) funding to develop a new mental health and substance use disorder outpatient clinic.


The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By locating multiple units of Health and Human Services in one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

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The current facilities and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. I strongly support this project and encourage the allocation of BHCIP funding to ensure this vital investment becomes a reality.

Thank you for your consideration.

Kind Regards,


Sarah Collard, Ph. D
Director
County of Siskiyou Health and Human Services Agency

BEHAVIORAL HEALTH DIVISION

North County (Main) Office
2060 Campus Drive
Yreka, CA 96097
(530) 841-4100 / Fax (530) 841-4702

South County Office
1107 Ream Avenue
Mt. Shasta, CA 96067
(530) 918-7200 / Fax (530) 918-7216

DOUG LaMALFA
1ST DISTRICT, CALIFORNIA
COMMITTEE ON AGRICULTURE
COMMITTEE ON
TRANSPORTATION AND INFRASTRUCTURE
COMMITTEE ON
NATURAL RESOURCES
CHAIRMAN OF WESTERN CAUCUS

Congress of the United States
House of Representatives
Washington, DC 20515-0501

WASHINGTON OFFICE:
408 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
TEL: (202) 225-3076

CHICO DISTRICT OFFICE:
120 INDEPENDENCE CIRCLE
SUITE B
CHICO, CA 95973
TEL: (530) 343-1000

REDDING DISTRICT OFFICE:
2885 CHURN CREEK ROAD
SUITE C
REDDING, CA 96002
TEL: (530) 223-5898

YUBA CITY DISTRICT OFFICE:
1585 BUTTE HOUSE ROAD
SUITE D
YUBA CITY, CA 95993
TEL: (530) 645-6225

<http://lamalfa.house.gov>

October 20, 2025

California Department of Health Care Services
1501 Capitol Avenue
Sacramento, CA 95814

Re: Siskiyou County HHS Bond BHCIP Round 2: Unmet Needs Application

Dear DHCS Director and AHP Administrators,

I am writing in support of the Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavior Health Continuum Infrastructure Program (BHCIP)- Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services. The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting

I support Siskiyou County Health and Human Services Agency's pursuit of securing funds for this outpatient clinic project, and I appreciate your expedient consideration of their application.

Sincerely,



Member of Congress
1st District of California



COUNTY OF SISKIYOU
OFFICE OF THE DISTRICT ATTORNEY

J. KIRK ANDRUS, DISTRICT ATTORNEY

October 20, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHS) Bond BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

The Siskiyou County District Attorney's Office is pleased to express its support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The District Attorney's Office fully supports this project and recognizes its importance to both public health and public safety. The current facility and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. We respectfully encourage the allocation of BHCIP funding to ensure this crucial investment becomes a reality for Siskiyou County.

Thank you for your consideration. Respectfully,

KIRK ANDRUS
DISTRICT ATTORNEY



SISKIYOU COUNTY

Health and Human Services Agency

SARAH COLLARD, PH.D.

Director of Health and Human Services Agency

TRISH BARBIERI

Director of Social Services Division

SUSAN CERVELLI

Deputy Director of Social Services Division

COREY WATSON

Deputy Director of Social Services Division

KIRK HENDRICKS

Deputy Director of Administrative Services

October 15, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHSA) Bond
BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

The Siskiyou County Social Services Division is delighted to express its strong support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

SOCIAL SERVICES DIVISION

Eligibility and Temporary Assistance
Services
818 South Main Street
Yreka, CA 96097
(530) 841-2700 / Fax (530) 841-4399

Adult Services
746 & 750 South Main Street
Yreka, CA 96097
(530) 841-4010 / Fax (530) 841-4238

Children's Services
2060 Campus Drive
Yreka, CA 96097
(530) 841-4200 / Fax (530) 842-6277



SISKIYOU COUNTY

Health and Human Services Agency

SARAH COLLARD, PH.D.

Director of Health and Human Services Agency

TRISH BARBIERI

Director of Social Services Division

SUSAN CERVELLI

Deputy Director of Social Services Division

COREY WATSON

Deputy Director of Social Services Division

KIRK HENDRICKS

Deputy Director of Administrative Services

The current facility and treatment options do not fully address the behavioral health and substance use disorder needs of Siskiyou County. The Social Services Division of Siskiyou County strongly supports this project and urges the allocation of BHCIP funding to make this critical investment become a reality for Siskiyou County.

Thank you for your consideration.

Respectfully,

Trish Barbieri

Director of Social Services Division

Health and Human Services Agency

County of Siskiyou

SOCIAL SERVICES DIVISION

Eligibility and Temporary Assistance
Services
818 South Main Street
Yreka, CA 96097
(530) 841-2700 / Fax (530) 841-4399

Adult Services
746 & 750 South Main Street
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(530) 841-4010 / Fax (530) 841-4238

Children's Services
2060 Campus Drive
Yreka, CA 96097
(530) 841-4200 / Fax (530) 842-6277



POLICE DEPARTMENT



October 14, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHSA) Bond BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) staff,

The Yreka Police Department is pleased to express its support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The Yreka Police Department recognizes the importance of a strong behavioral health system in promoting public safety, reducing recidivism, and improving community well-being. We fully support this project and encourage the allocation of BHCIP funding to make this important investment a reality.

Thank you for your consideration.

Respectfully,

Chief Mark Gilman
Yreka Police Department



October 15, 2025

California Department of Health Care Services (DHCS)
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of Support for Siskiyou County Health and Human Services Agency (HHS) Bond
BHCIP Round 2: Unmet Needs Application

Dear DHCS and Advocates for Human Potential (AHP) Staff:

Fairchild Medical Center is delighted to express its strong support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program (BHCIP) – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet the needs of the community. The rural nature of Siskiyou County creates barriers for clients in accessing the full range of services required to support the whole person. BHCIP funding would allow the County to develop a modern facility that expands both the number and quality of services available. By ushering multiple units of Health and Human Services into one location, the County would be able to provide multi-disciplinary care teams and more effectively coordinate services.

The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy (PCIT) and High-Fidelity Wraparound (HFW), along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting.

The current facility and treatment options do not fully meet the behavioral health and substance use disorder needs of Siskiyou County. As the leading hospital providing essential health care services to communities across northern Siskiyou County, Fairchild Medical Center strongly supports this project and urges the allocation of BHCIP funding to make this critical investment become a reality for Siskiyou County.

Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jonathon Andrus".

Jonathon Andrus
Chief Executive Officer
Fairchild Medical Center

California State Senate

CAPITOL OFFICE
1021 O STREET
SUITE 7230
SACRAMENTO, CA 95814
TEL (916) 651-4001

DISTRICT OFFICE
1320 YUBA STREET
SUITE 102
REDDING, CA 96002
TEL (530) 224-7001

SENATOR
MEGAN DAHLE
FIRST SENATE DISTRICT



MEMBER
APPROPRIATIONS
ENERGY, UTILITIES
& COMMUNICATIONS
ENVIRONMENTAL QUALITY
GOVERNMENTAL ORGANIZATION
TRANSPORTATION
JOINT COMMITTEE ON FAIRS
ALLOCATION & CLASSIFICATION
JOINT LEGISLATIVE AUDIT COMMITTEE
JOINT LEGISLATIVE COMMITTEE ON
EMERGENCY MANAGEMENT

Oct. 21, 2025

California Department of Health Care Services
1501 Capitol Avenue
Sacramento, CA 95814

RE: Letter of support for Siskiyou County Bond BHCIP Round 2: Unmet Needs application

Dear DHCS and Advocates for Human Potential staff,

I write to share my support for Siskiyou County Health and Human Services Agency's application for Round 2 of the Behavioral Health Continuum Infrastructure Program – Unmet Needs funding, to develop a new mental health and substance use disorder outpatient clinic.

The current Behavioral Health building is no longer adequate to meet community needs. Siskiyou County is very rural, creating barriers for clients in accessing the full range of services to support the whole person. BHCIP funding would allow the county to develop a modern facility that expands the number and quality of services available.

By ushering multiple units of Health and Human Services into one location, the county could provide multi-disciplinary care teams and more effectively coordinate services. The proposed clinic would also create dedicated spaces for evidence-based treatments such as Parent-Child Interaction Therapy and High-Fidelity Wraparound, along with other practices required under the Behavioral Health Services Act. Co-locating programs would streamline access and provide clients with integrated treatment and supportive services in one centralized setting

As the senator representing California's 1st District, I strongly support this project and urge the allocation of BHCIP funding to ensure this critical investment in better services becomes a reality for the residents of Siskiyou County. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Megan Dahle".

MEGAN DAHLE
Senator, 1st District



Mt. Shasta Title & Escrow Company
1252 South Main Street, Yreka, CA 96097
Affiliated with
First American Title Insurance Company

Order Number: 4703-7329258 (td)

Title Officer: Title Dept
Phone: (530)842-4333
Fax No.: (866)440-8768
E-Mail:

Buyer:
Owner: County of Siskiyou
Property: 062-161-220
Yreka, CA 96097

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 07, 2025 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

NO POLICIES TO BE ISSUED HEREWITH

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

County of Siskiyou

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

THIS PRELIMINARY REPORT IS BEING ISSUED AS A COURTESY TO THE COUNTY OF SISKIYOU, AND IS NOT AN APPLICATION FOR TITLE INSURANCE. THE PARTIES HERETO UNDERSTAND NO POLICY OF TITLE INSURANCE IS BEING ISSUED, NOR ANY LIABILITY ASSUMED BY THE COMPANY BASED UPON ISSUANCE OF SAID REPORT.

1. General and special taxes and assessments for the fiscal year 2025-2026, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any and all offers of dedication, conditions, restrictions, easements, fence line and/or boundary discrepancies, notes and/or provisions shown or disclosed by that certain map filed in the Office of the Siskiyou County Recorder on March 7, 1997 in Parcel Map Book 12, Page 12.
4. An easement for public utilities and incidental purposes in the document recorded October 7, 1997 as Instrument No. 1997100712023 of Official Records.
5. Any and all offers of dedication, conditions, restrictions, easements, fence line and/or boundary discrepancies, notes and/or provisions shown or disclosed by that certain map filed in the Office of the Siskiyou County Recorder on December 22, 1998, in Parcel Map Book 12, Pages 34 and 35, inclusive, and as referred to in the legal description.

6. An easement for public utilities and incidental purposes in the document recorded December 28, 1998 as Instrument No. 1998122815874 of Official Records.
7. We find no open deeds of trust. Escrow please confirm before closing.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less than the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

The map attached, if any, may or may not be a survey of the land depicted hereon. Mt. Shasta Title & Escrow Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Yreka, County of Siskiyou, State of California, described as follows:

Parcel A-2 as shown on that certain Parcel Map for Sunflower Hawaii Partners, recorded December 22, 1998 in Book 12, pages 34 and 35 of Parcel Maps, Siskiyou County Recorder's Office, being a portion of Section 34, Township 45 North, Range 7 West, M.D.M.

APN: 062-161-220

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local Mt. Shasta Title & Escrow Company Office for more details.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, or regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or \$2,500 (whichever is less)	\$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

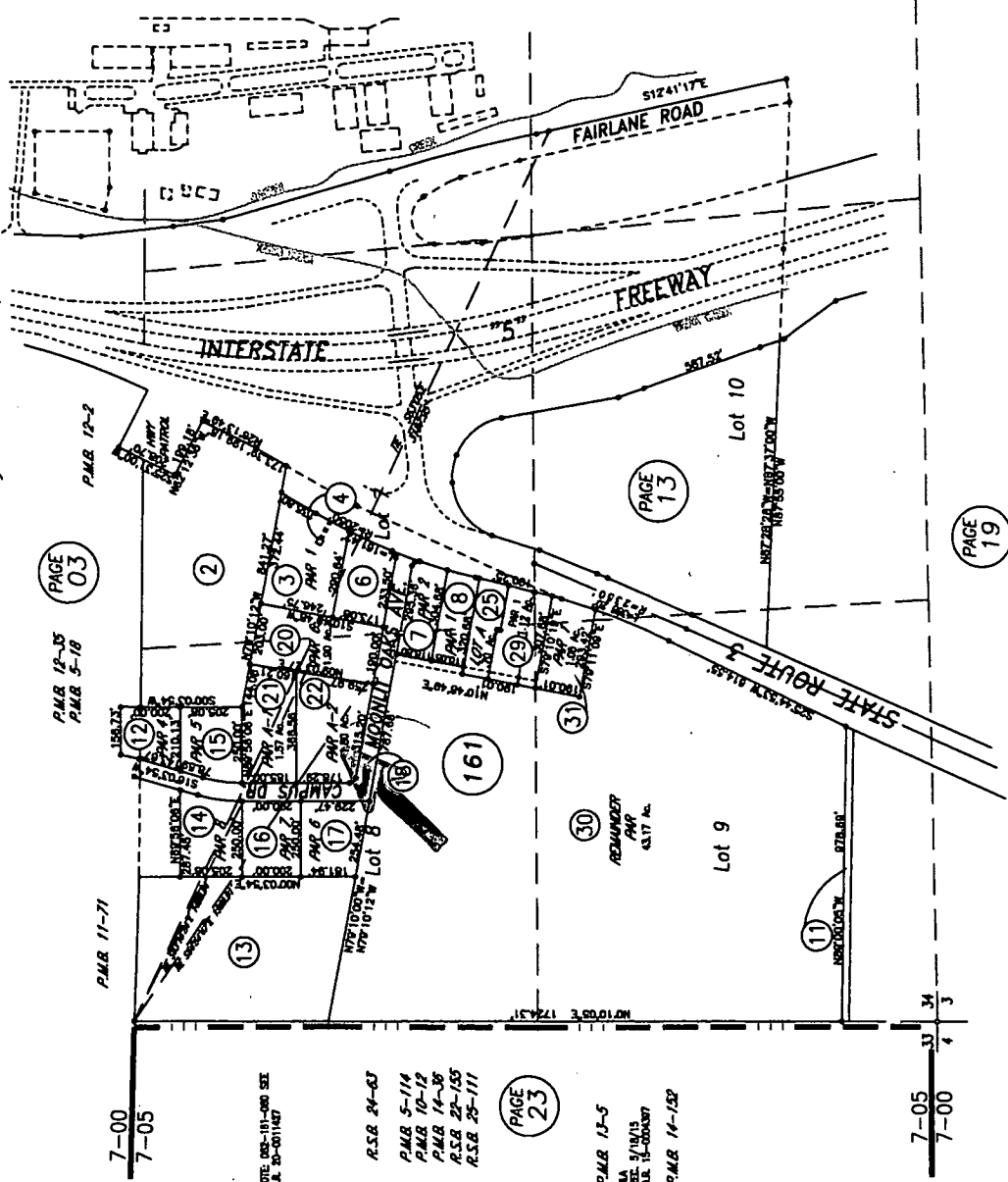
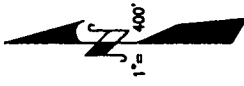
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

Portion of the SW1/4 of Section 34 T45N R7W

Annexed to the Town of Yreka City November 15, 1960



Shastya County Assessor's Office
RENUMBERED FOR 1989 ROLL
Autocad 2009

CAD/jcc

JUL 24 2024

OWNER'S STATEMENT

We, the undersigned, hereby state that we are the owners of or have some right in the interest of the property described in the map embraced within the distinctive boundary lines as shown hereon, that we are the only persons whose consent is necessary to pass clear title to said real property and we consent to preparation and recordation of this parcel map.

Edward J. Doty III, Edward J. Doty III, Maurice Doty Taylor, David L. Doty, As Successor Trustees Norme O. Doty Revocable Living Trust dated September 5, 1987, as amended

ACKNOWLEDGEMENT

(State of CALIF.) ss. On December 20, 1994, before me, the undersigned a Notary Public in and for said State, personally appeared DAVID L. DOTY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appears subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

David L. Doty, Notary Public, county of YREKA, State of CALIFORNIA, my commission expires July 15, 2000

ACKNOWLEDGEMENT

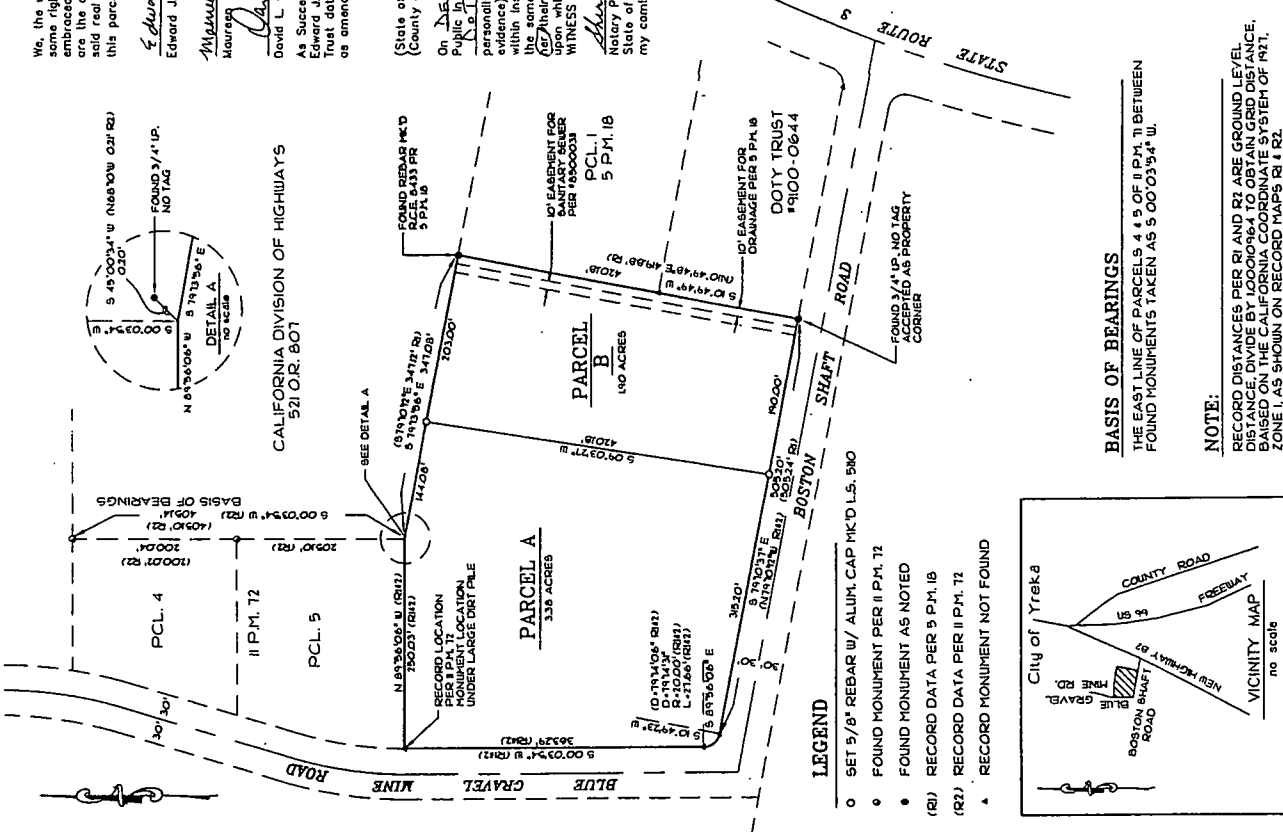
(State of California) ss. On December 20, 1994, before me, the undersigned a Notary Public in and for said State, personally appeared DAVID L. DOTY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appears subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Susan Esten, Notary Public, county of YREKA, State of CALIFORNIA, my commission expires 8-27-98

ACKNOWLEDGEMENT

(State of Cal. Yreka) ss. On December 20, 1994, before me, the undersigned a Notary Public in and for said State, personally appeared DAVID L. DOTY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) appears subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Matthew Mackay, Notary Public, county of YREKA, State of CALIFORNIA, my commission expires June 19, 1998



SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based on a survey and/or information with the requirements of the Subdivision Map Act. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any, and that all monuments are of character and occupy the positions indicated and the monuments are sufficient to enable the survey to be retraced.

Joseph F. Dominick III, City Engineer, My license expires 06/30/99

CITY ENGINEER'S STATEMENT

I hereby state that I have examined this map and have found it to be substantially in conformance with the tentative map, if required, as filed with, amended and approved by the City Planning Commission; that all provisions of the subdivision map act and city subdivision regulations have been complied with and that the map is technically correct in all respects not certified to by the County Surveyor.

Edward J. Doty III, City Engineer, My registration expires 12/20/97

COUNTY SURVEYOR'S STATEMENT

I hereby certify that I have examined this map and have found that all mapping provisions of the subdivision map act have been complied with and that I am satisfied said map is technically correct.

Edward J. Doty III, County Surveyor, Dated this 27th day of MARCH 1997

CITY OF YREKA APPROVAL

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Date: MARCH 5, 1997, Signed: [Signature]

RECORDER'S STATEMENT

Filed this 27th day of MARCH 1997 at 2:15 P.M. in Book 12 of Parcel Maps at Pages 7 at the request of Edward J. Doty III. FEE: \$68.95 PAID

PARCEL MAP

A DIVISION OF PARCEL 2, AS SHOWN ON 5 P.M. 18 BEING A PORTION OF SECTION 34, T. 45 N., R. 7 W., MD. 18, IN THE CITY OF YREKA, COUNTY OF SISKIYOU, STATE OF CALIFORNIA

EDWARD J. DOTY

REVOCABLE LIVING TRUST, ET AL



ROBERTSON AND DOMINICK Civil Engineers & Surveyors, 870 MARKLETTA CT, SUITE 20, RED BLUFF, CA 96080

DECEMBER 1996, SCALE: 1"=100'

CP0261 EXCLUSIVE EASEMENT
AFTER RECORDING, RETURN TO:



PACIFIC BELL
3675 T STREET, ROOM 205
P. O. BOX 15038
SACRAMENTO, CA 95851

Entry Number: 1997100700024
Instrument: 1997100712023
Total Fees: \$20.00
Date: 07-OCT-1997 11:28:29 A
Contact: BEVERLY J FOSTER

Location: City of Yreka
Document Transfer Tax \$
() Computed on Full Value of Property Conveyed, or
() Computed on Full Value Less Liens & Encumbrances
Remaining at Time of Sale
() Consideration of Value Less Than \$100.00
() This is a conveyance of an easement consideration & Value
is less than \$100.00. R & T 11911
Signature of declarant or agent determining tax:
C. [Signature] Agent:

TA8798N YREKA TA96
A.P.No.: 062-160-05
R/W File No.: SIS8548

40
12 PMB 2
SEC. 24, T45N, R7W, M.D.B. & M.

GRANT OF EASEMENT

The undersigned Grantor(s), "Grantor(s)", hereby grant(s) to PACIFIC BELL, a California corporation, its successors, assigns, lessees and agents, "Grantee(s)", an EXCLUSIVE EASEMENT to construct maintain, operate, inspect, repair, replace and remove such communication facilities as Grantee(s) may from time to time require, (including ingress thereto and egress therefrom) consisting of crossarms, poles, anchors, guys, cables, wires, conduits, manholes, handholes, service boxes, markers, pedestals, terminal equipment cabinets, electrical conductors, structures with electronic communication equipment therein and associated paving, fencing, and other necessary fixtures and appurtenances related thereto; in, over, under and upon that certain real property in the City of Yreka, County of SISKIYOU, State of California, Described as follows:

The South 10.00 feet of the East 5.00 feet of PARCEL A as shown on the Parcel Map for Edward J. Doty Revocable Living Trust, et al, being a division of PARCEL 2 AS SHOWN ON 5 P.M.B. 18 IN A PORTION OF Section 34, Township 45 North, Range 7 West, M.D.B. & M., in the City of Yreka, filed in the Siskiyou County Recorder's Office on March 7, 1997, in Parcel Map Book 12, page 2.

This legal description was prepared pursuant to Section 8730c of the Business and Professions Code.

Grantor(s) also grant(s) to Grantee(s) the right to trim such tree foliage and to cut such limb roots on said property as may be necessary for the protection of said facilities.

Grantor(s) also grant(s) to Grantee(s) the right to cut, fill or otherwise change the grade of said property and to place such drainage and retaining structures thereon, as Grantee(s) may elect for the protection of said facilities.

Grantor(s) also grant(s) the Grantee(s) the right to receive municipal service and commercial power service from the appropriate utility company serving the area, together with the right for

TAN79HN YREKA TA96
12 PMB 2
SEC. 24, T45N, R7W, M.D.B. & M.
A.P.No.: 062-160-05
R/W File No.: SIS8548
GRANT OF EASEMENT
PAGE 2

Grantee(s) shall be responsible for damage caused intentionally or by its negligence or willful misconduct while exercising the right granted herein.

Grantee(s) shall indemnify and hold Grantor(s) harmless from and against damage to any property(ies) arising out of the installation, maintenance and repair of Grantee(s) facilities in said easement, except where such damage is caused by the active negligence or willful misconduct of Grantor(s), or Grantor's agents or employees.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

This document may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Executed this July 16 day of July, 1997

Edward J. Doty Revocable Living
Trust, dated September 25, 1987

Norma O. Doty Revocable Living
Trust, dated September 25, 1987

Edward J. Doty III
EDWARD J. DOTY III, Trustee

Edward J. Doty III
EDWARD J. DOTY III, Trustee

Maureen Doty Taylor
MAUREEN DOTY TAYLOR, Trustee

Maureen Doty Taylor
MAUREEN DOTY TAYLOR, Trustee

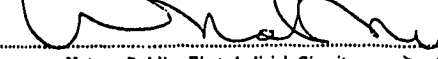
David L. Doty
DAVID L. DOTY, Trustee

David L. Doty
DAVID L. DOTY, Trustee

STATE OF HAWAII, }
City and County of Honolulu. } ss:

On this 23rd day of July A. D. 1997, before me personally appeared
* Edward S Doty III *

to me known to be the person..... described in and who executed the foregoing instrument and acknowledged
that he executed the same as his free act and deed.

My commission expires 11/22/2000 
Notary Public, First Judicial Circuit,
State of Hawaii.


N-1271 REV. 11/94

L.S

STATE OF HAWAII, }
City and County of Honolulu. } ss:

On this 23rd day of July A. D. 1997, before me personally appeared
* Edward S Doty III *

to me known to be the person..... described in and who executed the foregoing instrument and acknowledged
that he executed the same as his free act and deed.

My commission expires 11/22/2000 
Notary Public, First Judicial Circuit,
State of Hawaii.

N-1271 REV. 11/94

L.S

CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

On July 17 '97 before me, T.N. PLUMLEIGH, NOTARY
DATE SAME TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, MAUREEN DON TAYLOR, FOR NORMAN V. DON TRUST
~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

T. N. Plumleigh Jr.
NOTARY PUBLIC SIGNATURE (SEAL)



OPTIONAL INFORMATION

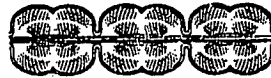


TITLE OR TYPE OF DOCUMENT Grant of Easement
DATE OF DOCUMENT _____ NUMBER OF PAGES 2
SIGNER(S) OTHER THAN NAMED ABOVE Edward J. David, Daley

CALIFORNIA



ALL-PURPOSE

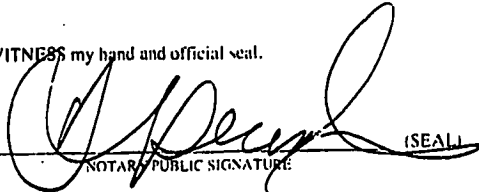


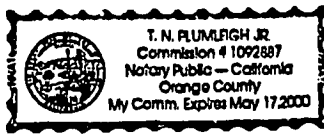
ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange)

On June 17, 97 before me, T.N. PLUMRUGH, NOTARY
DATE NAME, TITLE OF OFFICER (E.G., JANE DOE, NOTARY PUBLIC)

personally appeared, MAURKEN DOTY TAYLOR FOR E.J. DOTY TRUST
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC SIGNATURE (SEAL)



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT Grant Easement
DATE OF DOCUMENT _____ NUMBER OF PAGES 2
SIGNER(S) OTHER THAN NAMED ABOVE Edward & David Doty

ALL PURPOSE ACKNOWLEDGEMENT

STATE OF California }
COUNTY OF Contra Costa } §

On this 11 day of July, 1997, before me B. Ashby Gore,
Notary Public, personally appeared DAVID L. Dora,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies) and that he
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal



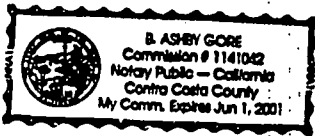
B. Ashby Gore
Notary Public in and for said State

ALL PURPOSE ACKNOWLEDGEMENT

STATE OF California }
COUNTY OF Contra Costa } §

On this 11 day of July, 1997, before me B. Ashby Gore,
Notary Public, personally appeared DAVID L. Dora,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies) and that he
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal



B. Ashby Gore
Notary Public in and for said State

12-34

OWNERS STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME TITLE INTEREST IN AND TO THE REAL PROPERTY DESCRIBED AND EMBRACED WITHIN THOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE REAL PROPERTY AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP

Sunflower Hawaii Partners, L.P.
by its General Partner JMD HI Corp.

David L. O'Byrne, President

ACKNOWLEDGEMENT
STATE OF HAWAII)
COUNTY OF HONOLULU)
ON 15 DAY OF NOVEMBER 1998 BEFORE ME,
A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JMD HI CORP.

KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
MY PRINTED NAME
JMD HI CORP.

ACKNOWLEDGEMENT
STATE OF)
COUNTY OF)
ON 19 DAY OF DECEMBER 1998 BEFORE ME,
A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
MY PRINTED NAME

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF CITY PLANNING REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION, THAT ALL REQUIREMENTS OF THE MAP ACT AND CITY ENGINEERS STATEMENT HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 22nd DAY OF DECEMBER 1998.

SIGNED *[Signature]* BY
CITY ENGINEER, YREKA

LIC EXPIRES 6/30/01

11-15-98

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE SITUATION INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

[Signature]
LICENSED LAND SURVEYOR LS 4036
LICENSE EXPIRES 6-30-00



COUNTY SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

SISKIYOU COUNTY SURVEYOR
[Signature]
DATE 12/22/98
LIC EXPIRES 12/31/98



CITY OF YREKA APPROVAL

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

DATED December 22, 1998

SIGNED *[Signature]*

RECORDER'S STATEMENT

FILED THIS 22ND DAY OF DECEMBER 1998 AT YREKA IN BOOK 12 OF PARCEL MAPS AT PAGE 322-325, AT THE REQUEST OF STEPHEN V. DEAN.

[Signature] COUNTY RECORDER

FEE 25.00 BY [Signature] DEPUTY

PARCEL MAP

FOR SUNFLOWER HAWAII PARTNERS

A DIVISION OF PARCEL A AS SHOWN ON 12 P.M. 2 BEING A PORTION OF SECTION 34, T. 45 N. R. 7 W., S.M.D. IN THE CITY OF YREKA, COUNTY OF SISKIYOU, STATE OF CALIFORNIA.

ASTRO SURVEY CO. REDDING, CA.

JN 98-08-02 YREKA PH.DWG SHEET 1 OF 2
11-15-98 SCALE 1" = 50'
BY S.V. DEAN

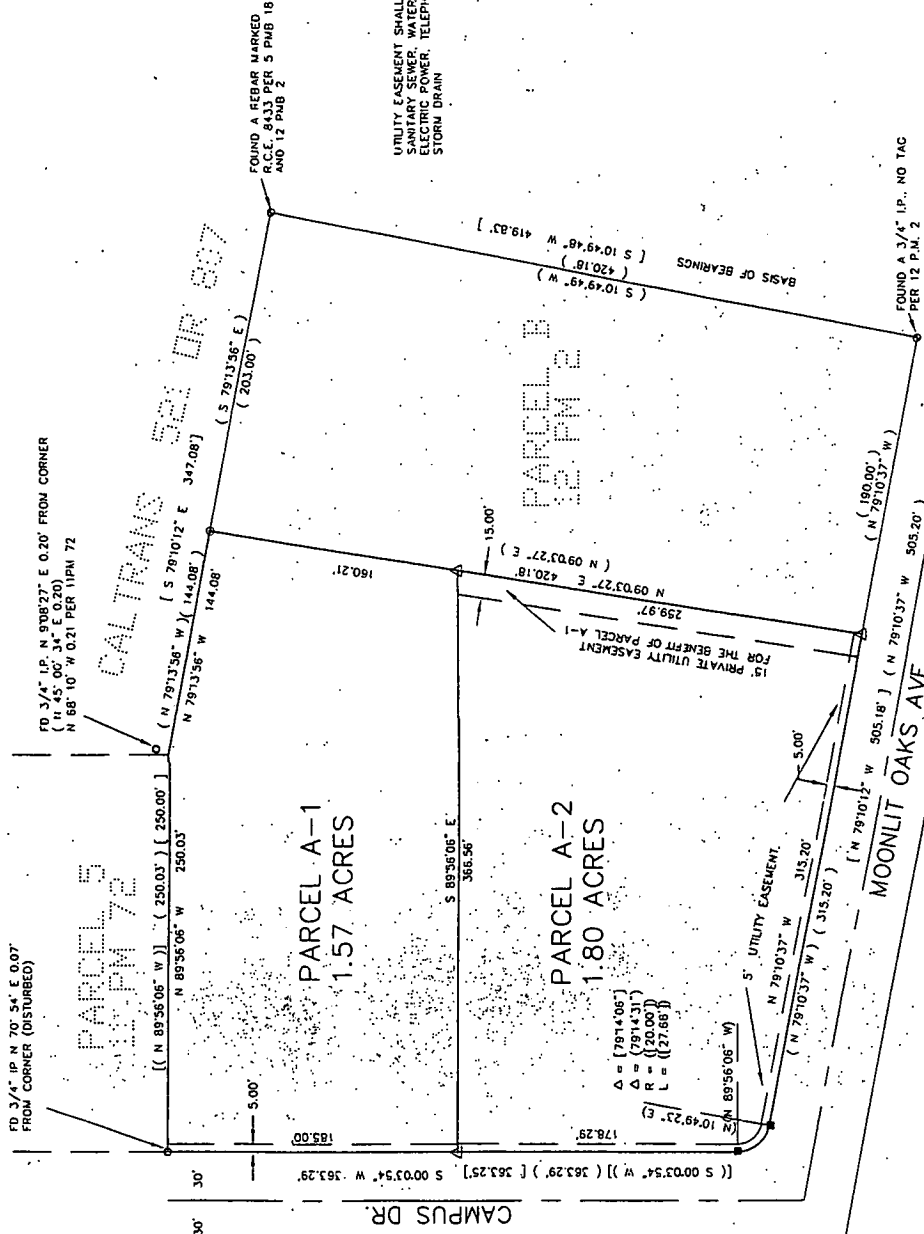
62-161-19

PMB 12 PG 34

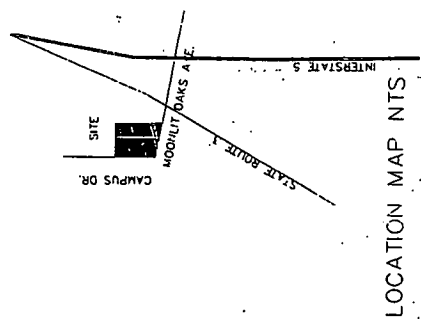
12-35

LEGEND

- FD A 3/4" IP MKRD RCE 8433 PER 11 PM 72
- FD A 25 REBAR AND ALM CAP MKRD LS 5110 PER 12 PM 2
- SET A 25 REBAR AND ALM CAP MKRD LS 4036
- DATA PER 12 PM 2
- DATA PER 5 PM 18 AND 11 PM 72
- MONUMENT NOT FOUND
- RECORD MONUMENT NOT FOUND



BASIS OF BEARINGS IS THE EASTERLY LINE OF PARCEL B
 MONUMENTS 2 AND 3 ARE PER 5 PM 18 AND
 MONUMENT 11 IS PER 72 ARE GRID, BASED UPON THE CALIFORNIA
 COORDINATE SYSTEM, ZONE 1, 1927



PARCEL MAP	
FOR SUNFLOWER HAWAII PARTNERS	
A DIVISION OF PARCEL A AS SHOWN ON 12 PM 2 BEING A PORTION OF SECTION 34, T. 45 N. R. 7 W., M.D.M. IN THE CITY OF YREKA COUNTY OF SISKIYOU, STATE OF CALIFORNIA.	
ASTRO SURVEY CO. REDDING CA	JN 98-08-02
YREKAPM.DWG	SHEET 2 OF 2
12-20-98	SCALE 1" = 50'
	BY S.V. DEAN

PMB12 PG 35

RECORDING REQUESTED BY:
Siskiyou County Title Co.
Escrow No. 99852-JE
Title Order No. 00099652

When Recorded Mail Document
and Tax Statement To:
Harold J. Knight, President
P.O. Bx 1240
Mount Shasta, CA 96067

Siskiyou County Recorder
Beverly J Foster
Instrument: 1998122815874
Date: 26-DEC-1998 Time: 09:00:25 A
Book and Page:
Total Fees: \$125.15

APN: por 062-161-190-0

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$117.15

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Yreka

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Sunflower Hawaii Partners, L.P.,
a General Partnership

hereby GRANT(S) to Sisson Development, L.L.C., a California Limited Liability Company

the following described real property in the City of Yreka
County of Siskiyou, State of California:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

DATED: December 15, 1998

STATE OF CALIFORNIA
COUNTY OF SISKIYOU
ON December 15, 1998 before me,
Judy Ellstrom personally appeared
DAVID L. DOTY

Sunflower Hawaii Partners, L.P.
CORP.
JMD Hawaii LLC, General Partner
By: [Signature]
David L. Doty, President

personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the
same in his/hers/their authorized capacity(ies), and that
by his/hers/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature [Signature]



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 99652-JE
Title Order No. 00099652

EXHIBIT "ONE"

ALL THAT REAL PROPERTY IN A PORTION OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 7 WEST, M.D.M. CITY OF YREKA, COUNTY OF SISKIYOU, CALIFORNIA, DESCRIBED AS FOLLOWS; PARCELA-1 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR SUNFLOWER HAWAII PARTNERS, RECORDED DECEMBER 22 1998, 1998, IN BOOK 12 OF PARCEL MAPS AT PAGE 34 & 35, SISKIYOU COUNTY RECORDERS OFFICE, SISKIYOU COUNTY, CALIFORNIA.

Together with an easement for public utilities and incidental purposes over Parcel A-2 of the above referenced Parcel Map, as shown on said Parcel Map.

Asmt: 062-161-220-000

Fee parcel: 062-161-220-000 Status: ACTIVE

Owner: SISKIYOU COUNTY OF

Situs Address		SISKIYOU COUNTY OF	
Name Address		C/O COUNTY COUNSEL	
		PO BOX 659	
		YREKA CA 96097-0659	
Status	ACTIVE	Status Date	01/12/1998
Taxability Code	005	Descr	COUNTY NON TAX PROP (F
FRA	007-000	Base Date	03/22/2001
Creating Doc#	1998R0000392	Create Date	01/12/1998
Current Doc#	2001R0003840	Cur Date	03/22/2001
Terminating Doc#		Term Date	
Neighborhood Code	062	Supl Cnt	0
Asmt Description	COUNTY		
LandUse:1		Dwell:1	0
LandUse:2		SqFt	
Zoning:1		FORM PORTION OF 62-161-190	
Acres	1.79		
Comments			

Values

Land	0	MHPP	
Structure		PP	
Fixture RP		Exemption	
Growing		Net	
Total L&I		Homesite	
Fixtures		R/C #	
TR/Date			
Status			
Description	ENROLLED IS BASE YEAR		

- TPZ
- Multi Situs
- Asmt PP
- Ag Pres
- 910 MH
- Tax PP
- Etal
- Flag 1
- Appeal
- Bonds
- Flag 2
- Prop 19
- Split

Main | Ownership Detail | 1/1

Ownership History | Mfg Homes | Situs | Parcel Desc

Phy Char | IC Inq | Images

1 records found.

Asmt: Tax Year: As of Date: Owner's Name:

Description

Situs 1:

Situs 2:

Fee Parcel:

Original Asmt:

Supplemental Count:

Rate:

Address 1:

Address 2:

Address 3:

Address 4:

Contact Number:

Loan Number:

Name:

Phone Number:

Lender Number:

Taxes	1	2	Total
Date:			
Total Due	\$0.00	\$0.00	\$0.00
Total Paid	\$0.00	\$0.00	\$0.00
Balance	\$0.00	\$0.00	\$0.00

Status: TRA

Bill Type: Event Date:

Taxability: Printed Date:

Roll Type: Acres:

Fee Parcel:

Situs 1:

Owner:

Situs 2:

Search:

Default

Roll Changes

Bankruptcy

Lien

Fees

View Notes

ASMT Owners' Values Tax Codes Taxes Part Pays Four Pays Coll. Refunds R/C Refunds Suppl. Index

1/1 Summary



ICW0100INQ2.5.0.007: FeeSum Oct 14, 2025 1:09:10 PM (-07:00)

Parcel Summary

Summary For: 062-161-220-000

Mail Address: C/O COUNTY COUNSEL PO BOX 659 YREKA CA 96097-0659

Situs:

Asmt	Tax Year	Roll Catego...	Owner	Fee Parcel	Total Due	Total Paid	Balance
062-161-220-000	2025	CS	SISKIYOU C...	062-161-22...	\$0.00	\$0.00	\$0.00

Counts: 1

\$0.00 \$0.00 \$0.00

Calculate Balance

1 Record(s) Found

Escrow No. 86951-MG
Title Order No. 00068951

EXHIBIT ONE

All that real property situate in the City of Yreka, County of Siskiyou, State of California, described as follows:

Parcel A-2 as shown on that certain Parcel Map for Sunflower Hawaii Partners, recorded December 22, 1998 in Book 12, pages 34 and 35 of Parcel Maps, Siskiyou County Recorder's Office, being in a portion of Section 34, Township 45 North, Range 7 West, M.D.M.

(

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF SISKIYOU, STATE OF CALIFORNIA

March 6, 2001

PRESENT: Supervisors LaVada Erickson, Bill Hoy and Bill Overman. Chair Hoy presiding.

ABSENT: Supervisor Joan T. Smith

ADMINISTRATOR: Howard Moody

DEPUTY COUNTY CLERKS: Amy
Fernandez and Laura Kyle

COUNTY COUNSEL: Frank J. DeMarco

PURPOSE OF MEETING: Regular

PUBLIC HEARING - COUNTY COUNSEL - Notice of Intention to purchase real property located at the corner of Moonlit Oaks and Campus Drive in Yreka, California, in the amount of \$135,000.

Chair Hoy opened the public hearing. There being no public comment the public hearing was declared closed.

MOTION:

Overman/Erickson

AYES: Hoy, Erickson
and Overman

ABSENT: Smith

County Administrator Howard Moody is authorized to deposit the sum of \$135,000, plus costs of escrow, with the Siskiyou County Title Company in Escrow No. 66951MG1. Further, the County Administrator is authorized to execute any documents necessary to effect such purchase. Provided all terms and conditions of the escrow instructions are met, close of escrow for the premises shall occur within thirty (30) days following the date upon which said funds are deposited. "Close of escrow" shall mean the date upon which the grant deed conveying the premises to County is recorded in the Official Records of Siskiyou County, California. On close of escrow, Seller shall convey to County by grant deed in recordable form, good and marketable fee simple title to said premises, free and clear of all liens and encumbrances, as evidenced by a standard form CLTA title insurance policy in the full amount of the purchase price, showing title to the premises vested in County issued by Siskiyou County Title Company, subject only to exceptions numbers 4, 5, 6, and 7 in the preliminary title report.

STATE OF CALIFORNIA)
) ss
COUNTY OF SISKIYOU)

I, COLLEEN BAKER, County Clerk and Ex-Officio Clerk of the Board of Supervisors, do hereby certify the foregoing to be a full, true and correct copy of the minute order of said Board Supervisors passed on March 6, 2001.

c: File

Witness my hand and seal this

22nd day of March, 20 01

COLLEEN BAKER, County Clerk and ex-Officio Clerk of
the Board of Supervisors of Siskiyou County, California

By: Amy Fernandez
Deputy Clerk

These minutes are subject to change when read by the Board of Supervisors



Bond BHCIP Round 2: Unmet Needs

Form 3: Development Team Information and Behavioral Health Experience

Instructions: Please complete the following tables with your development team’s information (Table A) and experience relevant to acquiring, rehabilitating, and/or developing the proposed project (Table B).

