

My Last Day

Dave Healy <dhealy@devenneygroup.com>

Fri 9/29/2023 10:29 AM

To: Lee Finney <lfinney@mcdh.org>

Lee,

As you probably already know I have decided to leave Devenney Group. I wanted to reach out today, as it is my last day, and thank you for the time we have worked together. It has been a pleasure to work with you.

I know that you are still in good hands going forward and that the team working on your project will provide the best service they possible can. The people at this firm are why I was here as long as I have been.

Dudley Campbell and Andrew Flanigan are taking over your project so they will be your main points of contact going forward.

My cell number is staying the same so if there is ever anything you need or any questions I might be able to answer please don't hesitate to reach out.

Thank you



DAVE HEALY, Architect

PROJECT MANAGER

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Transforming healthcare delivery through design



Report from Assemblymember Jim Wood – July – Sept. 2023 Mendocino County

The first year of the 2023-24 Legislative session has come to a close. The legislation I authored that has been approved by both Houses of the Legislature is now on the Governor's desk and he has until October 14th to sign or veto these bills. Several of my bills have been designated as 2-year bills and we will continue working with the Legislature on them in January. For more news and updates – please check out my [website](#).

2023 BILLS

Below is a list of some of my bills that passed and are now awaiting the Governor's signature.

AB 50 – Energy Deployment & Planning. AB 50 addresses a monumental challenge customers face on the North Coast and across the state. Waiting months or even years to power homes and businesses has become the everyday reality of utility customers in California. This is disrupting development of new housing, local businesses, and even construction of critical facilities like hospitals, police departments, and schools.

To promote utility accountability and ensure Californians are not left waiting months or even years for power, AB 50 does three things. First, it establishes improvement requirements for underperforming utilities with severe backlogs of customers waiting for power. Second, it requires utilities to communicate with local governments about the location and severity of their delays. Lastly, it requires the California Public Utilities Commission to establish long-term expectations and guidelines for utilities regarding timeliness of powering up customers.

AB 242 – Critical Access Hospitals. Congress created the Critical Access Hospital (CAH) designation in 1997 in response to the closures of more than 400 rural hospital during the 1980s and early 1990s. The CAH designation aimed to improve access to health care and keep essential services in rural communities by providing CAHs financial support such as cost-based reimbursement for Medicare services.

To ensure the continuation of rural hospital support, AB 242 eliminates the program's sunset, granting CAHs a permanent exemption from the ban on the corporate practice of medicine, enabling them to hire physicians directly. This successful exemption has been piloted twice. AB 242 is an essential step for ensuring health care access in rural communities.

AB 286 – Broadband Mapping. More than 80 percent of Americans agree on the need for increased transparency, wider availability, and greater equity. To increase digital access and reduce the digital divide, I have authored two bills since 2021 to improve and modernize California's Interactive Broadband Map.

AB 286 expands upon previous legislation by directing broadband providers to submit subscriber data to the California Public Utilities Commission. This data will be utilized to create a comprehensive statewide map, which will be publicly accessible and interactive, showcasing areas with and without broadband service in California.

By implementing these measures, we can take significant strides towards bridging the digital divide and ensuring equal access to essential digital services for all Californians.

AB 541 – Post-Fire Benzene Testing. Wildfires in California have repeatedly compromised water infrastructure, causing loss of integrity, contamination, and even failure. After the 2017 Tubbs Fire, Santa Rosa determined that wildfire conditions led to its water system reaching conditions of pyrolysis, leading to benzene contamination of drinking water. In 2018, the town of Paradise also found widespread benzene contamination after the Camp Fire.

However, California still does not have a common set of guidelines and expectations for testing water systems following major wildfire events. AB 541 would direct the Water Board, on or after January 1, 2024, to require a public water system, water corporation, or water district that has experienced a major wildfire event within its service territory to test for the presence of benzene immediately following that major wildfire event.

AB 936 – Dental Students at Free Clinics. Assembly Bill 880 (Ridley-Thomas, Chapter 409, Statutes of 2015) allowed dental students in their final year at a California dental school to provide supervised care at sponsored free healthcare

and dental clinics. However, this limited exemption prevented other dental students from participating in such events, hindering their ability to serve our underserved communities.

To address this issue, AB 936 aims to update AB 880 by expanding the exemption to include all dental students who have begun clinical training at a Dental Board of California-approved dental school. By doing so, more dental students will be eligible to volunteer and provide care at sponsored free health care and dental clinics.

[AB 952 - Dental Insurance Plan Disclosure](#). *This bill has been signed by the Governor and chaptered.* In California, regulation and oversight of fully insured employee health benefit plans is split between two state departments, the Department of Managed Health Care and the California Department of Insurance.

AB 952 requires dental plans to disclose whether or not an enrollee or insured's dental coverage is subject to regulation by the State of California. AB 952 also requires similar information on an enrollee or insured's membership card, which will increase transparency and help avoid confusion and frustration for both the provider and patient.