APPLICANT’S LEGAL ENTITY NAME:

Table A: Development Team Information

	Name	Company Name	Website	Email	Telephone Number	Address
Primary/Co applicant						
Legal Representation						
Construction Manager						
Development Management Firm						

Owner's Representative						
Architect						
Civil Engineer						
General Contractor						
Specialty Consultant						
Specialty Consultant						
Specialty Consultant						
Specialty Consultant						

Table B: Development Team Relevant Behavioral Health Project Experience

	Name	Years of Experience	Previous Projects
Primary/Co applicant			
Legal Representation			
Construction Manager			
Development Management Firm			
Owner's Representative			
Architect			
Civil Engineer			
General Contractor			
Specialty Consultant			
Specialty Consultant			

Specialty Consultant			
Specialty Consultant			

RESOLUTION NO. 25-181

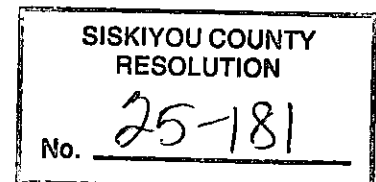
**A RESOLUTION OF THE BOARD OF SUPERVISORS OF COUNTY OF SISKIYOU
AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE BEHAVIORAL HEALTH
CONTINUUM INFRASTRUCTURE PROGRAM (“BHCIP”)**

WHEREAS:

- A. The California Department of Health Care Services, through its contractor Advocates for Human Potential, Inc., (“**Department**”) has issued a Request for Applications, dated May 30, 2025 (“**RFA**”), for the Bond BHCIP Round 2 (2025) Unmet Needs Program (“**Program**”). The Department has issued the RFA for Program grant funds pursuant to California Welfare and Institutions Code sections 5965-5967.01 (“**Behavioral Health Infrastructure Bond Act of 2024**”).
- B. **COUNTY OF SISKIYOU, A MUNICIPAL SUBDIVISION OF CALIFORNIA, THROUGH ITS HEALTH AND HUMAN SERVICES AGENCY (“Applicant”)**, desires to apply for Program grant funds and has submitted an application for Program grant funds (“**Application**”) to the Department for review and consideration.
- C. The Department is authorized to administer BHCIP pursuant to the Behavioral Health Infrastructure Bond Act of 2024. Program funding allocations are subject to the terms and conditions of the RFA, the Application, Program Funding Agreement (“**Program Funding Agreement**”), and all other legal requirements of the Program.

THEREFORE, IT IS RESOLVED THAT:

- 1. Applicant is hereby authorized and directed to submit an Application to the Department in response to the RFA, and to apply for Program grant funds in a total amount not to exceed **\$27,000,000.00**.
- 2. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Program Funding Agreement for the total award amount, and all other documents required or deemed necessary or appropriate to secure the Program grant funds from the Department and to participate in the Program, and all amendments thereto (collectively, the “**Program Documents**”).



3. Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Program Funding Agreement. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Program Funding Agreement. Funds are to be used for the allowable expenditures and activities identified in the Program Funding Agreement.

4. **COUNTY ADMINISTRATOR OR HIS/HER DESIGNEE** (“Authorized Signatory”) is authorized to execute the Application and the Program Documents on behalf of Applicant for participation in the Program.

NOW, THEREFORE, BE IT RESOLVED BY THE SISKIYOU COUNTY BOARD OF SUPERVISORS THAT:

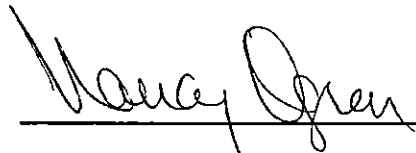
The foregoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Siskiyou, State of California, held on 21 day of October 2025 by the following vote:

AYES: Supervisors Valenzuela, Haupt, Harris, Kobseff and Ogren

NOES: None

ABSENT: None

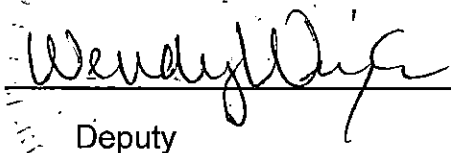
ABSTAIN: None



Nancy Ogren, Chair
Siskiyou County Board of Supervisors

ATTEST:

Laura Bynum,
County Clerk

By 
Deputy

Bond BHCIP Round 2: Unmet Needs

Form 4: Design, Acquisition, and Construction Milestone Schedule

Applicant Entity Name:	
Lead Authorized Representative or Project Director Name:	

Instructions: Please provide the best estimates for completion dates for each of the following milestones. Consult your professional development team to establish milestone completion dates. These milestones will form the basis for your project's payment schedule.

Estimated Milestones

PHASE	MILESTONE	ESTIMATED COMPLETION DATE (or N/A)
Phase 1: Planning and Pre-Development	Development team identified	
	Business plan	
	Feasibility study	
	Real estate attorney hired	
	Architect hired	
	Site programming	
	Fit study	
Phase 2: Design Development	Stakeholder support	
	Schematic drawings started	
	Construction manager hired	
	Engineering teams (civil/structural/MEP) hired	
	Schematic drawings complete	
	Preliminary plan review at planning department	
	Design drawings started	
Phase 3: Shovel Ready	Design drawings complete	
	Construction drawings started	
	General contractor Request for Proposals (RFP) started	
	General contractor selected	
	Construction contract (GMAX) executed	
	Construction drawings 85% complete	
	Construction drawings submitted for building permit	
Phase 3: Shovel Ready/Acquisition	Building permit Issued	
	Interiors and operating systems finalized	
	Properties identified	
	Letter of Intent (LOI) delivered	
	Purchase and Sale (PSA) delivered	
	PSA executed	
	Physical needs assessment finished	
	Community support approvals secured	
	Legal review of title/PSA/due diligence completed	
	Will Serve Letters approved	
Final Phase: Construction	Due diligence ends	
	Non-refundable deposit delivered	
	Land closing/encumbered (post-building permit)	
	Break ground/start construction	
	Foundations complete	
	Exterior envelope complete	
	Finish construction	
Project Completion	Fixtures and equipment delivery	
	Walk-through/sign-off	
	All liens lifted/final payments	
	Temporary Certificate of Occupancy issued	
	Interiors and operating systems finalized	
	Start operations	



Mt. Shasta Title & Escrow Company
1252 South Main Street, Yreka, CA 96097
Affiliated with
First American Title Insurance Company

Order Number: 4703-7329258 (td)

Title Officer: Title Dept
Phone: (530)842-4333
Fax No.: (866)440-8768
E-Mail:

Buyer:
Owner: County of Siskiyou
Property: 062-161-220
Yreka, CA 96097

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 07, 2025 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

NO POLICIES TO BE ISSUED HEREWITH

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

County of Siskiyou

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

THIS PRELIMINARY REPORT IS BEING ISSUED AS A COURTESY TO THE COUNTY OF SISKIYOU, AND IS NOT AN APPLICATION FOR TITLE INSURANCE. THE PARTIES HERETO UNDERSTAND NO POLICY OF TITLE INSURANCE IS BEING ISSUED, NOR ANY LIABILITY ASSUMED BY THE COMPANY BASED UPON ISSUANCE OF SAID REPORT.

1. General and special taxes and assessments for the fiscal year 2025-2026, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any and all offers of dedication, conditions, restrictions, easements, fence line and/or boundary discrepancies, notes and/or provisions shown or disclosed by that certain map filed in the Office of the Siskiyou County Recorder on March 7, 1997 in Parcel Map Book 12, Page 12.
4. An easement for public utilities and incidental purposes in the document recorded October 7, 1997 as Instrument No. 1997100712023 of Official Records.
5. Any and all offers of dedication, conditions, restrictions, easements, fence line and/or boundary discrepancies, notes and/or provisions shown or disclosed by that certain map filed in the Office of the Siskiyou County Recorder on December 22, 1998, in Parcel Map Book 12, Pages 34 and 35, inclusive, and as referred to in the legal description.

6. An easement for public utilities and incidental purposes in the document recorded December 28, 1998 as Instrument No. 1998122815874 of Official Records.
7. We find no open deeds of trust. Escrow please confirm before closing.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less than the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

The map attached, if any, may or may not be a survey of the land depicted hereon. Mt. Shasta Title & Escrow Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Yreka, County of Siskiyou, State of California, described as follows:

Parcel A-2 as shown on that certain Parcel Map for Sunflower Hawaii Partners, recorded December 22, 1998 in Book 12, pages 34 and 35 of Parcel Maps, Siskiyou County Recorder's Office, being a portion of Section 34, Township 45 North, Range 7 West, M.D.M.

APN: 062-161-220

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local Mt. Shasta Title & Escrow Company Office for more details.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, or regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or \$2,500 (whichever is less)	\$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



First American Title™

Guarantee

CLTA Guarantee Form No. 28 -
Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5026900-7329258

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

By: _____
Authorized Countersignature **This jacket was created electronically and constitutes an original document**

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EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or, (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- a. the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- b. "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- c. "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- d. "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- e. "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- f. "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- a. The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- b. If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- c. Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- d. In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by

GUARANTEE CONDITIONS (Continued)

the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

- a. In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- b. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonable necessary information from third parties, as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- a. To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

- b. To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- c. To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. Limitation Liability.

- a. This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.
- b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- c. In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- d. The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. Payment of Loss.

- a. No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- b. When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

GUARANTEE CONDITIONS (Continued)

10. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. Arbitration.

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. Liability Limited to This Guarantee; Guarantee Entire Contract.

- a. This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- b. Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- c. No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Severability.

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. Choice of Law; Forum.

- a. Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United State of America or its territories having appropriate jurisdiction.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com).**



First American Title™

CLTA Guarantee Form No. 28 -
Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5026900-7329258

Schedule A

File No.: 7329258

Guarantee No. 7329258

Amount of Liability: \$2,500.00

Date of Guarantee: October 7, 2025 at 7:30 A.M. Fee: \$500.00

1. Name of Assured:

County Counsel of Siskiyou County

2. The estate or interest in the Land which is covered by this Guarantee is:

FEE

3. The Land referred to in this Guarantee is described as follows:

Real property in the City of Yreka, County of Siskiyou, State of California, described as follows:

Parcel A-2 as shown on that certain Parcel Map for Sunflower Hawaii Partners, recorded December 22, 1998 in Book 12, pages 34 and 35 of Parcel Maps, Siskiyou County Recorder's Office, being a portion of Section 34, Township 45 North, Range 7 West, M.D.M.

APN: 062-161-220

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

County of Siskiyou

b. Title to the estate or interest is subject to defects, liens, or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.



First American Title™

CLTA Guarantee Form No. 28 -
Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5026900-7329258

Schedule B

File No.: 7329258

1. General and special taxes and assessments for the fiscal year 2025-2026, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any and all offers of dedication, conditions, restrictions, easements, fence line and/or boundary discrepancies, notes and/or provisions shown or disclosed by that certain map filed in the Office of the Siskiyou County Recorder on March 7, 1997 in Parcel Map Book 12, Page 12.
4. An easement for public utilities and incidental purposes in the document recorded October 7, 1997 as Instrument No. 1997100712023 of Official Records.
5. Any and all offers of dedication, conditions, restrictions, easements, fence line and/or boundary discrepancies, notes and/or provisions shown or disclosed by that certain map filed in the Office of the Siskiyou County Recorder on December 22, 1998, in Parcel Map Book 12, Pages 34 and 35, inclusive, and as referred to in the legal description.
6. An easement for public utilities and incidental purposes in the document recorded December 28, 1998 as Instrument No. 1998122815874 of Official Records.
7. We find no open deeds of trust encumbering the herein referenced subject property.



Mt. Shasta Title & Escrow Company
1252 South Main Street
Yreka, CA 96097

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

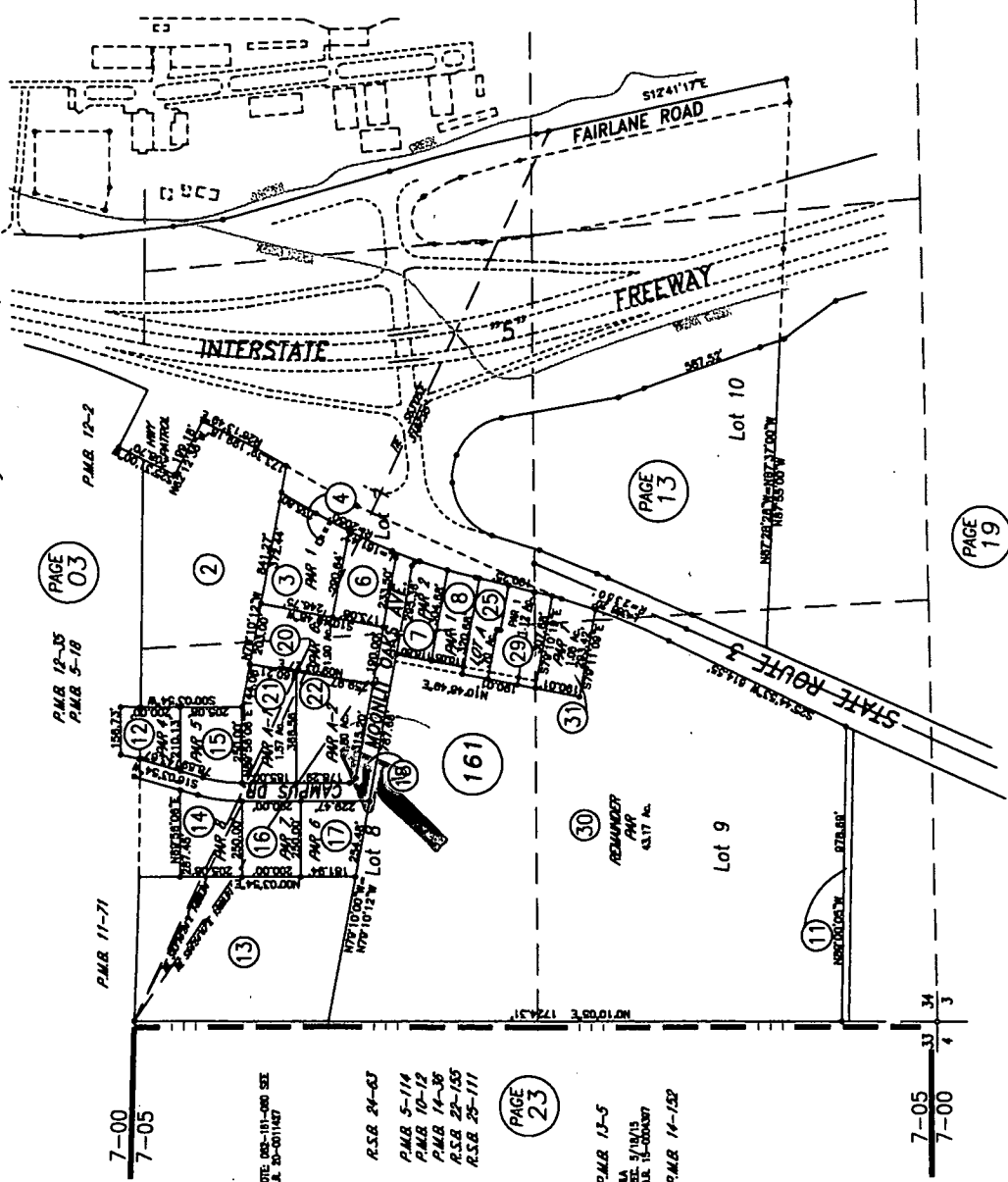
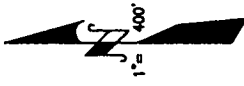
YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

Portion of the SW1/4 of Section 34 T45N R7W

Annexed to the Town of Yreka City November 15, 1960



NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Shastya County Assessor's Office
RENUMBERED FOR 1989 ROLL
Autocad 2009

CAD/jcc

JUL 24 2024

OWNER'S STATEMENT

We, the undersigned, hereby state that we are the owners of or have some right in the interest of the property described in the map embraced within the distinctive boundary lines as shown hereon, that we are the only persons whose consent is necessary to pass clear title to said real property and we consent to preparation and recordation of this parcel map.

Edward J. Doty III, Edward J. Doty III, Maurice Doty Taylor, David L. Doty, As Successor Trustees Norme O. Doty Revocable Living Trust dated September 5, 1987, as amended

ACKNOWLEDGEMENT

On December 20, 1996, before me, the undersigned a Notary Public in and for said State, personally appeared... I hereby certify that I have examined this map and have found that all mapping provisions of the subdivision map act have been complied with and I am satisfied said map is technically correct.

ACKNOWLEDGEMENT

On December 20, 1996, before me, the undersigned a Notary Public in and for said State, personally appeared David L. Doty... I hereby certify that I have examined this map and have found that all mapping provisions of the subdivision map act have been complied with and I am satisfied said map is technically correct.

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based on a field survey and is in accordance with the requirements of the Subdivision Map Act... I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any, and that all monuments are of character and occupy the positions indicated and the monuments are sufficient to enable the survey to be retraced.

Joseph F. Dominick III, No. 5110, My license expires 06/30/99

CITY ENGINEER'S STATEMENT

I hereby state that I have examined this map and have found it to be substantially in conformance with the tentative map, if required, as filed with, amended and approved by the City Planning Commission; that all provisions of the subdivision map act and city subdivision regulations have been complied with and the map is technically correct in all respects not certified to by the County Surveyor.

John F. Kelly, City Engineer, My registration expires 12/30/97

COUNTY SURVEYOR'S STATEMENT

I hereby certify that I have examined this map and have found that all mapping provisions of the subdivision map act have been complied with and I am satisfied said map is technically correct.

DEPUTY COUNTY SURVEYOR, Dated this 27th day of MARCH 1997

CITY OF YREKA APPROVAL

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Date: MARCH 5, 1997, Signed: [Signature]

RECORDER'S STATEMENT

Filed this 27th day of MARCH 1997 at 2:15 P.M. in Book 12 of Parcel Maps at Pages 7 at the request of Edward J. Doty III. FEE: \$68.95 PAID

PARCEL MAP

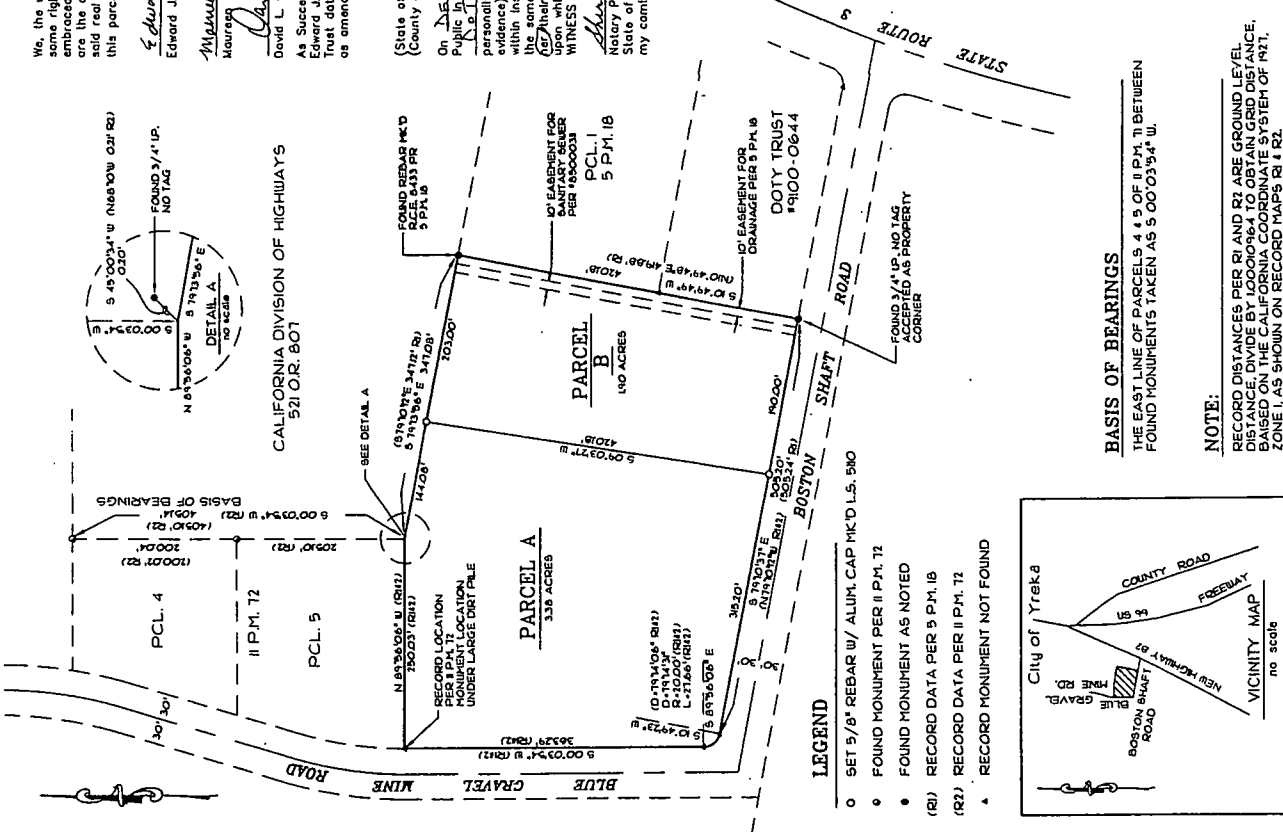
A DIVISION OF PARCEL 2, AS SHOWN ON 5 P.M. 18 BEING A PORTION OF SECTION 34, T.45 N., R.1 W., MD.M. IN THE CITY OF YREKA, COUNTY OF SISKIYOU, STATE OF CALIFORNIA

EDWARD J. DOTY FOR REVOCABLE LIVING TRUST, ET AL



ROBERTSON AND DOMINICK Civil Engineers & Surveyors, 870 MARKLEVA CT, SUITE 2, RED BLUFF, CA 96088

DECEMBER 1996 SCALE: 1"=100' SHEET 1 OF 1



NOTE: RECORD DISTANCES PER R1 AND R2 ARE GROUND LEVEL DISTANCE. DISTANCE PER R1 AND R2 ARE GRID DISTANCE. FOUND MONUMENTS TAKEN AS 5'00'03.54" W. ZONE 1, AS SHOWN ON RECORD MAPS R1 & R2.

62-161-5

CP0261 EXCLUSIVE EASEMENT
AFTER RECORDING, RETURN TO:



PACIFIC BELL
3675 T STREET, ROOM 205
P. O. BOX 15038
SACRAMENTO, CA 95851

Entry Number: 1997100700024
Instrument: 1997100712023
Total Fees: \$20.00
Date: 07-OCT-1997 11:28:29 A
Contact: BEVERLY J FOSTER

Location: City of Yreka
Document Transfer Tax \$
() Computed on Full Value of Property Conveyed, or
() Computed on Full Value Less Liens & Encumbrances
Remaining at Time of Sale
() Consideration of Value Less Than \$100.00
() This is a conveyance of an easement consideration & Value
is less than \$100.00. R & T 11911
Signature of declarant or agent determining tax:
C. [Signature] Agent:

TA8798N YREKA TA96
A.P.No.: 062-160-05
R/W File No.: SIS8548

40
12 PMB 2
SEC. 24, T45N, R7W, M.D.B. & M.

GRANT OF EASEMENT

The undersigned Grantor(s), "Grantor(s)", hereby grant(s) to PACIFIC BELL, a California corporation, its successors, assigns, lessees and agents, "Grantee(s)", an EXCLUSIVE EASEMENT to construct maintain, operate, inspect, repair, replace and remove such communication facilities as Grantee(s) may from time to time require, (including ingress thereto and egress therefrom) consisting of crossarms, poles, anchors, guys, cables, wires, conduits, manholes, handholes, service boxes, markers, pedestals, terminal equipment cabinets, electrical conductors, structures with electronic communication equipment therein and associated paving, fencing, and other necessary fixtures and appurtenances related thereto; in, over, under and upon that certain real property in the City of Yreka, County of SISKIYOU, State of California, Described as follows:

The South 10.00 feet of the East 5.00 feet of PARCEL A as shown on the Parcel Map for Edward J. Doty Revocable Living Trust, et al, being a division of PARCEL 2 AS SHOWN ON 5 P.M.B. 18 IN A PORTION OF Section 34, Township 45 North, Range 7 West, M.D.B. & M., in the City of Yreka, filed in the Siskiyou County Recorder's Office on March 7, 1997, in Parcel Map Book 12, page 2.

This legal description was prepared pursuant to Section 8730c of the Business and Professions Code.

Grantor(s) also grant(s) to Grantee(s) the right to trim such tree foliage and to cut such limb roots on said property as may be necessary for the protection of said facilities.

Grantor(s) also grant(s) to Grantee(s) the right to cut, fill or otherwise change the grade of said property and to place such drainage and retaining structures thereon, as Grantee(s) may elect for the protection of said facilities.

Grantor(s) also grant(s) the Grantee(s) the right to receive municipal service and commercial power service from the appropriate utility company serving the area, together with the right for

TAN79HN YREKA TA96
12 PMB 2
SEC. 24, T45N, R7W, M.D.B. & M.
A.P.No.: 062-160-05
R/W File No.: SIS8548
GRANT OF EASEMENT
PAGE 2

Grantee(s) shall be responsible for damage caused intentionally or by its negligence or willful misconduct while exercising the right granted herein.

Grantee(s) shall indemnify and hold Grantor(s) harmless from and against damage to any property(ies) arising out of the installation, maintenance and repair of Grantee(s) facilities in said easement, except where such damage is caused by the active negligence or willful misconduct of Grantor(s), or Grantor's agents or employees.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

This document may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Executed this July 16 day of July, 1997

Edward J. Doty Revocable Living
Trust, dated September 25, 1987

Norma O. Doty Revocable Living
Trust, dated September 25, 1987

Edward J. Doty III
EDWARD J. DOTY III, Trustee

Edward J. Doty III
EDWARD J. DOTY III, Trustee

Maureen Doty Taylor
MAUREEN DOTY TAYLOR, Trustee

Maureen Doty Taylor
MAUREEN DOTY TAYLOR, Trustee

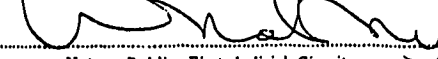
David L. Doty
DAVID L. DOTY, Trustee

David L. Doty
DAVID L. DOTY, Trustee

STATE OF HAWAII, }
City and County of Honolulu. } ss:

On this 23rd day of July A. D. 1997, before me personally appeared
* Edward S Doty III *

to me known to be the person..... described in and who executed the foregoing instrument and acknowledged
that he executed the same as his free act and deed.

My commission expires 11/22/2000 
Notary Public, First Judicial Circuit,
State of Hawaii.


N-1271 REV. 11/94

L.S

STATE OF HAWAII, }
City and County of Honolulu. } ss:

On this 23rd day of July A. D. 1997, before me personally appeared
* Edward S Doty III *

to me known to be the person..... described in and who executed the foregoing instrument and acknowledged
that he executed the same as his free act and deed.

My commission expires 11/22/2000 
Notary Public, First Judicial Circuit,
State of Hawaii.

N-1271 REV. 11/94

L.S

CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

On July 17 '97 before me, T.N. PLUMLEIGH, NOTARY
DATE SAME TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, MAUREEN DON TAYLOR, FOR NORMA V. DON TRUST
~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

T. N. Plumleigh Jr.
NOTARY PUBLIC SIGNATURE (SEAL)



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT Grant of Easement
DATE OF DOCUMENT _____ NUMBER OF PAGES 2
SIGNER(S) OTHER THAN NAMED ABOVE Edward J. David, Daley

CALIFORNIA



ALL-PURPOSE

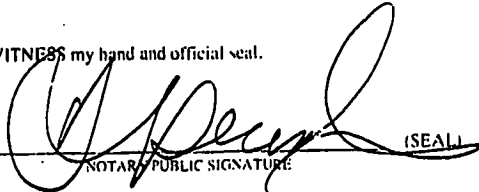


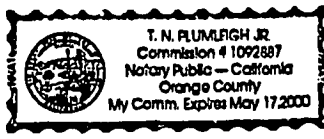
ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange)

On June 17, 97 before me, T.N. PLUMRIGH, NOTARY
DATE NAME, TITLE OF OFFICER (E.G., JANE DOE, NOTARY PUBLIC)

personally appeared, MAURKEN Doty Taylor FOR E.J. Doty Trust
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC SIGNATURE (SEAL)



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT Grant Easement
DATE OF DOCUMENT _____ NUMBER OF PAGES 2
SIGNER(S) OTHER THAN NAMED ABOVE Edward & David Doty

ALL PURPOSE ACKNOWLEDGEMENT

STATE OF California }
COUNTY OF Contra Costa } §

On this 11 day of July, 1997, before me B. Ashby Gore,
Notary Public, personally appeared DAVID L. Dora,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies) and that he
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal



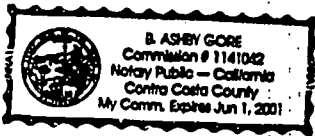
B. Ashby Gore
Notary Public in and for said State

ALL PURPOSE ACKNOWLEDGEMENT

STATE OF California }
COUNTY OF Contra Costa } §

On this 11 day of July, 1997, before me B. Ashby Gore,
Notary Public, personally appeared DAVID L. Dora,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies) and that he
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal



B. Ashby Gore
Notary Public in and for said State

12-34

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP... IF CITY PLANNING REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY ENGINEER...

SIGNED [Signature] DAY OF [Month] 19[Year] BY [Signature] CITY ENGINEER, YREKA LIC EXPIRES [Date]

LICENSED LAND SURVEYOR LS 4036



ACKNOWLEDGEMENT

STATE OF CALIFORNIA) 1988) COUNTY OF SISKIYOU) 19) BEFORE ME) A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [Name]

KNOWN TO ME [] OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature] MY PRINTED NAME [Name]

ACKNOWLEDGEMENT

STATE OF CALIFORNIA) 1988) COUNTY OF SISKIYOU) 19) BEFORE ME) A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [Name]

KNOWN TO ME [] OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature] MY PRINTED NAME [Name]

OWNERS STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME TITLE INTEREST IN AND TO THE REAL PROPERTY DESCRIBED AND EMBRACED WITHIN THOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE REAL PROPERTY AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP

Sunflower Hawaii Partners, L.P. BY its General Partner JMD HI Corp. [Signature]

ACKNOWLEDGEMENT

STATE OF CALIFORNIA) 1988) COUNTY OF SISKIYOU) 19) BEFORE ME) A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [Name]

KNOWN TO ME [] OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature] MY PRINTED NAME [Name]

ACKNOWLEDGEMENT

STATE OF CALIFORNIA) 1988) COUNTY OF SISKIYOU) 19) BEFORE ME) A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [Name]

KNOWN TO ME [] OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature] MY PRINTED NAME [Name]

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES...

LICENSED LAND SURVEYOR LS 4036



COUNTY SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

SISKIYOU COUNTY SURVEYOR DATE 12/22/1988 LIC EXPIRES 12/22/1990

CITY OF YREKA APPROVAL

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

DATED: December 22, 1988

SIGNED: [Signature]

RECORDER'S STATEMENT

FILED THIS 22ND DAY OF DECEMBER OF 1988 AT YREKA, CALIF. IN BOOK 12 OF PARCEL MAPS AT PAGE 322-575G AT THE REQUEST OF STEPHEN V. DEAN.

BY: [Signature] COUNTY RECORDER

FEE: \$2.00 BY: [Signature] DEPUTY

PARCEL MAP

FOR SUNFLOWER HAWAII PARTNERS

A DIVISION OF PARCEL A AS SHOWN ON 12 P.M. 2 BEING A PORTION OF SECTION 34, T. 45 N. R. 7 W., S.M.D. IN THE CITY OF YREKA, COUNTY OF SISKIYOU, STATE OF CALIFORNIA.

ASTRO SURVEY CO. REDDING, CA.

JN 99-08-02 YREKA PH.D.W.G. SHEET 1 OF 2 SCALE 1" = 50'

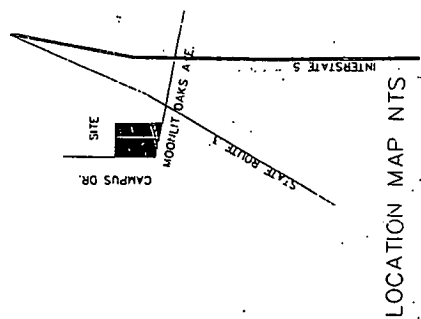
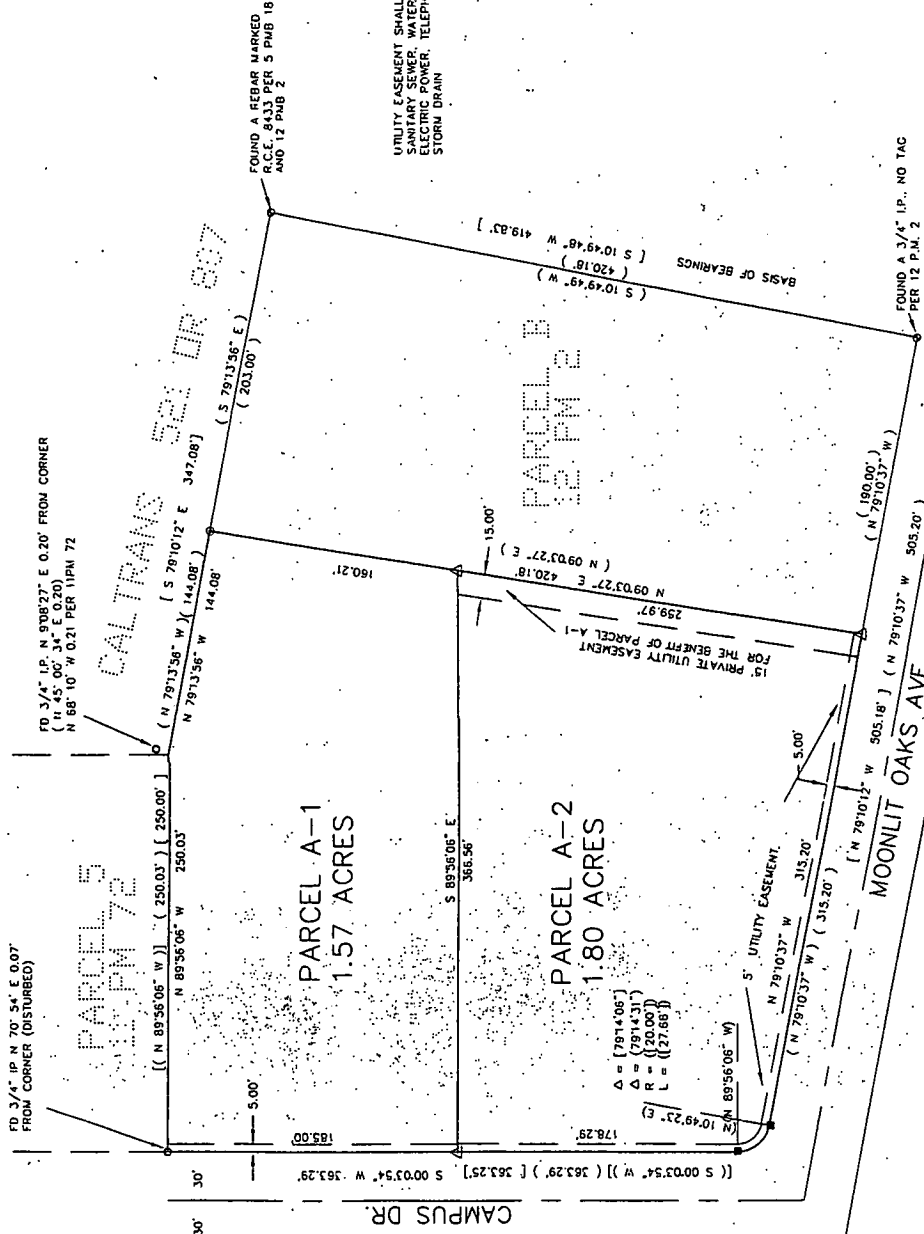
62-161-19

PMB 12 PG 34

12-35

LEGEND

- FD A 3/4" IP MKRD RCE 8433 PER 11 PM 72
- FD A 25 REBAR AND ALM CAP MKRD LS 5110 PER 12 PM 2
- SET A 25 REBAR AND ALM CAP MKRD LS 4036
- DATA PER 12 PM 2
- DATA PER 5 PM 18 AND 11 PM 72
- MONUMENT NOT FOUND
- RECORD MONUMENT NOT FOUND



PARCEL MAP	
FOR SUNFLOWER HAWAII PARTNERS	
A DIVISION OF PARCEL A AS SHOWN ON 12 P.M. 2 BEING A PORTION OF SECTION 34, T. 45 N. R. 7 W., M.D.M. IN THE CITY OF YREKA COUNTY OF SISKIYOU, STATE OF CALIFORNIA.	
ASTRO SURVEY CO. REDDING CA.	JUN 98-08-02
YREKAPM.DWG	SHEET 2 OF 2
12-20-98	SCALE 1" = 50'
BY S.V. DEAN	

PMB12 PG 35

BASIS OF BEARINGS IS THE EASTERLY LINE OF PARCEL B PER 12 P.M. 2 AND 5 P.M. 18 AND 11 P.M. 72. MONUMENTS 2 AND 3 ARE DISTANT PER 5 P.M. 18 AND 11 P.M. 72. ARE GRID, BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 1, 1927

RECORDING REQUESTED BY:
Siskiyou County Title Co.
Escrow No. 99852-JE
Title Order No. 00099652

When Recorded Mail Document
and Tax Statement To:
Harold J. Knight, President
P.O. Box 1240
Mount Shasta, CA 96067

Siskiyou County Recorder
Beverly J Foster
Instrument: 1998122815874
Date: 26-DEC-1998 Time: 09:00:25 A
Book and Page:
Total Fees: \$125.15

APN: por 062-161-190-0

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$117.15

- computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated Area City of Yreka

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Sunflower Hawaii Partners, L.P.,
a General Partnership

hereby GRANT(S) to Sisson Development, L.L.C., a California Limited Liability Company

the following described real property in the City of Yreka
County of Siskiyou, State of California:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

DATED: December 15, 1998

STATE OF CALIFORNIA
COUNTY OF SISKIYOU
ON December 15, 1998 before me,
Judy Ellstrom personally appeared
DAVID L. DOTY

Sunflower Hawaii Partners, L.P.
CORP.
JMD Hawaii LLC, General Partner
By: [Signature]
David L. Doty, President

personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the
same in his/hers/their authorized capacity(ies), and that
by his/hers/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature [Signature]



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 99652-JE
Title Order No. 00099652

EXHIBIT "ONE"

ALL THAT REAL PROPERTY IN A PORTION OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 7 WEST, M.D.M. CITY OF YREKA, COUNTY OF SISKIYOU, CALIFORNIA, DESCRIBED AS FOLLOWS; PARCELA-1 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR SUNFLOWER HAWAII PARTNERS, RECORDED DECEMBER 22 1998, 1998, IN BOOK 12 OF PARCEL MAPS AT PAGE 34 & 35, SISKIYOU COUNTY RECORDERS OFFICE, SISKIYOU COUNTY, CALIFORNIA.

Together with an easement for public utilities and incidental purposes over Parcel A-2 of the above referenced Parcel Map, as shown on said Parcel Map.

Asmt: 062-161-220-000

Fee parcel: 062-161-220-000 Status: ACTIVE

Owner: SISKIYOU COUNTY OF

Situs Address		SISKIYOU COUNTY OF	
Name Address		C/O COUNTY COUNSEL	
		PO BOX 659	
		YREKA CA 96097-0659	
Status	ACTIVE	Status Date	01/12/1998
Taxability Code	005	Descr	COUNTY NON TAX PROP (F
FRA	007-000	Base Date	03/22/2001
Creating Doc#	1998R0000392	Create Date	01/12/1998
Current Doc#	2001R0003840	Cur Date	03/22/2001
Terminating Doc#		Term Date	
Neighborhood Code	062	Supl Cnt	0
Asmt Description	COUNTY		
LandUse:1		Dwell:1	0
LandUse:2		SqFt	
Zoning:1		FORM PORTION OF 62-161-190	
Acres	1.79		
Comments			

Values

Land	0	MHPP	
Structure		PP	
Fixture RP		Exemption	
Growing		Net	
Total L&I		Homesite	
Fixtures		R/C #	
TR/Date			
Status			
Description	ENROLLED IS BASE YEAR		

- TPZ
- Multi Situs
- Asmt PP
- Ag Pres
- 910 MH
- Tax PP
- Etal
- Flag 1
- Appeal
- Bonds
- Flag 2
- Split
- Prop 19

Main Ownership Detail | Ownership History | Mfg Homes | Situs | Parcel Desc

1/1

Phy Char | IC Inq | Images

1 records found.

ASMT: Tax Year: As of Date: Owner's Name:

Description

Situs 1:

Situs 2:

Fee Parcel:

Original Asmt:

Supplemental Count:

Rate:

Address 1:

Address 2:

Address 3:

Address 4:

Contact Number:

Loan Number:

Name:

Phone Number:

Lender Number:

Taxes	1	2	Total
Date			
Total Due	\$0.00	\$0.00	\$0.00
Total Paid	\$0.00	\$0.00	\$0.00
Balance	\$0.00	\$0.00	\$0.00

Status: TRA

Bill Type: Event Date:

Taxability: Printed Date:

Roll Type: Acres:

Fee Parcel:

Situs 1:

Owner:

Situs 2:

Search:

Default Roll Changes Bankruptcy Lien Fees View Notes

ASMT Owners Values Tax Codes Taxes Part Pays/Four Pays Coll. Refunds R/C Refunds Suppl. Index

ASMT 1/1 Summary



ICW0100INQ2.5.0.007: FeeSum Oct 14, 2025 1:09:10 PM (-07:00)

Parcel Summary

Summary For: 062-161-220-000

Mail Address: C/O COUNTY COUNSEL PO BOX 659 YREKA CA 96097-0659

Situs:

Asmt	Tax Year	Roll Catego...	Owner	Fee Parcel	Total Due	Total Paid	Balance
062-161-220-000	2025	CS	SISKIYOU C...	062-161-22...	\$0.00	\$0.00	\$0.00

Count: 1	\$0.00	\$0.00	\$0.00
----------	--------	--------	--------

1/1

Calculate Balance

1 Record(s) Found

Escrow No. 86951-MG
Title Order No. 00068951

EXHIBIT ONE

All that real property situate in the City of Yreka, County of Siskiyou, State of California, described as follows:

Parcel A-2 as shown on that certain Parcel Map for Sunflower Hawaii Partners, recorded December 22, 1998 in Book 12, pages 34 and 35 of Parcel Maps, Siskiyou County Recorder's Office, being in a portion of Section 34, Township 45 North, Range 7 West, M.D.M.

(

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF SISKIYOU, STATE OF CALIFORNIA

March 6, 2001

PRESENT: Supervisors LaVada Erickson, Bill Hoy and Bill Overman. Chair Hoy presiding.

ABSENT: Supervisor Joan T. Smith

ADMINISTRATOR: Howard Moody

DEPUTY COUNTY CLERKS: Amy Fernandez and Laura Kyle

COUNTY COUNSEL: Frank J. DeMarco

PURPOSE OF MEETING: Regular

PUBLIC HEARING - COUNTY COUNSEL - Notice of Intention to purchase real property located at the corner of Moonlit Oaks and Campus Drive in Yreka, California, in the amount of \$135,000.

Chair Hoy opened the public hearing. There being no public comment the public hearing was declared closed.

MOTION:

Overman/Erickson

AYES: Hoy, Erickson and Overman

ABSENT: Smith

County Administrator Howard Moody is authorized to deposit the sum of \$135,000, plus costs of escrow, with the Siskiyou County Title Company in Escrow No. 66951MG1. Further, the County Administrator is authorized to execute any documents necessary to effect such purchase. Provided all terms and conditions of the escrow instructions are met, close of escrow for the premises shall occur within thirty (30) days following the date upon which said funds are deposited. "Close of escrow" shall mean the date upon which the grant deed conveying the premises to County is recorded in the Official Records of Siskiyou County, California. On close of escrow, Seller shall convey to County by grant deed in recordable form, good and marketable fee simple title to said premises, free and clear of all liens and encumbrances, as evidenced by a standard form CLTA title insurance policy in the full amount of the purchase price, showing title to the premises vested in County issued by Siskiyou County Title Company, subject only to exceptions numbers 4, 5, 6, and 7 in the preliminary title report.

STATE OF CALIFORNIA)
) ss
COUNTY OF SISKIYOU)

I, COLLEEN BAKER, County Clerk and Ex-Officio Clerk of the Board of Supervisors, do hereby certify the foregoing to be a full, true and correct copy of the minute order of said Board Supervisors passed on March 6, 2001.

c: File

Witness my hand and seal this

22nd day of March, 20 01

COLLEEN BAKER, County Clerk and ex-Officio Clerk of the Board of Supervisors of Siskiyou County, California

By: Amy Fernandez
Deputy Clerk

About Salazar Architect

Salazar Architect creates high-impact public interest architecture, interiors, and urban designs that are rich in character and affordable to build. We use community design methods and sustainable design practices while understanding how our design work affects the wellbeing of communities. Our experience includes new construction, renovations, and master planning – from small-scale tenant improvements to large-scale mixed-use / mixed income developments. We have deep experience in affordable housing and other development types that bring community benefits to the neighborhoods where we work.

Our firm originated in the 1990s as a pro bono anti displacement practice serving low-income communities of color in the San Francisco Bay Area. Later, Salazar Architect was founded in 2007, and incorporated in 2008, with a focus on the design of affordable housing and Community Design. Since relocating to Portland in 2015 and expanding our services to Sacramento in 2018, we have continued to design affordable housing and community developments while growing and expanding into other markets.

We believe that all design work has social, racial, and cultural impacts that extend beyond individual buildings. This is particularly true with urban designs and public policies that shape the built environment, often to the detriment of communities that have been historically marginalized from planning processes. We are fundamentally committed to community-based design grounded in effective public engagement.

Our work is often in service to low-income families and individuals, migrant communities, and communities of color. We are committed to building teams, both internally and with development partners, that reflect the communities where we work. Collectively our team of 17 represents several countries of origin, racial and ethnic identities, and spoken languages. Our native-proficiency languages include English, Spanish, Ukrainian, and Russian.

Salazar Architect Inc. is a Federal DBE and California, Oregon, and Washington MBE / DBE certified firm. Our Architects are licensed in many states across the US, and in Mexico and Venezuela. The firm is licensed in California, Oregon, and Washington.



Committed to serving communities

Las Adelitas is the outcome of a 5+ year community design process that transforms a former strip club site, known for illegal gambling and human trafficking, into a catalyst development. The building includes a large roof-top Oregon Community Solar PV array and a digital-justice-focused electric vehicle (EV) program. Along with new affordable housing, public plaza, and a pedestrian-friendly streetscape with a mid-block crosswalk, the development brings housing justice without displacement to NE Cully, one of Portland's most diverse and rapidly gentrifying neighborhoods.

**SALAZAR
ARCHITECT**

What Sets Us Apart

Salazar Architect is uniquely structured and organized around three Design Research Labs: Community Design, Wellbeing Design, and Sustainable Design. These three tenets form the core ethos of our work. Our designs are community-based, trauma-informed, and seek to bring tangible community benefits to their neighborhoods. All staff spend up to 10% of their time in the lab, advancing the firm's knowledge through best practices research, pro bono design work, and educational conferences. Each project we work on interfaces with all three labs, ensuring that the knowledge gained in the labs is reflected in our design work.

Community Design Lab

The CDL focuses on collaborating with underserved communities to create an equitable and resilient built environment. They create participatory processes, focus groups, workshops, and open houses to gain community input and make meaningful, inspiring places. Their work involves supporting place-based development, where communities impacted by planning and design have a right to influence what is created. The CDL asks key questions, such as: *Who is benefiting from this design? and Who is being harmed?* in order to better understand community vulnerabilities and make our design work more effective.

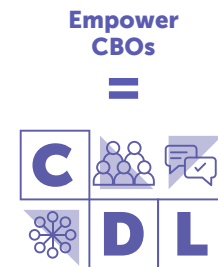
Wellbeing Design Lab

The WDL focuses on the art and science of designing for human health and comfort, helping project teams to create supportive communities. The lab integrates Trauma Informed Design, Biophilic Design, and Universal Design strategies into our design process using color, form, texture, art, landscape, and culturally-specific elements to promote healing and wellbeing. This area of our work acknowledges that physical environments impact physiological and emotional states and can have a direct impact on people's sense of identity, worth, dignity, and empowerment.

Sustainable Design Lab

The SDL approaches sustainable design through the lens of environmental and climate justice, economic stability, and social empowerment. Their work focuses on holistic, data-informed strategies that reduce the carbon footprint of our work while balancing environmental impact with human comfort. The lab integrates energy modeling and passive strategies into our design process; manages reporting for our 2030 Commitment; and helps track and implement strategies to meet Net Zero, LEED, Evergreen SDS, Green Point Rated, and other sustainable design rating systems.

Our three key areas of work align with our lab structure:





Alex Salazar, NOMA, AIA

PRINCIPAL-IN-CHARGE

Alex Salazar's career-long focus linking architecture to community organizing serves as the foundation for his work. His background includes organizing for tenant's rights, advocating for the unhoused, and 25 years of experience in community planning, engagement, and affordable housing design. He leads every project with a "community first" and culturally responsive approach to engagement, design, and development strategy. Alex has practiced public interest design since 1993 when he spent a year in Marathwada, India, as a Graham Foundation Fellow working with community-based organizations on post-disaster housing developments. From 2000 to 2006 he helped lead multiple community-based organizations, including Just Cause Oakland (now called Causa Justa Just Cause), East Bay Housing Organizations and the Association for Community Design. He currently serves nationally on the American Institute of Architects Housing & Community Development (HCD) Knowledge Community.

PROJECTS

E. Beamer Way Neighborhood Campus - Shelter Phase 2, Woodland, CA

12,800 sf homeless shelter / 2-story / new construction / commercial kitchen, health-related services / trauma informed design / community engagement with Northern Valley Indian Health and Friends of the Mission / BHCIP funded construction starting January 2026

Talent Gateway, Talent, OR

Disaster relief, wildfire recovery, cultural assessment, and visioning workshops
Community engagement / Conceptual urban design master plan and site feasibility study

Mutual Housing on the Boulevard, Sacramento, CA

Affordable PSH / 127 apartments / \$38 million
Community engagement / mixed-use / 3-story walk-ups / including 2,000 sf ground floor commercial space for behavioral health services clinic

Home Rise HQ, San Francisco, CA

Renovated office space for permanent supportive housing services / Consolidated social services, housing development, and administrative staff / 10,000 sf commercial space

M. Carter Commons, Portland, OR

Affordable senior housing / 63 apartments / \$27 million
Community engagement / N/NE Preference Policy / 5-story

Arcata Valley West Community Center, Arcata, CA

Community Center / community engagement and feasibility study

Leaven Community Resilience Hub, Portland, OR

Assess, design, and plan a Community Resilience Hub in existing building and grounds in Northeast Portland / Community Engagement / Facility audit of existing spaces to inform sustainable design renovation and retrofit / Funded by PCEF planning grant, working towards implementation grant

Languages Spoken

English, Spanish (proficient)

Education

B.Arch, Cal Poly San Luis Obispo,
MS, Architecture, UC Berkeley

Credentials and Memberships

AIA, NOMA
Registered Architect: Oregon,
Washington, California

Salazar Lab Groups

Wellbeing Design Lab

SALAZAR
ARCHITECT



Jennifer Nye, AIA, LEED AP BP+C

PROJECT MANAGER

Jennifer has over 24 years of experience, exceptional architectural skill, and a diversity of project experience that ranges from multi-family residences to complex commercial and institutional projects. As a LEED Accredited Professional, Jennifer has practical knowledge and hands-on experience with sustainable building materials and practices, striving to integrate high-performance, innovation, energy-efficiency, and design excellence into her projects. Jennifer is passionate about the built environment and extends her professional experience to volunteering on the Beaverton Transportation System Plan Community Advisory Committee, Portland's Building Code Board of Appeals, and Beaverton's Urban Renewal Advisory Committee.

Languages Spoken

English

Education

B.Arch, University of Oregon

Credentials and Memberships

American Institute of Architects
LEED Accredited Professional
Registered Architect: OR, WA, AZ, CO,
ID, UT

Salazar Lab Groups

Sustainable Design Lab

PROJECTS

La Plaza Esperanza, Gresham, OR

Community center and preschool for Latinx Community / \$12.5 million
Community engagement / Interior building design

Centro Mercado, Cornelius, OR

Grocery-style food pantry, tenant improvement project / storefront improvement

Fourth Plain Commons, Tenant Improvement, Vancouver, WA

10,000 SF community space / commercial kitchen incubator / shared event, classroom, office, and desk space / public plaza to support a Farmer's Market

Leaven Community Resilience Hub, Portland, OR

Assess, design, and plan a Community Resilience Hub in existing building and grounds in Northeast Portland / Community Engagement / Facility audit of existing spaces to inform sustainable design renovation and retrofit / Funded by PCEF planning grant, working towards implementation grant

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Community engagement / Conceptual urban design master plan and site feasibility study

M. Carter Commons, Portland, OR

Affordable senior housing / 63 apartments / \$27 million
Community engagement / N/NE Preference Policy / 5-story

Elmonica, Beaverton, OR

Affordable multi-generational family housing / 4-story building, 81 apartments
Transit-adjacent / Community Engagement with Bienestar, HomePlate, Somali Empowerment Circle, Community Vision / ground floor residential amenities and wraparound supportive services



Joanna Mack, NOMA, NCARB

QA/QC

Joanna's dedication to improving social conditions through architecture and her passion for collaborating with historically excluded communities feed her work at Salazar, and beyond. For 10 years, she has focused on innovative and equitable neighborhood transformations through urban planning, infill development, affordable housing design, and other project types that bring community benefits. Joanna is a leader in our Sacramento office, and is deeply engaged in the local community. As part of ULI's National Building Healthy Places Initiative, she was a major contributor to the National ULI Health & Equity Report and Community Toolkit, which focused on Sacramento's Meadowview neighborhood. Joanna was recently named a Top 25 Black Changemaker by the Sacramento Bee.

Languages Spoken

English

Education

B.A. Architecture, Minor in Urban Affairs and Planning, Virginia Polytechnic Institute and State University

Credentials and Memberships

NOMA, NCARB
Registered Architect: California

Salazar Lab Groups

Community Design Lab

PROJECTS

E. Beamer Way Neighborhood Campus - Shelter Phase 2, Woodland, CA

12,800 sf homeless shelter / 2-story / new construction / commercial kitchen, health-related services / trauma informed design / community engagement with Northern Valley Indian Health and Friends of the Mission / BHCIP funded

Mutual Housing on the Boulevard, Sacramento, CA

Affordable PSH / 127 apartments / \$38 million
Community engagement / mixed-use / 3-story walk-ups / including 2,000 sf ground floor commercial space for behavioral health services clinic

CLTRE House, North Sacramento, CA

Attainable live/work housing geared towards artists and creatives / 53 apartments / Ground floor art gallery, retail, and community space / 3-story

Grand Gathering, Sacramento, CA

Small business incubator, commissary commercial kitchen, and makerspace providing economic opportunity / Adjacent public plaza for events with space for food trucks, amphitheater & stage, and pop-up retail, activating Marysville Blvd.

102 Acres Community-Centered Development, Sacramento, CA

Community engagement designed to educate the community in land use and development strategies to create a plan for the 102 Acres parcel that meets the needs of the community / Funded by Build It Green Innovation Fund grant

Saint Paul Village Master Plan, Sacramento, CA

Master plan to utilize 26 parcels of land owned by Saint Paul Church, envisioned as a variety of housing developments, commercial spaces, and community-serving spaces to meet the needs of the neighborhood and congregation

Yuba City/Marysville ULI, Sacramento, CA

Partnership to accelerate infill development in rural settings / Addressed barriers that limit the production needed to address the state's housing, equity, and climate goals / Providing recommendations to the jurisdictions on site specific approaches, including possible funding, site positioning, and how to engage the local community feasibility studies / master planning / 3-d visualization

SALAZAR
ARCHITECT



Amber Swanson, AIA

PROJECT ARCHITECT

Amber is a licensed architect with nine years of multi-family experience, including affordable, market-rate, and student housing. She holds a Bachelor of Architecture from the University of Oregon and completed her last year of school in Portland with a focus on urban design and sustainability. As part of the Wellbeing Design Lab, Amber brings keen curiosity and practical application of research into the ways that buildings can affect inhabitants' health, sense of security, and overall wellness. Amber's passion for connecting people to architecture and the environment, coupled with her interest in community involvement, drives her work on projects. Amber has connected to her peers and community through participation in Architects in Schools, Parking Day, Bike More Challenge, and her neighborhood land use committee. She is a Revit expert and is integral to our ongoing operations efforts and standards development.

Languages Spoken

English

Education

B.Arch, University of Oregon

Credentials and Memberships

American Institute of Architects
Registered Architect: Oregon

Salazar Lab Groups

Wellbeing Design Lab

PROJECTS

Fourth Plain Commons, Tenant Improvement, Vancouver, WA

10,000 sf community space / commercial kitchen incubator / shared event, classroom, office, and desk space / public plaza to support a Farmer's Market

M. Carter Commons, Portland, OR

Affordable senior housing / 63 apartments / \$27 million
Community engagement / N/NE Preference Policy / 5-story

Mass Casitas, various locations, OR

Modular mass timber affordable housing / prototype development
Sustainable design features

Lieser School Redevelopment, Vancouver, WA

Community engagement / site plan development

Rosenbaum Plaza Storefront Replacement

Complete storefront replacement / public funding / design review

Heirloom Apartments, Clackamas County, OR

Market rate housing / 286 apartments / \$38 million
Suburban setting / 3-story building / 10 buildings

Ash/Pine Apartments, Gresham, OR

Affordable housing / 56 units / 4-story building / 54,000 sf / \$23 million
Transit adjacent / Community room / Targeting Earth Advantage Gold



Karl Souders

DESIGNER/RENDERINGS

Karl's background and experience spans fine art, illustration, and architecture including multifamily, single family, commercial, and educational projects. He joined Salazar with the intent to shift his career toward more socially responsible architecture that benefits underserved communities – and a desire to reconnect to his social mission-based roots in the profession, where his masters thesis focused on transitional housing for at-risk youth. Karl regularly teaches Visual Communications in PSU's architecture department, and was previously honored as an artist in residence at The Frans Masereel Centrum studying traditional lithography. As our in-house visualization expert, Karl is skilled in the early stages of design development. He has extensive experience with master planning, feasibility studies, and concept designs– and is able to bring them to life through his expertise in massing studies, schematic design, and 3D visualization.

Languages Spoken

English

Education

Bachelor of Arts, University of Nebraska
M.Arch, University of Oregon

Salazar Lab Groups

Community Design Lab

PROJECTS

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Cornelius Mercado, Cornelius, OR

Grocery-style food pantry, tenant improvement project / storefront improvement

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Elmonica, Beaverton, OR

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SALAZAR
ARCHITECT



JAMES COLES

Principal at Housing Tools
jcoles@housing-tools.com

EXPERIENCE

As a consultant for government and nonprofit agencies, James offers practical expertise gained as an affordable housing developer and a municipal manager. He has extensive experience in developing, funding, implementing, and managing housing and community development programs and projects. This has included initiatives to end homelessness, housing trust funds, HOME and CDBG programs, self-help and first-time homebuyer efforts, home rehabilitation programs, rental assistance, community facilities, and rental projects. James has particular expertise in the CDBG-DR program, as he has assisted the Counties of Butte and Shasta with disaster recovery efforts. He has developed and managed Request for Proposal processes to affordable housing developers for a number of localities. He has also directed the completion of successful planning efforts, including Housing Element updates, HUD Consolidated Plans, homelessness plans, Continuum of Care policy development, and strategic housing plans.

Prior to founding Housing Tools, James worked as a Project Manager and Development Director for Resources for Community Development (RCD) from 2000 to 2007. At RCD, he managed the production of multiple affordable housing projects from site feasibility and financial structuring to lease-up and transition to operations. James also held a position as the Housing Manager for the City of Chico from 2007 to 2014. In this role, he managed a wide range of housing and community development programs.

PROJECT EXPERIENCE HIGHLIGHTS

- Administration of \$150 million in 2018 CDBG-DR funds for the Counties of Butte and Shasta, and Cities of Chico and Gridley
- Monterey County Residential Care Facility Incubator Study (2025)
- Inclusionary In-lieu Fee Studies for the Cities of Roseville and Yreka (2025)
- Housing Element Updates for the Cities of Biggs, Chico, Oroville, and Willows, and Siskiyou County (2021-23)
- City of Chico 2015-2019, 2020-2024, 2025-2029 HUD Consolidated Plans and Analyses of Impediments to Fair Housing Choice
- City of Lincoln Affordable Housing Strategic Plan (2020)
- City of Elk Grove RHNA Sites Analysis (2020)
- No Place Like Home Site Feasibility Studies for Counties of Amador, Del Norte, Glenn, Lassen, Plumas, Sierra, and Siskiyou (2019-2020)

CAREER

Housing Tools	Owner and Principal	2012-present
City of Chico	Housing Manager	2007-2012
RCD	Project Manager	2000-2007

EDUCATION

Master of Urban Planning, College of Urban Planning and Policy, University of Illinois at Chicago (1998-2000)
Bachelor of Arts in Urban Planning, University of Utah (1994-1997)



JESS HINCHCLIFF, MPA

Community Development Senior Project Manager at Housing Tools
jhinchcliff@housing-tools.com

EXPERIENCE

As a Community Development Senior Project Manager at Housing Tools, Jess brings expertise in equity, program development, and community engagement to her work facilitating a wide array of projects in rural areas. She has helped communities develop comprehensive regional plans and access funding through the Homeless Housing, Assistance and Prevention (HHAP), No Place Like Home (NPLH), and Permanent Local Housing Allocation (PLHA) programs, among others.

Jess has experience with equity analyses, fair housing assessments, grant administration, homeless continuums of care, housing needs studies, long-term monitoring, meeting facilitation, regional/strategic planning, and supportive services plans. She is known to our clients for her dedication to collaborative work and ability to build relationships. Jess holds a Master of Public Administration degree from Chico State.

PROJECT EXPERIENCE HIGHLIGHTS

- Butte County Medical Respite Plan (2021)
- City of Willows HOME Administrative Subcontractor for Sycamore Ridge Apartments (2020-22)
- City of Chico 2022-30 Housing Element Update (2020-23)
- City of Chico 2020-24 HUD Consolidated Plan and Analysis of Impediments to Fair Housing Choice (2020)
- City of Corning HOME Long-Term Monitoring for Salado Orchards Apartments (2022-23)
- Dos Rios CoC Coordinated Entry System (CES)/Homelessness Management Information System (HMIS) Needs Assessment & Implementation Plan (2023-24)
- Humboldt County Housing Community Engagement Programs (2021-22)
- No Place Like Home Technical Assistance for Amador and Siskiyou Counties (2020-23)
- Permanent Local Housing Allocation Plans, Applications, and Ongoing Grant Administration for Tehama and Siskiyou Counties (2020-present)
- Tehama County 2024 Update to the 10-Year Plan to End Homelessness (2022-24)
- Tehama CoC Encampment Resolution Fund (ERF) Technical Assistance (2024-present)
- Tehama CoC Homeless Housing, Assistance and Prevention Round 5 Application (2024)
- Siskiyou County 2023-31 Housing Element (2022-24)

CAREER HIGHLIGHTS

Housing Tools	Community Development Senior Project Manager	2020-present
Migrant Clinicians Network	Project Coordinator, Development & Outreach	2019-20
California State University, Chico	Criminal Justice Program Advisor	2017-19
Butte County Office of Education	Project Coordinator	2017

EDUCATION

Master of Public Administration: Health Administration, California State University, Chico (2019)
Bachelor of Arts, Political Science and Multicultural & Gender Studies, California State University, Chico (2017)

Sarah Collard, Ph.D.

P.O. Box 1232
Ashland, OR 97520
(541) 890-0034

October 2025

CURRICULUM VITAE

California License #PSY17728
Oregon License #1680

Work: Siskiyou County Health and
Human Services Agency
2060 Campus Drive
Yreka, CA 96097
(530) 841-4802

EDUCATION:

1986-1999 Ph.D., The Wright Institute (1999)
Major: Clinical Psychology (APA Approved)
Teaching Areas: Assessment

1981-1985 B.A., Bennington College (1985)
Major: Psychology/Biology

MANAGEMENT EXPERIENCE:

2018-Current Director, Siskiyou County Health and Human Services
Yreka, CA 96097

2013-Current Director, Siskiyou County Behavioral Health Division
Yreka, CA 96097

2011-2013 Deputy Director, Siskiyou County Behavioral Health Division
Yreka, CA 96097

CLINICAL EXPERIENCE:

2006- 2014 Private Practice
Ashland, OR 97520
Description: General psychology practice for children, adolescents, and adults.

- 2000 - 2011 Siskiyou County Behavioral Health Services**
 Yreka, CA 96097
Description: Clinical Psychologist in an outpatient setting serving children, adolescents, and families. Duties include psychodiagnostic assessment, treatment planning, individual, family, and group psychotherapy, school community, and clinic based services. Clinical supervision of post doctoral and master's level interns.
- 2000 Monterey County Behavioral Health Services**
 Salinas, CA 93906
Description: Psychology Intern serving outpatient adults receiving services through the Cal-Works grant (Welfare Reform). Duties included psychodiagnostic interviewing, brief therapy, disposition planning, and coordination of care with contract agencies.
- 1997-1999 Trinity County Behavioral Health Services**
 Weaverville, CA 96093
Description: Clinician. Outpatient adult, adolescent, and child therapy services in community mental health setting. Duties included individual, group, and family psychotherapy, psychodiagnostic interviewing, crisis coverage including assessment for psychiatric hospitalizations, and case staffing.
- 1996-1997 Shasta County Community Mental Health**
 Redding, CA 96001
Description: Psychology Intern (APA approved internship). Outpatient and inpatient community mental health center. Group and individual therapy with children, adolescents, and families, psychological assessment, school, clinic and community based services.
- 1993-1995 Santa Cruz County Children's Services**
 Santa Cruz, CA
Description: Psychology trainee. Outpatient and school based therapy for children receiving services under A.B. 3632. Duties included psychodiagnostic interviewing and assessment, individual, group, and family therapy, development of behavior plans, assessment of children for service eligibility, crisis intervention, and treatment planning.

OTHER EMPLOYMENT EXPERIENCE:

- 1989-1998 Bar 717 Ranch/Camp Trinity**
 Hayfork, CA 96041
Description: Co-director/owner of wilderness camp for children. Duties included staff development and supervision, program development and oversight, budget oversight, and day-to-day operation of facility on a year-around basis.

SARAH EVANS

STAFF SERVICES ANALYST III

CONTACT

530-598-4409

Sarahoevans4@gmail.com

PROFILE

Analytical and results-driven Staff Services Analyst III with 6+ years of public-sector experience supporting Behavioral Health, Housing, and Public Works programs. Skilled in grant management, contract compliance, policy analysis, and interdepartmental coordination. Recognized for delivering high-quality reports, managing complex projects, and improving cross-agency collaboration to enhance public services.

SKILLS

Contract Management
Contract Compliance
Policy Analysis and Data Reporting
Grant and Program Management
Staff Training and Development
Budget and Procurement Support
Emergency Operations Planning
Cross-Department Collaboration
Stakeholder Engagement
Technical Proficiency
System Integration

EDUCATION

California State University,
Chico

2001

College of the Siskiyous
2020

EXPERIENCE

Staff Services Analyst III **Siskiyou County, Health and Human Services**

Aug 2025 - Present

Serves as lead analyst for HHS, Behavioral Health Housing Programs, overseeing data management, compliance, and reporting across multiple funding sources. Collaborate with Behavioral Health, Social Services, and community partners to ensure programs meet grant and regulatory requirements. Support housing initiatives through interdepartmental coordination, grant application development, and analysis to identify service gaps and improve housing access for vulnerable populations.

Staff Services Analyst I/II **Siskiyou County, Department of Public Works**

Nov 2023 – Aug 2025

Managed the AB 2022 Geographic Names Project- first in California to achieve state approval- requiring extensive legislative research and tribal collaboration. Oversaw contact administration, staff certification, and departmental hiring processes while coordinating large-scale projects through departmental planning and compliance oversight.

Surgical Operations Coordinator **Fairchild Medical Center**

Sept 2019 - Nov 2023

Managed clinical operations and staff support for multiple surgical departments, coordinating cross-functional workflows and leading EHR implementation and training. Oversaw scheduling, onboarding, and process improvements to enhance efficiency, data accuracy, and patient experience.

Maddelyn Bryan

Dunsmuir, CA 96025 • (530) 643-3549 • mcbryan@co.siskiyou.ca.us

Professional Summary

Public service professional with experience in **behavioral health housing and homelessness programs, and infrastructure development**. Skilled in policy analysis, program coordination, and cross-sector collaboration. Strong foundation in administration and research, with proven success supporting strategic initiatives in community health and housing systems.

Core Skills

Behavioral Health & Housing Systems • Program Analysis • Infrastructure Development • Public Policy Research • Legislative & Regulatory Compliance • Cross-Agency Collaboration • Grant Management • Data Analysis & Reporting • Stakeholder Engagement • Staff Support & Training

Professional Experience

Siskiyou County Health and Human Services Agency Project Coordinator

June 25, 2023 – Present

- Lead planning and development of behavioral health and housing infrastructure projects, including supportive housing.
- Interpret and apply legislation to ensure program compliance and guide funding strategies.
- Coordinate with agencies and providers to address homelessness and behavioral health system gaps.
- Prepare data analyses, reports, and policy recommendations for leadership and the Board of Supervisors.
- Supervise and support staff during program implementation and evaluation.

Key Achievements:

- Expanded supportive housing capacity through strategic partnerships.
- Secured and managed grant funding for over \$13,000,000.

- Improved interagency data coordination and program reporting accuracy.
-

Siskiyou County Health & Human Services Agency

Staff Services Analyst III

November 15, 2020 – June 24, 2023

- Conducted policy and fiscal analysis for housing and behavioral health initiatives.
 - Supported compliance monitoring, grant management, and operational reporting.
 - Developed staff training and process documentation for improved program delivery.
 - Provided policy guidance and legislative interpretation for department leadership.
-

Education

University of San Francisco, San Francisco, CA

B.A. in International Studies, *Summa Cum Laude* — Focus in Politics and Societies
(Class of 2018)

- Exceptional Achievement in International Studies Award
 - Outstanding Honors Thesis Award
 - Finalist: Valedictorian & Dean's Medal of Excellence
-

**Bond BHCIP Round 2: Unmet Needs
Form 8: Schematic Design Checklist**

Applicant Entity Name:

Lead Authorized Representative or Project Director:

Instructions: Please complete this form by providing as much information as possible. Fill in yellow cells with the assistance of your development team. Ideally, your schematic design (SD) drawings will include all architectural and engineering technical information below to support the phase of development your project is in.

		Date Started	Date Completed
○	Civil Engineering		
	Site Dimension Control	This project is in the initial conceptual design phase, and fits within the Phase I Planning and predevelopment as defined in the RFA. Therefore, Schematic Design has not yet been initiated.	
	Off-Site Utilities		
	Onsite Utilities		
Grading and Drainage			
○	Structural Engineering		
	Foundation Design		
	Garage Design		
○	Architectural/Interiors		
	Building and Site Plan		
	Unit Plans and Finish Program		
	Amenity Space Layout		
	Area Tabulations		
	Roof Design		
	Exterior Elevations		
	Exterior Materials		
	Elevator Quality and Speed		
	○	MEP Engineering	
HVAC Systems Design			
Electrical Systems			
Plumbing Systems			
○	Energy Conservation Concepts		
○	Landscape Architecture		
	Landscape Design Concepts		
	Hardscape Design Concepts		
○	Softscape Design Concepts		
○	Development		
	Schedule Summary		
	Soft Cost Summary		
	Consultant Proposal Summary		
	Building Tabulations Summary		
	Full SD Drawing Set Review		
	Building Elevations Review		
	Building Core Spaces and Systems		
	Unit Plan Review		
	Site and Landscape Design Review		
Lighting Exterior Concepts Review			
○	Construction		
	Hard Cost Budget Summary		

COUNTY OF SISKIYOU
CONTRACT FOR SERVICES
FOR BOARD OF SUPERVISORS SIGNATURE

This Contract is entered into on the date when it has been both approved by the Board and signed by all other parties to it.

COUNTY: Siskiyou County Health and Human Services Agency
Behavioral Health Division
2060 Campus Drive
Yreka, California 96097
(530) 841-4100 Phone
(530) 841-4133 Fax

And

CONTRACTOR: James Coles dba Housing Tools, LLC, a sole proprietor
3400 Cottage Way, Suite B
Sacramento, California 95825
(916) 692-8544 Phone
jcoles@housing-tools.com

ARTICLE 1. TERM OF CONTRACT

1.01 Contract Term: This Contract shall become effective on July 1, 2023, and shall terminate on June 30, 2026, unless terminated in accordance with the provisions of Article 7 of this Contract or as otherwise provided herein.

ARTICLE 2. INDEPENDENT CONTRACTOR STATUS

2.01 Independent Contractor: It is the express intention of the parties that Contractor is an independent contractor and not an employee, agent, joint venture or partner of County. Nothing in this Contract shall be interpreted or construed as creating or establishing the relationship of employer and employee between County and Contractor or any employee or agent of Contractor. Both parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall retain the right to perform services for others during the term of this Contract.

ARTICLE 3. SERVICES

3.01 Scope of Services: Contractor agrees to furnish the following services: Contractor shall provide the services described in Exhibit "A" attached hereto.

No additional services shall be performed by Contractor unless approved in advance in writing by the County stating the dollar value of the services, the

method of payment, and any adjustment in contract time or other contract terms. All such services are to be coordinated with County and the results of the work shall be monitored by the Health and Human Services Agency Director (or his or her designee).

To the extent that Exhibit A contains terms in conflict with this Contract or to the extent that it seeks to supplement a provision regarding a subject already fully addressed in this Contract, including a clause similar to this seeking to render its language superior to conflicting language in this Contract, such language is hereby expressly deemed null and void by all parties upon execution of this Contract.

3.02 Method of Performing Services: Contractor will determine the method, details, and means of performing the above-described services including measures to protect the safety of the traveling public and Contractor's employees. County shall not have the right to, and shall not, control the manner or determine the method of accomplishing Contractor's services.

3.03 Employment of Assistants: Contractor may, at the Contractor's own expense, employ such assistants as Contractor deems necessary to perform the services required of Contractor by this Contract. County may not control, direct, or supervise Contractor's assistants or employees in the performance of those services.

ARTICLE 4. COMPENSATION

4.01 Compensation: In consideration for the services to be performed by Contractor, County agrees to pay Contractor in proportion to services satisfactorily performed as specified in Exhibit "A". Payment shall not exceed amount appropriated by the Board of Supervisors for such services for the fiscal year.

4.02 Invoices: Contractor shall submit detailed invoices for all services being rendered.

4.03 Date for Payment of Compensation: County shall pay within 30 days of receipt of invoices from the Contractor to the County, and approval and acceptance of the work by the County.

4.04 Expenses: Contractor shall be responsible for all costs and expenses incident to the performance of services for County, including but not limited to, all costs of materials, equipment, all fees, fines, licenses, bonds or taxes required of or imposed against Contractor and all other of Contractor's costs of doing business. County shall not be responsible for any expense incurred by Contractor in performing services for County.

ARTICLE 5. OBLIGATIONS OF CONTRACTOR

- 5.01** Contractor Qualifications: Contractor warrants that Contractor has the necessary licenses, experience and technical skills to provide services under this Contract.
- 5.02** Contract Management: Contractor shall report to the (department head) or his or her designee who will review the activities and performance of the Contractor and administer this Contract.
- 5.03** Tools and Instrumentalities: Contractor will supply all tools and instrumentalities required to perform the services under this Contract. Contractor is not required to purchase or rent any tools, equipment or services from County.
- 5.04** Workers' Compensation: Contractor shall maintain a workers' compensation plan covering all its employees as required by California Labor Code Section 3700, either through workers' compensation insurance issued by an insurance company or through a plan of self-insurance certified by the State Director of Industrial Relations. If Contractor elects to be self-insured, the certificate of insurance otherwise required by this Contract shall be replaced with a consent to self-insure issued by the State Director of Industrial Relations. Proof of such insurance shall be provided before any work is commenced under this contract. No payment shall be made unless such proof of insurance is provided.
- 5.05** Indemnification: Contractor shall indemnify and hold County harmless against any and all liability imposed or claimed, including attorney's fees and other legal expenses, arising directly or indirectly from any act or failure of Contractor or Contractor's assistants, employees or agents, including all claims relating to the injury or death of any person or damage to any property. Contractor agrees to maintain a policy of liability insurance in the minimum amount of (\$1,000,000) One Million Dollars, to cover such claims or in an amount determined appropriate by the County Risk Manager. If the amount of insurance is reduced by the County Risk Manager such reduction must be in writing. Contractor shall furnish a certificate of insurance evidencing such insurance and naming the County as an additional insured for the above-cited liability coverage prior to commencing work. It is understood that the duty of Contractor to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by County of insurance certificates and endorsements required under this Contract does not relieve Contractor from liability or limit Contractor's liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Contract, Contractor acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.
- 5.06** General Liability and Automobile Insurance: During the term of this Contract, Contractor shall obtain and keep in full force and effect a commercial, general liability and automobile policy or policies of at least (\$1,000,000) One Million

Dollars, combined limit for bodily injury and property damage; the County, its officers, employees, volunteers and agents are to be named additional insured under the policies, and the policies shall stipulate that this insurance will operate as primary insurance for work performed by Contractor and its sub-contractors, and that no other insurance effected by County or other named insured will be called on to cover a loss covered thereunder. All insurance required herein shall be provided by a company authorized to do business in the State of California and possess at least a Best A:VII rating or as may otherwise be acceptable to County. The General Liability insurance shall be provided by an ISO Commercial General Liability policy, with edition dates of 1985, 1988, or 1990 or other form satisfactory to County. The County will be named as an additional insured using ISO form CG 2010 1185 or the same form with an edition date no later than 1990, or in other form satisfactory to County.

5.07 Certificate of Insurance and Endorsements: Contractor shall obtain and file with the County prior to engaging in any operation or activity set forth in this Contract, certificates of insurance evidencing additional insured coverage as set forth in paragraphs 5.04 and 5.10 and which shall provide that no cancellation, reduction in coverage or expiration by the insurance company will be made during the term of this Contract, without thirty (30) days written notice to County prior to the effective date of such cancellation. **Naming the County as a “Certificate Holder” or other similar language is NOT sufficient satisfaction of the requirement.** Prior to commencement of performance of services by Contractor and prior to any obligations of County, contractor shall file certificates of insurance with County showing that Contractor has in effect the insurance required by this Contract. Contractor shall file a new or amended certificate on the certificate then on file. **If changes are made during the term of this Contract, no work shall be performed under this agreement, and no payment may be made until such certificate of insurance evidencing the coverage in paragraphs, 5.05, the general liability policy set forth in 5.06 and 5.10 are provided to County.**

5.08 Public Employees Retirement System (CalPERS): In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Contract is determined by a court of competent jurisdiction or the Public Employees Retirement System (CalPERS) to be eligible for enrollment in CalPERS as an employee of the County, Contractor shall indemnify, defend, and hold harmless County for the payment of any employee and/or employer contributions of CalPERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of County. Contractor understands and agrees that his personnel are not, and will not be, eligible for memberships in, or any benefits from, any County group plan for hospital, surgical or medical insurance, or for membership in any County retirement program, or for paid vacation, paid sick leave, or other leave, with or without pay, or for any other benefit which accrues to a County employee.

- 5.09** IRS/FTB Indemnity Assignment: Contractor shall defend, indemnify, and hold harmless the County, its officers, agents, and employees, from and against any adverse determination made by the Internal Revenue Service of the State Franchise Tax Board with respect to Contractor's "independent contractor" status that would establish a liability for failure to make social security and income tax withholding payments.
- 5.10** Professional Liability: If Contractor or any of its officers, agents, employees, volunteers, contactors or subcontractors are required to be professionally licensed or certified by any agency of the State of California in order to perform any of the work or services identified herein, Contractor shall procure and maintain in force throughout the duration of the Contract a professional liability insurance policy with a minimum coverage level of (\$1,000,000) One Million Dollars, or as determined in writing by County's Risk Management Department.
- 5.11** State and Federal Taxes: As Contractor is not County's employee, Contractor is responsible for paying all required state and federal taxes. In particular:
- a. County will not withhold FICA (Social Security) from Contractor's payments;
 - b. County will not make state or federal unemployment insurance contributions on behalf of Contractor.
 - c. County will not withhold state or federal income tax from payment to Contractor.
 - d. County will not make disability insurance contributions on behalf of Contractor.
 - e. County will not obtain workers' compensation insurance on behalf of Contractor.
- 5.12** Records: All reports and other materials collected or produced by the Contractor or any subcontractor of Contractor shall, after completion and acceptance of the Contract, become the property of County, and shall not be subject to any copyright claimed by the Contractor, subcontractor, or their agents or employees. Contractor may retain copies of all such materials exclusively for administration purposes. Any use of completed or uncompleted documents for other projects by Contractor, any subcontractor, or any of their agents or employees, without the prior written consent of County is prohibited. It is further understood and agreed that all plans, studies, specifications, data magnetically or otherwise recorded on computer or computer diskettes, records, files, reports, etc., in possession of the Contractor relating to the matters covered by this Contract shall be the property of the County, and Contractor hereby agrees to deliver the same to the County upon request. It is also understood and agreed that the documents and other materials including but not limited to those set forth hereinabove, prepared pursuant to this Contract are prepared specifically for the County and are not necessarily suitable for any future or other use.

- 5.13** Contractor's Books and Records: Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the County for a minimum of five (5) years, or for any longer period required by law, from the date of final payment to the Contractor under this Contract. Any records or documents required to be maintained shall be made available for inspection, audit and/or copying at any time during regular business hours, upon oral or written request of the County.
- 5.14** Assignability of Contract: It is understood and agreed that this Contract contemplates personal performance by the Contractor and is based upon a determination of its unique personal competence and experience and upon its specialized personal knowledge. Assignments of any or all rights, duties or obligations of the Contractor under this Contract will be permitted only with the express written consent of the County.
- 5.15** Warranty of Contractor: Contractor warrants that it, and each of its personnel, where necessary, are properly certified and licensed under the laws and regulations of the State of California to provide the special services agreed to.
- 5.16** Withholding for Non-Resident Contractor: Pursuant to California Revenue and Taxation Code Section 18662, payments made to nonresident independent contractors, including corporations and partnerships that do not have a permanent place of business in this state, are subject to 7 percent state income tax withholding.

Withholding is required if the total yearly payments made under this contract exceed \$1,500.00.

Unless the Franchise Tax Board has authorized a reduced rate or waiver of withholding and County is provided evidence of such reduction/waiver, all nonresident contractors will be subject to the withholding. It is the responsibility of the Contractor to submit the Waiver Request (Form 588) to the Franchise Tax Board as soon as possible in order to allow time for the Franchise Tax Board to review the request.

- 5.17** Compliance with Child, Family and Spousal Support Reporting Obligations: Contractor's failure to comply with state and federal child, family and spousal support reporting requirements regarding contractor's employees or failure to implement lawfully served wage and earnings assignment orders or notices of assignment relating to child, family and spousal support obligations shall constitute a default under this Contract. Contractor's failure to cure such default within ninety (90) days of notice by County shall be grounds for termination of this Contract.
- 5.18** Conflict of Interest: Contractor covenants that it presently has no interest and shall not acquire an interest, direct or indirect, financial or otherwise, which would

conflict in any manner or degree with the performance of the services hereunder. Contractor further covenants that, in the performance of this Contract, no subcontractor or person having such an interest shall be used or employed. Contractor certifies that no one who has or will have any financial interest under this contract is an officer or employee of County.

- 5.19** Compliance with Applicable Laws: Contractor shall comply with all applicable federal, state and local laws now or hereafter in force, and with any applicable regulations, in performing the work and providing the services specified in this Contract. This obligation includes, without limitations, the acquisition and maintenance of any permits, licenses, or other entitlements necessary to perform the duties imposed expressly or impliedly under this Contract.
- 5.20** Bankruptcy: Contractor shall immediately notify County in the event that Contractor ceases conducting business in the normal manner, becomes insolvent, makes a general assignment for the benefit of creditors, suffer or permits the appointment of a receiver for its business or assets, or avails itself of, or becomes subject to, any proceeding under the Federal Bankruptcy Act or any other statute of any state relating to insolvency or protection of the rights of creditors.

ARTICLE 6. OBLIGATIONS OF COUNTY

- 6.01** Cooperation of County: County agrees to comply with all reasonable requests of Contractor (to provide reasonable access to documents and information as permitted by law) necessary to the performance of Contractor's duties under this Contract.

ARTICLE 7. TERMINATION

- 7.01** Termination on Occurrence of Stated Events: This Contract shall terminate automatically on the occurrence of any of the following events:
1. Bankruptcy or insolvency of Contractor
 2. Death of Contractor
- 7.02** Termination by County for Default of Contractor: Should Contractor default in the performance of this Contract or materially breach any of its provisions, County, at County's option, may terminate this Contract by giving written notification to Contractor.
- 7.03** Termination for Convenience of County: County may terminate this Contract at any time by providing a notice in writing to Contractor that the Contract is terminated. Said Contract shall then be deemed terminated and no further work shall be performed by Contractor. If the Contract is so terminated, the Contractor shall be paid for that percentage of the phase of work actually completed, based

on a pro rata portion of the compensation for said phase satisfactorily completed at the time of notice of termination is received.

- 7.04** Termination of Funding: County may terminate this Contract in any fiscal year in that it is determined there is not sufficient funding. California Constitution Article XVI Section 18.

ARTICLE 8. GENERAL PROVISIONS

- 8.01** Notices: Any notices to be given hereunder by either party to the other may be effected either by personal delivery in writing or by mail, registered or certified, postage prepaid or return receipt requested. Mailed notices shall be addressed to the parties at the addresses appearing in the introductory paragraph of this Contract, but each party may change the address by written notice in accordance with the paragraph. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of two (2) days after mailing.
- 8.02** Entire Agreement of the Parties: This contract supersedes any and all contracts, either oral or written, between the Parties hereto with respect to the rendering of services by Contractor for County and contains all the covenants and contracts between the parties with respect to the enduring of such services in any manner whatsoever. Each Party to this Contract acknowledges that no representations, inducements, promises, or contract, orally or otherwise, have been made by any party, or anyone acting on behalf of any Party, which are not embodied herein, and that no other contract, statement, or promise not contained in this Contract shall be valid or binding. Any modification of this Contract will be effective only if it is in writing signed by the Party to be charged and approved by the County as provided herein or as otherwise required by law.
- 8.03** Partial Invalidity: If any provision in this Contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.
- 8.04** Attorney's Fees: If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Contract, the prevailing Party will be entitled to reasonable attorney's fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.
- 8.05** Conformance to Applicable Laws: Contractor shall comply with the standard of care regarding all applicable federal, state and county laws, rules and ordinances. Contractor shall not discriminate in the employment of persons who work under this contract because of race, the color, national origin, ancestry, disability, sex or religion of such person.

- 8.06** Waiver: In the event that either County or Contractor shall at any time or times waive any breach of this Contract by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Contract, whether of the same or any other covenant, condition or obligation.
- 8.07** Governing Law: This Contract and all matters relating to it shall be governed by the laws of the State of California and the County of Siskiyou and any action brought relating to this Contract shall be brought exclusively in a state court in the County of Siskiyou.
- 8.08** Reduction of Consideration: Contractor agrees that County shall have the right to deduct from any payments contracted for under this Contract any amount owed to County by Contractor as a result of any obligation arising prior or subsequent to the execution of this contract. For purposes of this paragraph, obligations arising prior to the execution of this contract may include, but are not limited to any property tax, secured or unsecured, which tax is in arrears. If County exercises the right to reduce the consideration specified in this Contract, County shall give Contractor notice of the amount of any off-set and the reason for the deduction.
- 8.09** Negotiated Contract: This Contract has been arrived at through negotiation between the parties. Neither party is to be deemed the party which prepared this Contract within the meaning of California Civil Code Section 1654. Each party hereby represents and warrants that in executing this Contract it does so with full knowledge of the rights and duties it may have with respect to the other. Each party also represents and warrants that it has received independent legal advice from its attorney with respect to the matters set forth in this Contract and the rights and duties arising out of this Contract, or that such party willingly foregoes any such consultation.
- 8.10** Time is of the Essence: Time is of the essence in the performance of this Contract.
- 8.11** Materiality: The parties consider each and every term, covenant, and provision of this Contract to be material and reasonable.
- 8.12** Authority and Capacity: Contractor and Contractor's signatory each warrant and represent that each has full authority and capacity to enter into this Contract.
- 8.13** Binding on Successors: All of the conditions, covenants and terms herein contained shall apply to, and bind, the heirs, successors, executors, administrators and assigns of Contractor. Contractor and all of Contractor's heirs, successors, executors, administrators, and assigns shall be jointly and severally liable under the Contract.
- 8.14** Cumulation of Remedies: All of the various rights, options, elections, powers and remedies of the parties shall be construed as cumulative, and no one of them

exclusive of any other or of any other legal or equitable remedy which a party might otherwise have in the event of a breach or default of any condition, covenant or term by the other party. The exercise of any single right, option, election, power or remedy shall not, in any way, impair any other right, option, election, power or remedy until all duties and obligations imposed shall have been fully performed.