[AB 1256 - County of Humboldt Transactions and Use Taxes](#). Humboldt County's Board of Supervisors voted to officially ask the state legislature to pass a bill allowing the County to put a proposed roads tax on the ballot. Humboldt County needs legislation due to parts of the city-county partnership having reached its limit with respect to how high certain taxes can go.

Any new tax as a result of this legislation would have to be approved by the voters.

[AB 1417 - Long-term care reporting process](#). Elder abuse is chronically underreported. For every incident reported, it's estimated nearly 24 cases remain unreported. While there are many reasons why such abuse is not more widely reported, the current mandated reporting system in long-term care facilities undeniably adds to the problem.

AB 1417 eliminates logistical issues by creating a simple process for reporting abuse quickly. Reporters are asked to contact law enforcement (911 or a non-emergency number, if appropriate) immediately so that emergencies can be addressed urgently before submitting the written report to the same three agencies: law enforcement, the long-term care ombudsman and the state licensing agency.

[AB 1489 - Compostable products](#). For more than three decades, California law has required Cal Recycle to make efforts to reduce solid waste and promote recycling. Over time, plastic pollution has persisted, threatening wildlife, the environment, marine life, communities, and taxpayers. SB 54 (Chapter 75, Statutes of 2022), the Plastic Pollution Producer Responsibility Act, was a landmark piece of legislation advancing California towards a more sustainable future. Critically, SB 54 ensured that covered material offered for sale, distributed, or imported in or into the state on or after January 1, 2032, is recyclable or compostable.

AB 1489 clarifies that that SB 54's 25 percent source-reduction requirements do not apply to certified compostable products. Under AB 1489, products eligible for exemption must meet California's carefully constructed compost standards. This clarification is needed as California transitions towards a more innovative, sustainable future.

RECENT GRANT FUNDS AWARDED!!!

Cal OES "Prepare California Jumpstart Initiative - City of Ukiah

Total Award: \$921,031

This grant will fund, among other things, a new Chief Resilience Officer (CRO) position within the City who will be instrumental in strengthening the city's resilience efforts.

FEMA & Department of Homeland Security - Mendocino County

Total Award: \$37.86 million

This will fund the Mendocino County Wildfire Community Resilience Project to retrofit residences with ignition resistant construction materials.

CAL FIRE's Wildfire Prevention Grants Program - Sherwood Firewise

Total Award: \$2,727,020

Funds the Sherwood Corridor Ingress and Egress Roadside Fuel Reduction Project

CAL FIRE's Wildfire Prevention Grants Program - Mendocino County Fire Safe Council

Total Award: \$1,172,421

Funds will be used for the Greenfield Ranch Fuel Breaks Project

USDA Forest Service, "Community Wildfire Defense Grant" – City of Ukiah

Total Award: \$7,214,766

CDBG "Housing Conditions Survey" – City of Ukiah

Total Award: \$100,000

HCD "Pro-Housing Incentive Pilot Program" – City of Ukiah

Total Award: \$455,000

Caltrans Sustainable Transportation Planning Conditional Award – City of Ukiah

Total Award: \$228,400

IN OTHER NEWS!!!

I had a great day at the Anderson Valley Skate Park Fundraiser recently. The turnout was incredible – the community really showed their support! I had the honor of presenting the AV Service Learning Team students with a "Big Check" for \$250,000 to help fund their dream of a skate park in the valley! Kudos to those students who have been working hard to advocate for this project and big thanks to Anderson Valley Brewing Company for donating their space for the day!



RE: MC Solar Project

Lancaster, Cameron <Cameron.Lancaster@jll.com>

Mon 10/2/2023 10:37 AM

To: Lee Finney <lfinney@mcdh.org>; johnstpj <johnstpj@ah.org>; Dudley Campbell <dcampbell@devenneygroup.com>; Andrew Flanigan <aflanigan@devenneygroup.com>

Good afternoon Lee,

I am checking in to follow up from our conversation last week. The ICA was signed in April 2023, which has a 3 year expiration date driving the project timeline. Speaking with Engie, the project will take approximately 2 years to complete once the PPA is signed. So the target date for a signed PPA is end of Q1 2024.

Please let me know if there is anything I can do to help bring these efforts forward.

Thank you,

Cameron Lancaster
Sustainability Operations Manager
M: +1 678-428-2163

From: Lee Finney <lfinney@mcdh.org>

Sent: Wednesday, September 27, 2023 12:23 PM

To: Lancaster, Cameron <Cameron.Lancaster@jll.com>; johnstpj <johnstpj@ah.org>; Dudley Campbell <dcampbell@devenneygroup.com>; Andrew Flanigan <aflanigan@devenneygroup.com>

Subject: [EXTERNAL] Re: MC Solar Project

Caution: Message from external sender

Hello Cameron,

It is a pleasure to meet you. Sounds like good news if there is more funding available, although Josh had said that under the current funding options, MCHCD would not have any costs for solar installation at the Fort Bragg hospital property.

How close are you to planning an actual installation project? Do you have a timeline you could share with me? At this point the MCHCD board of directors has only approved a partial installation that would not include the use of the vacant field and some of the parking area as these parts of the property would be needed in the event that MCHCD and Adventist Health were to agree to building a replacement hospital. A final decision about this is still pending and may not be resolved until 2024.

The board of MCHCD has made a preliminary decision to plan for a retrofit of the current hospital in order to comply with HCAI regulations. Whether the ultimate plans for the hospital can include the full solar installation or the abbreviated version, there will be a need to coordinate the actual work with other renovation projects, including the seismic compliance retrofits needed.

The board has engaged the Devenney Group as the architects planning the seismic compliance options. I have copied the Project Manager from Devenney on this email, Dudley Campbell, so that he can be connected with you in the event you have technical or planning concerns.

We look forward to working with you,

Lee

Lee Finney
Chair of the Board of Directors
Mendocino Coast Health Care District
443-569-9756

From: Lancaster, Cameron <Cameron.Lancaster@jll.com>

Sent: Wednesday, September 27, 2023 6:38 AM

To: Lee Finney <lfinney@mcdh.org>

Subject: MC Solar Project

Good morning Lee,

My name is Cameron Lancaster. I am taking over for Joshua Taylor, who has moved into a new role within JLL. I wanted to introduce myself and follow up with the status of the solar project.

It has come to my attention that there may be additional federal funding to assist in making this project even more financially viable.

Best Regards,

Cameron Lancaster, EIT, CEM
Sustainability Operations Manager
Sustainable Operations
Work Dynamics, JLL
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Cameron.Lancaster@jll.com


MCDH | Grant Application Filing

Dudley Campbell <dcampbell@devenneygroup.com>

Tue 10/3/2023 10:28 AM

To: Lee Finney <lfinney@mcdh.org>; johnstPJ@ah.org <JohnstPJ@ah.org>; Judy Leach <leachjl@ah.org>

Cc: Andrew Flanigan <aflanigan@devenneygroup.com>; Jocelyn Focazio <jfocazio@devenneygroup.com>; brooska01@ah.org <brooska01@ah.org>; 18000.00@devenneygroup.tonicdm.com <18000.00@devenneygroup.tonicdm.com>

 1 attachments (29 KB)

HCAI eSP - Thank you for your submittal – HRPE-0033;

Lee and Team,

We successfully submitted the Grant Application to HCAI, with Kyle's assistance yesterday. I have attached the email from Kyle that includes the project number that was assigned to the application.

Let us know if you have any questions or comments.

We will keep you posted on any updates that we receive.

Thank you,



DUDLEY CAMPBELL, AIA, NCARB, LEED AP
CHIEF OPERATIONS OFFICER

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RE: 2023-24 Special Assessment Fixed Import Report - Mendocino Coast Hospital

Shin Green <shin@eastshoreconsulting.com>

Tue 10/10/2023 8:42 AM

To:'Darlene Betts' <bettsd@mendocinocounty.gov>;Lee Finney <lfinney@mcdh.org>

Cc:Sara Spring <sspring@mcdh.org>

 1 attachments (11 KB)

Corrections - 101023.xlsx;

Darlene,

Thank you for providing this and our review of the Import Report indicates no errors, so looks like all the charges uploaded took.

As per our follow-up conversation, we do have a number of exempted parcels which appear to be under new ownership and as such should be levied for 2023-24. I have attached the listing but, six of the changes are now under ownership of the Nature Conservancy. Do you know if the Nature Conservancy is exempt from taxation? If not, than the attached changes are what we would like to correct for the 2023-24 levy – OR – if the Nature Conservancy is exempted, then those six corrections can be removed but the remainder we believe need corrections.

Let me know if there are any questions of if there is something more we need to do for the corrected charges in the attached. Thank you!!!

PS: I am cc'ing Sara Spring, who is a member of the MCHCD Board who will also be involved in the PT admin for the future.

Shin Green, Principal
Eastshore Consulting LLC
1714 Franklin Street, #100-406
Oakland, CA 94612

Phone: (510) 725-2930

Email: shin@eastshoreconsulting.com

From: Darlene Betts <bettsd@mendocinocounty.gov>

Sent: Thursday, October 5, 2023 3:14 PM

To: Eastshore Consulting <shin@eastshoreconsulting.com>; lfinney@mcdh.org

Subject: 2023-24 Special Assessment Fixed Import Report - Mendocino Coast Hospital

District,

Please review the attached 2023 Special Assessment Fixed Import Report. This report shows the amount of special assessment that will appear on the taxpayer's FY 23-24 Tax Bill. The district is responsible for the accuracy and the validity of the levy amount, assessor parcel number (of its special assessment roll), and information pertained to its special assessment.

Please see the Record Status column; If Record Status shows **ERROR**, please see the Log/Reason column for the description of the error. An inactive parcel may be a result of a parcel split/merge. Please contact the Assessor's office to further research the split/merge replacement parcels. Assessor contact is Ellen Bliven, blivene@mendocinocounty.gov, 707-234-6809.

Please note, the County does not apply a special assessment to parcels that qualify for a Low Value Exemption, Public Utilities or Government Owned Properties.

Thank you,

Darlene Betts
County of Mendocino
Auditor-Controller's Office
Accountant-Auditor II
707-234-6874
auditortax@mendocinocounty.gov