- 8.15** No Reliance On Representations: Each party hereby represents and warrants that it is not relying, and has not relied upon any representation or statement made by the other party with respect to the facts involved or its rights or duties. Each party understands and agrees that the facts relevant, or believed to be relevant to this Contract, may hereunder turn out to be other than, or different from the facts now known to such party as true, or believed by such party to be true. The parties expressly assume the risk of the facts turning out to be different and agree that this Contract shall be effective in all respects and shall not be subject to rescission by reason of any such difference in facts.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, County and Contractor have executed this agreement on the dates set forth below, each signatory represents that they have the authority to execute this agreement and to bind the Party on whose behalf their execution is made.

COUNTY OF SISKIYOU

Date: 12/7/2023

DocuSigned by:
Ed Valenzuela
ED VALENZUELA, CHAIR
Board of Supervisors
County of Siskiyou
State of California

ATTEST:
LAURA BYNUM
Clerk, Board of Supervisors

By: Wendy Winingham
Deputy

CONTRACTOR: James Coles dba
Housing Tools, LLC

Date: 10/23/2023

DocuSigned by:
James Cole
James Coles, Sole Proprietor

Date: _____

N/A

License No.: N/A
(Licensed in accordance with an act providing for the registration of contractors)

Note to Contractor: For corporations, the contract must be signed by two officers. The first signature must be that of the chairman of the board, president or vice-president; the second signature must be that of the secretary, assistant secretary, chief financial officer or assistant treasurer. (Civ. Code, Sec. 1189 & 1190 and Corps. Code, Sec. 313.)

TAXPAYER I.D. On File

ACCOUNTING:

Fund	Organization	Account	Activity Code
2120	501010	723000	
2129	401031	723000	163
	FY23/24	FY24/25	FY25/26
2120:	\$10,000	\$10,000	\$10,000
2129:	<u>\$83,098.74</u>	<u>\$97,281.26</u>	<u>\$99,750</u>
	\$93,098.74	\$107,281.26	\$109,750 \$310,130.00 - Total

Encumbrance number (if applicable):

If not to exceed, include amount not to exceed: \$310,130.00.

Exhibit “A”

Scope of Services and Schedule

Consultant will provide the following services as described below relating to housing and community development. Services are grouped into the activities listed below.

- **Activity 1:** Formula Permanent Local Housing Allocation (PLHA) Program
- **Activity 2:** Competitive PLHA Program
- **Activity 3:** Housing Development Technical Assistance
- **Activity 4:** Housing and Homelessness Request for Proposals and Qualifications (RFP/RFQ)
- **Activity 5:** Community Care Expansion (CCE) Preservation Program
- **Activity 6:** South County Assessment & Plan
- **Activity 7:** Behavioral Health Continuum Infrastructure Program (BHCIP)
- **Activity 8:** Coordination and General Technical Assistance

Below is an itemized listing of potential tasks. Each task includes scope of work, schedule, and proposed budget. *Each Task will be billed hourly, not to exceed the amount shown in the budget column.* You may choose to incorporate some or all of these tasks into a contract for housing and community development services with Housing Tools.

<u>Activity/Task</u>	<u>Scope of Work</u>	<u>Schedule</u>	<u>Proposed Budget</u>
Activity 1: Formula Permanent Local Housing Allocation (PLHA) Program			
Task 1.1: PLHA Annual Progress Reports	Provide technical assistance to County staff to complete the nine (9) Annual Progress Reports (APRs) for the County and the Cities/Towns. Siskiyou County staff takes the lead and Housing Tools staff reviews and edits the APRs.	Annually July 1-31st in 2023, 2024, and 2025	\$5,000
Task 1.2: PLHA Annual Streamlined Applications	Provide technical assistance to County staff to complete the nine (9) Annual Streamlined Applications for the County and the Cities/Towns. Siskiyou County staff takes the lead and Housing Tools staff reviews and edits the ASAs.	Annually July 1-December 31 st in 2023 and 2024 depending on NOFA schedule	\$3,300
Task 1.3: PLHA 2 nd 5-Year Cycle of Formula Funds.	Provide technical assistance to County staff to submit the 2 nd 5-year cycle of formula funds Plans/Applications – up to ten (10) applications for the County and the Cities/Towns. Siskiyou County staff takes the lead and Housing Tools staff reviews, edits, drafts, and helps submit materials as needed and directed by the County. This includes materials such as: Legally Binding Agreements, Plan/Application forms, resolutions, public notices, staff reports, presentations, and supporting documentation.	July 1-December 31 st in 2025, depending on NOFA schedule	\$20,000

Task 1.4 PLHA Requests for Funds and Supporting Documentation	Housing Tools staff takes the lead on Requests for Funds and Supporting Documentation for the County and the Cities/Towns, including coordination, preparing materials, etc. Siskiyou County staff reviews items and provides assistance as needed as the administrative entity.	Ongoing July 1, 2023 to June 30, 2026	\$13,750
Task 1.5: PLHA Annual Long-Term Monitoring of Rental Housing	Housing Tools staff takes the lead on Annual Long-Term Monitoring of Rental Housing for the County and Cities/Towns, including coordination/correspondence, preparing materials, conducting onsite visits in Yreka, etc. Siskiyou County staff reviews items and provides assistance as needed as the administrative entity.	Annually May 1- June 30 th in 2024, 2025, and 2026	\$18,000
Task 1.6: PLHA Project Files Documentation	Housing Tools staff takes the lead on Project Files Documentation for the County and Cities/Towns, including coordination, preparing materials, organizing files, etc. Siskiyou County staff reviews items and provides assistance as needed as the administrative entity.	Ongoing July 1, 2023 to June 30, 2026	\$7,500
Task 1.7: PLHA Preparing and Maintaining a Tracking System for Formula Funds	Housing Tools staff takes the lead on Preparing and Maintaining a Tracking System for Formula Funds for the County and Cities/Towns. Siskiyou staff County reviews and provides assistance as needed as the administrative entity.	Ongoing July 1, 2023 to June 30, 2026	\$7,500
Task 1.8: PLHA Ad-Hoc Technical Assistance and Coordination	Housing Tools staff provides Ad-Hoc TA and Coordination to Siskiyou County staff, including assisting with communication with HCD, Cities/Towns, service providers, developers, etc.	Ongoing July 1, 2023 to June 30, 2026	\$20,000

Activity 1 Total			\$95,050
Activity 2: Competitive PLHA Program			
Task 2.1: Determine Program Feasibility and Appropriateness	Review 2024 Competitive PLHA NOFA and discuss the feasibility and appropriateness of this funding for County housing and community development activities.	August 2024	\$1,650
Task 2.2: Competitive PLHA Program Application	If deemed feasible and appropriate, provide technical assistance to the County and its partners to submit a competitive PLHA program application.	August 2024 to October 2024	\$8,350
Activity 2 Total			\$10,000
Activity 3: Housing Development Technical Assistance			
Task 3.1: Underwriting and Financial Review	Provide underwriting and financial review of proposed project from developers selected through RFQs/RFPs.	January-October 2024	\$3,000
Task 3.2: Prepare Loan Documents and Secure Approvals	Draft loan documents for project from developer selected through RFQs/RFPs. Assist with staff reports and presentations to secure Board approvals.	November-December 2024	\$6,000
Task 3.3: Coordinate Construction Loan Closing	Coordinate closing with respect to County funding of project from developer selected through RFQs/RFPs.	November 2024-February 2025	\$9,000
Task 3.4: General Housing Development Technical Assistance	Provide overall project coordination, meeting participation, and technical assistance for project from developer selected through RFQs/RFPs.	July 2023-June 2026	\$9,000
Activity 3 Total			\$27,000

Activity 4: Housing & Homelessness Request for Proposals and Qualifications (RFQ/RFP)			
Task 4.1: Project Basecamp Implementation Meetings	Attend the twice monthly 60-minute Project Basecamp implementation meetings between the selected organization of the RFP and the County. Provide guidance, take notes, and research follow-up items as requested by the County.	July 2023 – December 2023	\$1,320 ((\$220 per month for six months))
Task 4.2: Project Basecamp Community Engagement	Assist in facilitating a community engagement activity, such as a community meeting, with the selected organization of the RFP. The purpose is to begin or deepen the connection between the organization and the community, building both rapport and support.	Timing to be determined by County	\$3,500
Task 4.3: Project Basecamp Ad-Hoc Technical Assistance	As directed by the County, assist with ad-hoc technical assistance research and tasks related to the implementation of Project Basecamp.	Timing to be determined by County	\$2,500
Task 4.4: Request for Proposals/Qualifications	Assist the County to adjust the 2023 RFP/RFQ to solicit interest from developers, construction firms, and service providers for projects including but not limited to Homekey, and/or Pallet Shelter.	Timing to be determined by County	\$9,360 per RFP/RFQ/RFB (1 est. for budget)
Task 4.5: RFP/RFQ Webinar	Assist in facilitating a Zoom webinar or meeting with interested organizations to provide an overview of the RFP/RFQ and a question-and-answer session. The purpose is to engage interested organizations to have a qualified pool of applicants.	Timing to be determined by County	\$2,500

Task 4.6: Interviews/Scoring	At the County's request, review proposals and participate in interviews.	Timing to be determined by County	\$3,500
Activity 4 Total			\$22,680
Activity 5: Community Care Expansion (CCE) Preservation Program			
Task 5.1: Plan and Conduct Three Focus Groups to Identify Needs for Project Scope of Work Development	Focus groups will be with the residents of Residential Care Facilities, and one at-large community group consisting of persons with lived experience.	July-August 2023	\$4,350
Task 5.2: Assist with Project Scoping and General Contractor and Construction Manager RFPs to Implement the CCE Program	Work with County staff to develop scope of work for the CCE program. Draft and administer RFBs.	September 2023-February 2024	\$12,000
Task 5.3: Provide Project Management Services During Construction of CCE Improvements	Administer Construction Manager and GC contracts. Prepare draw requests and reports to DHCS.	February-September 2024	\$3,150
Task 5.4: Provide Construction Labor Compliance Monitoring for the CCE Project	Prepare requirements for bid package and contracts; conduct pre-construction meeting; monitor payroll certifications and conduct site visits; prepare close-out report.	January-October 2024	\$14,000
Task 5.5: Manage CCE Project Close-out	Conduct final inspections. Prepare final draw requests, including retention. Prepare close-out report for DHCS.	September-October 2024	\$2,550
Task 5.6: General Technical Assistance		July 2023-October 2024	\$3,000
Activity 5 Total			\$39,050
Activity 6: South County Assessment & Plan			

Task 6.1: Housing and Shelter Intervention Options	Review and provide feedback on County's potential options and select appropriate intervention(s) to pursue, including respective timelines, funding sources, considerations, etc.	September-December 2024	\$2,250
Task 6.2: Conduct a Feasibility Study for Sites in South County for the Housing and Shelter Interventions, Potentially Including Homekey	Review vacant parcels and potential acquisition/rehab properties. Prepare a report that prioritizes the most feasible sites based on intervention and funding types.	January – March 2025	\$5,600
Task 6.3: Assist in Securing Partner(s) for the Project(s)	Assist the County in identifying and coordinating with potential partners for the project, using the County's RFP/RFQ qualified housing and homelessness providers list. (If necessary)	April – June 2025	\$9,000
Task 6.4: Assist in the Preparation of a Funding Application	Work with the County and selected partner(s) to formalize partnership with an MOU, assess and secure a property and prepare a funding application.	July – December 2025	\$6,000
Task 6.5: Represent County in Administering Funds	Assist County in reviewing loan/grant documents, reviewing budgets, administering due diligence, and coordinating the construction closing transaction or grant agreement process.	January – June 2026	\$27,000
Activity 6 Total			\$49,850
Activity 7: Behavioral Health Continuum Infrastructure Program (BHCIP)			
Task 7.1: RFP for Architect and Engineer	Assist the County with the development of an RFP to solicit the services of a qualified Architect and Engineer to complete the project design.	As determined by County staff.	\$9,000
Task 7.2: Due Diligence/Property Acquisition	Assist the County as requested with property acquisition	As determined	\$4,500

	negotiations and due diligence investigation of selected site.	by County staff	
Task 7.3: Develop Calendar of Internal Deadlines	Ensure that all components of the application are completed and submitted by the assigned County staff and/or Engineer and Architect prior to the application deadline.	Dependent on when DHCS releases Round 6 NOFA; DHCS website indicates Round 6 will be released either FY 24-25 or 25-26	\$500
Task 7.4: Collect, Organize and Distribute Application Forms	Provide the County's selected team members and architect/engineer with the application forms and instructions for their completion.	See note above	\$1,000
Task 7.5: Act as a Clearinghouse for Questions on Application Materials	Provide a central point for research, answering questions and problem-solving.	See note above	\$3,000
Task 7.6: Review Draft Application Responses and Provide Feedback	Ensure that all grant application requirements are met, that responses fully address required information, that all forms are completed accurately.	See note above	\$3,000
Task 7.7: Participate in Check in Calls/Meetings with County Staff and Architect/Engineer	Regular check in calls/meetings are established to discuss status, problem-solve as a group and agree on next steps for the project application.	See note above	\$5,000
Task 7.8: Participate in Pre-application Consultation Meeting	DHCS requires a pre-application meeting with its administrative contractor to discuss the proposed project prior to submission of the application.	See note above	\$500
Activity 7 Total			\$26,500

Activity 8: Coordination and General Technical Assistance			
Task 8.1: General Correspondence and Coordination	Coordination on modifications based on changing environments, and regular check-in meetings.	July 2023- June 2026	\$20,000
Task 8.2: General Technical Assistance	Conduct work outside of other proposed tasks as requested by County due to changing circumstances or unanticipated needs.	July 2023- June 2026	\$20,000
Activity 8 Total			\$40,000
OVERALL TOTAL			\$310,130

Consultant Expertise

Our first-hand experience working in the public sector provides us with an intimate understanding of local government context, challenges, and opportunities. The foundation of our work in this arena is inclusive, transparent, and constructive community outreach. Whether our efforts are homeless initiatives, housing plans, fund development, or policy analysis and evaluation, we are eager to help you make your community more vibrant and equitable.

We guide community planning processes that incorporate comprehensive community outreach and build on community strengths. Our planning work has included Housing Elements, HUD Consolidated Plans, Homeless Plans, and Permanent Local Housing Allocation Plans.

Insurance

Consultant maintains liability insurance that covers the firm's employees in executing its normal business activities. The amount of coverage is \$1 million per occurrence and \$2 million in aggregate. Consultant also maintains auto insurance at \$1 million per occurrence and workers compensation insurance at \$1 million per occurrence. Consultant may provide Client with an insurance certificate naming the Client as Additional Insured at Client's request.

Project Staffing

The budget is based on the following hourly rates, travel, and printing costs, which are current as of July 2023. The budget includes hourly rates, travel reimbursement, printing costs, and course of business costs such as leases, insurance, equipment, training, utilities, taxes, etc. These rates are subject to increase during the term of the contract on an annual basis.

Over the course of the contract term, Behavioral Health Services realizes a change to activity funding may be required to accommodate unanticipated needs. In this event, a written request detailing the shift in funding must be submitted to and approved by the Director of Health and Human Services Agency prior to any expenditures being incurred.

Cost	Rate
Principal	\$150/hour
Community Development Manager	\$150/hour
Project Manager and Community Development Planner	\$110/hour
Administrative	\$90/hour
Travel Reimbursement	\$0.655/mile
Printing and Media Reimbursement	100% of cost

Below is a summary of the not-to-exceed amount for the services described above for Siskiyou County for the 2023-2026 fiscal year.

Siskiyou County Contract Amount	
Activity 1	\$95,050
Activity 2	\$10,000
Activity 3	\$27,000
Activity 4	\$22,680
Activity 5	\$39,050
Activity 6	\$49,850
Activity 7	\$26,500
Activity 8	\$40,000
Total	\$310,130

Exhibit "B"

ASSURANCE OF COMPLIANCE WITH THE SISKIYOU COUNTY HEALTH AND HUMAN SERVICES AGENCY – BEHAVIORAL HEALTH DIVISION NONDISCRIMINATION IN STATE AND FEDERALLY – ASSISTED PROGRAMS

CONTRACTOR HEREBY AGREES THAT it will comply with the nondiscrimination provisions of this contract as further described below and referenced in the California Department of Health Care Services Specialty Mental Health Services Agreement Exhibit E, Section 3 -

1) Consistent with the requirements of applicable federal law such as 42 C.F.R. §§ 438.6(d)(3) and (4) or state law, the Contractor shall not engage in any unlawful discriminatory practices in the admission of beneficiaries, assignments of accommodations, treatment, evaluation, employment of personnel, or in any other respect on the basis of race, color, gender, religion, marital status, national origin, age, sexual preference or mental or physical handicap. The Contractor will not discriminate against beneficiaries on the basis of health status or need for health care services, pursuant to 42 C.F.R. § 438.6(d)(3).

2) The Contractor shall comply with the provisions of Section 504 of the Rehabilitation Act of 1973, as amended, pertaining to the prohibition of discrimination against qualified handicapped persons in all federally assisted programs or activities, as detailed in regulations signed by the Secretary of Health and Human Services, effective June 2, 1977, and found in the Federal Register, Volume 42, No. 86, dated May 4, 1977.

Contractor agrees this assurance is binding on the vendor/recipient directly or through contract, license, or other provider services, as long as it received federal or state assistance.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/22/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bidwell Insurance Agency, Inc. 1270 E 9th Street Chico CA 95928	CONTACT NAME: Krissy Tritten PHONE (A/C, No, Ext): 530-894-1096 FAX (A/C, No): 530-894-1990 E-MAIL ADDRESS: krissy@bidwellinsurance.com
INSURER(S) AFFORDING COVERAGE	
INSURED Housing Tools LLC 3400 Cottage Way Suite B Sacramento CA 95825	INSURER A: SENTINEL INS CO LTD INSURER B: Employers INSURER C: North American Capacity INSURER D: Certain Underwriters at Lloyd's INSURER E: INSURER F:
NAIC #	
11000	
10640	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			57SBABO4142	7/3/2023	7/3/2024	EACH OCCURRENCE \$ 200000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100000 MED EXP (Any one person) \$ 10000 PERSONAL & ADV INJURY \$ 2000000 GENERAL AGGREGATE \$ 4000000 PRODUCTS - COMP/OP AGG \$ 2000000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			57SBABO4142	7/3/2023	7/3/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2000000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	EIG5177210-00	2/9/2023	2/9/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1000000 E.L. DISEASE - EA EMPLOYEE \$ 1000000 E.L. DISEASE - POLICY LIMIT \$ 1000000
C	Cyber Liability			C-4LWC-116988-CYBER-2023	5/5/2023	5/5/2024	Limit: \$1,000,000
D	Professional Liability -Errors & Omissions			MPL5282215-23	1/12/2023	1/12/2024	Limit: \$2,000,000 per claim

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

County of Siskiyou, its elected officials, officers, employees, and volunteers are named additional insured as to the general liability insurance only. 30 day notice of cancellation with 10 day notice for nonpayment of premium.

CERTIFICATE HOLDER**CANCELLATION**

County of Siskiyou State of California Board of Supervisors 2060 Campus Drive Yreka CA 96097	<p style="text-align: center;">SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> AUTHORIZED REPRESENTATIVE
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BUSINESS LIABILITY COVERAGE FORM

POLICY NUMBER: 57SBABO4142

EFFECTIVE DATE: 07/03/2023

2. Applicable To Medical Expenses Coverage

We will not pay expenses for "bodily injury":

a. Any Insured

To any insured, except "volunteer workers".

b. Hired Person

To a person hired to do work for or on behalf of any insured or a tenant of any insured.

c. Injury On Normally Occupied Premises

To a person injured on that part of premises you own or rent that the person normally occupies.

d. Workers' Compensation And Similar Laws

To a person, whether or not an "employee" of any insured, if benefits for the "bodily injury" are payable or must be provided under a workers' compensation or disability benefits law or a similar law.

e. Athletics Activities

To a person injured while practicing, instructing or participating in any physical exercises or games, sports or athletic contests.

f. Products-Completed Operations Hazard

Included with the "products-completed operations hazard".

g. Business Liability Exclusions

Excluded under Business Liability Coverage.

C. WHO IS AN INSURED**1. If you are designated in the Declarations as:**

- a.** An individual, you and your spouse are insureds, but only with respect to the conduct of a business of which you are the sole owner.
- b.** A partnership or joint venture, you are an insured. Your members, your partners, and their spouses are also insureds, but only with respect to the conduct of your business.
- c.** A limited liability company, you are an insured. Your members are also insureds, but only with respect to the conduct of your business. Your managers are insureds, but only with respect to their duties as your managers.
- d.** An organization other than a partnership, joint venture or limited liability company, you are an insured. Your "executive officers" and directors are insureds, but only with respect to their duties as your officers or directors. Your stockholders are also insureds, but only with respect to their liability as stockholders.

- e.** A trust, you are an insured. Your trustees are also insureds, but only with respect to their duties as trustees.

2. Each of the following is also an insured:**a. Employees And Volunteer Workers**

Your "volunteer workers" only while performing duties related to the conduct of your business, or your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business.

However, none of these "employees" or "volunteer workers" are insureds for:

(1) "Bodily injury" or "personal and advertising injury":

- (a)** To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), or to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

- (b)** To the spouse, child, parent, brother or sister of that co-"employee" or that "volunteer worker" as a consequence of Paragraph **(1)(a)** above;

- (c)** For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1)(a)** or **(b)** above; or

- (d)** Arising out of his or her providing or failing to provide professional health care services.

If you are not in the business of providing professional health care services, Paragraph **(d)** does not apply to any nurse, emergency medical technician or paramedic employed by you to provide such services.

(2) "Property damage" to property:

- (a)** Owned, occupied or used by,

BUSINESS LIABILITY COVERAGE FORM

(b) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by you, any of your "employees", "volunteer workers", any partner or member (if you are a partnership or joint venture), or any member (if you are a limited liability company).

b. Real Estate Manager

Any person (other than your "employee" or "volunteer worker"), or any organization while acting as your real estate manager.

c. Temporary Custodians Of Your Property

Any person or organization having proper temporary custody of your property if you die, but only:

- (1) With respect to liability arising out of the maintenance or use of that property; and
- (2) Until your legal representative has been appointed.

d. Legal Representative If You Die

Your legal representative if you die, but only with respect to duties as such. That representative will have all your rights and duties under this insurance.

e. Unnamed Subsidiary

Any subsidiary and subsidiary thereof, of yours which is a legally incorporated entity of which you own a financial interest of more than 50% of the voting stock on the effective date of this Coverage Part.

The insurance afforded herein for any subsidiary not shown in the Declarations as a named insured does not apply to injury or damage with respect to which an insured under this insurance is also an insured under another policy or would be an insured under such policy but for its termination or upon the exhaustion of its limits of insurance.

3. Newly Acquired Or Formed Organization

Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain financial interest of more than 50% of the voting stock, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

- a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier; and

b. Coverage under this provision does not apply to:

- (1) "Bodily injury" or "property damage" that occurred; or
- (2) "Personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

4. Operator Of Mobile Equipment

With respect to "mobile equipment" registered in your name under any motor vehicle registration law, any person is an insured while driving such equipment along a public highway with your permission. Any other person or organization responsible for the conduct of such person is also an insured, but only with respect to liability arising out of the operation of the equipment, and only if no other insurance of any kind is available to that person or organization for this liability. However, no person or organization is an insured with respect to:

- a. "Bodily injury" to a co-"employee" of the person driving the equipment; or
- b. "Property damage" to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an insured under this provision.

5. Operator of Nonowned Watercraft

With respect to watercraft you do not own that is less than 51 feet long and is not being used to carry persons for a charge, any person is an insured while operating such watercraft with your permission. Any other person or organization responsible for the conduct of such person is also an insured, but only with respect to liability arising out of the operation of the watercraft, and only if no other insurance of any kind is available to that person or organization for this liability.

However, no person or organization is an insured with respect to:

- a. "Bodily injury" to a co-"employee" of the person operating the watercraft; or
- b. "Property damage" to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an insured under this provision.

6. Additional Insureds When Required By Written Contract, Written Agreement Or Permit

The person(s) or organization(s) identified in Paragraphs a. through f. below are additional insureds when you have agreed, in a written

BUSINESS LIABILITY COVERAGE FORM

contract, written agreement or because of a permit issued by a state or political subdivision, that such person or organization be added as an additional insured on your policy, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit.

A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

However, no such person or organization is an additional insured under this provision if such person or organization is included as an additional insured by an endorsement issued by us and made a part of this Coverage Part, including all persons or organizations added as additional insureds under the specific additional insured coverage grants in Section F. – Optional Additional Insured Coverages.

a. Vendors

Any person(s) or organization(s) (referred to below as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business and only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

- (1) The insurance afforded to the vendor is subject to the following additional exclusions:

This insurance does not apply to:

- (a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
- (b) Any express warranty unauthorized by you;
- (c) Any physical or chemical change in the product made intentionally by the vendor;
- (d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

- (e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

- (f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

- (g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

- (h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

- (i) The exceptions contained in Subparagraphs (d) or (f); or

- (ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

- (2) This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

b. Lessors Of Equipment

- (1) Any person or organization from whom you lease equipment; but only with respect to their liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

BUSINESS LIABILITY COVERAGE FORM

- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after you cease to lease that equipment.

c. Lessors Of Land Or Premises

- (1) Any person or organization from whom you lease land or premises, but only with respect to liability arising out of the ownership, maintenance or use of that part of the land or premises leased to you.
- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
- (a) Any "occurrence" which takes place after you cease to lease that land or be a tenant in that premises; or
- (b) Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

d. Architects, Engineers Or Surveyors

- (1) Any architect, engineer, or surveyor, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
- (a) In connection with your premises; or
- (b) In the performance of your ongoing operations performed by you or on your behalf.
- (2) With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:
- This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services by or for you, including:
- (a) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or
- (b) Supervisory, inspection, architectural or engineering activities.

e. Permits Issued By State Or Political Subdivisions

- (1) Any state or political subdivision, but only with respect to operations performed by you or on your behalf for which the state or political subdivision has issued a permit.
- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
- (a) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the state or municipality; or
- (b) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

f. Any Other Party

- (1) Any other person or organization who is not an insured under Paragraphs a. through e. above, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
- (a) In the performance of your ongoing operations;
- (b) In connection with your premises owned by or rented to you; or
- (c) In connection with "your work" and included within the "products-completed operations hazard", but only if
- (i) The written contract or written agreement requires you to provide such coverage to such additional insured; and
- (ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".
- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
- "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

BUSINESS LIABILITY COVERAGE FORM

(a) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or

(b) Supervisory, inspection, architectural or engineering activities.

The limits of insurance that apply to additional insureds are described in Section **D. – Limits Of Insurance**.

How this insurance applies when other insurance is available to an additional insured is described in the Other Insurance Condition in Section **E. – Liability And Medical Expenses General Conditions**.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

D. LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE**1. The Most We Will Pay**

The Limits of Insurance shown in the Declarations and the rules below fix the most we will pay regardless of the number of:

- a. Insureds;
- b. Claims made or "suits" brought; or
- c. Persons or organizations making claims or bringing "suits".

2. Aggregate Limits

The most we will pay for:

- a. Damages because of "bodily injury" and "property damage" included in the "products-completed operations hazard" is the Products-Completed Operations Aggregate Limit shown in the Declarations.
- b. Damages because of all other "bodily injury", "property damage" or "personal and advertising injury", including medical expenses, is the General Aggregate Limit shown in the Declarations.

This General Aggregate Limit applies separately to each of your "locations" owned by or rented to you.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway or right-of-way of a railroad.

This General Aggregate limit does not apply to "property damage" to premises while rented to you or temporarily occupied by you with permission of the owner, arising out of fire, lightning or explosion.

3. Each Occurrence Limit

Subject to **2.a.** or **2.b** above, whichever applies, the most we will pay for the sum of all damages because of all "bodily injury", "property damage" and medical expenses arising out of any one "occurrence" is the Liability and Medical Expenses Limit shown in the Declarations.

The most we will pay for all medical expenses because of "bodily injury" sustained by any one person is the Medical Expenses Limit shown in the Declarations.

4. Personal And Advertising Injury Limit

Subject to **2.b.** above, the most we will pay for the sum of all damages because of all "personal and advertising injury" sustained by any one person or organization is the Personal and Advertising Injury Limit shown in the Declarations.

5. Damage To Premises Rented To You Limit

The Damage To Premises Rented To You Limit is the most we will pay under Business Liability Coverage for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, lightning or explosion, while rented to you or temporarily occupied by you with permission of the owner.

In the case of damage by fire, lightning or explosion, the Damage to Premises Rented To You Limit applies to all damage proximately caused by the same event, whether such damage results from fire, lightning or explosion or any combination of these.

6. How Limits Apply To Additional Insureds

The most we will pay on behalf of a person or organization who is an additional insured under this Coverage Part is the lesser of:

- a. The limits of insurance specified in a written contract, written agreement or permit issued by a state or political subdivision; or
- b. The Limits of Insurance shown in the Declarations.

Such amount shall be a part of and not in addition to the Limits of Insurance shown in the Declarations and described in this Section.

BUSINESS LIABILITY COVERAGE FORM

If more than one limit of insurance under this policy and any endorsements attached thereto applies to any claim or "suit", the most we will pay under this policy and the endorsements is the single highest limit of liability of all coverages applicable to such claim or "suit". However, this paragraph does not apply to the Medical Expenses limit set forth in Paragraph 3. above.

The Limits of Insurance of this Coverage Part apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the policy period shown in the Declarations, unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Insurance.

E. LIABILITY AND MEDICAL EXPENSES GENERAL CONDITIONS

1. Bankruptcy

Bankruptcy or insolvency of the insured or of the insured's estate will not relieve us of our obligations under this Coverage Part.

2. Duties In The Event Of Occurrence, Offense, Claim Or Suit

a. Notice Of Occurrence Or Offense

You or any additional insured must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, notice should include:

- (1) How, when and where the "occurrence" or offense took place;
- (2) The names and addresses of any injured persons and witnesses; and
- (3) The nature and location of any injury or damage arising out of the "occurrence" or offense.

b. Notice Of Claim

If a claim is made or "suit" is brought against any insured, you or any additional insured must:

- (1) Immediately record the specifics of the claim or "suit" and the date received; and
- (2) Notify us as soon as practicable.

You or any additional insured must see to it that we receive a written notice of the claim or "suit" as soon as practicable.

c. Assistance And Cooperation Of The Insured

You and any other involved insured must:

- (1) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the claim or "suit";
- (2) Authorize us to obtain records and other information;
- (3) Cooperate with us in the investigation, settlement of the claim or defense against the "suit"; and
- (4) Assist us, upon our request, in the enforcement of any right against any person or organization that may be liable to the insured because of injury or damage to which this insurance may also apply.

d. Obligations At The Insured's Own Cost

No insured will, except at that insured's own cost, voluntarily make a payment, assume any obligation, or incur any expense, other than for first aid, without our consent.

e. Additional Insured's Other Insurance

If we cover a claim or "suit" under this Coverage Part that may also be covered by other insurance available to an additional insured, such additional insured must submit such claim or "suit" to the other insurer for defense and indemnity.

However, this provision does not apply to the extent that you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance.

f. Knowledge Of An Occurrence, Offense, Claim Or Suit

Paragraphs a. and b. apply to you or to any additional insured only when such "occurrence", offense, claim or "suit" is known to:

- (1) You or any additional insured that is an individual;
- (2) Any partner, if you or an additional insured is a partnership;
- (3) Any manager, if you or an additional insured is a limited liability company;
- (4) Any "executive officer" or insurance manager, if you or an additional insured is a corporation;
- (5) Any trustee, if you or an additional insured is a trust; or
- (6) Any elected or appointed official, if you or an additional insured is a political subdivision or public entity.

BUSINESS LIABILITY COVERAGE FORM

This Paragraph **f.** applies separately to you and any additional insured.

3. Financial Responsibility Laws

- a. When this policy is certified as proof of financial responsibility for the future under the provisions of any motor vehicle financial responsibility law, the insurance provided by the policy for "bodily injury" liability and "property damage" liability will comply with the provisions of the law to the extent of the coverage and limits of insurance required by that law.
- b. With respect to "mobile equipment" to which this insurance applies, we will provide any liability, uninsured motorists, underinsured motorists, no-fault or other coverage required by any motor vehicle law. We will provide the required limits for those coverages.

4. Legal Action Against Us

No person or organization has a right under this Coverage Form:

- a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or
- b. To sue us on this Coverage Form unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this insurance or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

5. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this policy to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom a claim is made or "suit" is brought.

6. Representations**a. When You Accept This Policy**

By accepting this policy, you agree:

- (1) The statements in the Declarations are accurate and complete;
- (2) Those statements are based upon representations you made to us; and

- (3) We have issued this policy in reliance upon your representations.

b. Unintentional Failure To Disclose Hazards

If unintentionally you should fail to disclose all hazards relating to the conduct of your business at the inception date of this Coverage Part, we shall not deny any coverage under this Coverage Part because of such failure.

7. Other Insurance

If other valid and collectible insurance is available for a loss we cover under this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when **b.** below applies. If other insurance is also primary, we will share with all that other insurance by the method described in **c.** below.

b. Excess Insurance

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:

(1) Your Work

That is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar coverage for "your work";

(2) Premises Rented To You

That is fire, lightning or explosion insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(3) Tenant Liability

That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner;

(4) Aircraft, Auto Or Watercraft

If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion **g.** of Section **A.** – Coverages.

(5) Property Damage To Borrowed Equipment Or Use Of Elevators

If the loss arises out of "property damage" to borrowed equipment or the use of elevators to the extent not subject to Exclusion **k.** of Section **A.** – Coverages.

BUSINESS LIABILITY COVERAGE FORM**(6) When You Are Added As An Additional Insured To Other Insurance**

That is other insurance available to you covering liability for damages arising out of the premises or operations, or products and completed operations, for which you have been added as an additional insured by that insurance; or

(7) When You Add Others As An Additional Insured To This Insurance

That is other insurance available to an additional insured.

However, the following provisions apply to other insurance available to any person or organization who is an additional insured under this Coverage Part:

(a) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract, written agreement or permit that this insurance be primary. If other insurance is also primary, we will share with all that other insurance by the method described in c. below.

(b) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs (a) and (b) do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty under this Coverage Part to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

- (1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and
- (2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

8. Transfer Of Rights Of Recovery Against Others To Us**a. Transfer Of Rights Of Recovery**

If the insured has rights to recover all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. This condition does not apply to Medical Expenses Coverage.

b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

BUSINESS LIABILITY COVERAGE FORM**F. OPTIONAL ADDITIONAL INSURED COVERAGES**

If listed or shown as applicable in the Declarations, one or more of the following Optional Additional Insured Coverages also apply. When any of these Optional Additional Insured Coverages apply, Paragraph 6. (Additional Insureds When Required by Written Contract, Written Agreement or Permit) of Section C., Who Is An Insured, does not apply to the person or organization shown in the Declarations. These coverages are subject to the terms and conditions applicable to Business Liability Coverage in this policy, except as provided below:

1. Additional Insured - Designated Person Or Organization

WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or organization(s) shown in the Declarations, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- a. In the performance of your ongoing operations; or
- b. In connection with your premises owned by or rented to you.

2. Additional Insured - Managers Or Lessors Of Premises

a. WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or organization(s) shown in the Declarations as an Additional Insured - Designated Person Or Organization; but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Declarations.

b. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

- (1) Any "occurrence" which takes place after you cease to be a tenant in that premises; or
- (2) Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

3. Additional Insured - Grantor Of Franchise

WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or organization(s) shown in the Declarations as an Additional Insured - Grantor Of Franchise, but only with respect to their liability as grantor of franchise to you.

4. Additional Insured - Lessor Of Leased Equipment

a. WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or organization(s) shown in the Declarations as an Additional Insured - Lessor of Leased Equipment, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s).

b. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after you cease to lease that equipment.

5. Additional Insured - Owners Or Other Interests From Whom Land Has Been Leased

a. WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or organization(s) shown in the Declarations as an Additional Insured - Owners Or Other Interests From Whom Land Has Been Leased, but only with respect to liability arising out of the ownership, maintenance or use of that part of the land leased to you and shown in the Declarations.

b. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

- (1) Any "occurrence" that takes place after you cease to lease that land; or
- (2) Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

6. Additional Insured - State Or Political Subdivision - Permits

a. WHO IS AN INSURED under Section C. is amended to include as an additional insured the state or political subdivision shown in the Declarations as an Additional

BUSINESS LIABILITY COVERAGE FORM

Insured – State Or Political Subdivision - Permits, but only with respect to operations performed by you or on your behalf for which the state or political subdivision has issued a permit.

- b. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

- (1) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the state or municipality; or
- (2) "Bodily injury" or "property damage" included in the "product-completed operations" hazard.

7. Additional Insured – Vendors

- a. WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or organization(s) (referred to below as vendor) shown in the Declarations as an Additional Insured - Vendor, but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business and only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".
- b. The insurance afforded to the vendor is subject to the following additional exclusions:

- (1) This insurance does not apply to:
 - (a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
 - (b) Any express warranty unauthorized by you;
 - (c) Any physical or chemical change in the product made intentionally by the vendor;
 - (d) Repackaging, unless unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

- (e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

- (f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

- (g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

- (h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

- (i) The exceptions contained in Subparagraphs (d) or (f); or

- (ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

- (2) This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

8. Additional Insured – Controlling Interest

WHO IS AN INSURED under Section C. is amended to include as an additional insured the person(s) or organization(s) shown in the Declarations as an Additional Insured – Controlling Interest, but only with respect to their liability arising out of:

- a. Their financial control of you; or
- b. Premises they own, maintain or control while you lease or occupy these premises.

SALAZAR ARCHITECT

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3400 Cottage Way, Suite F
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jcoles@housing-tools.com
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Architect:
Alex Salazar, Founding Principal
Salazar Architect Inc.

Date: October 6, 2025, **Revised October 7, 2025**

Re: Siskiyou County BHCIP Master Plan

Dear James,

We are pleased to submit this Pre-Design Fee Proposal for the Siskiyou County BHCIP Master Plan conceptual design. Should you have any questions about this proposal please let our team know.

I. PROJECT DESCRIPTION

The county is considering development of a new Behavioral Health building on one of two sites in Yreka, CA. Any existing buildings will be removed, and a new Behavioral Health building created, utilizing funding from the Behavioral Health Continuum Infrastructure Program (BHCIP) program. The tentative program elements from the 'wish list' for the new building includes:

68 Single occupant offices
12 Shared offices with 2-3 staff each
6 Group rooms that can hold 14-18 people each
1 Staff room

II. ARCHITECT'S TEAM

- Salazar Architect (Architect).
- We may elect to retain, or solicit pro-bono services from, a Civil firm to join our team. Their fee is included in our proposed budget.

Key staff from Salazar Architect include:

- Alex Salazar (Principal-In-Charge)
- Jennfer Nye (Project Management)
- Amber Swanson (Project Architect)
- Karl Souders (Visioning Graphics)

III. OWNER'S TEAM

Other consultants the Owner may want to consider bringing on during this phase are:

- a. Survey Engineer
- b. Dry Utility
- c. Haz Mat
- d. Geotech
- e. Others as needed, identified as a part of Future Phases

IV. SCOPE OF SERVICES & DELIVERABLES

Salazar Architect is being retained to assist with a conceptual site plan with diagrammatic locations of program elements. The Architect's Scope of Services and Deliverables (Instruments of Service) are as follows:

Coordination

- Review site zoning
- Review reports and Owner data (Architect is entitled to rely upon the information supplied by the Owner or Owner's consultants)
- Assist Owner with identifying sustainability objectives
- Coordinate Architect's Services with Owner's Consultants
- Create several design directions
- Refine the design and create one (1) preferred master plan

Meetings

- Up to four (4) on-line virtual Owner meetings to gain Owner input
- Up to one (1) on-line virtual meeting with jurisdiction having authority to gain preliminary feedback on the preferred master plan
- If time allows one (1) optional site visit on October 12th, 2025.

Deliverables

- Site Plan (Building footprint, diagrammatic location of interior spaces, exterior circulation, parking and open space)
- ~~Up to one (1) conceptual rendering perspective to give a general sense of the building's massing on the site~~
- A short design narrative about the building design
- Zoning analysis
- Table summarizing the square footage of spaces for the proposed development.

V. SCHEDULE

We anticipate initiating work on October 6th, and completing the work by October 21st, 2025.

VI. COMPENSATION

Architect's Services for this Project only covers the specific Scope of Services and Deliverables described above in Section IV, which are the Architect's Instruments of Service.

Fee: **Eighteen-Thousand Dollars (\$18,000)** to be billed Fixed Fee on a percent complete basis.

VII. INVOICING

Invoices will be billed monthly on a percent complete basis, plus Reimbursable Expenses. Invoices are due upon receipt and are considered late after 30 days. Late invoices will be billed an additional 1.5% for each month of non-payment. If any amount is not paid when due, Architect, after 48 hours written notice, may stop work until the unpaid amount is brought current.

VIII. INSURANCE

Salazar Architects Inc. agrees to maintain the following insurance for the duration of the project.

- Commercial General Liability: One Million (\$1,000,000) Each Occurrence; One Million (\$1,000,000) Aggregate.
- Automobile Liability: One Million (\$1,000,000) Combined Single Limit.
- Workers Compensation and Employers' Liability: at statutory limits
- Professional Liability: One Million (\$1,000,000) Per Claim; One Million (\$1,000,000) Aggregate.

IX. ADDITIONAL SERVICES

Unless otherwise agreed in writing by Owner and Architect, changes to the Project Description, Scope of Services & Deliverables, Schedule, and Compensation noted above shall be billed hourly, per the attached **Exhibit A: Hourly Rates**. Owner shall approve in writing such additional services in advance of them being performed. Architect has no obligation to perform such additional services in the absence of written approval. The time related to changing or modifying this Agreement may be charged as an additional service.

X. REIMBURSABLE EXPENSES

For expenses outside of scope, please see our attached **Exhibit B: Reimbursable Schedule**.

XI. STANDARD TERMS

Contract terms per the attached **Exhibit C: Standard Contract Terms**



On behalf of Salazar Architect, Inc.

We appreciate your consideration of this Proposal, and we look forward to the opportunity to work with you on this Project. Please call me on my direct line if you have any questions. You may acknowledge your acceptance of this Fee Proposal by signing below and returning one copy to our office. Your signature allows us to initiate services.

Sincerely,

Alex Salazar, AIA
Founding Principal, Salazar Architect Inc.
asalazar@salazarch.com
cell (510) 710-8008

Attachments:

- Exhibit A: Hourly Rates
- Exhibit B: Reimbursable Schedule
- Exhibit C: Standard Contract Terms

Fee Proposal accepted on behalf of

Housing Tools LLC

Signature

James Coles
Name

Owner and Sole Member
Title

10/7/25
Date



Salazar Architect Inc.
www.salazarch.com
(503) 702-2575

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2222 NE Oregon, Suite 101
Portland, OR 97232

SACRAMENTO
1201 J St. Suite 200
Sacramento, CA 95814

EXHIBIT A: HOURLY RATES

effective 1/1/2025 - California

TITLE	Hourly
Founding Principal	\$ 260.00
Managing Director	\$ 234.00
California Practice Lead	\$ 221.00
Senior Project Manager	\$ 197.00
Project Manager	\$ 177.00
Senior Architect	\$ 200.00
Senior Architectural Staff	\$ 178.00
Architect III	\$ 178.00
Architectural Staff III	\$ 153.00
Interior Designer III	\$ 148.00
Architect II	\$ 147.00
Architectural Staff II	\$ 131.00
Architect I	\$ 121.00
Architectural Staff I	\$ 111.00
Designer	\$ 108.00
Graphic Design / Proposal Coordinator	\$ 132.00

Notes:

Salazar Architect may adjust hourly rates every 6 months.



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EXHIBIT B: Reimbursable Schedule

Reimbursable Expenses are in addition to compensation for Pre-Design, Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project. Expenses will be billed with a 10% mark up. Reimbursable Expenses include:

- .1 Transportation (including taxi and care share services if used), parking and authorized out-of-town travel and subsistence;
- .2 Permitting and other fees required by authorities having jurisdiction over the Project;
- .3 Printing, reproductions, plots, and standard form documents (except in house printing at Salazar Architect)
- .4 Postage, handling and delivery;
- .5 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .6 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .7 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
- .8 Other similar Project-related expenditures, including Workshop Supplies.

END OF EXHIBIT

1/3/2023

7/23/2024

EXHIBIT C: STANDARD CONTRACT TERMS

Note: The term "Owner" used below is defined as any person or entity that has procured services from Salazar Architect Inc.

1. **Amendment:** This Agreement can be modified by a written contract amendment, signed by Owner and Architect.
2. **Compensation:** Modifications to Compensation can only be made with the Owner's written authorization, which shall not be unreasonably withheld. In the event the Owner refuses to authorize reasonable additional fees, the Architect shall have no obligation to proceed further and may terminate this Agreement in accordance with the Termination section below.
3. **Instruments of Service:** All the work product prepared by Architect, or on behalf of Architect, in connection with the Project are Instruments of Service. Architect and Architect's consultants are the authors of their respective Instruments of Service, and shall retain all common law, statutory and other reserved rights, including copyrights and distribution rights. Digital data is included as a part of the Instruments of Service and is defined as information, communications, drawings, or designs created or stored for the Project in digital form.
4. **Nonexclusive License:** Upon execution of this Agreement, Architect grants to Owner a nonexclusive license to use the Instruments of Service for the Project, provided that Owner performs its obligations under this Agreement, including prompt payment of all sums due under this Agreement. The Instruments of Service may not be modified or used on any other project without Architect's prior written agreement and may not be used by any other architect, designer, Owner or legal entity without Architect's prior written agreement. The Owner shall indemnify, defend, and hold Architect harmless from any liability due to the unauthorized use or modification of Architect's Instruments of Service permitted by Owner.
5. **Termination:** Architect or Owner may terminate this Agreement for convenience by informing the other party with a 72-hour written notice. Architect shall be compensated for all services performed prior to termination and reimbursed for Reimbursable Expenses then due. The license granted to Owner in the Section 4 above is terminated and voided if this Termination section of this Agreement is exercised.
6. **Termination Fee:** In addition to compensation for services already performed, if the Owner terminates this Agreement for its convenience Owner shall pay to the Architect Fifteen Percent (15%) of the remaining unbilled fees of the phase of work the project is currently in, plus Fifteen Percent (15%) of the total fees for the next phase of work.
7. **License Agreement:** Following termination of this Agreement, Architect and Owner may enter into a license agreement for the use of Architect's Instruments of Service for the Project for a mutually agreed upon license fee and the release and indemnification of Architect by Owner for such use of the Instruments of Service following termination.
8. **Evaluations of Costs:** Evaluations of Owner's estimated Project budget, Cost of the Work, and preliminary cost estimates by Architect represent Architect's best

judgement as a design professional. Architect does not certify that represented evaluations will not vary from the Cost of the Work. It is understood that the Architect does not have control over the means and methods of the contractor, cost of labor, materials, equipment, that affect the Project budget.

9. **Limitation of Liability:** Owner, for itself, its successors, heirs and assigns agrees to limit the liability of the Architect, its officers, employees and sub-consultants, to Owner and to all third parties, arising from any cause or causes in any way arising out of or related to this agreement, including but not limited to defense costs, such that the total aggregate liability of Architect, its officers, employees and sub-consultants to all those named shall not exceed the actual proceeds of any insurance coverage available to cover Architect for any such liability. Owner expressly agrees that any liability arising out of this project shall be limited to the Architect and its applicable insurance and shall not be the basis of personal liability as to Architect's owners, officers, directors, or employees.

10. **Professional Standard:** Architect shall provide all services required by this Agreement in a manner consistent with the degree of skill and care ordinarily exercised by members of the same profession currently practicing in the same locality as the Project, under similar circumstances ("Professional Standard"). Architect makes no warranty, certification or guarantee, and shall not be required to make any warranty, certification or guarantee as to its services or work product, except that they shall be performed and prepared consistent with the Professional Standard.

11. **Environmental Hazards:** Scope of services does not include any services related to environmental hazards, including but not limited to lead-based products or paint, mold, asbestos, asbestos products, polychlorinated biphenyls (PCB) or other hazardous or toxic materials.

12. **Visual Inspection:** Observations of the interior and exterior of the development will be performed by visual inspection. Moving of furnishings and possessions is not included. Any item of inspection that cannot be performed from grade and/or existing floors is excluded.

13. **Codes:** Upgrades required by governmental agencies and code revisions adopted on or after the date of this proposal are not included in this proposal.

14. **Condominiums:** This contract and proposal assume the project is apartments for rent. If at any time during this scope of services the project changes to condominiums, this contract will require amendment to include Owner specific requirements for maintenance manual, buyer disclosure inspections, and alternate dispute resolution criteria/requirements.

15. **Other Fees:** City application, permit fees, and system development type fees or assessments are not included in Architect's fee for services and will be the responsibility of the Owner.

16. **Owner Information:** Owner acknowledges that Architect and our consultants are entitled to reasonably rely on reports, data, studies, plans, specifications, and other information provided to Architect by Owner and others performing services on behalf of Owner ("Owner Information"). Architect assumes no liability or responsibility for the accuracy of such Owner Information. Furthermore, Owner will defend and indemnify Architect from any loss or liability due to erroneous, incomplete, or insufficient Owner Information.

17. Design Credit: The Owner agrees to credit “Salazar Architect” as a team member in all publishing about the project. Publishing is defined as Owner blog posts, websites, printed materials, press releases, videos, written project narratives, press interviews, and other similar activities.

18. Image Credit: The Owner agrees to credit “Salazar Architect” adjacent to any image used from the Instruments of Service when published.

19. Additional Project Images: The Owner acknowledges that the Architect may, from time to time, use its own marketing funds to create additional renderings, photographs and/or other graphic images for the Architect’s own use and publication. The Owner agrees to not utilize these additional images without the Architect’s written permission and a signed License Agreement which may include additional fees.

END OF DOCUMENT

Bond BHCIP Round 2 Form 9: Facility Financial Operating Pro Forma (Template)

Instructions

Please complete the table with professional estimates and projections for your facility's annual revenue (income) and annual expenses, in order to show annual net operating income.

APPLICANT ENTITY NAME: Siskiyou County Health and Human Services Agency, Behavioral Health Division

% annual growth Any amounts placed in the green boxes will be multiplied each year by the annual growth percentage, which you can change. Type in the orange boxes to overwrite the amounts in those boxes, as needed.

REVENUE	3%	Year 1	Year 2	Year 3	Year 4	Year 5
Net Patient Service Revenue		\$14,606,848	\$15,045,053	\$15,496,405	\$15,961,297	\$16,440,136
Total Operating Grants and Contracts		\$2,271,687	\$2,339,838	\$2,410,033	\$2,482,334	\$2,556,804
Contributions/Fundraising Income		\$785,676	\$809,246	\$833,524	\$858,529	\$884,285
Donated Goods and Services		\$0	\$0	\$0	\$0	\$0
Net Assets Released from Restriction		\$0	\$0	\$0	\$0	\$0
Other Operating Revenue		\$6,405,513	\$6,597,678	\$6,795,609	\$6,999,477	\$7,209,461
Total Operating Revenue		\$24,069,724	\$24,791,816	\$25,535,570	\$26,301,637	\$27,090,686
EXPENSES	3%	Year 1	Year 2	Year 3	Year 4	Year 5
Salaries and Related Expenses		\$6,921,864	\$7,129,520	\$7,343,406	\$7,563,708	\$7,790,619
Benefits		\$4,408,424	\$4,540,677	\$4,676,897	\$4,817,204	\$4,961,720
Payroll Taxes		\$507,366	\$522,587	\$538,265	\$554,413	\$571,045
Rent		\$21,404	\$22,046	\$22,708	\$23,389	\$24,090
Debt Service/Mortgage Payments		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Professional Contracted/Consultant Fees		\$8,597,255	\$8,855,173	\$9,120,828	\$9,394,453	\$9,676,286
Supplies		\$65,981	\$67,960	\$69,999	\$72,099	\$74,262
Insurance		\$1,667,656	\$1,717,686	\$1,769,216	\$1,822,293	\$1,876,962
Travel and Training		\$371,615	\$382,763	\$394,246	\$406,074	\$418,256
Licensing and Permits		\$34,128	\$35,152	\$36,206	\$37,293	\$38,411
General Administration		\$673,731	\$693,943	\$714,761	\$736,204	\$758,290
Facility Operation and Maintenance		\$10,318	\$10,628	\$10,946	\$11,275	\$11,613
Printing/Postage		\$4,800	\$4,944	\$5,092	\$5,245	\$5,402
Property Taxes/Local Fees		\$0	\$0	\$0	\$0	\$0
Technology (Computers and Other Equipment)		\$23,933	\$24,651	\$25,391	\$26,152	\$26,937
Telephone/Internet		\$85,150	\$87,705	\$90,336	\$93,046	\$95,837
Utilities		\$67,834	\$69,869	\$71,965	\$74,124	\$76,348
Transportation (Vehicles/Maintenance/Fuel)		\$256,608	\$264,306	\$272,235	\$280,402	\$288,815
Misc.		\$20,509				
TOTAL OPERATING EXPENSES		\$23,918,067	\$24,629,609	\$25,362,497	\$26,117,372	\$26,894,893
Net Operating Income		\$151,657	\$162,207	\$173,073	\$184,265	\$195,793



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PORTLAND (HQ, mailing)
2222 NE Oregon, Suite 101
Portland, OR 97232

SACRAMENTO
1201 J St. Suite 200
Sacramento, CA 95814

Memo

PROJECT NAME: Siskiyou County Health and Human Services, Behavioral Health
Division
PROJECT NUMBER: 2546
DATE: 10.22.25
TO: Housing Tools
RE: Conceptual Cost Estimate

The following conceptual cost estimate is based on the proposed 3-story building, single deck parking structure and associated site work. The building is assumed to be steel framed and fully sprinkled.

Division 1 - General Conditions	\$2,479,870	
Division 2 - Existing Conditions	\$49,043	
Division 3 - Concrete	\$1,151,368	
Division 4 - Masonry	\$209,014	
Division 5 - Metals	\$2,583,930	
Division 6 - Wood, Plastics, and Composites	\$407,407	
Division 7 - Thermal & Moisture Protection	\$1,516,094	
Division 8 - Openings	\$1,162,667	
Division 9 - Finishes	\$1,499,633	
Division 10 - Specialties	\$134,177	
Division 11 - Equipment	\$45,851	
Division 12 - Furnishings	\$384,904	
Division 13 - Special Construction	\$-	
Division 14 - Conveying Equipment	\$163,438	
Division 21 - Fire Suppression	\$144,849	
Division 22 - Plumbing	\$402,707	
Division 23 - HVAC	\$1,631,400	
Division 26 - Electrical	\$1,771,336	
Division 27 - Communications	\$495,974	
Division 28 - Electronic Safety & Security	\$177,134	
Division 31 - Earthwork	\$283,414	\$1,302,739
Division 32 - Exterior Improvements	\$877,618	
Division 33 - Utilities	\$141,707	
total	\$17,713,536	
	27,500	
	\$644.13	per sf



Bond BHCIP Round 2: Unmet Needs Form 5: Applicant’s Certification of Prevailing Wage

I, Angela Davis, as Lead Authorized Representative of

Siskiyou County Health and Human Services Agency Behavioral Health Division (insert name of entity applying), certify that:

1. The information and statements set forth below are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this certification on behalf of the Applicant.
3. I am providing this information in conjunction with an application for funding from the State of California pursuant to the Department of Health Care Services’ (DHCS’) Bond Behavioral Health Continuum Infrastructure Program (BHCIP) and acknowledge that the State and Advocates for Human Potential, Inc. (AHP), the administrative entity for BHCIP, are relying on this information in awarding grant funds.
4. As part of the application, Applicant has submitted a construction budget for The Siskiyou Integrated Wellness Center (“Project”) [insert description of project]. The construction budget was prepared with the assistance of a licensed contractor, architect, or experienced construction manager, and specifically adheres to the compliance requirements that all construction work will be performed by skilled workers being paid current prevailing wages for the Project’s region, pursuant to California Labor Code Section 1720 et seq. I further certify that Applicant shall, in constructing the Project, meet the prevailing wage requirements for construction projects in the State of California (Lab. Code, Sec. 1720 et seq.). **Applicant shall, prior to commencing construction of the Project, provide a certification of compliance with California’s prevailing wage law, registration with the California Department of Industrial Relations (DIR). The certification shall (a) verify that prevailing wages have been or will be paid, (b) verify that labor records will be maintained and made available to any enforcement agency upon request, (c) verify that Applicant’s contractor is or will be registered with DIR, and (d) be signed by the general contractor(s) and the Applicant.**

The Applicant shall indemnify, defend, and hold harmless AHP and DHCS against any and all liabilities to third persons and other losses and for any other costs and expenses incurred, including reasonable attorneys’ fees, judgments, settlements, or penalties, as a result of any claim or liability resulting from the failure of the Sponsor (or its lower-tier subcontractors or consultants) pertaining or relating to implementing the Prevailing Wage requirement.



I certify that the above information is true and correct, and that the Applicant will comply with all requirements set forth above as a condition of receiving the grant funds.

[Handwritten signature]

Signature of Lead Authorized Representative

Angela Davis

Typed Name of Signatory

10/27/2025

Date

County Administrator

Title of Signatory



Bond BHCIP Round 2: Unmet Needs Form 6: Applicant’s Certification of Funding Terms

I, Angela Davis, as the Lead Authorized Representative of

Siskiyou County Health and Human Services Agency, Behavioral Health Division

_____ (name of entity applying) certify that:

1. The information, statements, and attachments included in this application are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this application on behalf of the entity identified as the Applicant for funding.
3. The following is a complete disclosure of all identities of interest—of all persons or entities, including affiliates, that will provide goods or services to the Department of Health Care Services’ (DHCS’) Bond Behavioral Health Continuum Infrastructure Program (BHCIP) project (“Project”) either (a) in one or more capacity or (b) that qualify as a “Related Party” to any person or entity that will provide goods or services to the Project. “Related Party” is defined in Section 10302 of Title 4 of the California Code of Regulations (CTCAC Regulations).
4. *(List all identities of interest in the box below.)*

NONE.

5. As of the date of the application, the Project, or the real property on which the Project is proposed (“Property”), is not party to or the subject of any claim or action at the state or federal appellate level.
6. Grantees shall promptly notify DHCS in writing for changes that will impact the scope of the potential Project, including the Project’s physical location/address, Statement of Work (SOW), and/or timeline for completion of the Project. Grantees will need to submit a formal change request to DHCS. Any changes to the original Project application may result in withdrawal of the conditional award.
7. Grantees are responsible for ensuring that their Project is on schedule and on budget. Grantees who are awarded Bond BHCIP funds shall be solely responsible for any costs to complete the Project in excess of the program funds award amount. Neither DHCS nor Advocates for Human Potential, Inc. (AHP) will be responsible for any cost overruns.

8. I have disclosed and described below any claim or action undertaken that affects or potentially affects the feasibility of the Project. In addition, I acknowledge that all information in this application and attachments is public and may be disclosed by the State.
9. I understand and agree that DHCS will require Eligible Applicants to submit a complete application with all required documents. Further, I understand and agree that DHCS reserves the right to request clarification of unclear or ambiguous statements made in an application and other supporting documents.
10. I understand and agree with DHCS that funds awarded pursuant to the Program must be used to supplement, and not supplant, other funding available from existing local, state, or federal programs or from grants with similar purposes. Bond BHCIP funding may not be used for "reimbursement" of other funding sources for a similar purpose. Only costs incurred after the date of Notice of Bond BHCIP Conditional Award that are associated with completing the Project would be eligible for reimbursement, per the Welfare and Institutions Code, Section 5960.15.
11. I further warrant and certify that Applicant will comply with the following guidelines as a condition of receiving this funding:
 - a. Applicant shall not impose unnecessary barriers to entry for justice-involved populations, to the extent possible and consistent with state law.
 - b. Applicant shall serve the targeted population(s) when and as described within the application.
 - c. Applicant commits to the provision of services and building use restrictions (property title shall be legally encumbered for required term) for 30 years after the expansion Project is placed in service.
 - d. Applicant shall use professionally licensed and insured contractors to carry out the work required for the Project.
 - e. Applicant shall comply with all applicable federal, state, and local relocation laws and shall have an approved relocation plan prior to proceeding with any phase of the Project that will result in the displacement of persons or businesses, if the proposed Project requires relocation of any current residents.
 - f. Applicant shall adhere to the accessibility requirements set forth in California Building Code Chapter 11A and Chapter 11B and the Americans with Disabilities Act, Title II.
 - g. Applicant shall meet the prevailing wage requirements for construction projects in the State of California (Lab. Code, Sec. 1720 et seq.). Applicant shall provide a certification of compliance with California's prevailing wage law, as well as all applicable federal prevailing wage law. The certification shall (a) verify that prevailing wages have been or will be paid, (b) verify that labor records will be maintained and made available to any enforcement agency upon request, and (c) be signed by the general contractor(s) and the Applicant.
 - h. Applicant shall collect and report data to DHCS as required.

The Applicant shall defend, indemnify, and hold harmless the Authority and the State of California, and all officers, trustees, agents, and employees of the same, as well as Advocates for Human Potential, Inc. (AHP), the BHCIP third-party administrator, from and against any and all claims, losses, costs, damages,

or liabilities of any kind or nature, including attorneys' fees, whether direct or indirect, arising from or relating to the Grant or Project.

I certify that Siskiyou County Health and Human Services Agency, Behavioral Health Division [insert Applicant name] will receive, expend, and administer all funds received under this initiative pursuant to the terms outlined above and understand this is a condition of receiving such funds.

The information provided within the form and attached is true and correct.



Signature of Lead Authorized Representative

10/27/2025

Date

Angela Davis

Typed Name of Signatory

County Administrator

Title of Signatory



Bond BHCIP Round 2: Unmet Needs Form 7: Community Engagement

All applicants will be expected to describe how they have engaged stakeholders and other community members in identifying the need for their project facility type(s). This will include ensuring that due diligence for zoning and planning support has been captured.

Instructions: Explain how stakeholders (e.g., local departments, county, city, etc.) and/or county behavioral health departments and community voices have been meaningfully involved in the visioning and development of this project. Examples of engagement may include advisory council meetings, focus groups, survey results, or stakeholder engagement sessions that pertain to behavioral health. An example has been provided.

APPLICANT ENTITY NAME: Siskiyou County Health and Human Services Agency, Behavioral Health Division

Date	Type of Outreach (e.g., letter, call, community meeting)	Name/Title/Organization of Individual Contacted	Outreach Description	Local Needs/Concerns Identified
<i>Example: 5/20/25</i>	<i>Held community meetings and gathered local data on need for peer respite facilities in county.</i>	<i>Jane Smith, County Behavioral Health Department Director Ed Watson, CEO of XYZ Health Plan</i>	<i>Reviewed needs assessments reports, used BHCIP Round 2 Planning Grant, held local stakeholder focus groups, and collaborated with local insurance providers that cover</i>	<i>With support from the Round 2 Planning Grant, the County conducted an assessment on how many peer respite facilities are in the community. Through this assessment, as well as focus groups and ongoing meetings with insurance providers, the County identified that peer</i>

			<i>people served by Medi-Cal.</i>	<i>respite facilities are limited throughout the county. There is strong support that peer respite facilities are needed to meet the community need.</i>
8/26/25	City of Yreka Pre-Application Meeting	Alia Roca Lezra, Planning Manager, City of Yreka Matthew Bray, Public Works Director, City of Yreka Benjamin Miller, Maintenance Manager, City of Yreka	County staff met with the City of Yreka Planning and Public Works staff to discuss potential sites for the BHCIP project and relevant zoning considerations and infrastructure requirements as well as gauge City support for the project and potential sites.	The City of Yreka Planning and Public Works staff were supportive of the proposed BHCIP project in Yreka. They provided valuable insights on pros and cons of each of the potential sites we had identified. In particular, the City's requirements for potential sites re: zoning, sewer, storm drainage system, parking, and building height. From this meeting and subsequent email correspondence re: follow-up questions, we decided to move forward with the County-owned lot (APN 062-161-220).
10/1/25	Siskiyou County Advisory Board of the NorCal Continuum of Care	Nancy Ogren Chair Michael Aiuto Homeless Advocate Trish Barbieri Social Services Division Christina Brown Fairchild Medical Center Michael A McNair United Way Sara Johnson Siskiyou Co. Office of Ed Sarah Collard, Ph. D Health and Human Services Agency	County staff presented the potential BHCIP project at the October 1st meeting of the Siskiyou County Advisory Board of the NorCal Continuum of Care to gauge support and receive input and feedback.	The Advisory Board voted unanimously to provide a letter of support for our project. Board members emphasized the need for additional space to accommodate PCIT and HRW rooms and agreed that co-locating services would better meet client needs. They also expressed a desire for open, welcoming spaces that bring the outdoors in, creating a more peaceful and healing environment. Including the Housing Unit to support individuals experiencing homelessness would be highly beneficial for the community.

		<p>Mark Gilman, Chief Yreka Police Department</p> <p>Steven Bryan Community Resource Collaborative</p> <p>Corey Middleton City of Yreka</p> <p>Denise Patterson Yreka Food Bank</p> <p>Sara Spence Karuk Tribal Housing Authority</p> <p>Carla Charraga Siskiyou Domestic Violence & Crisis Center</p>		
10/7/25	Siskiyou County Board of Supervisors	<p>Jess Harris, Supervisor, District 1</p> <p>Ed Valenzuela, Supervisor, District 2</p> <p>Michael Kobseff, Supervisor, District 3</p> <p>Nancy Ogren, Chair, Supervisor, District 4</p> <p>Ray Haupt, Vice Chair, Supervisor, District 5</p>	County staff introduced the potential BHCIP project at the Board of Supervisors' October 7 th meeting to gauge support and receive input and feedback.	The Board of Supervisors expressed their support and gave unanimous direction to pursue a BHCIP project. In particular, the Board was supportive of investing in a County owned mental health and substance use disorder outpatient clinic instead of the status quo which is renting a facility for this purpose. In addition, the Board gave direction to design a building that is more accessible and friendly to clients than the current building.
10/20/2025	Turnaround Intensive Outpatient Program	<p>Joshua LaGrange Facilitator: Alcohol and Drug Counselor</p> <p>Current IOP Program participants (Confidential)</p>	The BHCIP project was brought to the IOP Group at their October 20, 2025, meeting for thoughtful discussion and feedback.	Participants expressed unanimous support for the proposed BHCIP project outpatient clinic, citing a strong need for expanded and integrated behavioral health and substance use disorder services in Siskiyou County. They emphasized the importance of trauma-informed, recovery-oriented spaces that promote

				<p>privacy, safety, and wellness. Desired features include on-site therapy, detox and stabilization units, peer support, and wellness programs such as nutrition, exercise, and community engagement. Participants also valued a welcoming design with natural light, outdoor areas, and opportunities for client artwork and involvement.</p>
10/20/2025	Behavioral Health Services Board	<p>Lisa Rogers Mental Health Professional</p> <p>Supervisor Nancy Ogren Board Delegate</p> <p>Paul Contreras, Consumer</p> <p>Justin Hadlaller Mental Health Professional Fairchild Clinic</p> <p>James Forsyth Community Member</p> <p>Sarah Collard, Ph. D HHS Director</p> <p>Lt. James Elliot Housing Liaison Yreka Police Dept.</p> <p>Eric Jauregui MHSA Coordinator</p> <p>Josh Stanshaw Staff Services Analyst III MHSA</p>	<p>County staff presented the project idea to the Behavioral Health Services Board at their monthly meeting on October 20, 2025, to seek their thoughts and ideas.</p>	<p>All members of the Behavioral Health Board expressed strong support of the BHCIP project and developing a new outpatient clinic, emphasizing the need for expanded mental health and SUD treatment options, including MAT and NTP services. They highlighted the importance of creating a welcoming, culturally inclusive, and trauma-informed environment featuring natural light, local artwork, plants, and water elements. The Board also recommended integrating housing services for the unhoused and incorporating sustainable features such as EV charging stations.</p>

		Kris Hardgrove Board Secretary		
10/20/2025	Substance Use Disorder Life Skills Group	Josh Cox Facilitator: Alcohol and Drug Counselor Substance Use Disorder Life Skills Group Participants (Confidential)	The BCHIP 2 project was presented to the Substance Use Disorder Life Skills group at their meeting on October 20, 2025, to receive their feedback and ideas regarding the project.	Members of the SUD Life Skills Group all agreed on the need for expanded space for mental health and substance use disorder services, including therapy and medication support. They also requested space with more privacy, safe bicycle storage, and a clear separation between CPS and mental health services. They would like to see dedicated meeting spaces for AA and NA. The group showed their support for the proposed BHCIP project.
10/21/2025	Anger Management Group	Josh Cox Facilitator: Alcohol and Drug Counselor	The BCHIP 2 project was presented to the Anger Management group at their meeting on October 21, 2025, to receive their feedback and ideas regarding the project.	Participants expressed a desire for a larger, more comfortable, and calming facility that feels less institutional. They suggested incorporating more color, music, outdoor seating with shade, solar panel parking, and transportation access. The group stressed that space should promote relaxation, healing, and support for SUD and mental health services. The group showed excitement and need for the proposed BHCIP project.
10/22/2025	Relapse Prevention Group	Josh Cox Facilitator: Alcohol and Drug Counselor Relapse Prevention Group Participants (Confidential)	The BCHIP 2 project was presented to the Anger Management group at their meeting on October 21, 2025, to receive their feedback and ideas regarding the project.	The group unanimously agreed that Siskiyou County needs a new behavioral health and substance use disorder (SUD) outpatient clinic. Participants emphasized the importance of expanding services for children, including intensive therapy options and dedicated waiting areas. They also requested more classes, integrated housing services, and

				on-site 12 Step programs to support recovery and family stability. The group showed their support for the proposed BHCIP project.
10/22/2025	Behavioral Health All Staff Meeting	All Siskiyou County, Health and Human Services Agency, Behavioral Health Division Staff	Maddelyn Bryan and Sarah Evans presented the BHCIP project to Behavioral Health staff during the All-Staff Monthly Meeting on October 22, 2025. The presentation included a discussion period to gather staff input, feedback, and ideas to help guide project development.	The staff unanimously showed support for the BHCIP project. The entire BH staff overwhelmingly agreed that there is a need for a behavioral health and SUD outpatient clinic. The current clinic facility is overcrowded, outdated, and not designed to support trauma-informed care. Limited privacy, shared office spaces, and inadequate crisis spaces hinder both staff effectiveness and client safety. The environment feels institutional and lacks designated areas for children. A new clinic would provide a modern, healing-centered environment that promotes dignity, safety, and recovery. Priorities include secure crisis rooms, multipurpose group spaces, and dedicated wellness areas for staff and families. The design would emphasize natural light, sustainable materials, and calming, non-institutional features. Additional enhancements such as hybrid workstations, a resource peer support center, and an on-site psychologist would expand access and improve coordination of care. This investment will create a compassionate, functional space that reflects the county's commitment to high-quality

				behavioral health and community services.
10/20/2025	Diversion Group	Krystl Harkin Facilitator: Behavioral Health Specialist Diversion Group Participants (Confidential)	The BCHIP 2 project was presented to the Diversion group at their meeting to receive their feedback and ideas regarding the project.	Participants expressed strong support for the BHCIP project, emphasizing the urgent need for an expanded mental health and substance use disorder clinic in Siskiyou County. They noted challenges in accessing care across rural areas and highlighted the importance of co-locating housing programs and supportive services such as life skills education, job assistance, transportation, and recovery groups like AA and NA. Participants also recommended a welcoming, community-oriented design featuring a small cafeteria, outdoor seating, solar panels, and ample parking to promote accessibility and a healing environment.
10/24/2025	Stepping Stones Group	Josh Cox Facilitator: Alcohol and Drug Counselor Stepping Stones Group Participants (Confidential)	The BCHIP 2 project was presented to the Stepping Stones group at their meeting on October 24, 2025, to receive their feedback and ideas regarding the project.	The group expressed strong support for the proposed BHCIP project. The group identified a significant need for expanded services in the community. They would like to see treatment options that are co-located. Participants highlighted the importance of offering more group sessions and creating separate spaces for different services.

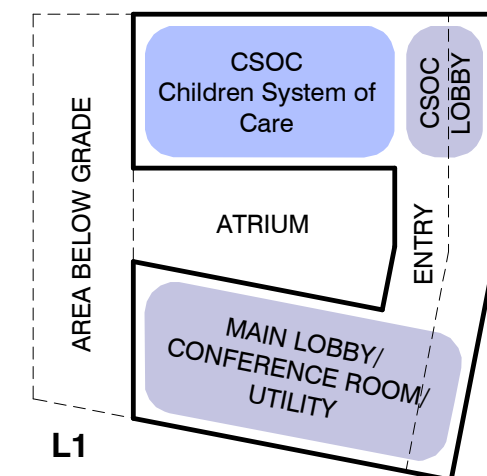
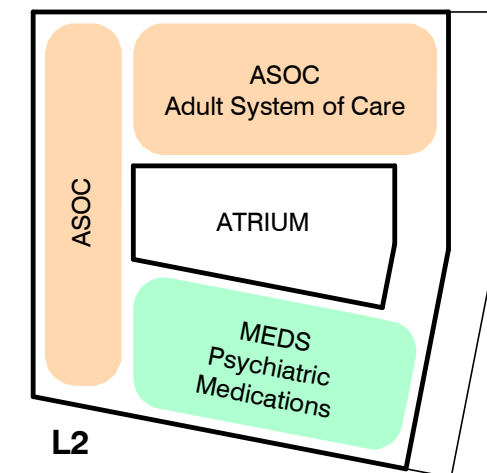
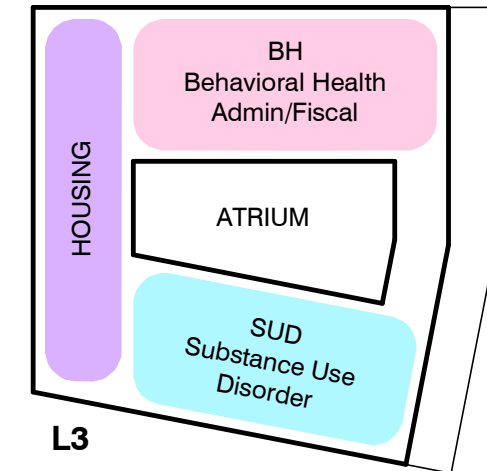
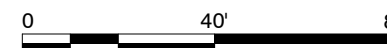
Bond BHCIP Round 2: Unmet Needs

Form 7: Community Engagement



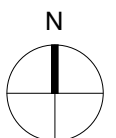
SITE PLAN

1" = 40'-0"



BUILDING DIAGRAMS

NOT TO SCALE



SISKIYOU COUNTY HHSA, BEHAVIORAL HEALTH DIVISION

SITE PLAN AND BUILDING DIAGRAMS

10/23/25

SALAZAR
ARCHITECT



APPRAISAL REPORT

1.79 ac. on Moonlit Oaks Avenue
Yreka, Siskiyou County, CA 96097



PREPARED FOR

Siskiyou County Administrator's Office
1312 Fairlane Road
Yreka, CA 96097

PREPARED BY

Joseph J. Blake and Associates, Inc.
500 Ygnacio Valley Road
Suite 280
Walnut Creek, CA 94596



April 14, 2021

Siskiyou County Administrator's Office
1312 Fairlane Road
Yreka, CA 96097

Re: 1.79 ac. on Moonlit Oaks Avenue
Yreka, CA 96097

To Whom It May Concern,

As requested, we have prepared an appraisal of the property referenced above presented in the attached Appraisal Report. The purpose of the appraisal is to develop an opinion of the 'as is' market value of the fee simple estate of the subject, as of March 2, 2021.

The subject's site consists of approximately 77,972 SF or approximately 1.79 acres of land located on the northeast corner of Moonlit Oaks Avenue and Campus Drive in Yreka. The site is generally rectangular in shape and has a level to slightly sloping topography. The property is unimproved with access to utilities and ready for development. The property is located off the main commercial corridor but is zoned "Commercial Tourist" by the City of Yreka. The property was listed for sale in 2015 at \$285,000 or \$3.66/SF and did not sell due to no successful bids. The County of Siskiyou purchased the property in 2001 for \$135,000 or \$1.73/SF.

The appraisal and the attached Appraisal Report have been prepared in conformity with and are subject to the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP). In preparing this appraisal, we considered the use of the three most widely recognized approaches to value: the Cost, Income Capitalization and Sales Comparison Approaches. The appraisal is subject to the attached Assumptions and Limiting Conditions and Definition of Market Value.

After an inspection of the subject, and analysis of pertinent physical and economic factors that affect value, we are of the opinion that the 'as is' market value of the fee simple estate of the subject, as of March 2, 2021, is:

\$175,000

ONE HUNDRED EIGHTY THOUSAND DOLLARS

This appraisal is not based on any extraordinary assumptions.

This appraisal is not based on any hypothetical conditions.

The opinion(s) of value are based on exposure times of 6 to 12 months, assuming the property was properly priced and actively marketed.

The attached Appraisal Report summarizes the documentation and analysis in support of our conclusions. If you have any questions, please contact the undersigned. We thank you for retaining the services of our firm.

Respectfully submitted,

JOSEPH J. BLAKE AND ASSOCIATES, INC.



Brian Rapela, MAI, MRICS
Managing Partner
California-Certified General Real Estate Appraiser
BREA #: AG033756
Expires: April 20, 2022
brapela@josephjblake.com



Matthew Atwood
Associate Appraiser
California-Certified General Real Estate Appraiser
BREA #: 3005100
Expires: January 31, 2022

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TRANSMITTAL LETTER

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ADDENDA

Glossary of Terms
Qualifications of the Appraisers

PROPERTY SUMMARY

PROPERTY APPRAISED	1.79 ac. on Moonlit Oaks Avenue
PROPERTY ADDRESS	Moonlit Oaks Avenue and Campus Drive Yreka, CA 96097
PARCEL/TAX ID	062-161-220
PROPERTY LOCATION	The subject is located on the northeastern corner of the intersections of Moonlit Oaks Avenue and Campus Drive within the City of Yreka.
PURPOSE OF THE APPRAISAL	The purpose of the appraisal is to develop an opinion of the 'as is' market value of the fee simple estate of the subject, as of March 2, 2021.

PERTINENT DATES

DATE OF INSPECTION	March 2, 2021
DATE OF REPORT	April 14, 2021
DATE OF "AS IS" VALUE	March 2, 2021

HIGHEST AND BEST USE

AS IF VACANT	To hold for future development
---------------------	--------------------------------

PROPERTY DATA

SITE DESCRIPTION	The subject's site consists of approximately 77,972 SF or approximately 1.79 acres of land located on the northeast corner of Moonlit Oakes Avenue and Campus Drive. The site is generally rectangular in shape and is level to slightly sloping topography. The property is unimproved with access to utilities and ready for development. The property is located off the main commercial corridor but is zoned "Commercial Tourist" by the City of Yreka.
CURRENT USE	As of the date of the value opinion(s), the subject was being used as vacant land. For the purposes of this report, the subject is valued as vacant land.
ZONING	"CT," Commercial Tourist under the jurisdiction of the City of Yreka.
CENSUS TRACT	06-093-0007.01

VALUE SUMMARY

"As Is" Value (3/2/2021)	
Land Value	\$175,000
Final Value Opinion	\$175,000



Moonlit Oaks facing east with the subject on the left



Campus Drive facing north with the subject on the right



Subject property at the corner of Moonlit Oaks and Campus Drive




Subject property from Moonlit Oaks

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Brian Rapela, MAI, MRICS, has not made a personal inspection of the property that is the subject of this report. Matthew Atwood has made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certificate.
- As of the date of this report, Brian Rapela, MAI, MRICS has completed the continuing education program for Designated Members of the Appraisal Institute. As of the date of this report, Matthew Atwood has completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.
- The Appraisal Report is not based on a requested minimum valuation, a specific valuation, or the approval of a loan. In addition, our engagement was not contingent upon the appraisal producing a specific value and neither engagement, nor employment, nor compensation, is based upon approval of any related loan application.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- We are professionally competent to perform this appraisal assignment by virtue of previous experience with similar assignments and/or appropriate research and education regarding the specific property type being appraised.

JOSEPH J. BLAKE AND ASSOCIATES, INC.



Brian Rapela, MAI, MRICS
Managing Partner
California-Certified General Real Estate Appraiser
BRE #: AG033756
Expires: April 20, 2022
brapela@josephjblake.com



Matthew Atwood
Associate Appraiser
California-Certified General Real Estate Appraiser
BRE #: 3005100
Expires: January 31, 2022

This Appraisal Report is subject to underlying assumptions and limiting conditions qualifying the information contained in the Report as follows:

The valuation opinion(s) apply only to the property specifically identified and described in the ensuing Report.

Information and data contained in the report, although obtained from public record and other reliable sources and, where possible, carefully checked by us, is accepted as satisfactory evidence upon which rests the final opinion(s) of property value.

We have made no legal survey, nor have we commissioned one to be prepared, and therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

It is assumed that all information known to the client and/or the property contact and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens or other encumbrances affecting the use of the property, unless otherwise noted in this report.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility beyond reasonableness is assumed for matters of a legal nature, whether existing or pending.

We, by reason of this appraisal, shall not be required to give testimony as expert witness in any legal hearing or before any Court of Law unless justly and fairly compensated for such services.

By reason of the Purpose of the Appraisal and the Intended User and Use of the Report herein set forth, the value opinion(s) reported are only applicable to the Property Rights Appraised, and the Appraisal Report should not be used for any other purpose.

Disclosure of the contents of this Appraisal Report is governed by the By-Laws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any opinions as to value, our identity, or the firm with which we are connected, or any reference to the Appraisal Institute or to the MAI Designation) shall be reproduced for dissemination to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior consent and written approval.

We have not been furnished with soil or subsoil tests, unless otherwise noted in this report. In the absence of soil boring tests, it is assumed that there are no unusual subsoil conditions or, if any do exist, they can be or have been corrected at a reasonable cost through the use of modern construction techniques.

This appraisal is based on the conditions of local and national economies, purchasing power of money, and financing rates prevailing at the effective date(s) of value.

We are not engineers and any references to physical property characteristics in terms of quality, condition, cost, suitability, soil conditions, flood risk, obsolescence, etc., are strictly related to their economic impact on the property. No liability is assumed for any engineering-related issues.

Unless otherwise stated in this report, we did not observe the existence of hazardous materials, which may or may not be present on or in the property. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials, may affect the value of the property. The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value or extend their marketing time. No responsibility is assumed for any such conditions, or for the expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Toxic and hazardous substances, if present within a facility, can introduce an actual or potential liability that may adversely affect marketability and value. Such effects may be in the form of immediate clean-up expense or future liability of clean-up costs (stigma). In the development of our opinion(s) of value, no consideration was given to such liabilities or their impact on value. The client and all intended users release Joseph J. Blake and Associates, Inc., from any and all liability related in any way to environmental matters.

Possession of this report or a copy thereof does not imply right of publication, nor use for any purpose by any other than the client to whom it is addressed, without our written consent.

Cash flow projections are forecasts of estimated future operating characteristics and are based on the information and assumptions contained within the Appraisal Report. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may well vary from the projections contained herein. We do not warrant that these forecasts will occur. Projections may be affected by circumstances beyond our current realm of knowledge or control.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements for the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Unless otherwise stated in this report, we have no direct evidence relating to this issue and we did not consider possible non-compliance with the requirements of the ADA in forming the opinion of the value of the property.

EXTRAORDINARY ASSUMPTIONS

This appraisal is not based on any extraordinary assumptions.

HYPOTHETICAL CONDITIONS

This appraisal is not based on any hypothetical conditions.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to develop an opinion of the 'as is' market value of the fee simple estate of the subject, as of March 2, 2021.

INTENDED USER AND USE OF THE APPRAISAL

The intended user of this appraisal is the client, Siskiyou County Administrator's Office. We assume any affiliates, successors and assigns noted herein have the same intended use, knowledge and understanding as the original named client. The intended use of this appraisal is to assist the client with valuation purposes. This appraisal is not intended to be used by any other parties, for any other reasons, other than those which are stated here. Non-identified parties are not intended users of this report.

PERTINENT DATES OF INSPECTION, APPRAISAL VALUE AND REPORT

This Appraisal Report, with its analyses, conclusions and final opinions of market value, is specifically applicable to the following pertinent dates:

DATE OF INSPECTION	March 2, 2021
DATE OF REPORT	April 14, 2021
DATE OF "AS IS" VALUE	March 2, 2021

DEFINITION OF MARKET VALUE

A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under duress.
2. Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.' For the full definition, please refer to the Glossary contained in the Addenda to this report.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015), pp 141-143

EXPOSURE TIME

To form an opinion of exposure time, we considered the exposure times of properties similar to the subject in the same or similar sub-markets that have recently sold and/or conversations with local market participants. Based on our research, we are of the opinion that 6 to 12 months is a reasonable exposure time, assuming the property was reasonably priced and actively marketed.

PROPERTY RIGHTS APPRAISED

The subject is appraised on the basis of a fee simple estate.

SCOPE OF THE APPRAISAL

The scope of an appraisal assignment is relative to the intended use of the appraisal. The following outlines the extent of property inspection, market data collection, verification and analysis performed for this assignment.

Inspection

Brian Rapela, MAI, MRICS, has not made a personal inspection of the property that is the subject of this report. Matthew Atwood has made a personal inspection of the property that is the subject of this report. The inspection was visual in nature, to assess the economic condition of the property, in order to effectively compare it to other properties in the market. We are not engineers, and we did not assess the property from the standpoint of its structural integrity, or to determine whether any latent defects (water leaks, plumbing or electrical problems, etc.) were present.

Subject Physical and Economic Characteristics

The types of information obtained and the sources providing such information are detailed in the following table.

Information Sources		
Information Type	Received?	Source
Total Gross Area	Yes	Public Records
Most Recent Deed	No	
Legal Description	No	
Zoning Information	Yes	City
Environmental Report	No	
Property Condition Report	No	
Flood Map	Yes	FEMA
Plat Map	Yes	County

A recent preliminary title report was not available.

Type of Analysis Applied

The Sales Comparison Approach was applied in this valuation analysis.

Extent of Data Research

General economic data and market data were reviewed. Comparable sales were compiled from published sources including various reliable publications. Market data compiled for this report include a variety of property sales. These data are a result of research specific to the market and pertinent to the subject. The data were verified by buyers, sellers, brokers, managers, government officials or other sources regarded as knowledgeable and reliable, when available.

Information specific to the subject was provided by the client, owner, and/or representatives of the owner, and is assumed to be correct. Other information, such as zoning and tax records, was obtained from governmental sources. Specific estimates, reflect our judgment based on interpretation of the market data. The reasoning behind such estimates is illustrated throughout each of the approaches to value.

IDENTIFICATION OF THE PROPERTY

The property is commonly known as:

1.79 ac. on Moonlit Oaks Avenue
Yreka, CA 96097

The property is also identified by the Siskiyou County Tax Assessor's Office as tax parcel number(s) 062-161-220. We were not supplied with a legal description for the subject property.

We have not commissioned a survey, nor have we had one verified by legal counsel. Therefore, we suggest a title company, legal counsel, or other qualified expert verify this legal description before it is used for any purpose.

CURRENT USE OF THE SUBJECT

As of the date of the value opinion(s), the subject was being used as vacant land. For the purposes of this report, the subject is valued as vacant land.

HISTORY OF THE SUBJECT

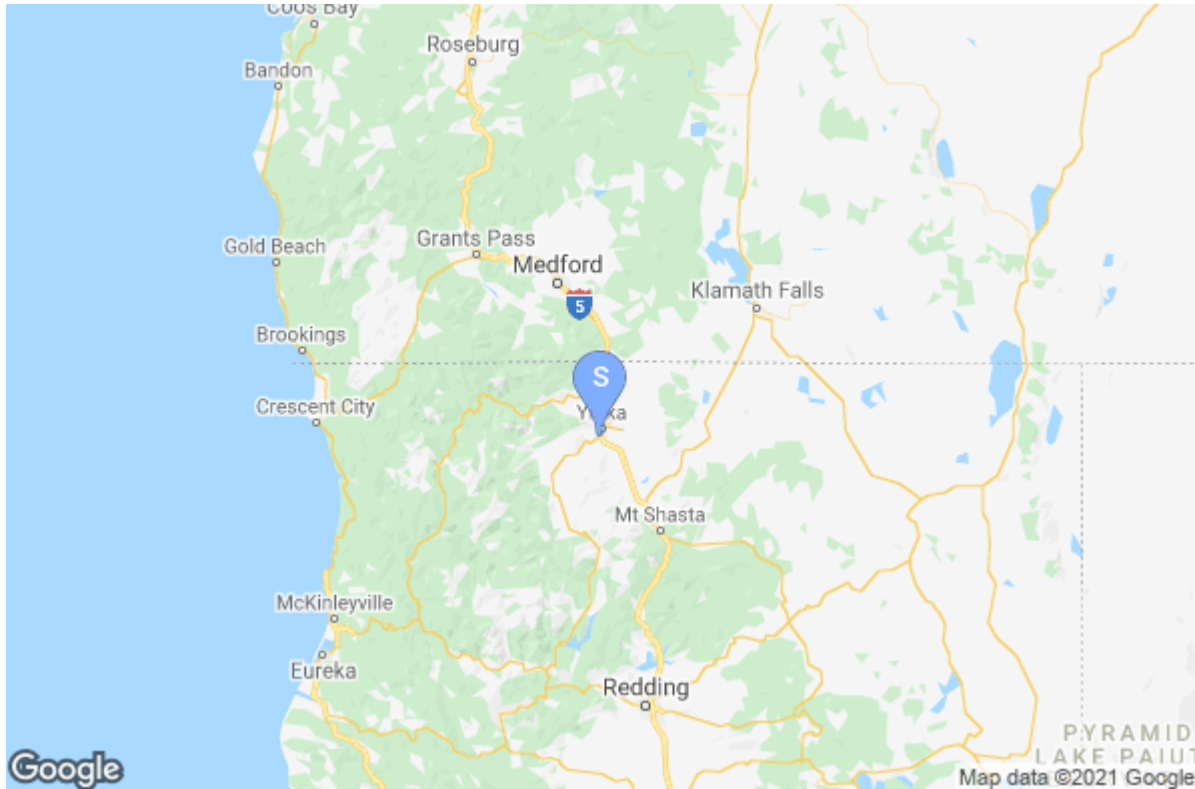
The subject is currently owned by Siskiyou County, who purchased the subject on January 1, 2001, for \$135,000 or \$1.73/SF.

The subject property was appraised for a fair market value of \$285,000 or \$3.66/SF in 2015 and subsequently listed for sale at that price. No successful bids were received and the property did not sell. At the time of inspection, the property had a "For Sale" sign erected but there are no reports of any other attempts at marketing the property.

The property is not currently entitled and based on the information provided by the client has not been previously entitled for any development.

We are not aware of any other listings, real property transactions, or ownership transfers pertaining to the subject in the three years prior to the date of the "as is" value opinion, other than that which is reported here.

AREA MAP



INTRODUCTION

To evaluate the factors that influence a property’s income potential over the projection term, we analyze economic indicators at the macro or citywide level and work down to the more specific micro or subject property level. The subject property is located in the City of Yreka, within Siskiyou County and the State of CA. Reference is made to the area map identifying the location of the subject property above. The following analysis includes an overview of the region, as well as historical and projected trends of income, population and employment for the subject’s area.

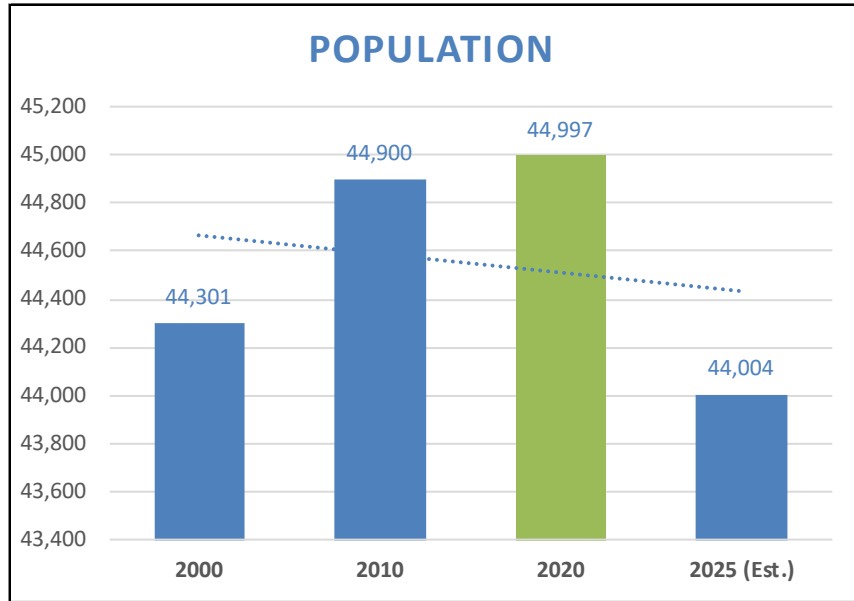
LOCATION

The subject is located in Siskiyou County, CA. Our regional, demographic, and economic analyses are based on data extracted from Site To Do Business/ESRI, U.S. Bureau of Labor Statistics, and the U.S. Census Bureau. This data has been extrapolated from various databases and are the most current available.

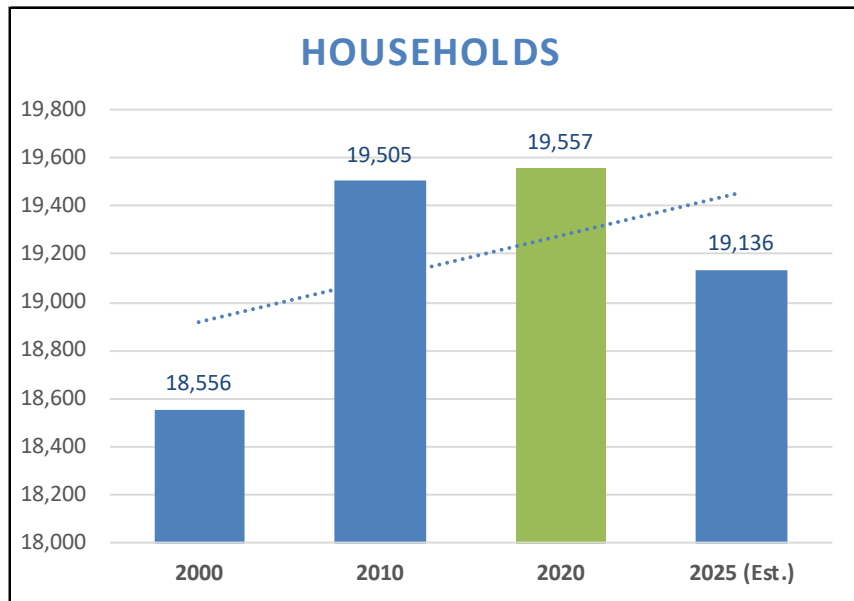
The combined databases include various economic and demographic variables for the subject’s respective area. The Site To Do Business/ESRI database includes population estimates, households, household income, home value, employment by industry and related data. This data is based on 2020 populations with projections through 2025. The U.S. Bureau of Labor Statistics provided area unemployment trends.

POPULATION

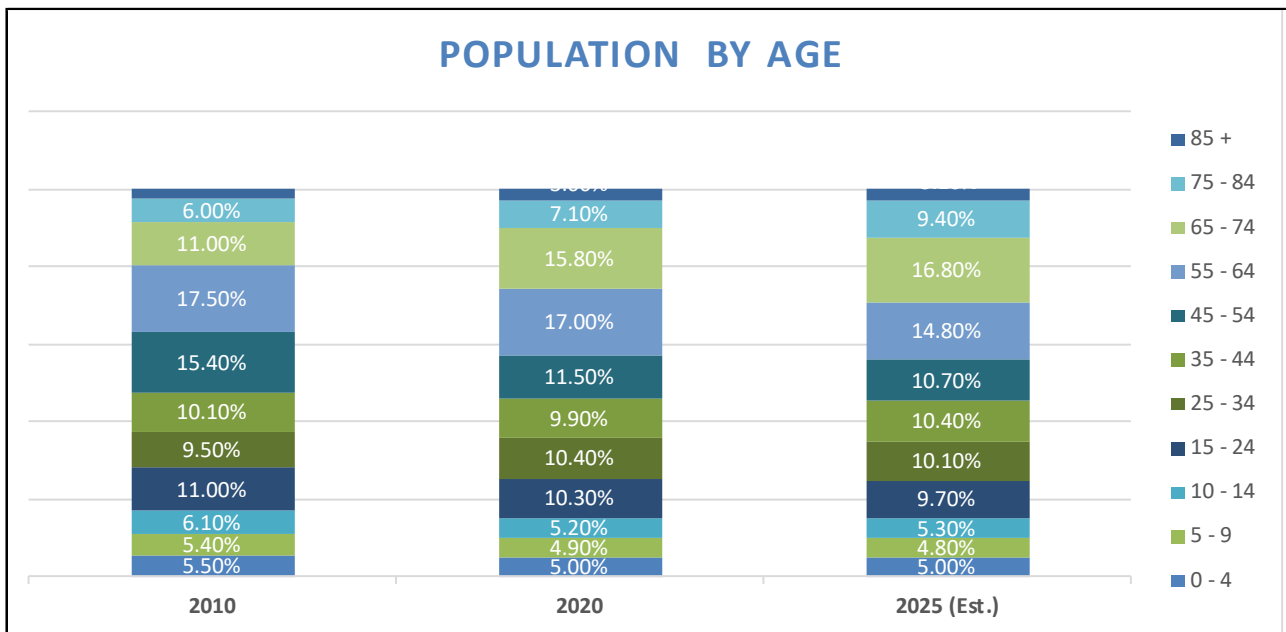
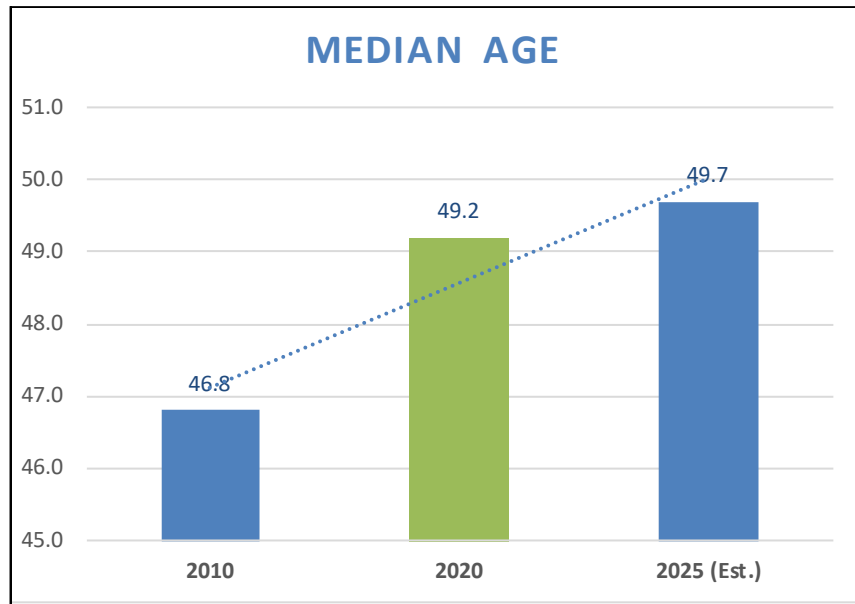
Population within Siskiyou County, CA is currently indicated at 44,997 and is expected to decrease to 44,004 within five years, a decrease of approximately -2.21% over the five-year period, or -0.44% per year. Comparatively, the national population is projected to increase annually by 0.72% over the same period. The current population is higher than the population indicated at the 2010 census, which was 44,900. Population at the previous census in 2000 was 44,301, indicating a long-term growth rate from 2000 to 2020 of 0.08% per year.

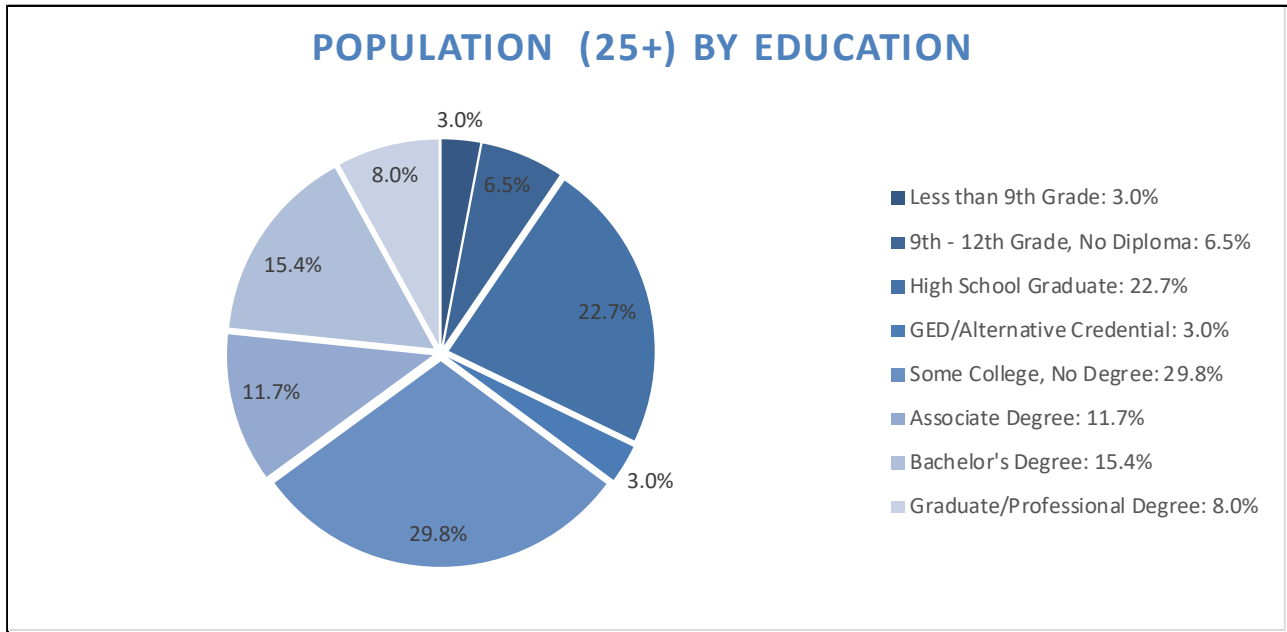


Households are expected to follow a similar trend, with total households within Siskiyou County, CA decreasing from 19,557 in 2020 to 19,136 in 2025, with a current 2.27 persons per household. The national average household size in 2020 is 2.58. There were 18,556 households in 2000 and 19,505 households in 2010, indicating a long-term growth rate of 0.27% from 2000 to 2020.



The median age in Siskiyou County, CA is currently indicated at 49.2 years, up from 2010, when the median age was 46.8 years. The population is expected to increase in 2025, with the median age projected as 49.7 years. The median age nationally in 2020 is 38.5.

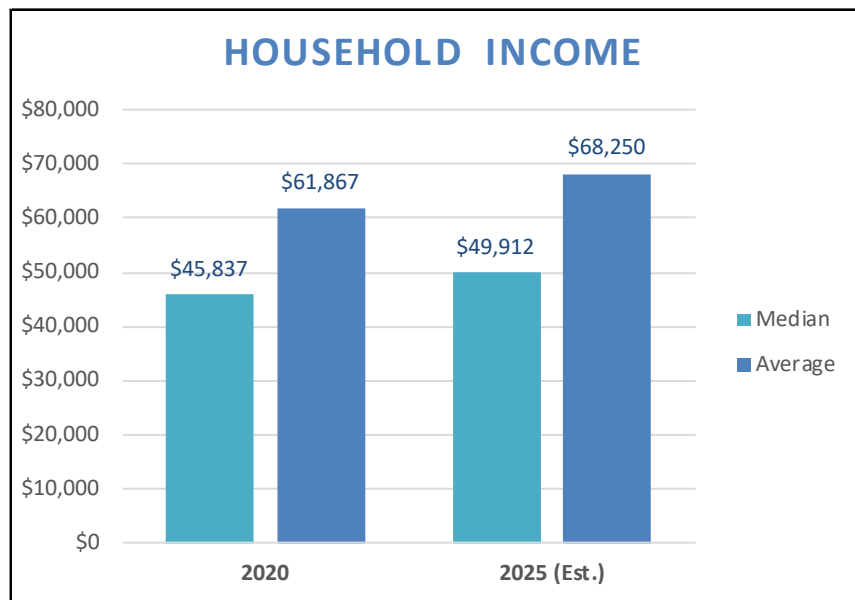


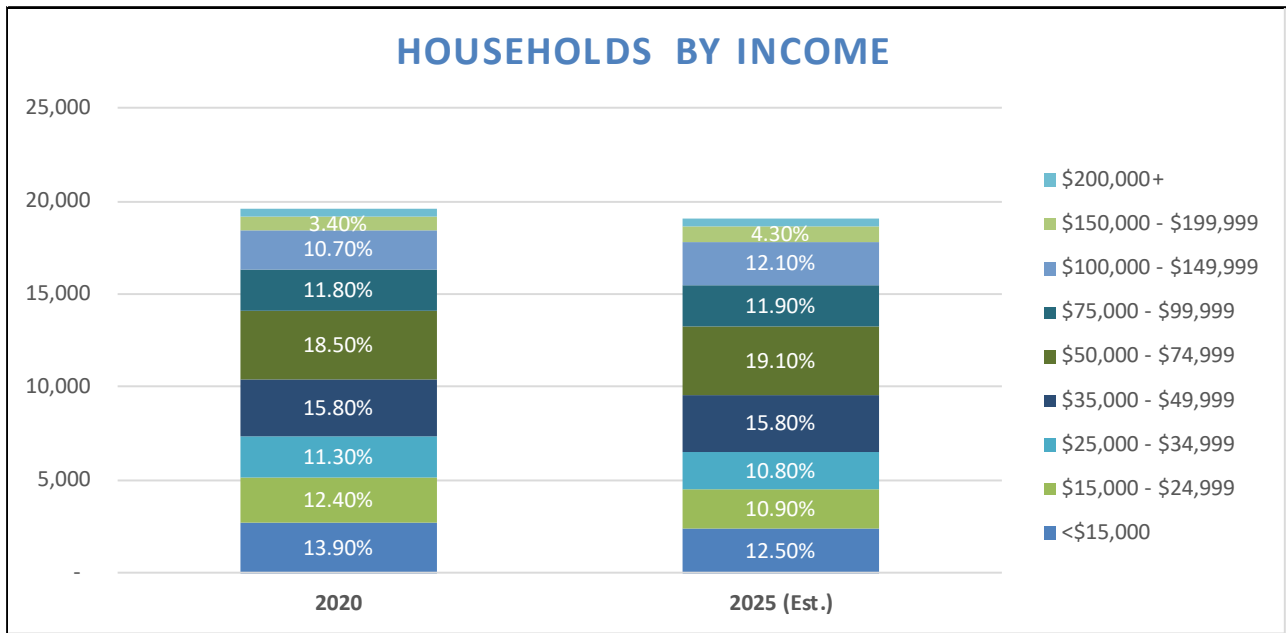
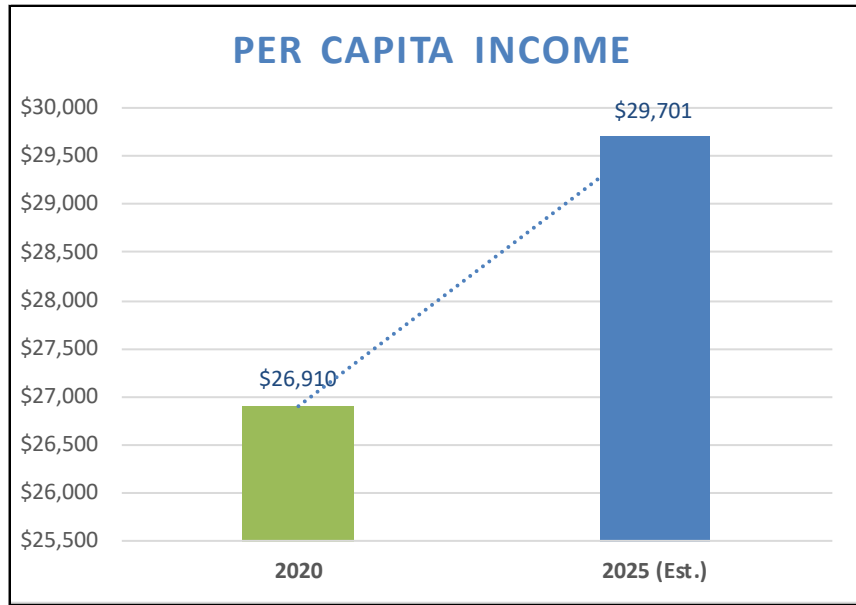


INCOME

Site To Do Business/ESRI reports current median household income at \$45,837, which is forecasted to increase to \$49,912 by 2025, an increase of 8.89%. Similarly, per capita income is expected to increase from its current level of \$26,910 to \$29,701 by 2025, an increase of 10.37%. In 2020, the national median household income is \$62,203 and the national per capita income is \$34,136.

According to ESRI, Siskiyou County, CA has a wealth index of 63, indicating less wealth when compared to the national average of 100.





HOUSING

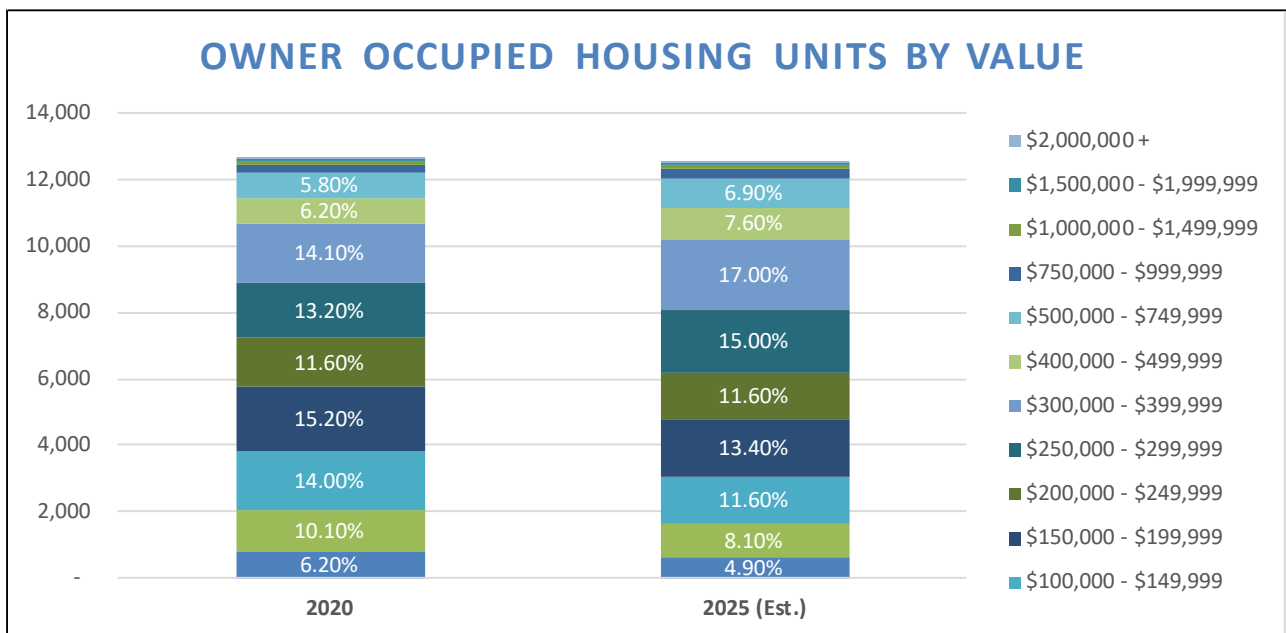
According to Site To Do Business/ESRI, there were approximately 21,947 housing units in Siskiyou County, CA as of the 2000 census. That figure increased to 23,910 housing units as of the 2010 census. Current estimates indicate 24,388 housing units, an increase of 2.00% from the 2010 census. Housing units are forecasted to grow to 24,738 units in 2025, indicating a growth rate of 1.44% over the five-year period.

Owner-occupied units comprise the majority of the housing stock in the area. Current estimates indicate that approximately 51.9% of total housing units are owner-occupied, with 28.2% of units occupied by renters. The balance of the units, 19.8%, are vacant. In 2025, the mix is expected to shift to 50.6% owner-occupied units and 26.7% renter-occupied units. Nationally in 2020, 56.40% are owner-occupied, 32.30% are occupied by renters, and 11.30% are vacant.

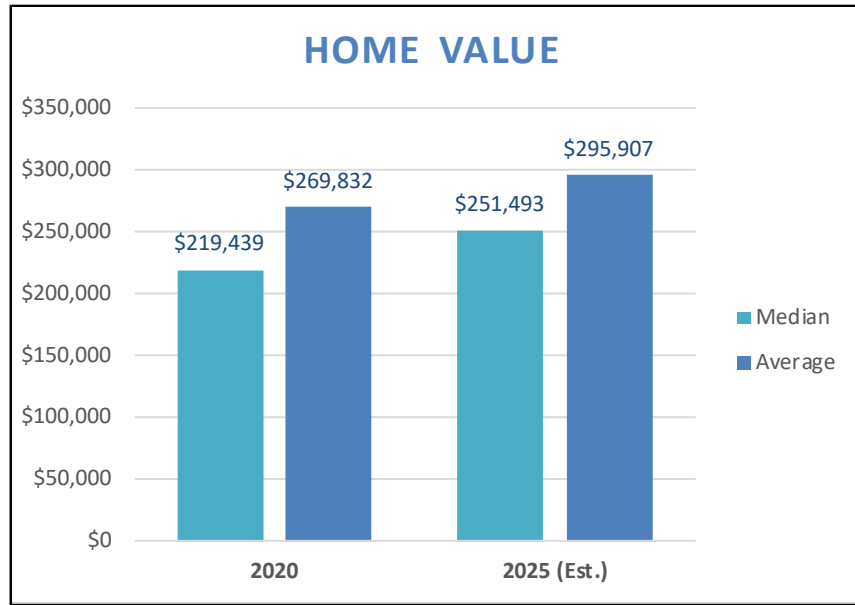
The ESRI Housing Affordability Index (HAI) has a base of 100, representing an area where median income is sufficient to qualify for a loan on a home valued at the median home price and not be cost-burdened, defined as spending more than 30 percent of income on housing-related costs. The higher the index is over 100, the more affordable the housing is in the area. An index of below 100 indicates housing is less affordable and a typical resident cannot purchase a home in the area without being cost-burdened.

Siskiyou County, CA has a Housing Affordability Index of 118, indicating that the median income is sufficient for a typical resident to purchase a median value home in the area. The national Housing Affordability Index in 2020 is 141, indicating Siskiyou County, CA is less affordable than the national average.

Assuming the national average effective mortgage rate from the Federal Housing Finance Agency (FHFA), a 30-year mortgage, and a 20% down payment, the typical resident in Siskiyou County, CA spends 20.0% of their household income on mortgage payments. Nationally, the percent of income used for a mortgage is 15.80%.

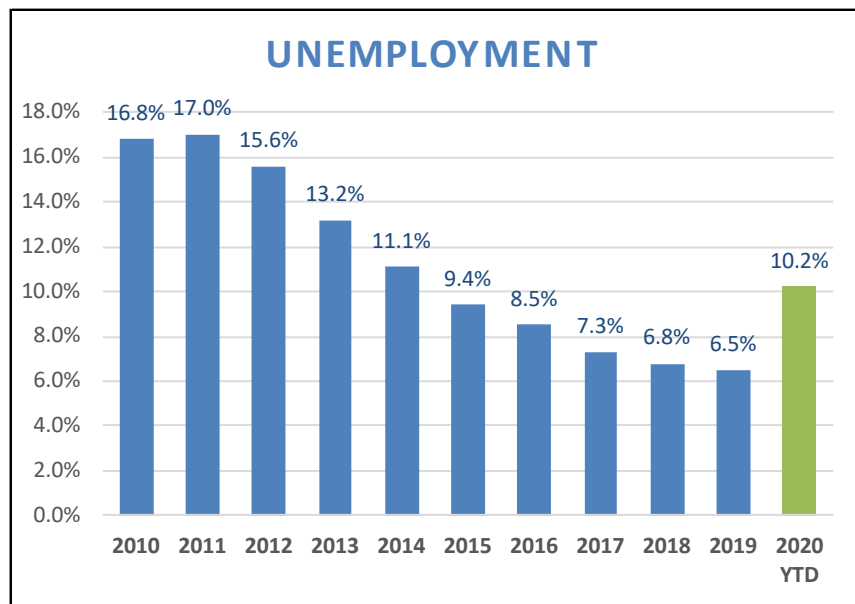


In 2020, the median home value is \$219,439. It is expected to increase to \$251,493 by 2025, indicating an annual home appreciation rate of 2.92%. The median home value nationally in 2020 is \$235,127.

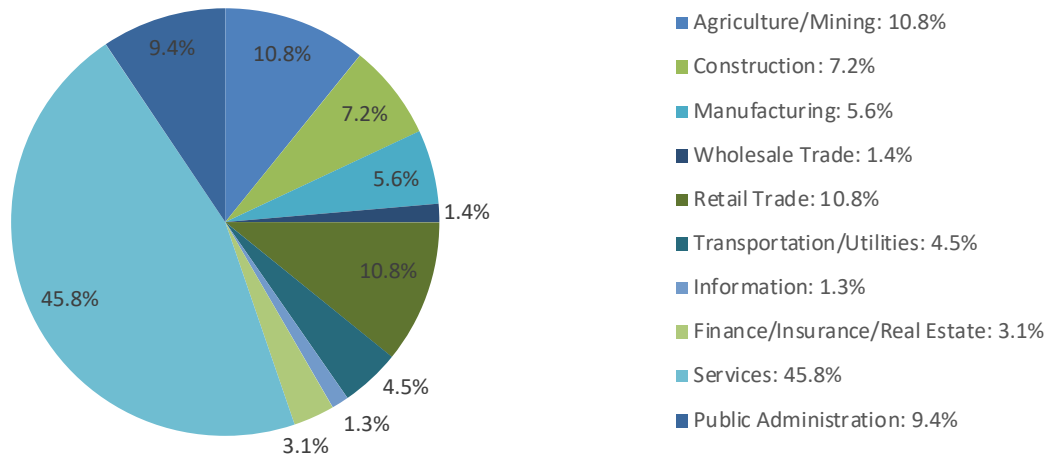


EMPLOYMENT

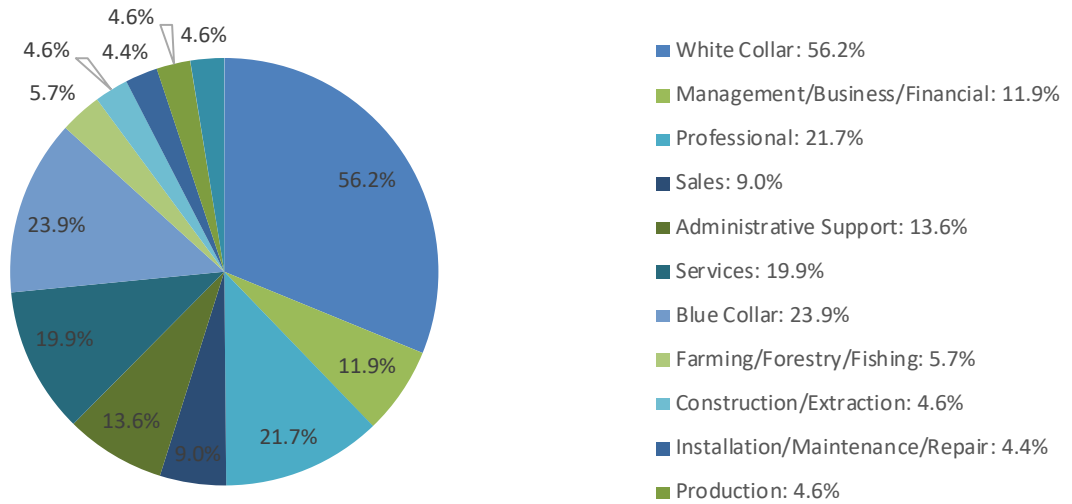
Siskiyou County, CA currently employs 16,325 workers according to Site To Do Business/ESRI. The U.S. Bureau of Labor Statistics currently reports unemployment at 10.7%, as of December 2020, which is lower than the long-term average of 11.1% since January 2010. Unemployment peaked in January 2011 at 20.4%. Year to date, unemployment has averaged 10.2%, up from last year's 6.5% average.

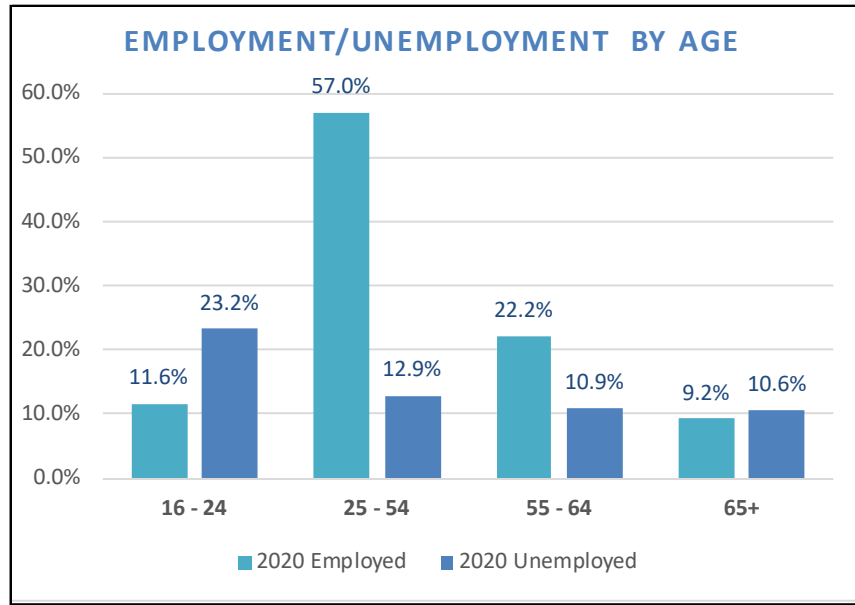


EMPLOYED POPULATION (16+) BY INDUSTRY



EMPLOYED POPULATION (16+) BY OCCUPATION





CONCLUSION

Siskiyou County is one of the northernmost counties and the fifth-largest county in California. With a population of approximately 45,000, it is within the bottom quarter of counties for total population in California. The County seat of Yreka is the largest city and along Interstate 5 that runs through the middle of the county. The county relies on agriculture, wood products, and tourism and has a higher average unemployment rate as compared to the state average.

While the county is located between the larger metropolitan areas of Ashland, Oregon and Redding, California it typically lags behind these areas in growth and due to distance, has little spillover effect.

Since the COVID-19 pandemic, the County has seen a growth in interest and an increase in residential home sales. The move of populations from denser cities to areas like Siskiyou County has been more pronounced in this region due to the low overall population and limited housing supply. It is unclear if this increase will have longer-lasting effects on the region.

Overall, the Siskiyou County region has seen slow growth over the last few cycles with the most recent cycle showing possible signs of overall improvement in the region.

NEIGHBORHOOD MAP



INTRODUCTION

A property is an integral part of its surroundings and must not be treated as an entity separate and apart from its surroundings. The value of a property is not found exclusively in its physical characteristics; physical, economic, political and sociological forces in the area interact to give value to a property. In order to determine the degree of influence extended by these forces on a property, their past and probable future trends are analyzed. Therefore, in order to form an opinion of the value of a property, an analysis is made of the area in which the property under study is found. This area is referred to as a neighborhood.

A neighborhood can be a portion of a city, a community or an entire town. It is usually an area which exhibits a fairly high degree of homogeneity as to use, tenancy and certain other characteristics. Homogeneity is a state of uniform structure or composition throughout. Therefore, in real estate terminology, a homogeneous neighborhood is one in which the property types and uses are similar. A neighborhood is more or less a unified area with somewhat definite boundaries. As a neighborhood's boundaries serve to limit the physical area that exerts germane influences on a property's value, the boundaries may indeed run concurrent with variations in prevailing land uses or physical characteristics.

LOCATION

The subject is located on the northeastern corner of the intersections of Moonlit Oaks Avenue and Campus Drive within the City of Yreka.

This area is defined by the retail development located along the east side of Highway 3, southeast of the subject. This retail development is anchored by a Walmart Supercenter and is a major attractor for Siskiyou County due to the limited larger commercial developments in the region. The Walmart Supercenter is the main big-box store within an hour's drive. It is centrally located within the County and easily accessible from Interstate 5. This development and the adjacent retail spaces have seen growth during the last cycle with new national retail chains developing locations along Highway 3, Starbucks, and AutoZone. There has also been the redevelopment of the southwest corner parcel at the intersection of Moonlit Oaks Avenue and Highway 3. The previous restaurant was removed and a gas station was developed. It is also noted there are vacant retail pad sites along Highway 3 on the Walmart side that are currently vacant, with no recent developments. There is also a larger 40-acre parcel of land located opposite the subject on the south side of Moonlit Oaks Avenue. This property is zoned M-1 and listed for just under \$1,000,000 or \$0.57/SF. The property is under contract and the brokers were unable to provide any information on the intent of the buyer or the negotiations.

It is also noted that Campus Drive, cross the street for the subject, consists of primarily public-related developments. The general path of development radiates from Interstate 5 outward and Campus Drive has not yet benefited from private developments. This further supports the subject's location on the exterior of the commercial corridor along Highway 3.

The prevailing land uses within this area are retail uses and vacant land. This portion of Yreka consists of ample vacant and developable land. The neighborhood is considered to be the southern portion of Yreka that consists of commercial land uses.

ACCESSIBILITY

The subject's main frontage is along Moonlit Oaks Avenue. The subject has a secondary frontage along Campus Drive. The subject has access from both frontages.

The retail development is located along Interstate 5 and has visibility to the traffic flows. The Interstate 5 exit provides good access to this neighborhood. Additionally, State Highway 3 also intersects the neighborhood which provides additional traffic flows. This neighborhood is centrally located within the region and is well situated to be the shopping hub for the region.

This neighborhood is located between the larger metropolitan areas of Medford, Oregon and Redding, California.

DEVELOPMENT

Commercial development in Yreka and Siskiyou County has historically been minimal, however during the last economic cycle there has been an increase in new commercial developments. The City of Yreka has seen an expansion of Rain Rock Casino that has increased tourism. In the subject's direct neighborhood there have been new developments of retail properties at the intersection of Fort Jones Road/Highway 3 and Moonlit Oaks Avenue with a Chevron, Starbucks, and AutoZone delivered in the last cycle. There are reports of new larger tenants moving into the Raley's anchored development in the neighborhood, but this is unconfirmed. There is an additional new development within the city by larger local companies, expansions of auto dealerships, and new construction of owner/user office sites. With vacant pad sites in this retail area and significant vacant land throughout the commercial corridors, there is room for continued development and expansion. There were no reports of new development that would negatively impact the subject at this time.

DEMOGRAPHICS

The Site To Do Business is a service that provides demographic data, including historical, current and forecasted population estimates for a specified region. Patterns of development, density and migration are reflected in the population estimates. A survey of the subject area's population and growth rate is summarized in the following charts, followed by a map of the surveyed area.

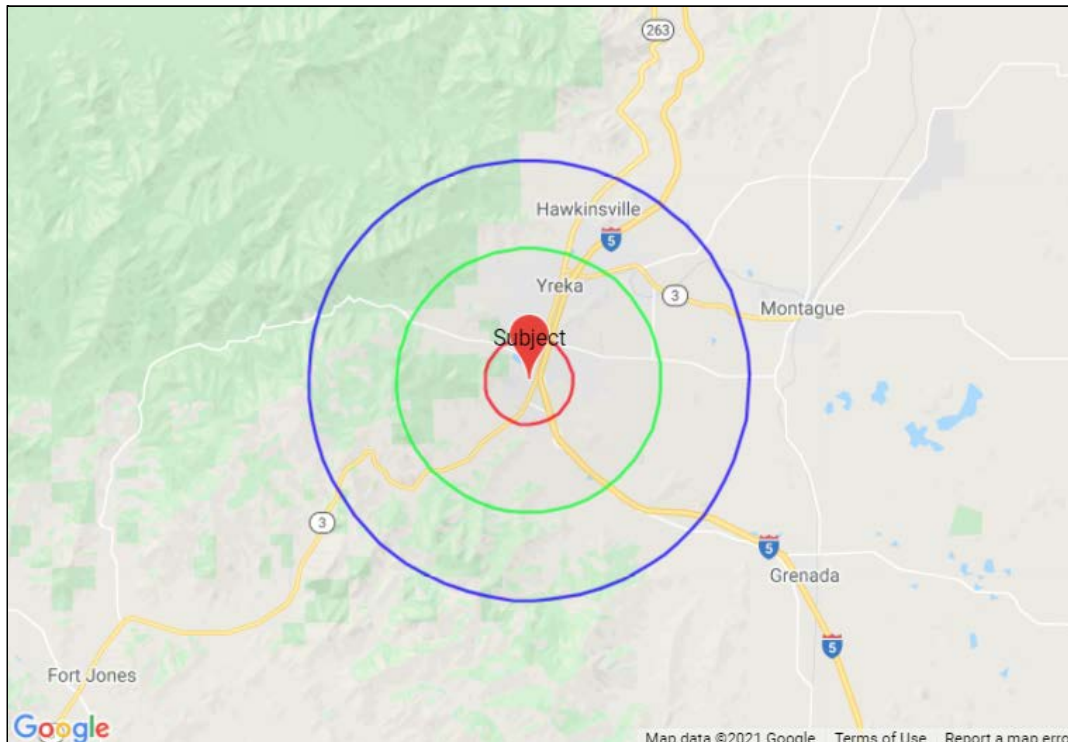
Demographics						
Summary	2020			2025		
	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile
Population	1,979	8,298	9,921	1,915	8,080	9,675
Households	809	3,598	4,342	783	3,499	4,232
Families	433	2,114	2,609	418	2,055	2,542
Average Household Size	2.43	2.29	2.27	2.43	2.30	2.27
Owner Occupied Housing Units	366	1,975	2,526	370	1,951	2,496
Renter Occupied Housing Units	442	1,623	1,816	413	1,549	1,736
Median Age	43.7	45.3	46.7	44.3	45.3	46.8
Population by Age	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile
0 - 4	7.6%	6.5%	6.1%	7.6%	6.4%	6.0%
5 - 9	6.1%	5.8%	5.5%	5.9%	5.7%	5.4%
10 - 14	5.2%	5.6%	5.6%	5.5%	5.9%	5.9%
15 - 19	5.5%	5.4%	5.3%	5.3%	5.3%	5.2%
20 - 24	6.3%	5.7%	5.5%	6.2%	5.5%	5.1%
25 - 34	11.8%	11.3%	11.0%	11.1%	10.9%	10.5%
35 - 44	8.7%	9.3%	9.4%	9.1%	9.9%	10.2%
45 - 54	10.7%	11.0%	11.3%	9.4%	9.7%	9.9%
55 - 64	13.1%	14.9%	15.5%	12.1%	13.5%	14.0%
65 - 74	11.8%	13.0%	13.7%	12.7%	13.9%	14.6%
75 - 84	7.8%	7.4%	7.5%	9.5%	9.3%	9.4%
85+	5.6%	3.9%	3.8%	5.7%	3.9%	3.8%
Households by Income	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile
<\$15,000	21.10%	15.70%	14.90%	18.30%	14.00%	13.20%
\$15,000 - \$24,999	17.60%	14.90%	13.90%	15.20%	13.10%	12.20%
\$25,000 - \$34,999	16.70%	13.50%	12.90%	16.30%	13.10%	12.50%
\$35,000 - \$49,999	15.50%	14.80%	14.30%	16.10%	15.30%	14.60%
\$50,000 - \$74,999	12.60%	16.90%	16.60%	13.80%	17.90%	17.40%
\$75,000 - \$99,999	3.80%	8.50%	9.60%	4.10%	8.50%	9.60%
\$100,000 - \$149,999	7.50%	10.20%	11.80%	9.30%	11.60%	13.50%
\$150,000 - \$199,999	4.60%	4.30%	4.20%	6.00%	5.00%	5.00%
\$200,000+	0.70%	1.40%	1.90%	0.80%	1.40%	1.90%
Median Household Income	\$31,068	\$39,936	\$42,522	\$35,082	\$43,349	\$46,582
Average Household Income	\$47,319	\$56,949	\$60,469	\$54,397	\$62,436	\$66,443
Per Capita Income	\$21,780	\$24,955	\$26,388	\$25,012	\$27,328	\$28,977

Source: Site To Do Business

Trends: 2020 - 2025 Annual Rate			
1 mile Radius	Area	State	National
Population	-0.66%	0.55%	0.72%
Households	-0.65%	0.50%	0.72%
Families	-0.70%	0.50%	0.64%
Owner HHs	0.22%	0.65%	0.72%
Median Household Income	2.46%	1.81%	1.60%
3 mile Radius	Area	State	National
Population	-0.53%	0.55%	0.72%
Households	-0.56%	0.50%	0.72%
Families	-0.56%	0.50%	0.64%
Owner HHs	-0.24%	0.65%	0.72%
Median Household Income	1.65%	1.81%	1.60%
5 mile Radius	Area	State	National
Population	-0.50%	0.55%	0.72%
Households	-0.51%	0.50%	0.72%
Families	-0.52%	0.50%	0.64%
Owner HHs	-0.24%	0.65%	0.72%
Median Household Income	1.84%	1.81%	1.60%

Source: Site To Do Business

NEIGHBORHOOD/AREA COMPARISON				
Category	1 mile	3 mile	5 mile	Area
Median Household Income	\$31,068	\$39,936	\$42,522	\$45,837
Average Household Income	\$47,319	\$56,949	\$60,469	\$61,867
Per Capita Income	\$21,780	\$24,955	\$26,388	\$26,910
Average Household Size	2.43	2.29	2.27	2.27
Median Age	43.7	45.3	46.7	49.2



Source: Site To Do Business

LIFE CYCLE

A neighborhood's life cycle usually consists of four stages:

- Growth - a period during which the neighborhood gains public favor and acceptance
- Stability - a period of equilibrium without marked gains or losses
- Decline - a period of diminishing demand
- Revitalization - a period of renewal, redevelopment, modernization, and increasing demand

Source: The Appraisal of Real Estate, 14th Edition

From a general examination, it appears that the neighborhood is generally stable with no major changes to the neighborhood during the last cycle. While there has been an uptick in new commercial developments, commercial rental rates have not seen substantial growth. Overall, the retail market has remained steady and there is ample land and retail space for future expansion.

The neighborhood is expected to remain stable with continued growth patterns that follow the changes in demographics.

NEIGHBORHOOD ANALYSIS CONCLUSION

In conclusion, we have researched all germane influences that could possibly affect the value of properties in the area. This research did not produce any factors that could be classified as negative or undesirable. Accessibility, location, demographics, and reputation have all been a positive influence. The new developments during the last cycle have shown that the area has continued to be desirable and will remain a more significant retail area over the near term. However, the changes in demographics and income levels are not substantial which to base larger changes to market fundamentals, resulting in continued stability in this market. The outlook for the neighborhood is average over the long term as compared to the larger market.

MARKET ANALYSIS

The following information was compiled from published sources and is used in conjunction with primary and secondary data to analyze the market trends impacting the value of the subject property. We will first cover the COVID-19 pandemic and then include market information, followed by a conclusion.

COVID-19 PANDEMIC

At the end of February 2020, the US economy began to see an economic contraction due to the novel COVID-19 virus and further disruptions have ensued. With Shelter-in-Place orders throughout the County and region, a significant economic contraction led to major market uncertainty throughout the real estate sector.

Historically, crises of this magnitude (the Dot-com Bust and 9/11 in 2000/2001 or the Great Recession in 2008/2009) have all negatively impacted commercial real estate though to varying degrees varying market-to-market and by property type. More conservative underwriting by market participants, less positive growth assumptions, and general uncertainty with regards to the methods employed to combat virus transmission have put downward pressure on asset pricing and this remains going forward for the time being.

The current crisis has hit property values very unevenly depending on property type and market location. Hospitality, health care, and retail have been affected the most broadly. Office and multifamily properties have been impacted but overall to a lesser degree. Industrial properties have been the least impacted and in many cases that market segment has continued its momentum that existed prior to the onset of the COVID-19 pandemic.

We continue to speak with market participants, brokers (both leasing and sales), developers, lenders, and landlords. Deal velocity was generally slow during the initial months of the pandemic, spring/summer 2020, however since, volumes have begun to increase and more deals are in progress. Hotels, health care, and retail (particularly restaurants) have taken the brunt of the negative impact and some multifamily properties have as well, though this largely depends on the tenant mix, respective occupations, and local market conditions. Properties associated with fields deemed 'essential' have seen lesser impacts overall.

The House of Representatives recently gave Final Approval to President Biden's \$1.9 Trillion Pandemic Relief Bill which is expected to be signed into law. The bill provides for direct payments to qualified individuals, child tax credits, and extended unemployment benefits. As case numbers decline and vaccinations continue to be deployed, there is general optimism that the major market effects of the pandemic will be behind us in the second half of 2021.

Based on discussions with market participants and the subject owner, the Yreka market has started to bounce back from the COVID-19 pandemic's overarching slowdown. This region of California had a lower overall number of cases and has spent less time in tighter lockdowns that have negatively impacted other markets.

The nearby Walmart Supercenter has been a continual draw for the region as it is deemed an 'essential' business. This portion of the Yreka has not seen a major negative turn due to the pandemic and should see a quicker return to pre-pandemic levels as compared to other areas of the region.

The sales market for similar properties is less clear as there are few annual sales in the subject's competitive market and few properties similar to the subject. Market participants have noted that the residential market has seen a major spike in demand and significant increases in pricing due to the influx of new buyers. However, the instability of the larger commercial market has resulted in few land transactions. Broker's noted that there are very few annual transactions of commercial land in the area and this can result in a wide variation in pricing as well as market speculation. Due to the historical stability in this market, brokers and market participants do not believe there has been a substantial downturn in pricing for raw land due to the pandemic. While brokers and market participants have not seen a substantial downturn in pricing for raw land due to the pandemic, the larger market pricing increases for raw materials have increased substantially since March 2020. This has put quantifiable downward pressure on new developments and as a result land prices have trended downward.

MARKET AND SUBMARKET OVERVIEW

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group. CoStar does not provide a specific market or submarket analysis for Siskiyou County or Yreka. This is likely due to the limited number of data points available and the nature of this market that is less likely to attract institutional investors. In talking with market participants in the Northern California Region, they typically look to Redding/Red Bluff for market information as it is the most similar and adjacent market that has an adequate level of activity and data points. As such, we have included the Redding Retail Market Overview below.

REDDING RETAIL MARKET OVERVIEW

Retail rents in the Redding Market were rising at a 0.5% annual rate during the first quarter of 2021, and have posted an average annual gain of 2.4% over the past three years. About 160,000 SF is now underway, which follows a net decrease of the industrial inventory over the prior three years. Vacancies were basically in line with the 10-year average as of 2021Q1, but trended slightly down over the past four quarters.

Over a longer timeframe, the market has seen a material amount of demolition activity, in addition to new construction. The market's 72,000 square feet of net deliveries over the past 10 years is comprised of about 160,000 square feet of new construction, offset by 85,000 square feet demolished over that timeframe.

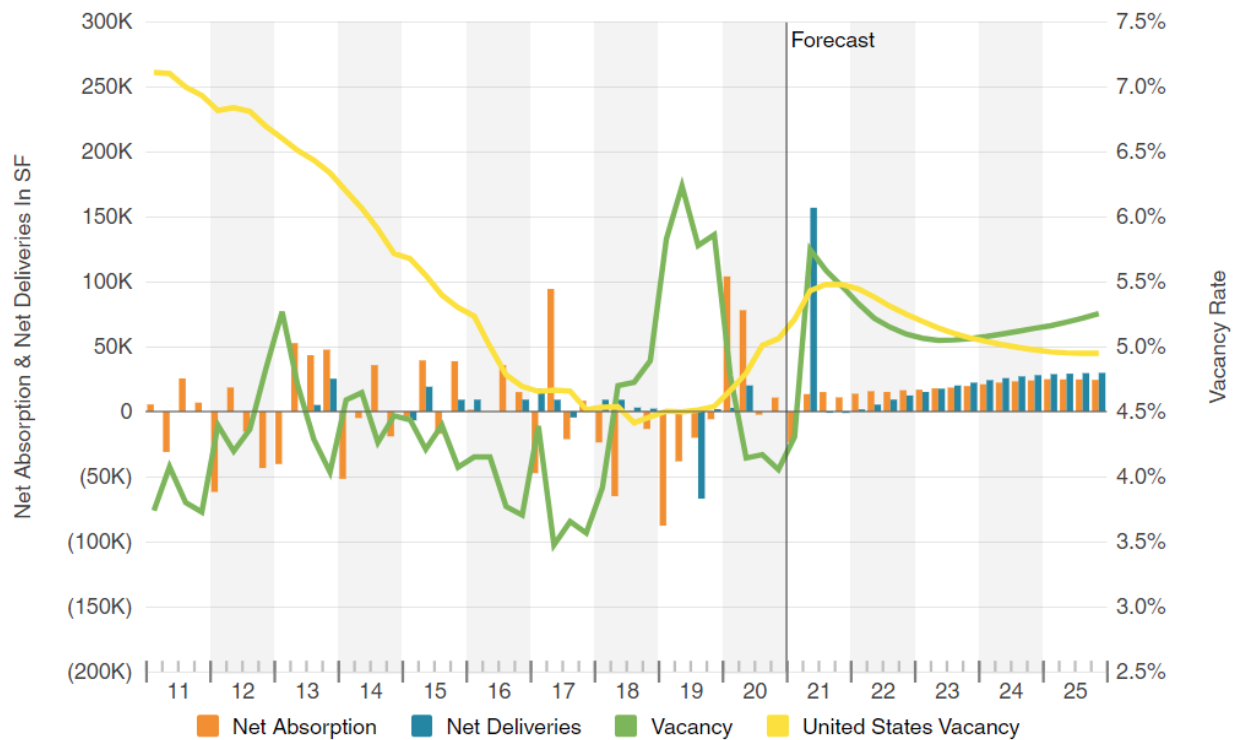
Nonfarm payrolls decreased by about -6.1% over the past year. Over the past five years, employment has changed at an average annual rate of 0.4% (a cumulative difference of about 840 jobs), compared to a 0.1% average increase nationally. Retail trade employment has contracted at an average annual rate of -1.4% over the past five years, compared to a -0.9% average annual change nationally. That represents a cumulative decline of about -650 retail jobs over that timeframe.

KEY INDICATORS

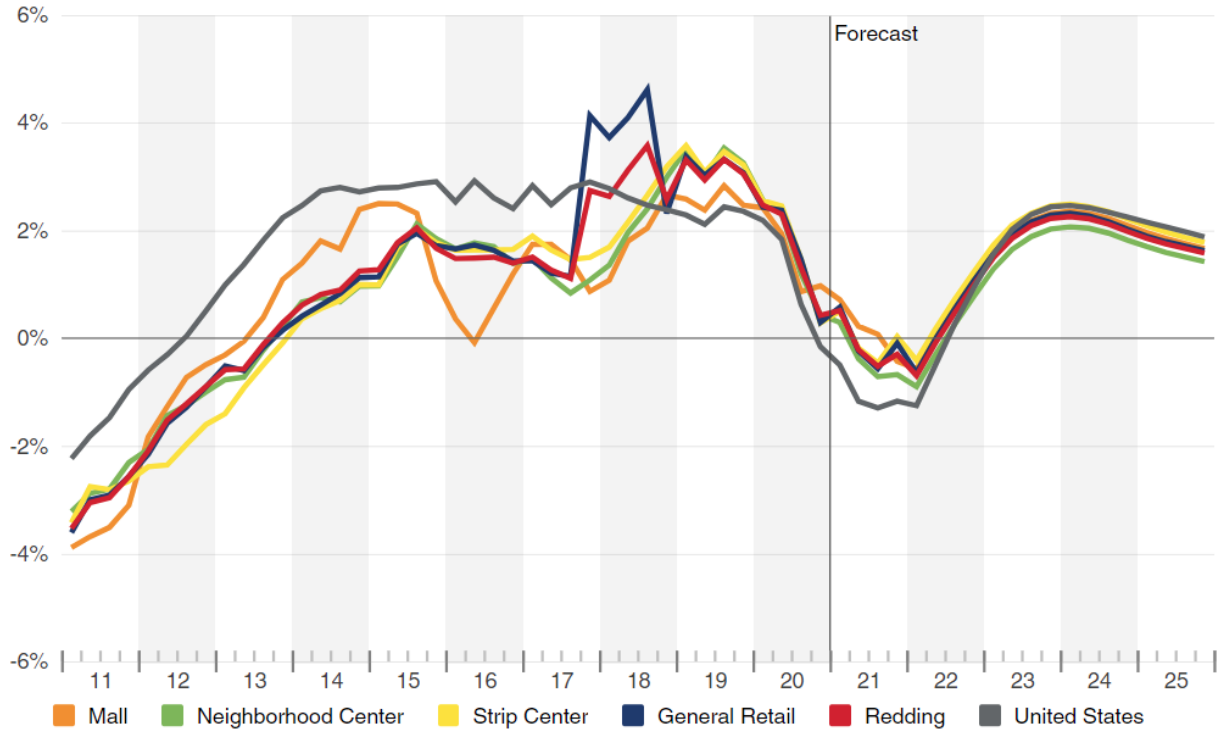
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	829,790	0%	\$2.21	6.7%	0	0	0
Power Center	0	-	-	-	0	0	0
Neighborhood Center	2,936,393	8.5%	\$1.32	11.5%	(6,154)	0	0
Strip Center	259,522	0.1%	\$1.48	0.4%	(225)	0	0
General Retail	5,308,411	2.5%	\$1.40	3.5%	(20)	0	157,400
Other	0	-	-	-	0	0	0
Market	9,334,116	4.1%	\$1.45	6.2%	(6,399)	0	157,400

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.8%	4.1%	5.2%	6.2%	2019 Q2	1.5%	2007 Q4
Net Absorption SF	90.1 K	(4,801)	65,315	189,879	2020 Q4	(165,709)	2019 Q1
Deliveries SF	20.3 K	20,458	91,892	80,608	2008 Q3	0	2015 Q1
Rent Growth	0.5%	-0.1%	1.2%	3.6%	2018 Q3	-6.0%	2009 Q4
Sales Volume	\$41.3 M	\$36.3M	N/A	\$127.9M	2015 Q3	\$1.7M	2009 Q3

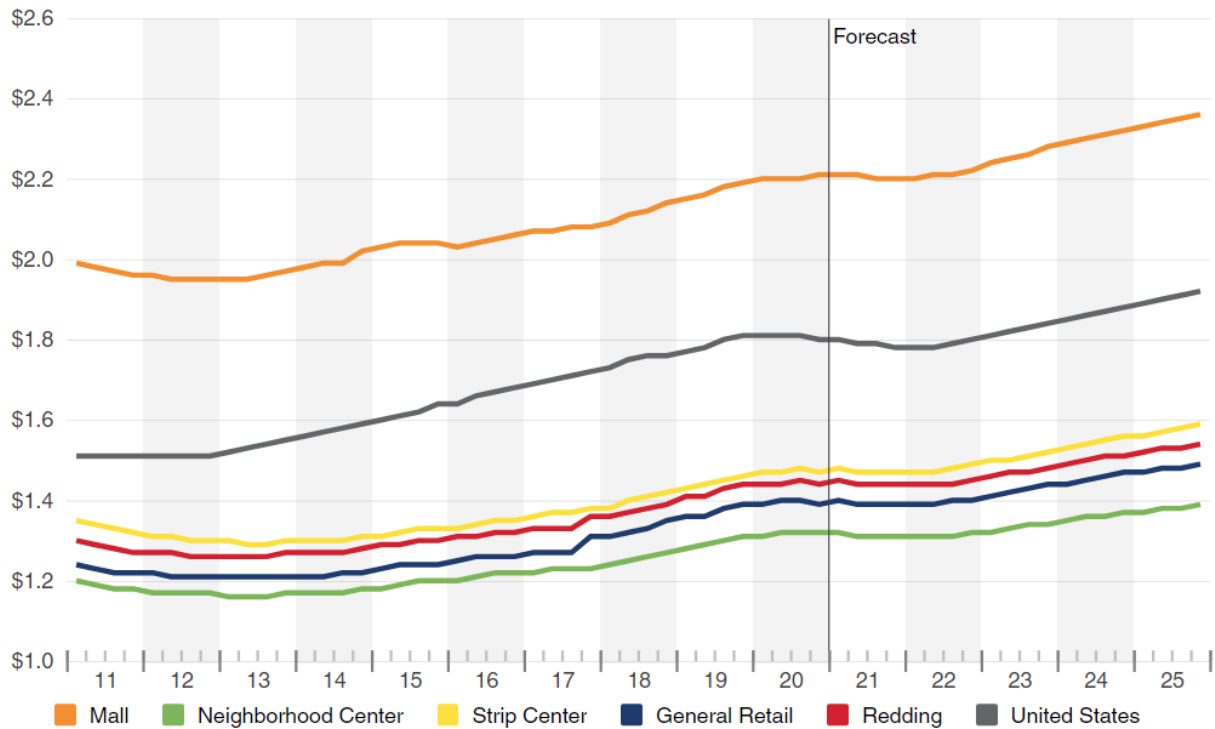
NET ABSORPTION, NET DELIVERIES & VACANCY



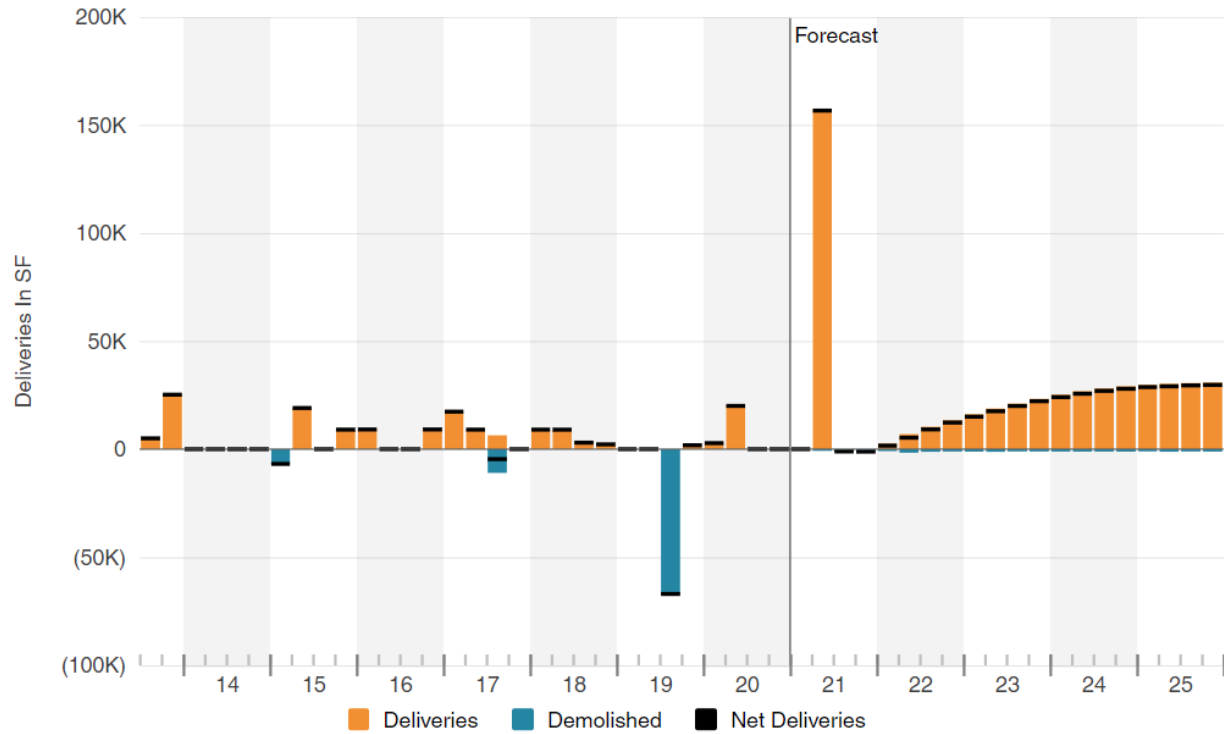
MARKET RENT GROWTH (YOY)



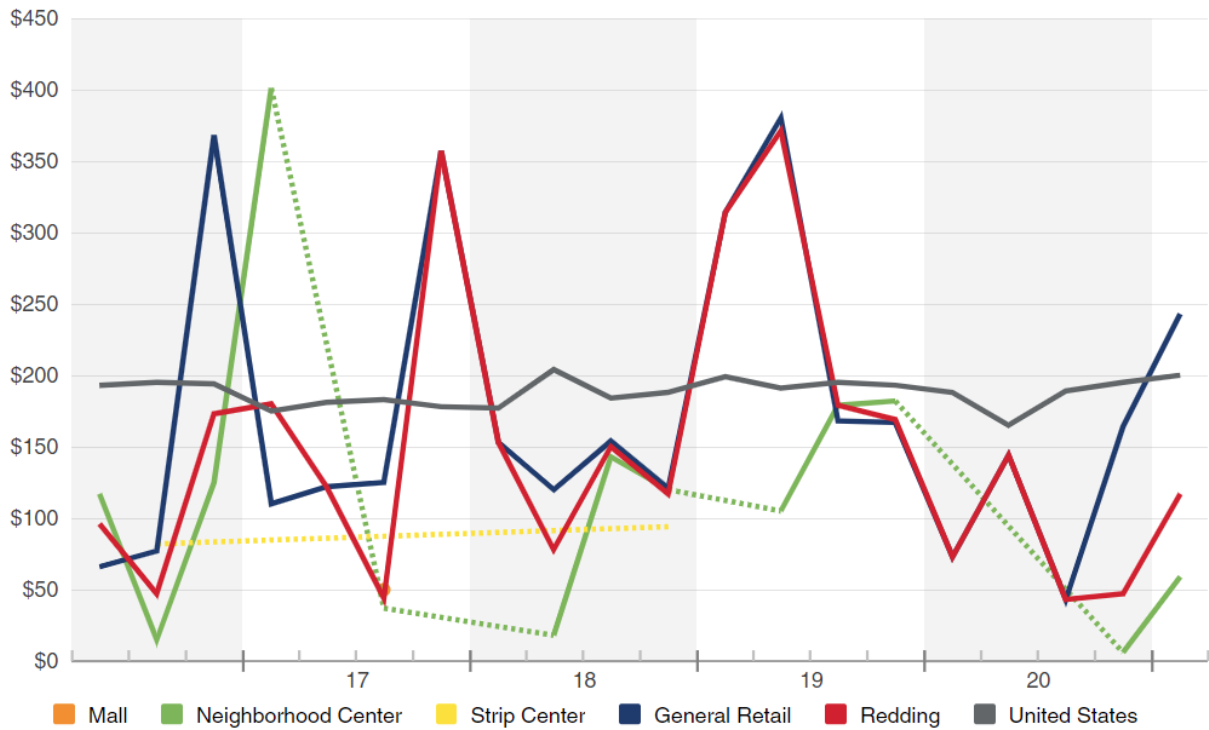
MARKET RENT PER SF



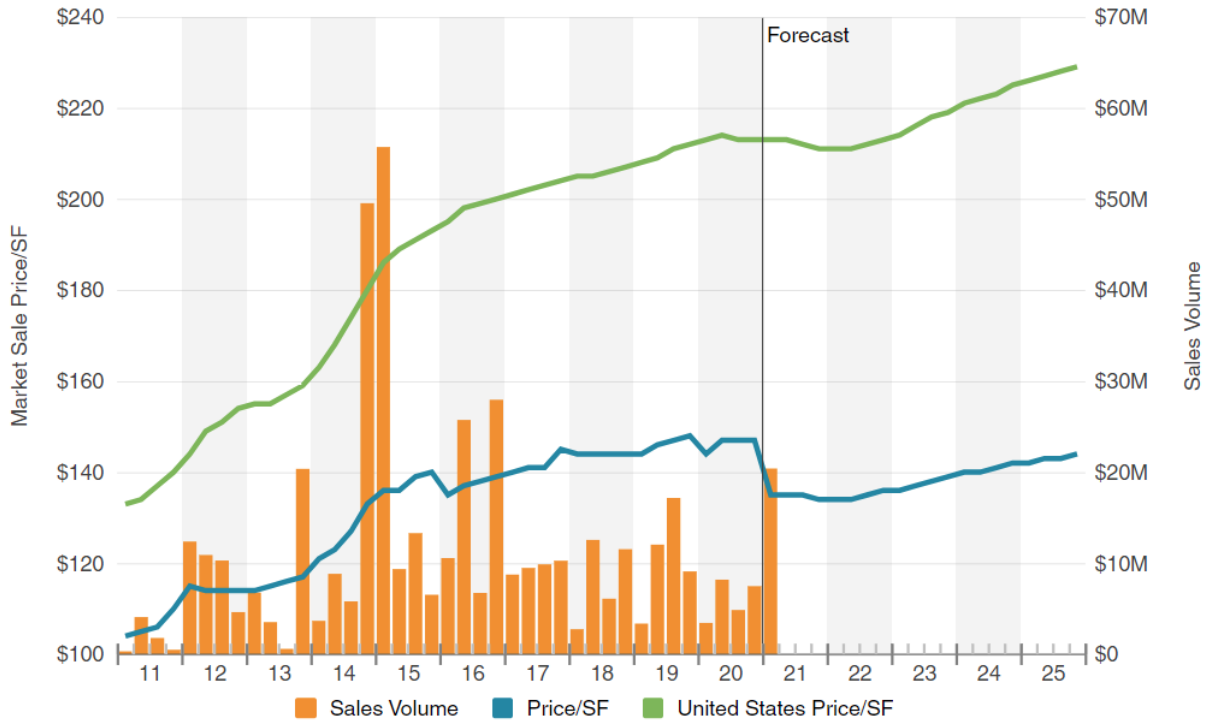
DELIVERIES & DEMOLITIONS



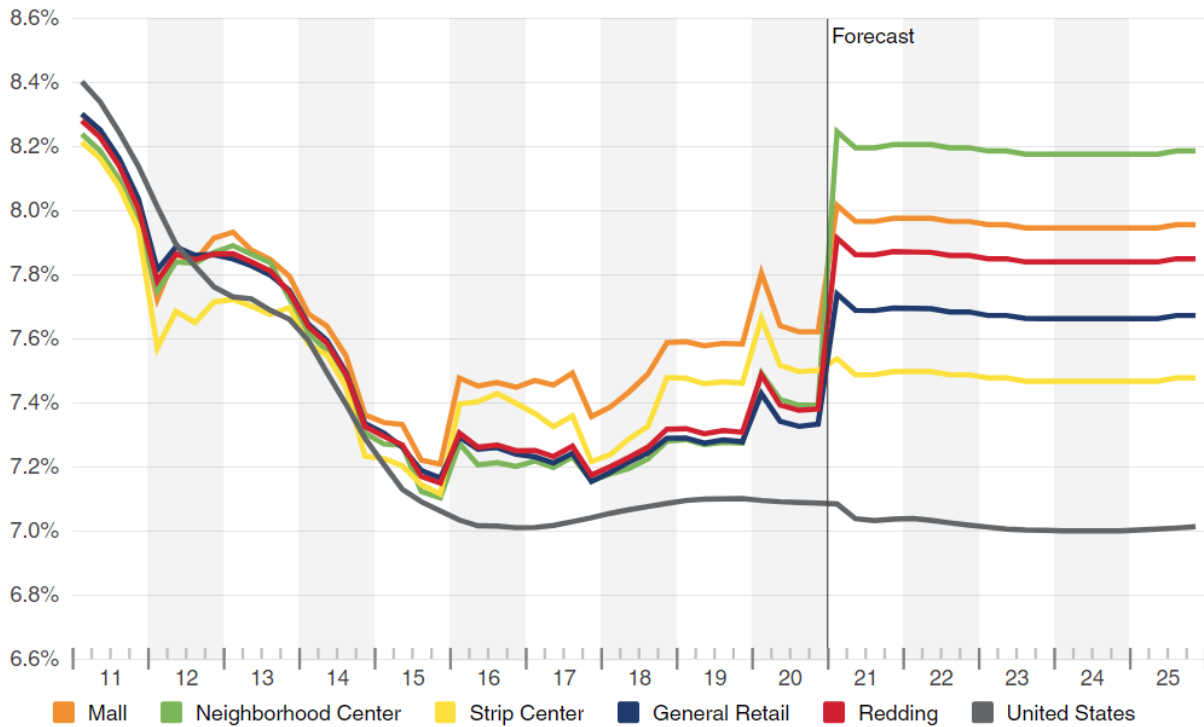
SALE PRICE PER SF



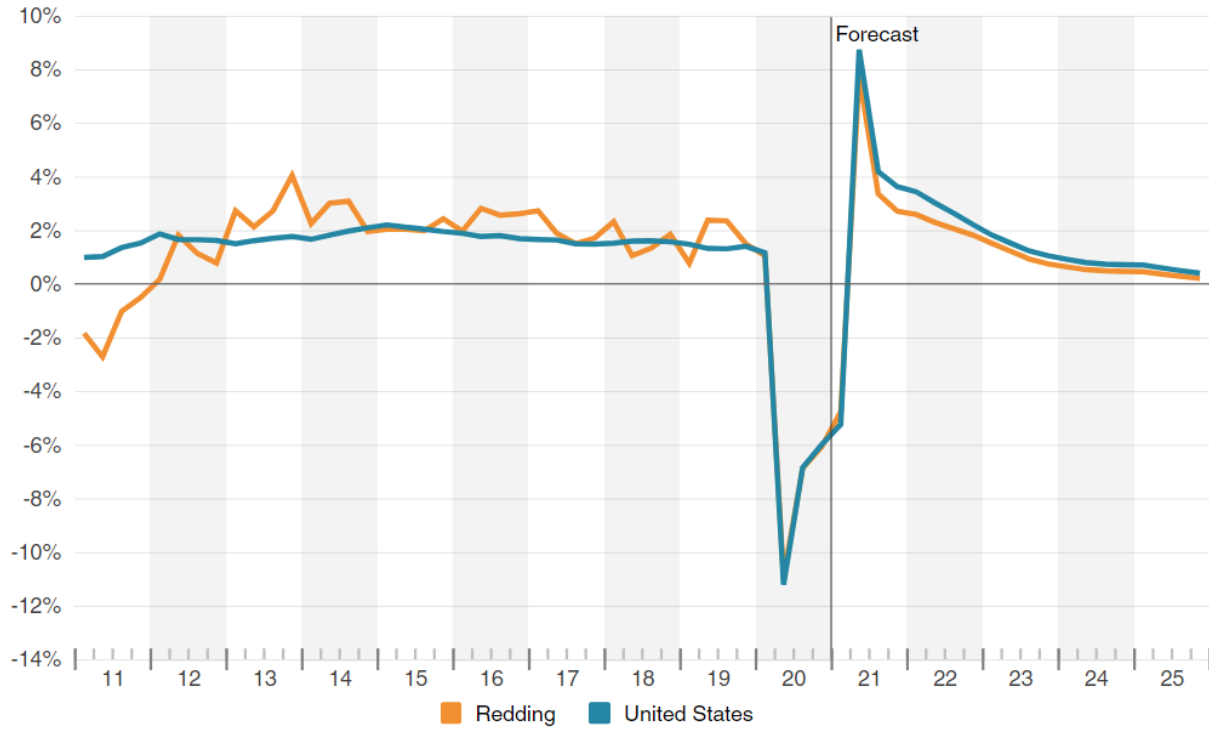
SALES VOLUME & MARKET SALE PRICE PER SF



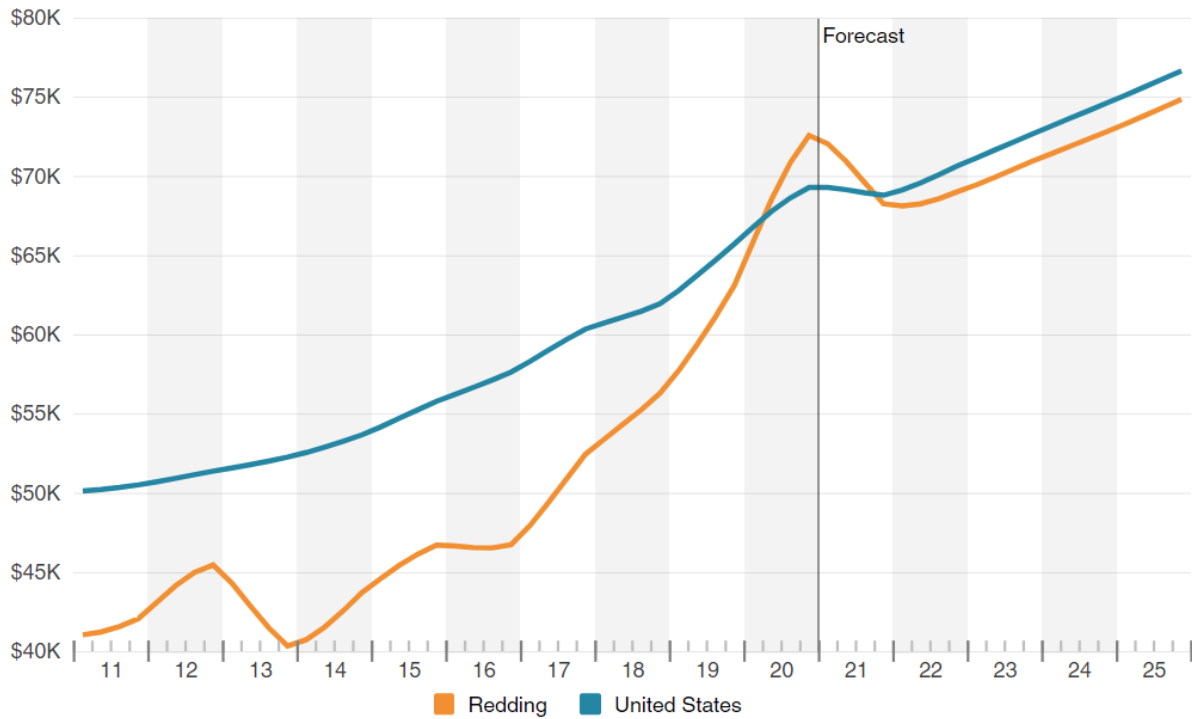
MARKET CAP RATE



JOB GROWTH (YOY)



MEDIAN HOUSEHOLD INCOME



Discussion with Market Participants

Due to the limited amount of empirical data on commercial real estate in the subject's immediate market we have surveyed a number of local market participants to attain further information. There is a limited number of commercial properties in this market and as such there are few brokers who focus on the commercial market. Of the local brokers we spoke with, they all noted that the large uptick in residential housing in the area and the hopes that this increase in population would result in a stronger resurgence of the commercial sector.

Market participants noted that there has been limited growth in rental rates for retail properties in Yreka. The adjacent Walmart anchored development is the largest retail center in the County. We spoke with a broker who manages leasing for a portion of this development and they noted that rental rates have not grown significantly in the last years and have historically been fairly flat. This broker projected that this retail development will likely remain stable due to it being the main center in the region and the strength of draw related to the Walmart Supercenter.

In speaking with a number of local real estate brokers, there was a range of opinions regarding land values in this market. With some signs of new growth, ie. the new Starbucks and AutoZone developments, there were positive hopes for the neighborhood. These newer developments are local indicators in a fairly stable market that has seen little signs of growth over the longer term. However, most brokers noted that while there are these signs of new growth, this is mostly limited to major retail locations with top-tier access or to specific use case developers. The development seen in the last cycle has been only for the top tier located lots with access to Interstate 5 traffic or visibility. The developments are primarily for national branded corporations looking to access the tourist-related traffic. Speculative land purchases are found in this market due to the lower overall price point.

MARKET ANALYSIS CONCLUSION

In our research, we have reviewed the market information available and conducted our own research into the region as well as had conversations with multiple market participants. Due to the limited annual activity in this region, there is limited 3rd party reporting and we have utilized the most proximate market studies to develop a broader understanding of the region. This reporting has been compared to the market information available from local market participants and historical market data analytics to provide a more complete understanding of the unique market conditions within the market's competitive area.

Yreka has seen some growth over the last cycle with tourist centered retail neighborhoods seeing new development and increased traffic. However, the retail markets in this region have very little annual rental rate growth and brokers do not expect any large changes within the near term.

This market area has seen minimal growth in incomes and underlying demographic fundamentals are not indicative of substantial growth at this time. The recent COVID-19 pandemic has led to uncertainty for this larger market and combined with a market with a limited number of annual sales, has resulted in fewer recent sales which to rely upon. The regional and national impacts of the COVID-19 impact on raw building materials have resulted in substantial increases for constructions and new development has become more cost prohibitive. As a result, we have seen downward pressure of the pricing for development land as developers would require lower pricing to make projects feasible. Some market participants are hoping that the increase in residential pricing will impact the sales of commercial real estate in this market, yet the signs of this are yet to be apparent.

Land sales in this market are dependent on location and while there has been growth in the major commercial corridors, there are few indicators that this has impacted lower tier locations. Historically land values have remained fairly stable over the long term. The larger supply of developable land and limited demand has kept price growth low.

Based on the information reported above and our research, the commercial land market has experienced limited price growth and lower tier properties have substantially less demand as compared to properties located along the main commercial corridors that have direct access to higher traffic flows. In conclusion, the subject property would be a below average competitor to properties located along the major commercial corridors, but above average for properties located outside commercial oriented neighborhoods.

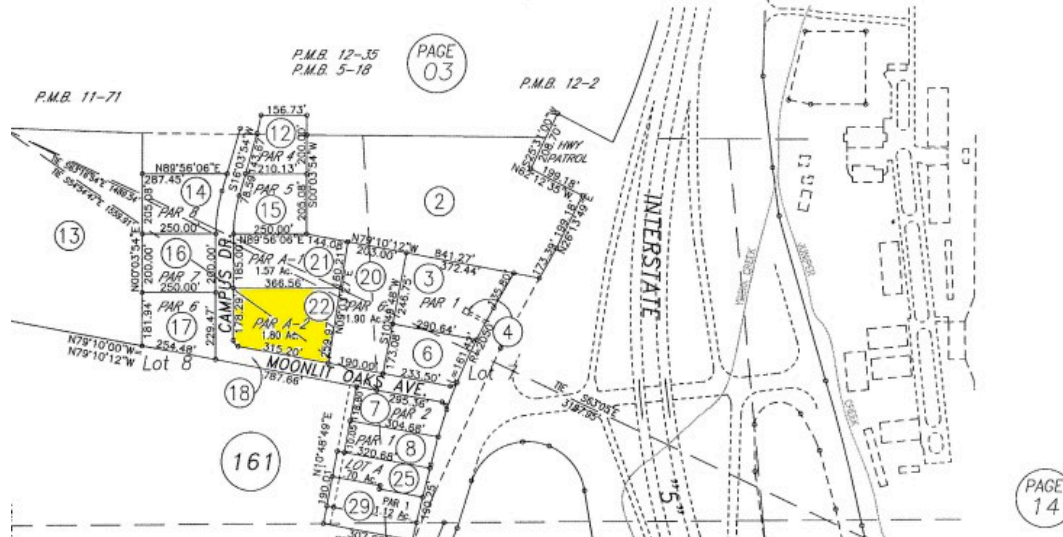
Land Summary

Parcel ID/Tax ID	Gross Land Area (Acres)	Gross Land Area (SF)	Topography Type	Shape Type
062-161-220	1.79	77,972	Level to slightly sloping	Generally rectangular in shape

Portion of the SW1/4 of Section 34 T45N R7W

Tax Area Code
7-00

Annexed to the Town of Yreka City November 15, 1960



SITE DETAILS

ADDRESS	Moonlit Oaks Avenue and Campus Drive, Yreka, Siskiyou County, CA 96097
PARCEL NUMBER	062-161-220
LEGAL DESCRIPTION	A legal description was not provided
LOCATION	The subject is located on the northeastern corner of the intersections of Moonlit Oaks Avenue and Campus Drive within the City of Yreka.
LOCATION TYPE	Rural
MAP LATITUDE/LONGITUDE	41.704229/-122.648111
CENSUS TRACT	06-093-0007.01
SIZE	77,972 SF or 1.79 acres
ZONING	The parcel is zoned "CT," under the jurisdiction of the City of Yreka.
PRIMARY FRONTAGE STREET	Moonlit Oaks Avenue
PRIMARY FRONTAGE COMMENTS	The subject's main frontage is along Moonlit Oaks Avenue.
SECONDARY FRONTAGE STREET	Campus Drive
SECONDARY FRONTAGE COMMENTS	The subject has a secondary frontage along Campus Drive.
ADJACENT PROPERTIES - NORTH	Siskiyou County Behavioral Health Services
ADJACENT PROPERTIES - SOUTH	40 ac. of undeveloped land
ADJACENT PROPERTIES - WEST	Undeveloped land
ADJACENT PROPERTIES - EAST	Hotel Development
TRAFFIC COUNT	7,000- It is noted that there are few areas within this region that are monitored for annual traffic flows.
TRAFFIC COUNT YEAR	2018

VIEW	Average
ACCESS	The subject has access from both frontages.
INGRESS/EGRESS	There are currently no improved points of ingress/egress to the property and both frontages are fully curbed with gutters.
SITE VISIBILITY	Average
STREET LIGHTING	The subject's frontages do not have street lighting
STREET CONDITION	Paved
SIDEWALKS	There are no sidewalks along the subject's frontages. To the east along Moonlit Oaks Ave. the adjacent properties have frontages with sidewalks.
LANDSCAPING	The subject is not landscaped.
TOPOGRAPHY	The subject's topography is level to slightly sloping.
SHAPE	The subject site is generally rectangular in shape.
REQUIRED SITE WORK	Typical clear and grade
SOIL CONDITIONS AND DRAINAGE	The soil conditions observed at the subject appear to be typical of the region and adequate to support development.
FLOOD ZONE	The site lies within Zone X (unshaded). This information was obtained from the National Flood Insurance Rate Map Number 06093C1559D dated January 19, 2011. The flood information regarding the subject was taken from FEMA's online flood mapping program. This information is not always current and from time to time FEMA will issue a Letter of Map Change (LOMC) to communities for dissemination until the National Flood Insurance Program (NFIP) map panel is revised. These letters are not always made available. If more specific information is required, we urge any users of this report to contact FEMA directly to obtain a flood certificate regarding the subject property.
FLOOD ZONE DEFINITION	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. In communities that participate in the NFIP, flood insurance is available to all property owners and renters in this zone.
EARTHQUAKE ZONE	The subject is not located in an Alquist Priolo Earthquake Fault Zone. All areas of California experience earthquake activity from time to time. However, the subject site is not located in an Alquist-Priolo Earthquake Fault Zone according to the table of affected cities prepared by the State of California Division of Mines and Geology and last updated in 1999. However, there are a number of faults located within one hundred miles of the subject property and much like most of the western United States; the area is subject to occasional seismic activity. The reader is advised to consult experts in the field of seismic evaluation to more accurately assess potential earthquake influence on the subject property.
ENCUMBRANCES AND EASEMENTS	There are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.

ENVIRONMENTAL HAZARDS There are no known adverse environmental conditions on the subject's site. Please reference Limiting Conditions and Assumptions.

WETLANDS AND WATERSHEDS No wetlands were observed during our site inspection.

ADEQUACY OF UTILITIES Public utilities are available to the site.

UNDERGROUND UTILITIES Yes

Site Summary

The subject site consists of a rectangular parcel at the intersection of Moonlit Oaks Avenue and Campus Drive. The topography of the immediate area is slightly sloping towards Highway 3, with a more significant slope to the west of the subject. The property is border by two developments and undeveloped parcels. The parcel is ready for development with local improvements completed. There were no found physical factors that would be detrimental to the site and it would be considered well-suited for future development.

AERIAL PHOTOGRAPH



FEMA Map



The subject is zoned "CT," Commercial Tourist, under the jurisdiction of the City of Yreka.

ZONE DETAILS	
ZONING CODE	CT
ZONING DESCRIPTION	Commercial Tourist
PERMITTED USES	All uses within this district require a Conditional Use Permit from the Planning Department.
MAXIMUM LOT COVERAGE	100%
MINIMUM LOT AREA	7,000
MINIMUM FRONTAGE	75'
SET BACK DISTANCE	20'
SIDE YARD DISTANCE	10'
REAR	10'
BUILDING HEIGHT	35'
PARKING	Varies by use.
COMMENTS	This zoning district is intended to serve the service and accommodation needs of the traveling public and is primarily located at or near freeway interchanges. Per our conversations with the Planning Department, all uses must be approved and the general use of the area is related to retail service and accommodation. It is noted that the City of Yreka is known to allow for a variety of commercial uses throughout its zoning districts to promote economic activity.

Based on a review of the subject in relation to the CT zoning district, it appears the subject is a legal and conforming use of the site. However, we are not experts in determining if a property is fully in compliance with all aspects of the zoning code. We suggest interested parties obtain a letter of zoning compliance from the City of Yreka to determine if the subject is zoning compliant.

The subject is owned by the County of Siskiyou and there are no taxes for the property. Upon the sale of the property, the local tax rate would be applied to the subject, pursuant to Proposition 13.

Proposition 13

In June 1978, the California voters approved the Proposition 13 Amendment to the California State Constitution, whereby the maximum annual tax on real property is limited to one percent of "full cash value" (market value), plus a maximum of up to two percent annual inflationary factor and plus additional sums to pay for indebtedness approved by the voters on affected property.

With the passage of Proposition 13, taxes would be reassessed if and when the property is sold in the future. At that time, the prevailing tax rate would be applied to the new assessed value. If the subject were to be transferred, the assessment and corresponding property taxes would be reflective of the market value or sale price at the time of sale.

In determining the highest and best use of the property, consideration was given to the economic, legal, and social factors that motivate investors to develop, own, buy and sell, manage, and lease real estate.

In forming an opinion of the highest and best use of a vacant parcel of land, there are essentially four stages of analysis:

- **Physically Possible Use:** What uses of the site in question are physically possible?
- **Legally Permissible Use:** What uses are permitted by zoning and deed restrictions on the site in question?
- **Financially Feasible Use:** Which possible and permissible uses will produce a gross return to the owner of the site?
- **Maximally Productive:** Among the feasible uses, which will produce the highest return or highest present worth of the site in question?

The following tests must be met in estimating the highest and best use of a vacant parcel: the potential use must be physically possible and legally permissible, there must be a profitable demand for such a use, and it must return to the land the highest net return for the longest period of time. These tests have been applied to the subject's site and are discussed as follows:

PHYSICALLY POSSIBLE

The site is on Moonlit Oaks Avenue, in Yreka, CA. The underlying site consists of 77,972 SF or 1.79 acres. The subject's topography is level to slightly sloping. As noted in the Assumptions and Limiting Conditions, we know of no environmental or engineering study that has been conducted on the site to determine subsoil conditions.

Upon analysis of all physical aspects, space, size, shape, terrain, location and others the most supportable highest and best uses of the site, as it relates to physical properties, are a variety of uses.

LEGALLY PERMISSIBLE

The subject's site is zoned "CT," Commercial Tourist, under the jurisdiction of the City of Yreka, CA. Reference is made to the Zoning section of this report. This zoning district is intended to serve the service and accommodation needs of the traveling public and is primarily located at or near freeway interchanges. Per our conversations with the Planning Department, all uses must be approved and the general use of the area is related to retail service and accommodation.

Upon analysis of the permitted uses, the most supportable highest and best uses of the site, as it relates to what is legally permissible, is a commercial use that is tourist related and approved by the City of Yreka Planning Department.

FINANCIALLY FEASIBLE

Analysis for financially feasible uses for the site, as if vacant, involves consideration of several criteria. Unlike the physically possible and legally permissible aspects of the highest and best use analysis, many external economic factors serve to prove or disprove financial feasibility. The cost of acquisition, sources of capital, forecast of potential revenue/expenses, reversionary price forecast, property tax implications and measures of risk and yield are all determinant to this analysis. The above financial measures serve to eliminate the uses that would not provide a reasonable return to the land based on an investor's expectations.

The cost of land and its development limits the highest and best use of the site, generally to only those uses that are financially feasible. There is not a history of speculative development within this market. Development is typically owner/user focused.

At this time there is limited demand for commercial property that is located off the major tourist thoroughfares, as such the subject's location, a block off Highway 3 would be deemed significantly inferior when there are currently vacant pad sites available that would allow for superior visibility and access to traffic flows.

We conclude that financially feasible uses of the site that are physically possible and legally permissible would be to hold for future development.

MAXIMALLY PRODUCTIVE

We considered those uses, as aforementioned, to meet the physically possible, legally permissible and financially feasible tests of the highest and best use definition. The final criteria for full compliance within the highest and best use of the subject, as vacant, is that of a maximally productive use. Due to the limited demand for development land at this time and ample supply of similar or superior properties, we conclude the maximally productive use of the site is to hold for future development.

HIGHEST AND BEST USE, AS IF VACANT

A final reconciliation of the analysis leads to the conclusion that the highest and best use of the site, as if vacant, is:

Use:	Hold for future development
Timing for Use:	Current
<i>Market Participants</i>	
User of space:	Owner/user
Most probable buyer:	Local or regional investor/developer

HIGHEST AND BEST USE, AS IMPROVED

The subject is vacant land, therefore the highest and best use, as improved, cannot be determined.

IDENTIFICATION OF A LIKELY BUYER

The most likely buyer of a property such as the subject would be a local or regional investor interested in the long term economic potential of the property.

VALUATION METHODOLOGIES

In appraising a property, there are three traditional valuation methodologies that can be applied: the Cost, Income Capitalization and Sales Comparison Approaches. Selection of one or more of the approaches in the appraisal of a property rests primarily upon the property type and its physical characteristics, as well as the quality and quantity of available market data.

The Cost Approach is based on the premise that an informed purchaser will not pay more for a property than it would cost him or her to construct a property of similar utility. This approach is most applicable when the subject is of new or nearly new construction and the improvements represent the highest and best use of the site. This approach is also particularly useful when appraising unique or special purpose properties where there are few, if any, comparable sales or leases.

The Income Capitalization Approach is based on the fundamental investment premise that the higher a property's earnings, the higher its value. Investment in an income-producing property represents the exchange of present dollars for the right to receive future dollars. In this approach, a value indication for an income-producing property is derived by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways: one year's income expectancy can be capitalized at a market-derived capitalization rate, or alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate. The Income Capitalization Approach typically provides the most meaningful estimate of value for income-producing properties.

The Sales Comparison Approach involves delineating appropriate units of measurement from comparable sales, in order to apply them to the subject's property. Adjustments are then made to the sales prices of the comparable properties based on various shared elements. This methodology may be used to value many different types of improved properties and vacant land, as long as there is a sufficient quantity of good-quality market data available. It becomes less reliable as the quantity and magnitude of adjustments increases, and it is generally not applicable to unique or special purpose properties.

The final step in the valuation process is the reconciliation or correlation of the value indications. In the reconciliation or correlation, we consider the relative applicability of each of the approaches used, examine the range between the value indications, and place major emphasis on the approach that appears to produce the most reliable and credible result.

VALUATION METHODOLOGIES APPLICABLE TO THE SUBJECT PROPERTY

The Cost Approach was not utilized because this approach does not reflect the market behavior of typical purchasers of this property type as the property is vacant land. The Income Capitalization Approach was not utilized because the subject is not an income producing property and this approach does not reflect the market behavior of typical purchasers of this property type. The Sales Comparison Approach was utilized because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

LAND VALUATION

The land, as if vacant, is valued by direct sales comparison, in which sales of comparable sites within the subject's area are analyzed in context with the subject's site. Adjustments are made to compensate for differences between the submitted sales data and the subject for such factors as location, size, shape, topography, utility, and marketability, etc. Land sales are presented to arrive at a \$/SF for the subject. In an effort to locate comparable land sales, a search throughout the subject's area was conducted. The presented sales are valid indicators of land values in the subject's area. Information pertaining to these sales has been verified by the buyer, seller, broker or other sources considered reliable and having knowledge of the particular transaction when available.

As noted previously, there are few annual sales of commercial land in this region that share similar characteristics to the subject. We have kept our search for similar parcels within the City of Yreka due to it being the commercial center of the region and the direct access to Interstate 5. We have utilized CoStar, the local MLS, and local market participants to locate and confirm comparable sales. Due to the subject's location on the exterior of the tourist commercial core and outside of the main area of demand, we have included sales of properties with a variety of commercial zonings. Additionally, due to the limited number of sales available we have include sales of larger and smaller properties.

None of the sales were reported to be entitled for development at the time of sale.

Comparable #6 is an active listing and has been included due to the limited number of recent sales.

Land Comparable 1



Transaction

Name	205 N Foothill Drive	Address	205 N Foothill Drive
City	Yreka	County	Siskiyou County
State	CA	Zip	96097
Price	\$55,000	Date	6/14/19
Grantor	Edrie Trust	Grantee	Herzog Johnson LLC
Recordation	4841	Tax Parcel ID	053-242-280
Property Rights	Fee Simple Estate	Financing	Cash to Seller
Conditions of Sale	Arm's length	Verification	Public Record
Price Per Land SF	\$2.17	Price Per Acre	\$94,828

Site

Land SF	25,359	Land Acres	0.58
Topography	Level and at street grade	Shape	Irregular
Required Site Work	Typical Clear and Grade	Utilities	All Available
Zoning	CT	Proposed Use	Unknown
Zoning Type	Commercial		

Comments

This sales comparable is for a 25,359 SF or 0.58-acres parcel that sold for \$55,000 or \$2.17/SF in 2019. The sale was reported in MLS and confirmed in public record. The property is adjacent to Interstate 5 with some visibility but partially blocked by a sound barrier. The parcel was reportedly improved with Chevron station and no contamination was reported. The property is located at an on/off-ramp for Interstate 5, but located in an inferior corner due to the adjacent land uses and traffic flows. The property is not located in an area with other highway or commercial uses. Utilities were available at the site. We were unable to contact the listing broker for further details.

Land Comparable 3



Transaction

Name	Siskiyou Credit Union Land Sale	Address	1402 Fairlane Road
City	Yreka	County	Siskiyou County
State	CA	Zip	96097
Price	\$515,000	Date	10/11/17
Grantor	Fairlane Square LLC	Grantee	Siskiyou Credit Union
Recordation	8972	Tax Parcel ID	062-051-140
Property Rights	Fee Simple Estate	Financing	Not available
Conditions of Sale	Arm's length	Verification	Broker
Price Per Land SF	\$2.75	Price Per Acre	\$119,767

Site

Land SF	187,308	Land Acres	4.30
Topography	Level and at street grade	Shape	Rectangular
Required Site Work	Typical Clear and Grade	Utilities	All Available
Zoning	M-1	Proposed Use	Office Building
Zoning Type	Industrial		

Comments

This sales comparable is for a 187,308 SF or 4.30-acre parcel that sold for \$515,000 or \$119,767/Acre. The sale was confirmed by the broker who represented the property. They confirmed that the price was considered market, but did note that they purchased a larger parcel than the user required and that this price would reflect the upper end of the market for a similar property. The parcel is located along a frontage road with good visibility from Interstate 5, which was a purchasing factor for the buyer. The parcel is zoned M-1, but the City of Yreka allows for a variety of commercial uses within this sector. It is also noted that this property sold in 2012 for \$295,000 and in a market with very limited price growth.

Land Comparable 4



Transaction

Name	717 Montague Road Sale	Address	717 Montague Road
City	Yreka	County	Siskiyou County
State	CA	Zip	96097
Price	\$120,000	Date	3/10/17
Grantor	Not Available	Grantee	5 North LLC
Recordation	2562	Tax Parcel ID	053-642-36, -36
Property Rights	Fee Simple Estate	Financing	Cash to Seller
Conditions of Sale	Arm's length	Verification	Public Record
Price Per Land SF	\$1.28	Price Per Acre	\$55,556

Site

Land SF	94,090	Land Acres	2.16
Topography	Level and at street grade	Shape	Irregular
Required Site Work	Typical Clear and Grade	Utilities	All Available
Zoning	CH	Proposed Use	Unknown
Zoning Type	Commercial		

Comments

This sales comparable is for a 94,090 SF or 2.16-acre property that sold for \$120,000 or \$55,556/Acre in 2017. The sale was reported on MLS and confirmed in public record. The property is adjacent to a Holiday Inn Express and located right off of Interstate 5. The property does not have good visibility from the interstate but is located along a good commercial roadway. The sale contained two parcels with commercial zoning. The sale document noted both parcels. We were unable to contact the broker for further confirmation.

Land Comparable 5



Transaction

Name	Starbucks Site Sale	Address	1805 Fort Jones Road
City	Yreka	County	Siskiyou
State	CA	Zip	96097
Price	\$130,000	Date	1/14/14
Grantor	Willis Trust	Grantee	Carl and Janey Best Trust
Recordation	7743	Tax Parcel ID	062-161-250
Property Rights	Fee Simple Estate	Financing	Not available
Conditions of Sale	Arm's length	Verification	See Comments
Price Per Land SF	\$4.26	Price Per Acre	\$185,714

Site

Land SF	30,492	Land Acres	0.70
Topography	Level and at street grade	Shape	Rectangular
Required Site Work	Typical Clear and Grade	Utilities	All Available
Zoning	CT	Proposed Use	Starbucks Site Sale
Zoning Type	Commercial		

Comments

This sales comparable is for a 30,492 SF or 0.70-acre parcel that was developed with Starbucks after the sale. The property was originally listed as a 1.40-acre property at \$295,000 but was subdivided into two 0.70-acre parcels for the sale. The properties appeared to have utilities at the curb when listed. The sale was confirmed by multiple sources, with the sales price reported by CoStar. Market participants confirmed that the sales price appears to be market accepted. The property was listed for over 2.5-years. Since the sale, a Starbucks was developed and resold. The property is located along Fort Jones across the street from a Walmart Supercenter anchored center. There is good access from Interstate 5.

Land Comparable 6



Transaction

Name	Lennox Land	Address	E Lennox
City	Yreka	County	Siskiyou County
State	CA	Zip	96097
Price	\$325,000	Date	NA
Grantor	Listing	Grantee	Listing
Recordation	Listing	Tax Parcel ID	053-642-45
Property Rights	Fee Simple Estate	Financing	Cash to Seller
Conditions of Sale	Arm's length	Verification	MLS# 109890
Price Per Land SF	\$1.18	Price Per Acre	\$51,262

Site

Land SF	276,170	Land Acres	6.34
Topography	Level and at street grade	Shape	Irregular
Required Site Work	Typical Clear and Grade	Utilities	All Available
Zoning	M-1	Proposed Use	Unknown
Zoning Type	Industrial		

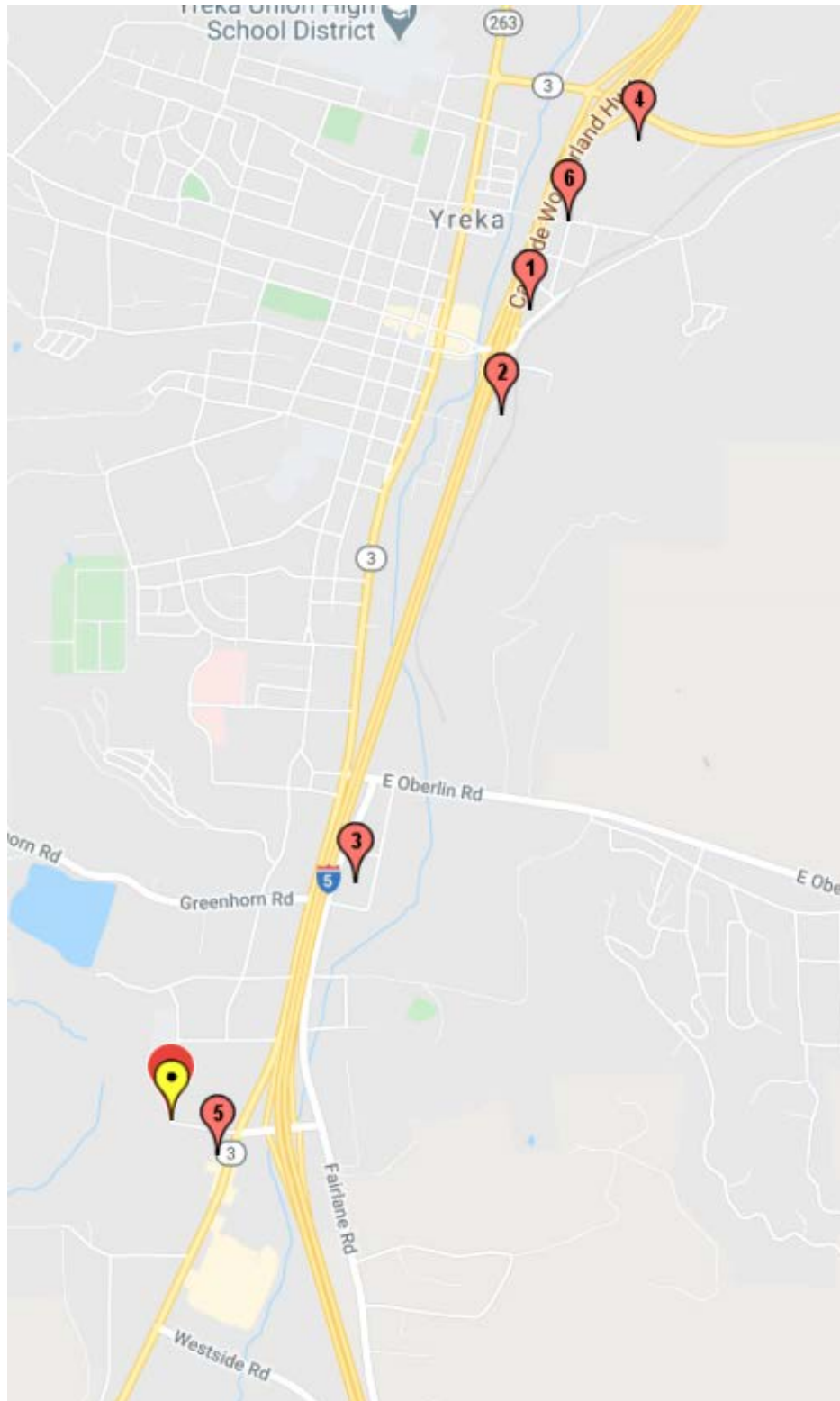
Comments

This sales comparable is for a 276,170 SF or 6.34-acre parcel that is currently listed for \$325,000 or \$51,262/Acre. The listing is posted on MLS and we were unable to contact the listing broker for additional information. The property is located just south of the Yreka Travel Plaza area that has seen an increase in development. This parcel is located outside the immediate access to Interstate 5 and the Travel Plaza. While the property is zoned for industrial uses, the City of Yreka allows for a wide variety of uses and is open to changes in the zoning to spur more development. The property has been on the market for 1,322 days with all utilities available.

LAND SALES SUMMARY

Comp	Address City	Price Date	Zoning Zoning Type	Land SF Land Acres	Price per Land SF Price per Acre
1	205 N Foothill Drive Yreka	\$55,000 06/14/2019	CT Commercial	25,359 0.58	\$2.17 \$94,828
2	400 S Foothill Drive Yreka	\$45,000 08/03/2018	M-1 Industrial	20,135 0.46	\$2.23 \$97,826
3	1402 Fairlane Road Yreka	\$515,000 10/11/2017	M-1 Industrial	187,308 4.30	\$2.75 \$119,767
4	717 Montague Road Yreka	\$120,000 03/10/2017	CH Commercial	94,090 2.16	\$1.28 \$55,556
5	1805 Fort Jones Road Yreka	\$130,000 01/14/2014	CT Commercial	30,492 0.70	\$4.26 \$185,714
6	E Lennox Yreka	\$325,000 Listing	M-1 Industrial	276,170 6.34	\$1.18 \$51,262

LAND SALES COMPARISON MAP



The subject is denoted by the yellow marker.

LAND SALES ANALYSIS

To derive an estimated value of the site, as if vacant, we analyzed the land comparables and have made adjustments for varying characteristics.

Property Rights Conveyed

The property rights conveyed for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of a fee simple estate.

All of the comparables were reported to have sold as fee simple estates and no adjustments are deemed necessary.

Financing Terms

The financing terms for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of a cash to seller transaction.

Due to the limited number of annual sales, bank financing is not common in this market for land sales. Comparable #2 was reported to be a partial owner carry, but the broker reported that the sales price reflected the market value and was not impacted by the financing. For the remaining comparables, either the information was not available or the financing was deemed to be market. As such, no adjustments are deemed necessary.

Conditions of Sale

The conditions of sale for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of an arm's length transaction.

All of the sales were reported to be arm's length transactions and no adjustments are deemed necessary.

Expenditures after Sale

There were no expenditures after sale reported and no adjustments are deemed necessary.

Market Conditions

In terms of an adjustment for market conditions, from the sales shown, it is somewhat subjective to determine an exact adjustment. We have applied a 1% adjustment to each comparable, annualized from the date of each sale to March 1, 2020. We have based our annualized date from when the effects of COVID-19 pandemic started to be evident in the market. This market has seen limited growth in the commercial real estate sector over the long term. Brokers have noted that retail rents in the subject's direct neighborhood have not seen substantial growth over the last cycle and are projected to remain stable going forward. There is ample vacant land in this market and while demand has shown signs of improving, this for the few upper tier properties available.

Comparable #6 has been adjusted downward as it is an active listing that has been on the market for a lengthy period of time.

Due to the COVID-19 pandemic, there has been uncertainty associated with the real estate markets. There is a lack of empirical market data from which to extract an appropriate adjustment for the impact of COVID-19, however, we know that the increase in cost for raw materials has put downward pressure on the values of development land. As such, we have concluded to a downward adjustment of 10% for all comparables due to the changes in the cost of construction goods due to the COVID-19 pandemic.

Location

The adjustment for location reflects the trend that properties in areas of active growth and development, as well as those which offer good accessibility in terms of frontage on major thoroughfares, should sell for a higher price per SF than properties which do not offer these attributes, with all other factors held constant. As was previously noted, the subject is located off the main commercial corridor of Highway 3 and partially along Campus Drive which has seen limited private investment or development.

Comparable #1 has superior visibility from Interstate 5, but is located in an inferior area in terms of growth and would be deemed inferior. Comparable #2 is located in an inferior area with very limited growth and would be deemed inferior. Comparable #6 is located closer to new developments to the north, but lacks good access and would be deemed as inferior. As such, Comparables #1, #2, and #6 have been adjusted upward.

Comparable #3 has significantly superior visibility to Highway 5 traffic but is located in an area with lower growth. Overall, this comparable would be deemed most similar to the subject's location and no adjustments are deemed necessary.

Comparable #4 does not have direct Interstate 5 visibility but is located on a major frontage road. While there is some new development in this area, it would still be viewed as inferior to the subject and warrants an upward adjustment.

Comparable #5 is located on Highway 3 and along the main commercial corridor. It benefits from traffic flows to the Walmart anchored retail center across the street and higher traffic flows. This property is located along a stretch that has seen a recent spike in development and as such, the frontage along Highway 3 is deemed to be superior to the subject. While Comparable #5 is the most proximate Comparable to the subject, it would be deemed significantly superior due to its access to the retail traffic flows and requires a significant downward adjustment.

Size

In terms of size, it is noted that smaller parcels typically sell for a higher price per SF than larger parcels, with all other factors held constant. The subject consists of 1.79 acres or 77,972 SF.

Comparables #1, #2, and #5 are significantly smaller than the subject and have been adjusted downward accordingly. Comparable #2 is of a very small set of properties and has been adjusted downward additionally. Comparables #3 and #6 are substantially larger properties and have been adjusted upward accordingly.

Zoning

The subject's site is zoned "CT", Commercial Tourist, under the jurisdiction of the City of Yreka, CA. As was noted in the Zoning Section, this zoning district requires approval for all uses. The City of Yreka General Plan designation and the City's pro-development stance would allow for a variety of uses, with a focus on commercial tourist uses.

Comparables #1 and #5 are of similar zoning and no adjustments are deemed necessary. Comparable #4 has a CH zoning that would be deemed similar to the subject and no adjustments would be deemed necessary.

Comparables #2, #3, and #6 are zoned M-1, "Light Industrial". This zoning permits all uses in the C-2 and CH zoning without a conditional use permit and for light industrial uses. While this would be similar to the general uses allowable in the subject's zoning district, the M-1 zoning is focused on the support of industrial uses and would be seen as slightly inferior to the subject. As such, we have adjusted Comparables #2, #3, and #6 downward accordingly.

Topography

The subject's site is level to slightly sloping. The subject's topography does not substantially impact the development potential.

All of the comparables have similar topography and no adjustments are deemed necessary.

Required Site Work

The subject is valued as if vacant and available for development.

All of the comparables were reported to be in development ready condition at the time of purchase and no adjustments are deemed necessary.

Shape

The shape of the subject's site is generally rectangular in shape.

Comparable #1 shape is irregular and is adjacent to Interstate 5 and an off-ramp limiting useable area. As such, Comparable #1 has been adjusted upward. Comparables #4 and #6 have irregular shapes that would be more challenging to fully utilize in development and be deemed inferior to a rectangular property. As such, these comparables have been adjusted upward accordingly.

The remaining comparables are all of similar shapes to the subject and no adjustments are deemed necessary.

LAND SALES ANALYSIS CONCLUSION

The previously described adjustments are summarized in the following grid. The percentage adjustments are used to show the emphasis placed on each adjustment, and are not based on a paired sales analysis.

LAND SALES ADJUSTMENT GRID

Land Analysis Grid	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	
Address	Moonlit Oaks Avenue and Campus Drive	205 N Foothill Drive	400 S Foothill Drive	1402 Fairlane Road	717 Montague Road	1805 Fort Jones Road	E Lennox
City	Yreka	Yreka	Yreka	Yreka	Yreka	Yreka	Yreka
State	CA	CA	CA	CA	CA	CA	CA
Date		6/14/2019	8/3/2018	10/11/2017	3/10/2017	1/14/2014	NA
Price		\$55,000	\$45,000	\$515,000	\$120,000	\$130,000	\$325,000
Land SF	77,972	25,359	20,135	187,308	94,090	30,492	276,170
Price per SF		\$2.17	\$2.23	\$2.75	\$1.28	\$4.26	\$1.18
Transactional Adjustments							
Property Rights	Fee Simple Estate	Fee Simple Estate	0%	Fee Simple Estate	0%	Fee Simple Estate	0%
Financing	Cash to Seller	Cash to Seller	0%	See Comments	0%	Not available	0%
Conditions of Sale	Arm's Length	Arm's length	0%	Arm's length	0%	Arm's length	0%
Expenditures After Sale		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price per SF		\$2.17	\$2.23	\$2.75	\$1.28	\$4.26	\$1.18
Market Trends Through	3/1/2020	1%	0.71%	1.58%	2.41%	3.01%	6.29%
Adjusted Price per SF		\$2.18	\$2.27	\$2.82	\$1.31	\$4.53	\$1.12
COVID-19		-10%	-10%	-10%	-10%	-10%	-10%
Adjusted Price per SF		\$1.97	\$2.04	\$2.53	\$1.18	\$4.08	\$1.01
Property Adjustments							
Location		Inferior	Inferior	Similar	Inferior	Superior	Inferior
% Adjustment		5%	10%	0%	5%	-15%	10%
\$ Adjustment		\$0.10	\$0.20	\$0.00	\$0.06	(\$0.61)	\$0.10
Land Acres	1.79	0.58	0.46	4.30	2.16	0.70	6.34
% Adjustment		-10%	-15%	10%	0%	-10%	10%
\$ Adjustment		(\$0.20)	(\$0.31)	\$0.25	\$0.00	(\$0.41)	\$0.10
Zoning	CT	CT	M-1	M-1	CH	CT	M-1
% Adjustment		0%	5%	5%	0%	0%	5%
\$ Adjustment		\$0.00	\$0.10	\$0.13	\$0.00	\$0.00	\$0.05
Topography	Level to slightly sloping	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade
% Adjustment		0%	0%	0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Required Site Work	Typical clear and grade	Typical Clear and Grade	Typical Clear and Grade	Typical Clear and Grade	Typical Clear and Grade	Typical Clear and Grade	Typical Clear and Grade
% Adjustment		0%	0%	0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Shape	Generally	Irregular	Rectangular	Rectangular	Irregular	Rectangular	Irregular
% Adjustment		5%	0%	0%	5%	0%	5%
\$ Adjustment		\$0.10	\$0.00	\$0.00	\$0.06	\$0.00	\$0.05
Adjusted Price per SF		\$1.97	\$2.03	\$2.91	\$1.30	\$3.06	\$1.31
Property Adjustments (Net)		0%	0%	15%	10%	-25%	30%
Property Adjustments (Gross)		20%	30%	15%	10%	25%	30%

LAND VALUE CONCLUSION

The comparables show a price/SF range of \$1.30 /SF to \$3.06 /SF on an adjusted basis, with an average of \$2.10 /SF.

As was previously noted, there are a limited number of annual sales within the subject's market and expanding the search area would require significant adjustments. Based on the sales available and the ability to confirm information, we have utilized the most appropriate sales available.

It is noted that the subject was last purchased in 2001 for \$135,000 or \$1.73/SF and listed for sale in 2015 for \$285,000 or \$3.66/SF with no successful bids.

Comparable #1 is the most recent sale of an applicable property but is located in an area with limited growth. The property was previously improved as a gas station and its removal is a likely sign of an inferior location. This comparable has been given some consideration due to the limited number of recent sales and its net adjustments being zero. Even after adjustments, this property would likely be seen as inferior to the subject.

Comparable #2 is for a very small lot in an inferior location and required significant adjustments. Based on our discussions with the broker, this price would reflect the market. However, we have considered that the owner financing and more recent non-market sale for significantly less provide indications that the adjusted sales price shown in the table might be high. As such, we have given this sale less consideration overall.

Comparable #3 is for a larger parcel on the east side of Interstate 5 with superior visibility. In discussions with the broker who represented the sale, it was noted that this was likely a high-water mark for prices of land of similar size in the market. Other brokers in the area noted that they felt the sales price high on a per acre and per square foot basis for the market and time period. Before and after adjustment this \$/SF appears high for the market and this location and as result, less consideration has been given to this comparable.

Comparable #4 while only slightly inferior to the subject, received the lowest overall adjustments. We were unable to confirm the sale details with a related party and have considered this in our reconciliation process. This comparable has a significantly lower price/SF than other properties located further south in Yreka and could require additional locational adjustments. This comparable has been given consideration due to the overall similarity to the subject and the information available, but we note that properties in a similar location have lower \$/SF than other areas of Yreka.

Comparable #5 is the most proximate sale to the subject but has required the most significant downward location adjustment. This property is located on the major commercial corridor that connects traffic to the Walmart Supercenter and the associated retail development. This retail development is a major draw for the region and this comparables location adjacent would be a leading factor for its price due to the good visibility and ease of access, thus leading to higher demand. The subject's location is sufficiently removed from this area and would be considered a large detriment, resulting in substantially fewer interested parties and lower overall values. While we have made adjustments to Comparable #5, the resulting price per square foot is substantially higher than the remaining comparables. Limited consideration has been given to this comparable.

Comparable #6 is an active listing that has been on the market for a considerable period of time and is located in an inferior location. The size of this property is much larger than the subject and overall, would be seen as inferior to the subject. This comparable has an adjusted \$/SF similar to Comparable #4 which is located nearby. We have given this listing limited consideration.

When Comparables #3 and #5 are removed, the resulting range in adjusted values is \$1.30/SF to \$2.03/SF. Comparables #3 and #5 are both significantly higher and represent the top end of the range for pricing in this market and their removal results in a tighter range in values. The subject has a lower tier location in relation to Comparable #5 as it is outside the commercial corridor. However, it is located in an area of Yreka that has seen more growth and new development. While Comparables #4 and #6 are in an area that has seen some growth, they both represent the bottom end of the range in values. We have also considered the \$/SF the property was last listed for and that it did not sell for, \$3.66/SF. While the market has seen some growth since 2015, this growth has not resulted in substantial changes in relation to the subject's pricing. As such, we have concluded to a price significantly below the 2015 listing price, and Comparables #3 and #5. The subject would be seen as superior to the remaining properties and as such, we have concluded at the higher than the range produced by Comparables, #1, #2, #4, and #6.

Based on the comparables and the adjustments made to them, we conclude to \$2.25 /SF.

Land Value Conclusion	\$2.25 /SF
Multiplied by Subject Size	77,972 SF
Indicated Land Value	\$175,437
"As Is" Land Value (3/2/2021)	
Indicated Land Value	\$175,437
Rounded Final Land Value	\$175,000

The Sales Comparison Approach was employed in the valuation of the subject. The values derived via this method is shown below:

"As Is" Value (3/2/2021)	
Land Value	\$175,000
Final Value Opinion	\$175,000

In each of these approaches, we have attempted to summarize all the input data and have briefly explained our methodology in processing and/or analyzing this data. Insofar as we have been able to determine, this data has been obtained from reliable sources and was accepted as being accurate. We give full recognition to the inherent weaknesses in each of the approaches. It should be acknowledged that because the appraisal of real property is not an exact science, professional judgment on our part becomes a component of each of the recognized approaches.

The Sales Comparison Approach is dependent on a direct comparative technique of the sale, or offering of, similar properties. Since no two properties are ever identical, it is necessary to analyze and determine the degree of comparability between the subject and the sale properties for differences. The primary unit of comparison utilized in the valuation of the subject was the price per SF of land. Based on the sales available and their relation to the subject property, we concluded to a value/SF for the subject. Based on the sales presented, their similarity to the subject, and market pricing, we have relied upon the Sales Comparison Approach.

In the final analysis of the subject, we consider the influence of the approaches used in relation to one another and in relation to the subject and, since the property is being appraised as vacant land, the Sales Comparison Approach is the most reliable technique in forming an opinion of the subject's value.

After an inspection of the subject, and analysis of pertinent physical and economic factors that affect value, we are of the opinion that the 'as is' market value of the fee simple estate of the subject, as of March 2, 2021, is:

\$175,000

ONE HUNDRED EIGHTY THOUSAND DOLLARS

This appraisal is not based on any extraordinary assumptions.

This appraisal is not based on any hypothetical conditions.

Term	Definition	Source
Air Rights	The right to undisturbed use and control of designated air space above a specific land area within stated elevations. Air rights may be acquired to construct a building above the land or building of another or to protect the light and air of an existing or proposed structure on an adjoining lot. Air rights do not always include development rights. See also transferable development right (TDR).	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
As Is Market Value	The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the “as is” phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an “as is” value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Band of Investment	A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment (i.e., debt and equity, land and improvements).	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Condominium	A multiunit structure, or a unit within such a structure, with a condominium form of ownership.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Debt Coverage Ratio (DCR)	The ratio of net operating income to annual debt service ($DCR = NOI/I_M$), which measures the relative ability of a property to meet its debt service out of net operating income; also called debt service coverage ratio (DSCR). A larger DCR typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Deferred Maintenance	Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of the property, such as a broken window, a dead tree, a leak in the roof, or a faulty roof that must be completely replaced. These items are almost always curable.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Depreciation	1. In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
	<p>2. In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques.</p>	
<p>Effective Gross Income (EGI)</p>	<p>The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income.</p>	<p>Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i>, 6th Ed. (Chicago: Appraisal Institute, 2015)</p>
<p>Effective Gross Income Multiplier (EGIM)</p>	<p>The ratio between the sale price (or value) of a property and its effective gross income.</p>	<p>Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i>, 6th Ed. (Chicago: Appraisal Institute, 2015)</p>
<p>Entrepreneurial Profit</p>	<p>1. A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses.</p> <p>2. In economics, the actual return on successful management practices, often identified with coordination, the fourth factor of production following land, labor, and capital; also called entrepreneurial return or entrepreneurial reward. See also entrepreneurial incentive.</p>	<p>Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i>, 6th Ed. (Chicago: Appraisal Institute, 2015)</p>
<p>Equity Capitalization Rate (R_E)</p>	<p>An income rate that reflects the relationship between one year's equity cash flow and the equity investment; also called the cash-on-cash rate, cash flow rate, cash throw-off rate, or equity dividend rate. (R_E = I_E/V_E, or Pre-Tax Cash Flow/Equity Invested)</p>	<p>Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i>, 6th Ed. (Chicago: Appraisal Institute, 2015)</p>

Term	Definition	Source
Equity Ratio	The ratio between the down payment paid on a property and its total price; the fraction of the investment that is unencumbered by debt.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Excess Land	Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Exposure Time	An opinion, based on supporting market date, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.	Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed.
External Obsolescence	A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Extraordinary Assumption	An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.	Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed.
Fee Simple Estate	Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Gross Building Area (GBA)	<ol style="list-style-type: none"> 1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. 2. Gross leasable area plus all common areas. 	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
	<p>3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space.</p>	
Gross Leasable Area (GLA)	Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Highest and Best Use	<ol style="list-style-type: none"> 1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS) 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) 	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Hypothetical Condition	A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.	Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed.
Insurable Value	A type of value for insurance purposes.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Internal Rate of Return (IRR)	The annualized yield rate or rate of return on capital that is generated within an investment or portfolio over a period of ownership. Alternatively, the indicated return on capital associated with a projected or pro forma income stream.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Leased Fee Interest	The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Leasehold Interest	The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Loan-to-Value Ratio (M)	The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage; also called loan ratio or LTV.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Marketing Time	An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Market Rent	The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Market Value	A type of value, stated as an opinion, that presumes the transfer of a property (i.e. a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraisers as applicable in an appraisal. Comment: Appraisers are cautioned to identify the exact definition of market value, and its authority, applicable in each appraisal completed for the purpose of market value.	Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed.
Mortgage Capitalization Rate (R_M)	The capitalization rate for debt; the ratio of the annual debt service to the principal amount of the mortgage loan. The mortgage capitalization rate (R_M) is equivalent to the periodic (monthly, quarterly, annual) mortgage constant times the number of payments per year on a given loan on the day the loan is initiated. $R_M = \text{Annual Debt Service}/\text{Mortgage Principal}$	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Mortgage Debt Service (I_M)	The periodic payment for interest on and retirement of the principal of a mortgage loan; also called total mortgage debt service. Generally, the abbreviation I_M refers to the total debt service, whereas mortgage debt service can be used to refer to either the periodic payment or the total of the payments made in a year.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Net Income Multiplier (NIM)	The relationship between price or value and net operating income expressed as a factor; the reciprocal of the overall capitalization rate.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Net Operating Income (NOI or I_O)	The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization).	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Net Rentable Area (NRA, Rentable Area)	For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Overall Capitalization Rate (R _o)	The relationship between a single year's net operating income expectancy and the total property price or value (R _o = I _o / V _o).	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Prospective Market Value "As Completed" and "As Stabilized"	A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. Prospective value opinions are intended to reflect the current expectations and perceptions of market participants, based on available data. Two prospective value opinions may be required to reflect the time frame during which development, construction, and occupancy will occur. The prospective market value—as completed—reflects the property's market value as of the time that development is expected to be completed. The prospective market value—as stabilized—reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (See USPAP Statement 4* and Advisory Opinion 17.) (Interagency Appraisal and Evaluation Guidelines)	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Prospective Opinion of Value	A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Replacement Cost	The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Replacement Cost for Insurance Purposes	The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted).	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Reproduction Cost	The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Retrospective Value Opinion	A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Sandwich Lease	A lease in which an intermediate, or sandwich, leaseholder is the lessee of one party and the lessor of another. The owner of the sandwich lease is neither the fee owner nor the user of the property; he or she may be a leaseholder in a chain of leases, excluding the ultimate sublessee.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Sum of the Retail Values	The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the aggregate of the retail values or aggregate retail selling price.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)
Surplus Land	Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Terminal Capitalization Rate (R_N)	The capitalization rate applied to the expected net income for the year immediately following the end of the projection period to derive the resale price or value of a property. Also called a going-out, exit, residual, or reversionary capitalization rate.	Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 6th Ed. (Chicago: Appraisal Institute, 2015)

QUALIFICATIONS OF THE APPRAISER

BRIAN RAPELA, MAI, MRICS

Mr. Rapela is a Managing Partner for the San Francisco office of Joseph J. Blake and Associates, Inc. located at 500 Ygnacio Valley Road, Suite 280, Walnut Creek, California 94596.

FORMAL EDUCATION

Allegheny College - Meadville, Pennsylvania
Bachelor of Science (Physics)

The Ohio State University - Columbus, Ohio
Masters of Science (Physics)

REAL ESTATE AND APPRAISAL EDUCATION

Course Name	Provider
Advanced Cost and Sales Comparison Approaches	Appraisal Institute
Report Writing and Valuation Analysis	Appraisal Institute
General Market Analysis and Highest and Best Use	Appraisal Institute
Condemnation Appraising: Basic Principles and Applications	Appraisal Institute
Advanced Applications	Appraisal Institute
The Appraiser as an Expert Witness	Appraisal Institute
Hotel Valuation Seminar	Appraisal Institute
Advanced Litigation Appraising	Appraisal Institute
Fundamentals of Separating Intangible Business Assets	Appraisal Institute
Introduction to Green Building Valuation	Appraisal Institute
Case Studies in Green Building Valuation	Appraisal Institute
Residential and Commercial Valuation of Solar	Appraisal Institute
Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute
Appraising Automobile Dealerships	Appraisal Institute

PROFESSIONAL AFFILIATIONS

Affiliation	Number
Appraisal Institute, Designated Member	No. 12830
Tri-Valley Estate Planning Council, Member	
Royal Institution of Chartered Surveyors, Member	No. 6329043
California State Certified General Real Estate Appraiser	No. AG033756
Washington State Certified General Real Estate Appraiser	No. 1102125
Oregon State Certified General Real Estate Appraiser	No. C001085
Nevada State Certified General Real Estate Appraiser	No. A.0207021-CG
Utah State Certified General Real Estate Appraiser	No. 11469183-CG
Appraisal Institute Service	Dates
Northern California Chapter, Fall Conference Committee, Conference Chair	2005 – Present
Northern California Chapter, Board of Directors	2011 – 2014
Northern California Chapter, Board of Directors	2017 – 2020
Region I, Regional Representative	2011 – 2013

APPRAISAL EXPERIENCE

Appraisal experience includes retail properties, regional power centers, medical and professional offices, hotels, resorts, apartments, vacant land, mini-storage, industrial and R&D buildings, data centers, mixed-use properties, athletic clubs, nursing homes, assisted living facilities, wind farms, marinas, quarries, minority interest valuations, easements and possessory interests.

Qualified as an Expert Witness and provided court testimony on various litigation assignments.

Recent Speaking Engagements include:

- “Valuation Impacts of COVID-19”
National AI Webinar – April 2020
- “Dental Office Valuation”
AI Special Purpose Property Symposium – December 2018
- “Real Estate Fair Market Value and Fractional Interest Valuation”
Peninsula Silicon Valley and Silicon Valley San Jose Chapters Estate Planning Symposium – June 2017
- “Partial Interest Valuation: Pitfalls and Practical Advice”
AI Northern California Annual Fall Conference – October 2013
- “Business Value Allocation of a Going Concern: A Case Study”
AI Northern California Chapter Meeting – September 2012
- “Annual Valuation Panel”
Bay Area Mortgage Association – May 2012
- “Valuing Fractional Interests”
Appraisal Institute National Webinar – August 2010
- “Valuing Real Estate Holding Partnerships and LLCs”
AI Chapter Meeting – May 2010

CERTIFICATION



QUALIFICATIONS OF THE APPRAISER

MATTHEW ATWOOD

Mr. Atwood is an Associate Appraiser with the San Francisco office of Joseph J. Blake and Associates, Inc. located at 500 Ygnacio Valley Road, Suite 280, Walnut Creek, California 94596.

FORMAL EDUCATION

University of Oregon – Eugene, Oregon
Bachelor of Art's, Business Administration

REAL ESTATE AND APPRAISAL EDUCATION

Course Name	Provider
General Appraiser Sale Comparison Approach	Appraisal Institute
General Appraiser Market and Highest & Best Use Business and Ethics	Appraisal Institute
General Appraiser Income Approach Part 1 &2	Appraisal Institute
General Appraiser Site Valuation and Cost Approach	Appraisal Institute
Real Estate Finance, Statistics, and Valuation Modeling	University of Oregon
General Appraiser Report Writing	McKissock
Real Estate Appraisal Principals and Practices	Allied Business Schools
Market Analysis and Highest and Best Use	Allied Business Schools
Appraiser Site Valuation and Cost Approach	Allied Business Schools
Sales Comparison and Income Approach	Allied Business Schools
2016-2017 National USPAP Course	Allied Business Schools
Real Estate Appraisal Report Writing	Allied Business Schools
Federal and State Laws Regulations	Allied Business Schools
Real Estate Appraisal Trainee/Supervisor Course	Allied Business Schools

PROFESSIONAL AFFILIATIONS

Affiliation	Number
California State Certified General Real Estate Appraiser	No. 3005100

Appraisal Institute Service	Dates
Northern California Chapter, Technology Committee (Chair)	2019-Present
Arlen C. Mills Education Award	2019

APPRAISAL EXPERIENCE

Responsibilities include preparation of full narrative appraisal and market study reports for a wide variety of property types and purposes, including but not limited to business parks, office buildings, industrial buildings, retail centers, multi-family projects, parking garages, proposed development, UASFLA/Yellow Book assignments, residential estates, and land.

CERTIFICATION



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Matthew B. Atwood


has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3005100

Effective Date: November 17, 2020
Date Expires: January 31, 2022


Loretta Dillon, Deputy Bureau Chief, BREA

3056536

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Proposal Evaluation Worksheet

This worksheet is intended to evaluate proposals submitted in response to RFP: _____

This RFP was released on _____ and closed on _____

The Following Criteria will be used to evaluate each submission.

1. Has the Proposer fulfilled all of the mandatory RFP requirements?
2. Resume and Qualifications
3. Proposer's Approach to the Scope of Work
4. Experience
5. References
6. Proposed Costs

Please score all proposals on a scale of 0-10 in each category, with zero being the worst and ten being the best. Then total each score at the bottom.

Category				
Has the Proposer Fulfilled all of the mandatory RFP requirements				
Proposer's Resume and Qualifications				
Proposer's Approach				
Experience				
References				
Proposed Cost				
Total:				

Reviewed By: _____ Date: _____